Balance Sheet

Properties: Victoria Park II POA, Inc. - 2335 Tamiami Trail N Ste. 402 Naples, FL 34103
As of: 05/31/2024
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	109,787.84
	RESERVE ASSETS - CASH	
2014-01	First Citizens Bank Reserve Account	316,405.83
	Total RESERVE ASSETS - CASH	**316,405.83**
	Total Cash	**426,193.67**
	OPERATING ASSETS	
1310	Accounts Receivable	22,958.72
	Total OPERATING ASSETS	**22,958.72**
	TOTAL ASSETS	**449,152.39**
	LIABILITIES & CAPITAL	
	Liabilities	
3010	Accounts Payable	464.00
3050	Deferred Maintenance Fees	16,799.92
3310	Prepaid Maintenance Fees	27,320.97
	DEFERRED LIABILITY REPLACEMENT	
5010	Pooled Replacement Funds	314,426.77
5290	Replacement - Interest Unallocated	1,979.06
	Total DEFERRED LIABILITY REPLACEMENT	**316,405.83**
	Total Liabilities	**360,990.72**
	Capital	
5510	Equity	50,063.03
5520	Capital Contributions - Owners	49,750.00
	Calculated Retained Earnings	-5,815.72
	Calculated Prior Years Retained Earnings	-5,835.64
	Total Capital	**88,161.67**
	TOTAL LIABILITIES & CAPITAL	**449,152.39**

Monthly Income Statement

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

Period Basis: Calendar

As of: May 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	61,917.58	61,917.61	-0.03	148,602.25
6315	Reserve Income Assessment	4,416.50	4,416.50	0.00	22,082.50	22,082.50	0.00	52,998.00
6380	Operating Interest Income	0.00	0.00	0.00	30.14	0.00	30.14	0.00
6390	Reserve Interest Income	0.00	0.00	0.00	580.06	0.00	580.06	0.00
6410	Owner's Interest & Late Fees	250.79	0.00	250.79	1,297.87	0.00	1,297.87	0.00
6420	Sales & Rentals: Application Fees Income	200.00	0.00	200.00	200.00	0.00	200.00	0.00
6520	Key Income: key fobs, pool keys	100.00	0.00	100.00	250.00	0.00	250.00	0.00
	Total Operating Income	**17,350.81**	**16,800.02**	**550.79**	**86,358.15**	**84,000.11**	**2,358.04**	**201,600.25**
	Expense							
7000	**ADMINISTRATIVE EXPENSES**							
7010	Management Fees	2,800.00	3,125.00	325.00	14,000.00	15,625.00	1,625.00	37,500.00
7140	Office Expenses	68.41	333.33	264.92	3,237.47	1,666.69	-1,570.78	4,000.00
7160	Legal Fees	0.00	166.67	166.67	0.00	833.35	833.35	2,000.00
7255	Corp Annual Report Fee	0.00	5.11	5.11	61.25	25.55	-35.70	61.25
7270	Tax Review And Prep	0.00	37.50	37.50	450.00	187.50	-262.50	450.00
7290	Website Administration	0.00	50.00	50.00	0.00	250.00	250.00	600.00
7360	Social Events/ Activities	0.00	250.00	250.00	130.63	1,250.00	1,119.37	3,000.00
	Total ADMINISTRATIVE EXPENSES	**2,868.41**	**3,967.61**	**1,099.20**	**17,879.35**	**19,838.09**	**1,958.74**	**47,611.25**
7500	**CLUBHOUSE & AMENITIES EXPENSES**							
7540	Community Cameras	0.00	83.33	83.33	0.00	416.69	416.69	1,000.00
	Total CLUBHOUSE &	**0.00**	**83.33**	**83.33**	**0.00**	**416.69**	**416.69**	**1,000.00**

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
	AMENITIES EXPENSES							
7800	**INSURANCE EXPENSES**							
7810	Insurance Expense	16,488.45	1,166.67	-15,321.78	16,488.45	5,833.35	-10,655.10	14,000.00
	Total INSURANCE EXPENSES	**16,488.45**	**1,166.67**	**-15,321.78**	**16,488.45**	**5,833.35**	**-10,655.10**	**14,000.00**
8000	**BUILDING EXPENSE**							
8140	Janitorial Contract	696.14	625.00	-71.14	4,134.70	3,125.00	-1,009.70	7,500.00
8152	Holiday Lighting	0.00	166.67	166.67	0.00	833.35	833.35	2,000.00
8410	Pest Control Contract	0.00	83.33	83.33	320.00	416.69	96.69	1,000.00
	Total BUILDING EXPENSE	**696.14**	**875.00**	**178.86**	**4,454.70**	**4,375.04**	**-79.66**	**10,500.00**
85100	**LANDSCAPE EXPENSES**							
8510	Landscape / Lawn Maintenance Contract	0.00	1,400.00	1,400.00	5,796.00	7,000.00	1,204.00	16,800.00
8514	Landscape: Lighting	0.00	166.67	166.67	0.00	833.35	833.35	2,000.00
8550	Irrigation - R&M	0.00	250.00	250.00	0.00	1,250.00	1,250.00	3,000.00
	Total LANDSCAPE EXPENSES	**0.00**	**1,816.67**	**1,816.67**	**5,796.00**	**9,083.35**	**3,287.35**	**21,800.00**
8600	**GROUND EXPENSES**							
8630	Plants/Trees Replacement VP2	0.00	833.33	833.33	0.00	4,166.69	4,166.69	10,000.00
8738	Mailbox Maintenance	4,448.00	833.33	-3,614.67	7,913.00	4,166.69	-3,746.31	10,000.00
8755	Dock Maintenance	0.00	83.33	83.33	0.00	416.69	416.69	1,000.00
8990	Contingency - Building & Grounds Expenses	0.00	522.58	522.58	575.39	2,612.94	2,037.55	6,271.00
	Total GROUND EXPENSES	**4,448.00**	**2,272.57**	**-2,175.43**	**8,488.39**	**11,363.01**	**2,874.62**	**27,271.00**
8800	**LAKE & FOUNTAIN EXPENSES**							
8808	Lake Maintenance	320.00	416.67	96.67	1,280.00	2,083.35	803.35	5,000.00
	Total LAKE & FOUNTAIN EXPENSES	**320.00**	**416.67**	**96.67**	**1,280.00**	**2,083.35**	**803.35**	**5,000.00**
8850	**POOL EXPENSES**							
8851	Pool: Monthly Maintenance	464.00	464.17	0.17	2,320.00	2,320.85	0.85	5,570.00
8852	Pool Repairs	377.00	250.00	-127.00	1,253.90	1,250.00	-3.90	3,000.00
8856	Pool: Security	187.32	250.00	62.68	1,689.32	1,250.00	-439.32	3,000.00

Monthly Income Statement

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
8860	Pool license/ Permits	500.00	41.67	-458.33	500.00	208.35	-291.65	500.00
	Total POOL EXPENSES	**1,528.32**	**1,005.84**	**-522.48**	**5,763.22**	**5,029.20**	**-734.02**	**12,070.00**
8900	**UTILITIES**							
8910-11	Electricity VP1	27.91	29.17	1.26	163.55	145.85	-17.70	350.00
8910-12	Electricity VP2	319.26	541.67	222.41	3,311.26	2,708.35	-602.91	6,500.00
8930	Water/ Sewer	191.60	208.33	16.73	1,469.89	1,041.69	-428.20	2,500.00
	Total UTILITIES	**538.77**	**779.17**	**240.40**	**4,944.70**	**3,895.89**	**-1,048.81**	**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	0.00	0.00	0.00	580.06	0.00	-580.06	0.00
	Total Reserves Funding	**0.00**	**0.00**	**0.00**	**27,079.06**	**26,499.00**	**-580.06**	**52,998.00**
	Total Operating Expense	**26,888.09**	**12,383.53**	**-14,504.56**	**92,173.87**	**88,416.97**	**-3,756.90**	**201,600.25**
	Total Operating Income	17,350.81	16,800.02	550.79	86,358.15	84,000.11	2,358.04	201,600.25
	Total Operating Expense	26,888.09	12,383.53	-14,504.56	92,173.87	88,416.97	-3,756.90	201,600.25
	NOI - Net Operating Income	**-9,537.28**	**4,416.49**	**-13,953.77**	**-5,815.72**	**-4,416.86**	**-1,398.86**	**0.00**
	Total Income	17,350.81	16,800.02	550.79	86,358.15	84,000.11	2,358.04	201,600.25
	Total Expense	26,888.09	12,383.53	-14,504.56	92,173.87	88,416.97	-3,756.90	201,600.25
	Net Income	**-9,537.28**	**4,416.49**	**-13,953.77**	**-5,815.72**	**-4,416.86**	**-1,398.86**	**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: 05/01/2024 to 05/31/2024

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							-1,979.06	
Net Change							0.00	
					0.00	**0.00**	**-1,979.06**	
Total					**0.00**	**0.00**	**-316,405.83**	