

Balance Sheet

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

As of: 10/31/2024

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	96,151.90
RESERVE ASSETS - CASH		
2014-01	First Citizens Bank Reserve Account	343,511.48
Total RESERVE ASSETS - CASH		343,511.48
Total Cash		439,663.38
OPERATING ASSETS		
1310	Accounts Receivable	15,880.33
Total OPERATING ASSETS		15,880.33
TOTAL ASSETS		455,543.71
LIABILITIES & CAPITAL		
Liabilities		
3010	Accounts Payable	1,606.80
3050	Deferred Maintenance Fees	33,599.94
3310	Prepaid Maintenance Fees	3,122.63
DEFERRED LIABILITY REPLACEMENT		
5010	Pooled Replacement Funds	340,925.77
5290	Replacement - Interest Unallocated	2,585.71
Total DEFERRED LIABILITY REPLACEMENT		343,511.48
Total Liabilities		381,840.85
Capital		
5510	Equity	50,063.03
5515	Prior Year Adjustment	400.00
5520	Capital Contributions - Owners	50,500.00
	Calculated Retained Earnings	-21,424.53
	Calculated Prior Years Retained Earnings	-5,835.64
Total Capital		73,702.86
TOTAL LIABILITIES & CAPITAL		455,543.71

Monthly Income Statement

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

Period Basis: Calendar

As of: Oct 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	123,835.06	123,835.21	-0.15	148,602.25
6315	Reserve Income Assessment	4,416.50	4,416.50	0.00	44,165.00	44,165.00	0.00	52,998.00
6380	Operating Interest Income	4.54	0.00	4.54	56.58	0.00	56.58	0.00
6390	Reserve Interest Income	107.93	0.00	107.93	1,186.71	0.00	1,186.71	0.00
6410	Owner's Interest & Late Fees	164.66	0.00	164.66	3,755.32	0.00	3,755.32	0.00
6420	Sales & Rentals: Application Fees Income	200.00	0.00	200.00	475.00	0.00	475.00	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		17,277.15	16,800.02	477.13	173,773.67	168,000.21	5,773.46	201,600.25
Expense								
7000	ADMINISTRATIVE EXPENSES							
7010	Management Fees	2,800.00	3,125.00	325.00	28,000.00	31,250.00	3,250.00	37,500.00
7140	Office Expenses	69.16	333.33	264.17	3,665.62	3,333.34	-332.28	4,000.00
7160	Legal Fees	0.00	166.66	166.66	403.50	1,666.68	1,263.18	2,000.00
7255	Corp Annual Report Fee	0.00	5.10	5.10	61.25	51.05	-10.20	61.25
7270	Tax Review And Prep	0.00	37.50	37.50	450.00	375.00	-75.00	450.00
7274	Electronic Voting Software	822.80	0.00	-822.80	822.80	0.00	-822.80	0.00
7290	Website Administration	0.00	50.00	50.00	0.00	500.00	500.00	600.00
7360	Social Events/ Activities	0.00	250.00	250.00	130.63	2,500.00	2,369.37	3,000.00
Total ADMINISTRATIVE EXPENSES		3,691.96	3,967.59	275.63	33,533.80	39,676.07	6,142.27	47,611.25

Monthly Income Statement

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
7500	CLUBHOUSE & AMENITIES EXPENSES							
7540	Community Cameras	0.00	83.33	83.33	0.00	833.34	833.34	1,000.00
	Total CLUBHOUSE & AMENITIES EXPENSES	0.00	83.33	83.33	0.00	833.34	833.34	1,000.00
7800	INSURANCE EXPENSES							
7810	Insurance Expense	0.00	1,166.66	1,166.66	16,488.45	11,666.68	-4,821.77	14,000.00
	Total INSURANCE EXPENSES	0.00	1,166.66	1,166.66	16,488.45	11,666.68	-4,821.77	14,000.00
8000	BUILDING EXPENSE							
8140	Janitorial Contract	725.14	625.00	-100.14	7,544.48	6,250.00	-1,294.48	7,500.00
8152	Holiday Lighting	0.00	166.66	166.66	0.00	1,666.68	1,666.68	2,000.00
8410	Pest Control Contract	160.00	83.33	-76.67	800.00	833.34	33.34	1,000.00
8451-10	Hurricane Milton Expenses	175.00	0.00	-175.00	175.00	0.00	-175.00	0.00
8451-11	Hurricane Helene Expenses	150.00	0.00	-150.00	150.00	0.00	-150.00	0.00
	Total BUILDING EXPENSE	1,210.14	874.99	-335.15	8,669.48	8,750.02	80.54	10,500.00
85100	LANDSCAPE EXPENSES							
8510	Landscape / Lawn Maintenance Contract	2,898.00	1,400.00	-1,498.00	15,939.00	14,000.00	-1,939.00	16,800.00
8514	Landscape: Lighting	0.00	166.66	166.66	0.00	1,666.68	1,666.68	2,000.00
8547	Preserve: Other Maintenance	7,600.00	0.00	-7,600.00	29,450.00	0.00	-29,450.00	0.00
8550	Irrigation - R&M	450.00	250.00	-200.00	450.00	2,500.00	2,050.00	3,000.00
	Total LANDSCAPE EXPENSES	10,948.00	1,816.66	-9,131.34	45,839.00	18,166.68	-27,672.32	21,800.00
8600	GROUND EXPENSES							
8630	Plants/Trees Replacement VP2	0.00	833.33	833.33	0.00	8,333.34	8,333.34	10,000.00
8738	Mailbox Maintenance	135.00	833.33	698.33	11,527.34	8,333.34	-3,194.00	10,000.00
8755	Dock Maintenance	0.00	83.33	83.33	0.00	833.34	833.34	1,000.00
8990	Contingency - Building & Grounds Expenses	0.00	522.58	522.58	2,932.85	5,225.84	2,292.99	6,271.00
	Total GROUND EXPENSES	135.00	2,272.57	2,137.57	14,460.19	22,725.86	8,265.67	27,271.00
86100	COMMUNITY ACCESS							

Monthly Income Statement

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
EXPENSES								
7024	Gate Access - Monitoring	0.00	0.00	0.00	725.00	0.00	-725.00	0.00
	Total COMMUNITY ACCESS EXPENSES	0.00	0.00	0.00	725.00	0.00	-725.00	0.00
8800 LAKE & FOUNTAIN EXPENSES								
8808	Lake Maintenance	640.00	416.66	-223.34	3,200.00	4,166.68	966.68	5,000.00
	Total LAKE & FOUNTAIN EXPENSES	640.00	416.66	-223.34	3,200.00	4,166.68	966.68	5,000.00
8850 POOL EXPENSES								
8851	Pool: Monthly Maintenance	464.00	464.16	0.16	4,640.00	4,641.68	1.68	5,570.00
8852	Pool Repairs	0.00	250.00	250.00	3,909.90	2,500.00	-1,409.90	3,000.00
8856	Pool: Security	169.33	250.00	80.67	2,535.97	2,500.00	-35.97	3,000.00
8860	Pool license/ Permits	0.00	41.66	41.66	500.00	416.68	-83.32	500.00
	Total POOL EXPENSES	633.33	1,005.82	372.49	11,585.87	10,058.36	-1,527.51	12,070.00
8900 UTILITIES								
8910-11	Electricity VP1	27.59	29.16	1.57	301.46	291.68	-9.78	350.00
8910-12	Electricity VP2	252.99	541.66	288.67	3,944.39	5,416.68	1,472.29	6,500.00
8930	Water/ Sewer	128.65	208.33	79.68	2,265.85	2,083.34	-182.51	2,500.00
	Total UTILITIES	409.23	779.15	369.92	6,511.70	7,791.70	1,280.00	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	107.93	0.00	-107.93	1,186.71	0.00	-1,186.71	0.00
	Total Reserves Funding	107.93	0.00	-107.93	54,184.71	52,998.00	-1,186.71	52,998.00
	Total Operating Expense	17,775.59	12,383.43	-5,392.16	195,198.20	176,833.39	-18,364.81	201,600.25
	Total Operating Income	17,277.15	16,800.02	477.13	173,773.67	168,000.21	5,773.46	201,600.25
	Total Operating Expense	17,775.59	12,383.43	-5,392.16	195,198.20	176,833.39	-18,364.81	201,600.25
	NOI - Net Operating Income	-498.44	4,416.59	-4,915.03	-21,424.53	-8,833.18	-12,591.35	0.00
	Total Income	17,277.15	16,800.02	477.13	173,773.67	168,000.21	5,773.46	201,600.25
	Total Expense	17,775.59	12,383.43	-5,392.16	195,198.20	176,833.39	-18,364.81	201,600.25
	Net Income	-498.44	4,416.59	-4,915.03	-21,424.53	-8,833.18	-12,591.35	0.00

Monthly Income Statement

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget