

Balance Sheet

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

As of: 09/30/2024

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	112,750.20
RESERVE ASSETS - CASH		
2014-01	First Citizens Bank Reserve Account	343,403.55
Total RESERVE ASSETS - CASH		343,403.55
Total Cash		456,153.75
OPERATING ASSETS		
1310	Accounts Receivable	16,555.69
Total OPERATING ASSETS		16,555.69
TOTAL ASSETS		472,709.44
LIABILITIES & CAPITAL		
Liabilities		
3010	Accounts Payable	1,582.00
3050	Deferred Maintenance Fees	50,399.96
3310	Prepaid Maintenance Fees	3,122.63
DEFERRED LIABILITY REPLACEMENT		
5010	Pooled Replacement Funds	340,925.77
5290	Replacement - Interest Unallocated	2,477.78
Total DEFERRED LIABILITY REPLACEMENT		343,403.55
Total Liabilities		398,508.14
Capital		
5510	Equity	50,063.03
5515	Prior Year Adjustment	400.00
5520	Capital Contributions - Owners	50,500.00
	Calculated Retained Earnings	-20,926.09
	Calculated Prior Years Retained Earnings	-5,835.64
Total Capital		74,201.30
TOTAL LIABILITIES & CAPITAL		472,709.44

Monthly Income Statement

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

Period Basis: Calendar

As of: Sep 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	111,451.54	111,451.69	-0.15	148,602.25
6315	Reserve Income Assessment	4,416.50	4,416.50	0.00	39,748.50	39,748.50	0.00	52,998.00
6380	Operating Interest Income	5.37	0.00	5.37	52.04	0.00	52.04	0.00
6390	Reserve Interest Income	126.24	0.00	126.24	1,078.78	0.00	1,078.78	0.00
6410	Owner's Interest & Late Fees	251.65	0.00	251.65	3,590.66	0.00	3,590.66	0.00
6420	Sales & Rentals: Application Fees Income	0.00	0.00	0.00	275.00	0.00	275.00	0.00
6520	Key Income: key fobs, pool keys	0.00	0.00	0.00	300.00	0.00	300.00	0.00
Total Operating Income		17,183.28	16,800.02	383.26	156,496.52	151,200.19	5,296.33	201,600.25
Expense								
7000	ADMINISTRATIVE EXPENSES							
7010	Management Fees	2,800.00	3,125.00	325.00	25,200.00	28,125.00	2,925.00	37,500.00
7140	Office Expenses	103.08	333.33	230.25	3,596.46	3,000.01	-596.45	4,000.00
7160	Legal Fees	0.00	166.66	166.66	403.50	1,500.02	1,096.52	2,000.00
7255	Corp Annual Report Fee	0.00	5.10	5.10	61.25	45.95	-15.30	61.25
7270	Tax Review And Prep	0.00	37.50	37.50	450.00	337.50	-112.50	450.00
7290	Website Administration	0.00	50.00	50.00	0.00	450.00	450.00	600.00
7360	Social Events/ Activities	0.00	250.00	250.00	130.63	2,250.00	2,119.37	3,000.00
Total ADMINISTRATIVE EXPENSES		2,903.08	3,967.59	1,064.51	29,841.84	35,708.48	5,866.64	47,611.25
7500	CLUBHOUSE & AMENITIES EXPENSES							
7540	Community Cameras	0.00	83.33	83.33	0.00	750.01	750.01	1,000.00
Total CLUBHOUSE &		0.00	83.33	83.33	0.00	750.01	750.01	1,000.00

Monthly Income Statement

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	0.00	1,166.66	1,166.66	16,488.45	10,500.02	-5,988.43	14,000.00
	Total INSURANCE EXPENSES	0.00	1,166.66	1,166.66	16,488.45	10,500.02	-5,988.43	14,000.00
8000	BUILDING EXPENSE							
8140	Janitorial Contract	631.68	625.00	-6.68	6,819.34	5,625.00	-1,194.34	7,500.00
8152	Holiday Lighting	0.00	166.66	166.66	0.00	1,500.02	1,500.02	2,000.00
8410	Pest Control Contract	0.00	83.33	83.33	640.00	750.01	110.01	1,000.00
	Total BUILDING EXPENSE	631.68	874.99	243.31	7,459.34	7,875.03	415.69	10,500.00
85100	LANDSCAPE EXPENSES							
8510	Landscape / Lawn Maintenance Contract	1,449.00	1,400.00	-49.00	13,041.00	12,600.00	-441.00	16,800.00
8514	Landscape: Lighting	0.00	166.66	166.66	0.00	1,500.02	1,500.02	2,000.00
8547	Preserve: Other Maintenance	19,000.00	0.00	-19,000.00	21,850.00	0.00	-21,850.00	0.00
8550	Irrigation - R&M	0.00	250.00	250.00	0.00	2,250.00	2,250.00	3,000.00
	Total LANDSCAPE EXPENSES	20,449.00	1,816.66	-18,632.34	34,891.00	16,350.02	-18,540.98	21,800.00
8600	GROUND EXPENSES							
8630	Plants/Trees Replacement VP2	0.00	833.33	833.33	0.00	7,500.01	7,500.01	10,000.00
8738	Mailbox Maintenance	2,253.69	833.33	-1,420.36	11,392.34	7,500.01	-3,892.33	10,000.00
8755	Dock Maintenance	0.00	83.33	83.33	0.00	750.01	750.01	1,000.00
8990	Contingency - Building & Grounds Expenses	1,239.87	522.58	-717.29	2,932.85	4,703.26	1,770.41	6,271.00
	Total GROUND EXPENSES	3,493.56	2,272.57	-1,220.99	14,325.19	20,453.29	6,128.10	27,271.00
86100	COMMUNITY ACCESS EXPENSES							
7024	Gate Access - Monitoring	400.00	0.00	-400.00	725.00	0.00	-725.00	0.00
	Total COMMUNITY ACCESS EXPENSES	400.00	0.00	-400.00	725.00	0.00	-725.00	0.00
8800	LAKE & FOUNTAIN EXPENSES							
8808	Lake Maintenance	320.00	416.66	96.66	2,560.00	3,750.02	1,190.02	5,000.00

Monthly Income Statement

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Total LAKE & FOUNTAIN EXPENSES	320.00	416.66	96.66	2,560.00	3,750.02	1,190.02	5,000.00
8850	POOL EXPENSES							
8851	Pool: Monthly Maintenance	464.00	464.16	0.16	4,176.00	4,177.52	1.52	5,570.00
8852	Pool Repairs	2,656.00	250.00	-2,406.00	3,909.90	2,250.00	-1,659.90	3,000.00
8856	Pool: Security	169.33	250.00	80.67	2,366.64	2,250.00	-116.64	3,000.00
8860	Pool license/ Permits	0.00	41.66	41.66	500.00	375.02	-124.98	500.00
	Total POOL EXPENSES	3,289.33	1,005.82	-2,283.51	10,952.54	9,052.54	-1,900.00	12,070.00
8900	UTILITIES							
8910-11	Electricity VP1	27.37	29.16	1.79	273.87	262.52	-11.35	350.00
8910-12	Electricity VP2	150.86	541.66	390.80	3,691.40	4,875.02	1,183.62	6,500.00
8930	Water/ Sewer	118.12	208.33	90.21	2,137.20	1,875.01	-262.19	2,500.00
	Total UTILITIES	296.35	779.15	482.80	6,102.47	7,012.55	910.08	9,350.00
9900	Reserves Funding							
9910	Pooled Reserve Funding	0.00	0.00	0.00	52,998.00	52,998.00	0.00	52,998.00
9990	Reserve Interest Funding	126.24	0.00	-126.24	1,078.78	0.00	-1,078.78	0.00
	Total Reserves Funding	126.24	0.00	-126.24	54,076.78	52,998.00	-1,078.78	52,998.00
	Total Operating Expense	31,909.24	12,383.43	-19,525.81	177,422.61	164,449.96	-12,972.65	201,600.25
	Total Operating Income	17,183.28	16,800.02	383.26	156,496.52	151,200.19	5,296.33	201,600.25
	Total Operating Expense	31,909.24	12,383.43	-19,525.81	177,422.61	164,449.96	-12,972.65	201,600.25
	NOI - Net Operating Income	-14,725.96	4,416.59	-19,142.55	-20,926.09	-13,249.77	-7,676.32	0.00
	Total Income	17,183.28	16,800.02	383.26	156,496.52	151,200.19	5,296.33	201,600.25
	Total Expense	31,909.24	12,383.43	-19,525.81	177,422.61	164,449.96	-12,972.65	201,600.25
	Net Income	-14,725.96	4,416.59	-19,142.55	-20,926.09	-13,249.77	-7,676.32	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: 09/01/2024 to 09/30/2024

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							-340,925.77	
Net Change							0.00	
					0.00	0.00	-340,925.77	
5290 - Replacement - Interest Unallocated								
Starting Balance							-2,351.54	
Victoria Park II POA, Inc. - 2335 Tamiami Trail N Ste. 402 Naples, FL 34103	09/30/2024		JE	30901		126.24	-2,477.78	Month end entries Sept Interest
Net Change							-126.24	
					0.00	126.24	-2,477.78	
Total					0.00	126.24	-343,403.55	