Balance Sheet

Properties: Victoria Park II POA, Inc. - 2335 Tamiami Trail N Ste. 402 Naples, FL 34103

As of: 04/30/2024

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Number	Account Name	Balance
	ASSETS	
	Cash	
1010	Cash Operating account	132,768.41
	RESERVE ASSETS - CASH	
2014-01	First Citizens Bank Reserve Account	316,284.92
	Total RESERVE ASSETS - CASH	**316,284.92**
	Total Cash	**449,053.33**
	OPERATING ASSETS	
1310	Accounts Receivable	23,759.93
	Total OPERATING ASSETS	**23,759.93**
	TOTAL ASSETS	**472,813.26**
	LIABILITIES & CAPITAL	
	Liabilities	
3050	Deferred Maintenance Fees	33,599.94
3310	Prepaid Maintenance Fees	25,520.97
4012	Working Capital Contributions	2,250.00
	DEFERRED LIABILITY REPLACEMENT	
5010	Pooled Replacement Funds	314,426.77
5290	Replacement - Interest Unallocated	1,858.15
	Total DEFERRED LIABILITY REPLACEMENT	**316,284.92**
	Total Liabilities	**377,655.83**
	Capital	
5510	Equity	50,063.03
5520	Capital Contributions - Owners	46,750.00
	Calculated Retained Earnings	4,180.04
	Calculated Prior Years Retained Earnings	-5,835.64
	Total Capital	**95,157.43**
	TOTAL LIABILITIES & CAPITAL	**472,813.26**

Monthly Income Statement

Properties: Victoria Park II POA, Inc. - 2335 Tamiami Trail N Ste. 402 Naples, FL 34103

Period Basis: Calendar

As of: Apr 2024

Additional Account Types: None

Accounting Basis: Accrual

Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
	Income							
6310	Maintenance Income Assessment	12,383.52	12,383.52	0.00	49,534.06	49,534.09	-0.03	148,602.25
6315	Reserve Income Assessment	4,416.50	4,416.50	0.00	17,666.00	17,666.00	0.00	52,998.00
6380	Operating Interest Income	5.63	0.00	5.63	24.62	0.00	24.62	0.00
6390	Reserve Interest Income	116.96	0.00	116.96	459.15	0.00	459.15	0.00
6410	Owner's Interest & Late Fees	298.72	0.00	298.72	1,047.08	0.00	1,047.08	0.00
6520	Key Income: key fobs, pool keys	0.00	0.00	0.00	150.00	0.00	150.00	0.00
	Total Operating Income	**17,221.33**	**16,800.02**	**421.31**	**68,880.91**	**67,200.09**	**1,680.82**	**201,600.25**
	Expense							
7000	**ADMINISTRATIVE EXPENSES**							
7010	Management Fees	2,800.00	3,125.00	325.00	11,200.00	12,500.00	1,300.00	37,500.00
7140	Office Expenses	109.04	333.34	224.30	3,169.06	1,333.36	-1,835.70	4,000.00
7160	Legal Fees	0.00	166.67	166.67	0.00	666.68	666.68	2,000.00
7255	Corp Annual Report Fee	61.25	5.11	-56.14	61.25	20.44	-40.81	61.25
7270	Tax Review And Prep	0.00	37.50	37.50	450.00	150.00	-300.00	450.00
7290	Website Administration	0.00	50.00	50.00	0.00	200.00	200.00	600.00
7360	Social Events/ Activities	0.00	250.00	250.00	130.63	1,000.00	869.37	3,000.00
	Total ADMINISTRATIVE EXPENSES	**2,970.29**	**3,967.62**	**997.33**	**15,010.94**	**15,870.48**	**859.54**	**47,611.25**
7500	**CLUBHOUSE & AMENITIES EXPENSES**							
7540	Community Cameras	0.00	83.34	83.34	0.00	333.36	333.36	1,000.00
	Total CLUBHOUSE & AMENITIES EXPENSES	**0.00**	**83.34**	**83.34**	**0.00**	**333.36**	**333.36**	**1,000.00**

Monthly Income Statement

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
7800	**INSURANCE EXPENSES**							
7810	Insurance Expense	0.00	1,166.67	1,166.67	0.00	4,666.68	4,666.68	14,000.00
	Total INSURANCE EXPENSES	**0.00**	**1,166.67**	**1,166.67**	**0.00**	**4,666.68**	**4,666.68**	**14,000.00**
8000	**BUILDING EXPENSE**							
8140	Janitorial Contract	725.14	625.00	-100.14	3,438.56	2,500.00	-938.56	7,500.00
8152	Holiday Lighting	0.00	166.67	166.67	0.00	666.68	666.68	2,000.00
8410	Pest Control Contract	160.00	83.34	-76.66	320.00	333.36	13.36	1,000.00
	Total BUILDING EXPENSE	**885.14**	**875.01**	**-10.13**	**3,758.56**	**3,500.04**	**-258.52**	**10,500.00**
85100	**LANDSCAPE EXPENSES**							
8510	Landscape / Lawn Maintenance Contract	1,449.00	1,400.00	-49.00	5,796.00	5,600.00	-196.00	16,800.00
8514	Landscape: Lighting	0.00	166.67	166.67	0.00	666.68	666.68	2,000.00
8550	Irrigation - R&M	0.00	250.00	250.00	0.00	1,000.00	1,000.00	3,000.00
	Total LANDSCAPE EXPENSES	**1,449.00**	**1,816.67**	**367.67**	**5,796.00**	**7,266.68**	**1,470.68**	**21,800.00**
8600	**GROUND EXPENSES**							
8630	Plants/Trees Replacement VP2	0.00	833.34	833.34	0.00	3,333.36	3,333.36	10,000.00
8738	Mailbox Maintenance	0.00	833.34	833.34	3,465.00	3,333.36	-131.64	10,000.00
8755	Dock Expenses	0.00	83.34	83.34	0.00	333.36	333.36	1,000.00
8990	Contingency - Building & Grounds Expenses	0.00	522.59	522.59	575.39	2,090.36	1,514.97	6,271.00
	Total GROUND EXPENSES	**0.00**	**2,272.61**	**2,272.61**	**4,040.39**	**9,090.44**	**5,050.05**	**27,271.00**
8800	**LAKE & FOUNTAIN EXPENSES**							
8808	Lake Maintenance	0.00	416.67	416.67	960.00	1,666.68	706.68	5,000.00
	Total LAKE & FOUNTAIN EXPENSES	**0.00**	**416.67**	**416.67**	**960.00**	**1,666.68**	**706.68**	**5,000.00**
8850	**POOL EXPENSES**							
8851	Pool: Monthly Maintenance	0.00	464.17	464.17	1,392.00	1,856.68	464.68	5,570.00
8852	Pool Repairs	0.00	250.00	250.00	876.90	1,000.00	123.10	3,000.00
8856	Pool: Security	1,502.00	250.00	-1,252.00	1,502.00	1,000.00	-502.00	3,000.00
8860	Pool license/ Permits	0.00	41.67	41.67	0.00	166.68	166.68	500.00

Monthly Income Statement

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
	Total POOL EXPENSES	**1,502.00**	**1,005.84**	**-496.16**	**3,770.90**	**4,023.36**	**252.46**	**12,070.00**
8900	**UTILITIES**							
8910-11	Electricity VP1	28.19	29.17	0.98	135.64	116.68	-18.96	350.00
8910-12	Electricity VP2	486.25	541.67	55.42	2,992.00	2,166.68	-825.32	6,500.00
8930	Water/ Sewer	153.83	208.34	54.51	1,278.29	833.36	-444.93	2,500.00
	Total UTILITIES	**668.27**	**779.18**	**110.91**	**4,405.93**	**3,116.72**	**-1,289.21**	**9,350.00**
9900	**Reserves Funding**							
9910	Pooled Reserve Funding	0.00	0.00	0.00	26,499.00	26,499.00	0.00	52,998.00
9990	Reserve Interest Funding	116.96	0.00	-116.96	459.15	0.00	-459.15	0.00
	Total Reserves Funding	**116.96**	**0.00**	**-116.96**	**26,958.15**	**26,499.00**	**-459.15**	**52,998.00**
	Total Operating Expense	**7,591.66**	**12,383.61**	**4,791.95**	**64,700.87**	**76,033.44**	**11,332.57**	**201,600.25**
	Total Operating Income	17,221.33	16,800.02	421.31	68,880.91	67,200.09	1,680.82	201,600.25
	Total Operating Expense	7,591.66	12,383.61	4,791.95	64,700.87	76,033.44	11,332.57	201,600.25
	NOI - Net Operating Income	**9,629.67**	**4,416.41**	**5,213.26**	**4,180.04**	**-8,833.35**	**13,013.39**	**0.00**
	Total Income	17,221.33	16,800.02	421.31	68,880.91	67,200.09	1,680.82	201,600.25
	Total Expense	7,591.66	12,383.61	4,791.95	64,700.87	76,033.44	11,332.57	201,600.25
	Net Income	**9,629.67**	**4,416.41**	**5,213.26**	**4,180.04**	**-8,833.35**	**13,013.39**	**0.00**

Reserve Statement

Properties: Victoria Park II POA, Inc. - 2335 Tamiami Trail N Ste. 402 Naples, FL 34103

Created By: All

GL Accounts: 5010: Pooled Replacement Funds and 5290: Replacement - Interest Unallocated

Exclude Zero Dollar Receipts From Cash Accounts: Yes

Date Range: 04/01/2024 to 04/30/2024

Accounting Basis: Accrual

Show Reversed Transactions: No

Project: All

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
5010 - Pooled Replacement Funds								
Starting Balance							-314,426.77	
Net Change							0.00	
					0.00	**0.00**	**-314,426.77**	
5290 - Replacement - Interest Unallocated								
Starting Balance							-1,741.19	
Victoria Park II POA, Inc. - 2335 Tamiami Trail N Ste. 402 Naples, FL 34103	04/30/2024		JE	27421		116.96	-1,858.15	Month end entries
Net Change							-116.96	
					0.00	**116.96**	**-1,858.15**	
Total					**0.00**	**116.96**	**-316,284.92**	