

Balance Sheet

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

As of: 11/30/2024

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	63,762.33
RESERVE ASSETS - CASH		
2014-01	First Citizens Bank Reserve Account	343,615.96
Total RESERVE ASSETS - CASH		343,615.96
Total Cash		407,378.29
OPERATING ASSETS		
1310	Accounts Receivable	14,851.31
Total OPERATING ASSETS		14,851.31
TOTAL ASSETS		422,229.60
LIABILITIES & CAPITAL		
Liabilities		
3050	Deferred Maintenance Fees	16,800.00
3310	Prepaid Maintenance Fees	5,148.63
DEFERRED LIABILITY REPLACEMENT		
5010	Pooled Replacement Funds	340,925.77
5290	Replacement - Interest Unallocated	2,690.19
Total DEFERRED LIABILITY REPLACEMENT		343,615.96
Total Liabilities		365,564.59
Capital		
5510	Equity	50,063.03
5515	Prior Year Adjustment	400.00
5520	Capital Contributions - Owners	50,500.00
	Calculated Retained Earnings	-38,462.38
	Calculated Prior Years Retained Earnings	-5,835.64
Total Capital		56,665.01
TOTAL LIABILITIES & CAPITAL		422,229.60

Monthly Income Statement

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

Period Basis: Calendar

As of: Nov 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	12,383.50	12,383.52	-0.02	136,218.50	136,218.73	-0.23	148,602.25
6315	Reserve Income Assessment	4,416.50	4,416.50	0.00	48,581.50	48,581.50	0.00	52,998.00
6380	Operating Interest Income	3.33	0.00	3.33	59.91	0.00	59.91	0.00
6390	Reserve Interest Income	104.48	0.00	104.48	1,291.19	0.00	1,291.19	0.00
6410	Owner's Interest & Late Fees	170.98	0.00	170.98	3,926.30	0.00	3,926.30	0.00
6420	Sales & Rentals: Application Fees Income	0.00	0.00	0.00	475.00	0.00	475.00	0.00
6520	Key Income: key fobs, pool keys	50.00	0.00	50.00	350.00	0.00	350.00	0.00
Total Operating Income		17,128.79	16,800.02	328.77	190,902.40	184,800.23	6,102.17	201,600.25
Expense								
7000	ADMINISTRATIVE EXPENSES							
7010	Management Fees	2,800.00	3,125.00	325.00	30,800.00	34,375.00	3,575.00	37,500.00
7140	Office Expenses	282.04	333.33	51.29	3,947.66	3,666.67	-280.99	4,000.00
7160	Legal Fees	0.00	166.66	166.66	403.50	1,833.34	1,429.84	2,000.00
7255	Corp Annual Report Fee	0.00	5.10	5.10	61.25	56.15	-5.10	61.25
7270	Tax Review And Prep	0.00	37.50	37.50	450.00	412.50	-37.50	450.00
7274	Electronic Voting Software	0.00	0.00	0.00	822.80	0.00	-822.80	0.00
7290	Website Administration	0.00	50.00	50.00	0.00	550.00	550.00	600.00
7360	Social Events/ Activities	0.00	250.00	250.00	130.63	2,750.00	2,619.37	3,000.00
Total ADMINISTRATIVE EXPENSES		3,082.04	3,967.59	885.55	36,615.84	43,643.66	7,027.82	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	400.00	916.67	516.67	1,000.00
	Total CLUBHOUSE & AMENITIES EXPENSES	0.00	83.33	83.33	400.00	916.67	516.67	1,000.00
7800	INSURANCE EXPENSES							
7810	Insurance Expense	0.00	1,166.66	1,166.66	16,488.45	12,833.34	-3,655.11	14,000.00
	Total INSURANCE EXPENSES	0.00	1,166.66	1,166.66	16,488.45	12,833.34	-3,655.11	14,000.00
8000	BUILDING EXPENSE							
8140	Janitorial Contract	696.14	625.00	-71.14	8,240.62	6,875.00	-1,365.62	7,500.00
8152	Holiday Lighting	0.00	166.66	166.66	0.00	1,833.34	1,833.34	2,000.00
8410	Pest Control Contract	0.00	83.33	83.33	800.00	916.67	116.67	1,000.00
8451-10	Hurricane Milton Expenses	0.00	0.00	0.00	175.00	0.00	-175.00	0.00
8451-11	Hurricane Helene Expenses	0.00	0.00	0.00	150.00	0.00	-150.00	0.00
	Total BUILDING EXPENSE	696.14	874.99	178.85	9,365.62	9,625.01	259.39	10,500.00
85100	LANDSCAPE EXPENSES							
8510	Landscape / Lawn Maintenance Contract	0.00	1,400.00	1,400.00	15,939.00	15,400.00	-539.00	16,800.00
8514	Landscape: Lighting	0.00	166.66	166.66	0.00	1,833.34	1,833.34	2,000.00
8547	Preserve: Other Maintenance	28,500.00	0.00	-28,500.00	57,950.00	0.00	-57,950.00	0.00
8550	Irrigation - R&M	0.00	250.00	250.00	450.00	2,750.00	2,300.00	3,000.00
	Total LANDSCAPE EXPENSES	28,500.00	1,816.66	-26,683.34	74,339.00	19,983.34	-54,355.66	21,800.00
8600	GROUND EXPENSES							
8630	Plants/Trees Replacement VP2	0.00	833.33	833.33	0.00	9,166.67	9,166.67	10,000.00
8738	Mailbox Maintenance	414.95	833.33	418.38	11,942.29	9,166.67	-2,775.62	10,000.00
8755	Dock Maintenance	0.00	83.33	83.33	0.00	916.67	916.67	1,000.00
8990	Contingency - Building & Grounds Expenses	100.00	522.58	422.58	3,032.85	5,748.42	2,715.57	6,271.00
	Total GROUND EXPENSES	514.95	2,272.57	1,757.62	14,975.14	24,998.43	10,023.29	27,271.00
8800	LAKE & FOUNTAIN							

Monthly Income Statement

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
EXPENSES								
8808	Lake Maintenance	0.00	416.66	416.66	3,200.00	4,583.34	1,383.34	5,000.00
	Total LAKE & FOUNTAIN EXPENSES	0.00	416.66	416.66	3,200.00	4,583.34	1,383.34	5,000.00
8850	POOL EXPENSES							
8851	Pool: Monthly Maintenance	0.00	464.16	464.16	4,640.00	5,105.84	465.84	5,570.00
8852	Pool Repairs	0.00	250.00	250.00	3,909.90	2,750.00	-1,159.90	3,000.00
8856	Pool: Security	524.33	250.00	-274.33	3,385.30	2,750.00	-635.30	3,000.00
8860	Pool license/ Permits	0.00	41.66	41.66	500.00	458.34	-41.66	500.00
	Total POOL EXPENSES	524.33	1,005.82	481.49	12,435.20	11,064.18	-1,371.02	12,070.00
8900	UTILITIES							
8910-11	Electricity VP1	27.59	29.16	1.57	329.05	320.84	-8.21	350.00
8910-12	Electricity VP2	394.05	541.66	147.61	4,338.44	5,958.34	1,619.90	6,500.00
8930	Water/ Sewer	323.00	208.33	-114.67	2,588.85	2,291.67	-297.18	2,500.00
	Total UTILITIES	744.64	779.15	34.51	7,256.34	8,570.85	1,314.51	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	104.48	0.00	-104.48	1,291.19	0.00	-1,291.19	0.00
	Total Reserves Funding	104.48	0.00	-104.48	54,289.19	52,998.00	-1,291.19	52,998.00
	Total Operating Expense	34,166.58	12,383.43	-21,783.15	229,364.78	189,216.82	-40,147.96	201,600.25
	Total Operating Income	17,128.79	16,800.02	328.77	190,902.40	184,800.23	6,102.17	201,600.25
	Total Operating Expense	34,166.58	12,383.43	-21,783.15	229,364.78	189,216.82	-40,147.96	201,600.25
	NOI - Net Operating Income	-17,037.79	4,416.59	-21,454.38	-38,462.38	-4,416.59	-34,045.79	0.00
	Total Income	17,128.79	16,800.02	328.77	190,902.40	184,800.23	6,102.17	201,600.25
	Total Expense	34,166.58	12,383.43	-21,783.15	229,364.78	189,216.82	-40,147.96	201,600.25
	Net Income	-17,037.79	4,416.59	-21,454.38	-38,462.38	-4,416.59	-34,045.79	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: 11/01/2024 to 11/30/2024

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							-2,585.71	
Victoria Park II POA, Inc. - 2335 Tamiami Trail N Ste. 402 Naples, FL 34103	11/30/2024		JE	32116		104.48	-2,690.19	Month end entries
Net Change							-104.48	
					0.00	104.48	-2,690.19	
Total					0.00	104.48	-343,615.96	