

Balance Sheet

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

As of: 12/31/2024

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	77,066.03
RESERVE ASSETS - CASH		
2014-01	First Citizens Bank Reserve Account	343,723.96
Total RESERVE ASSETS - CASH		343,723.96
Total Cash		420,789.99
OPERATING ASSETS		
1310	Accounts Receivable	14,268.55
Total OPERATING ASSETS		14,268.55
TOTAL ASSETS		435,058.54
LIABILITIES & CAPITAL		
Liabilities		
3010	Accounts Payable	1,570.13
3011	Accounts Payable - Year End	320.00
3310	Prepaid Maintenance Fees	56,678.63
DEFERRED LIABILITY REPLACEMENT		
5010	Pooled Replacement Funds	340,925.77
5290	Replacement - Interest Unallocated	2,798.19
Total DEFERRED LIABILITY REPLACEMENT		343,723.96
Total Liabilities		402,292.72
Capital		
5510	Equity	50,063.03
5515	Prior Year Adjustment	400.00
5520	Capital Contributions - Owners	50,500.00
	Calculated Retained Earnings	-62,361.57
	Calculated Prior Years Retained Earnings	-5,835.64
Total Capital		32,765.82
TOTAL LIABILITIES & CAPITAL		435,058.54

Monthly Income Statement

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

Period Basis: Calendar

As of: Dec 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	148,602.00	148,602.25	-0.25	148,602.25
6315	Reserve Income Assessment	4,416.50	4,416.50	0.00	52,998.00	52,998.00	0.00	52,998.00
6380	Operating Interest Income	2.64	0.00	2.64	62.55	0.00	62.55	0.00
6390	Reserve Interest Income	108.00	0.00	108.00	1,399.19	0.00	1,399.19	0.00
6410	Owner's Interest & Late Fees	117.24	0.00	117.24	4,043.54	0.00	4,043.54	0.00
6420	Sales & Rentals: Application Fees Income	75.00	0.00	75.00	550.00	0.00	550.00	0.00
6520	Key Income: key fobs, pool keys	0.00	0.00	0.00	350.00	0.00	350.00	0.00
Total Operating Income		17,102.88	16,800.02	302.86	208,005.28	201,600.25	6,405.03	201,600.25
Expense								
7000	ADMINISTRATIVE EXPENSES							
7010	Management Fees	2,800.00	3,125.00	325.00	33,600.00	37,500.00	3,900.00	37,500.00
7140	Office Expenses	2,194.91	333.33	-1,861.58	6,142.57	4,000.00	-2,142.57	4,000.00
7160	Legal Fees	275.00	166.66	-108.34	678.50	2,000.00	1,321.50	2,000.00
7255	Corp Annual Report Fee	0.00	5.10	5.10	61.25	61.25	0.00	61.25
7270	Tax Review And Prep	0.00	37.50	37.50	450.00	450.00	0.00	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	600.00	600.00	600.00
7360	Social Events/ Activities	400.00	250.00	-150.00	530.63	3,000.00	2,469.37	3,000.00
Total ADMINISTRATIVE EXPENSES		5,669.91	3,967.59	-1,702.32	42,285.75	47,611.25	5,325.50	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							
7535	Exterior Amenity Area Repairs	2,912.40	0.00	-2,912.40	2,912.40	0.00	-2,912.40	0.00
7540	Community Cameras	0.00	83.33	83.33	400.00	1,000.00	600.00	1,000.00
	Total CLUBHOUSE & AMENITIES EXPENSES	2,912.40	83.33	-2,829.07	3,312.40	1,000.00	-2,312.40	1,000.00
7800	INSURANCE EXPENSES							
7810	Insurance Expense	0.00	1,166.66	1,166.66	16,488.45	14,000.00	-2,488.45	14,000.00
	Total INSURANCE EXPENSES	0.00	1,166.66	1,166.66	16,488.45	14,000.00	-2,488.45	14,000.00
8000	BUILDING EXPENSE							
8140	Janitorial Contract	725.14	625.00	-100.14	8,965.76	7,500.00	-1,465.76	7,500.00
8152	Holiday Lighting	2,000.00	166.66	-1,833.34	2,000.00	2,000.00	0.00	2,000.00
8410	Pest Control Contract	160.00	83.33	-76.67	960.00	1,000.00	40.00	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	2,885.14	874.99	-2,010.15	12,250.76	10,500.00	-1,750.76	10,500.00
85100	LANDSCAPE EXPENSES							
8510	Landscape / Lawn Maintenance Contract	1,500.00	1,400.00	-100.00	17,439.00	16,800.00	-639.00	16,800.00
8514	Landscape: Lighting	0.00	166.66	166.66	0.00	2,000.00	2,000.00	2,000.00
8547	Preserve: Other Maintenance	19,000.00	0.00	-19,000.00	76,950.00	0.00	-76,950.00	0.00
8550	Irrigation - R&M	679.63	250.00	-429.63	1,129.63	3,000.00	1,870.37	3,000.00
	Total LANDSCAPE EXPENSES	21,179.63	1,816.66	-19,362.97	95,518.63	21,800.00	-73,718.63	21,800.00
8600	GROUND EXPENSES							
8630	Plants/Trees Replacement VP2	1,187.50	833.33	-354.17	1,187.50	10,000.00	8,812.50	10,000.00
8738	Mailbox Maintenance	1,894.45	833.33	-1,061.12	13,836.74	10,000.00	-3,836.74	10,000.00
8755	Dock Maintenance	0.00	83.33	83.33	0.00	1,000.00	1,000.00	1,000.00
8990	Contingency - Building & Grounds Expenses	2,492.45	522.58	-1,969.87	5,525.30	6,271.00	745.70	6,271.00
	Total GROUND	5,574.40	2,272.57	-3,301.83	20,549.54	27,271.00	6,721.46	27,271.00

Monthly Income Statement

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
EXPENSES								
8800	LAKE & FOUNTAIN EXPENSES							
8808	Lake Maintenance	640.00	416.66	-223.34	3,840.00	5,000.00	1,160.00	5,000.00
	Total LAKE & FOUNTAIN EXPENSES	640.00	416.66	-223.34	3,840.00	5,000.00	1,160.00	5,000.00
8850	POOL EXPENSES							
8851	Pool: Monthly Maintenance	942.00	464.16	-477.84	5,582.00	5,570.00	-12.00	5,570.00
8852	Pool Repairs	0.00	250.00	250.00	3,909.90	3,000.00	-909.90	3,000.00
8856	Pool: Security	169.33	250.00	80.67	3,554.63	3,000.00	-554.63	3,000.00
8860	Pool license/ Permits	0.00	41.66	41.66	500.00	500.00	0.00	500.00
	Total POOL EXPENSES	1,111.33	1,005.82	-105.51	13,546.53	12,070.00	-1,476.53	12,070.00
8900	UTILITIES							
8910-11	Electricity VP1	27.46	29.16	1.70	356.51	350.00	-6.51	350.00
8910-12	Electricity VP2	703.66	541.66	-162.00	5,042.10	6,500.00	1,457.90	6,500.00
8930	Water/ Sewer	190.14	208.33	18.19	2,778.99	2,500.00	-278.99	2,500.00
	Total UTILITIES	921.26	779.15	-142.11	8,177.60	9,350.00	1,172.40	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	108.00	0.00	-108.00	1,399.19	0.00	-1,399.19	0.00
	Total Reserves Funding	108.00	0.00	-108.00	54,397.19	52,998.00	-1,399.19	52,998.00
	Total Operating Expense	41,002.07	12,383.43	-28,618.64	270,366.85	201,600.25	-68,766.60	201,600.25
	Total Operating Income	17,102.88	16,800.02	302.86	208,005.28	201,600.25	6,405.03	201,600.25
	Total Operating Expense	41,002.07	12,383.43	-28,618.64	270,366.85	201,600.25	-68,766.60	201,600.25
	NOI - Net Operating Income	-23,899.19	4,416.59	-28,315.78	-62,361.57	0.00	-62,361.57	0.00
	Total Income	17,102.88	16,800.02	302.86	208,005.28	201,600.25	6,405.03	201,600.25
	Total Expense	41,002.07	12,383.43	-28,618.64	270,366.85	201,600.25	-68,766.60	201,600.25
	Net Income	-23,899.19	4,416.59	-28,315.78	-62,361.57	0.00	-62,361.57	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: 12/01/2024 to 12/31/2024

Accounting Basis: Accrual

Show Reversed Transactions: No

Project: All

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
5010 - Pooled Replacement Funds								
							-340,925.77	Starting Balance
							0.00	Net Change
					0.00	0.00	-340,925.77	
5290 - Replacement - Interest Unallocated								
							-2,690.19	Starting Balance
Victoria Park II POA, Inc. - 2335 Tamiami Trail N Ste. 402 Naples, FL 34103	12/31/2024		JE	32690		108.00	-2,798.19	Month end entries December Interest
							-108.00	Net Change
					0.00	108.00	-2,798.19	
Total					0.00	108.00	-343,723.96	