Balance Sheet

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

As of: 01/31/2025

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	100,024.71
	RESERVE ASSETS - CASH	
2014-01	First Citizens Bank Reserve Account	170,316.95
2014-39	Victoria Park II First Citizens 1mo Res CD 2/24/25 @ .75%	100,000.00
2014-40	Victoria Park II First Citizens 6mo Res CD 7/24/25 @ 4.10%	100,000.00
	Total RESERVE ASSETS - CASH	**370,316.95**
	Total Cash	**470,341.66**
	OPERATING ASSETS	
1310	Accounts Receivable	28,556.90
	Total OPERATING ASSETS	**28,556.90**
	TOTAL ASSETS	**498,898.56**
	LIABILITIES & CAPITAL	
	Liabilities	
3010	Accounts Payable	1,152.67
3050	Deferred Maintenance Fees	93,333.33
3310	Prepaid Maintenance Fees	19,798.79
	DEFERRED LIABILITY REPLACEMENT	
5010	Pooled Replacement Funds	367,424.77
5290	Replacement - Interest Unallocated	2,892.18
	Total DEFERRED LIABILITY REPLACEMENT	**370,316.95**
	Total Liabilities	**484,601.74**
	Capital	
5510	Equity	50,063.03
5515	Prior Year Adjustment	400.00
5520	Capital Contributions - Owners	51,250.00
	Calculated Retained Earnings	-19,219.00
	Calculated Prior Years Retained Earnings	-68,197.21
	Total Capital	**14,296.82**
	TOTAL LIABILITIES & CAPITAL	**498,898.56**

Monthly Income Statement

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

Period Basis: Calendar

As of: Jan 2025

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	14,250.17	14,243.28	6.89	14,250.17	14,243.28	6.89	170,919.25
6315	Reserve Income Assessment	4,416.50	4,416.50	0.00	4,416.50	4,416.50	0.00	52,998.00
6380	Operating Interest Income	3.88	0.00	3.88	3.88	0.00	3.88	0.00
6390	Reserve Interest Income	93.99	0.00	93.99	93.99	0.00	93.99	0.00
6410	Owner's Interest & Late Fees	1,491.47	0.00	1,491.47	1,491.47	0.00	1,491.47	0.00
	Total Operating Income	**20,256.01**	**18,659.78**	**1,596.23**	**20,256.01**	**18,659.78**	**1,596.23**	**223,917.25**
	Expense							
7000	**ADMINISTRATIVE EXPENSES**							
7010	Management Fees	2,800.00	3,125.00	325.00	2,800.00	3,125.00	325.00	37,500.00
7140	Office Expenses	83.49	333.34	249.85	83.49	333.34	249.85	4,000.00
7160	Legal Fees	158.00	166.67	8.67	158.00	166.67	8.67	2,000.00
7255	Corp Annual Report Fee	0.00	5.11	5.11	0.00	5.11	5.11	61.25
7270	Tax Review And Prep	0.00	37.50	37.50	0.00	37.50	37.50	450.00
7274	Electronic Voting Software	0.00	62.50	62.50	0.00	62.50	62.50	750.00
7290	Website Administration	0.00	50.00	50.00	0.00	50.00	50.00	600.00
7295	Bad Debt Expense	0.00	416.67	416.67	0.00	416.67	416.67	5,000.00
7360	Social Events/ Activities	127.50	166.67	39.17	127.50	166.67	39.17	2,000.00
	Total ADMINISTRATIVE EXPENSES	**3,168.99**	**4,363.46**	**1,194.47**	**3,168.99**	**4,363.46**	**1,194.47**	**52,361.25**
7800	**INSURANCE EXPENSES**							
7810	Insurance Expense	0.00	1,375.00	1,375.00	0.00	1,375.00	1,375.00	16,500.00
	Total INSURANCE EXPENSES	**0.00**	**1,375.00**	**1,375.00**	**0.00**	**1,375.00**	**1,375.00**	**16,500.00**

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
8000	**BUILDING EXPENSE**							
8140	Janitorial Contract	786.02	875.00	88.98	786.02	875.00	88.98	10,500.00
8152	Holiday Lighting	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00
8410	Pest Control Contract	0.00	83.34	83.34	0.00	83.34	83.34	1,000.00
	Total BUILDING EXPENSE	**786.02**	**1,208.34**	**422.32**	**786.02**	**1,208.34**	**422.32**	**14,500.00**
85100	**LANDSCAPE EXPENSES**							
8510	Landscape / Lawn Maintenance Contract	0.00	1,500.00	1,500.00	0.00	1,500.00	1,500.00	18,000.00
8514	Landscape: Lighting	0.00	166.67	166.67	0.00	166.67	166.67	2,000.00
8550	Irrigation - R&M	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00
	Total LANDSCAPE EXPENSES	**0.00**	**1,916.67**	**1,916.67**	**0.00**	**1,916.67**	**1,916.67**	**23,000.00**
8600	**GROUND EXPENSES**							
8630	Plants/Trees Replacement VP2	5,722.30	833.34	-4,888.96	5,722.30	833.34	-4,888.96	10,000.00
8738	Mailbox Maintenance	1,318.00	1,250.00	-68.00	1,318.00	1,250.00	-68.00	15,000.00
8755	Dock Maintenance	0.00	83.34	83.34	0.00	83.34	83.34	1,000.00
8990	Contingency - Building & Grounds Expenses	14.17	833.34	819.17	14.17	833.34	819.17	10,000.00
	Total GROUND EXPENSES	**7,054.47**	**3,000.02**	**-4,054.45**	**7,054.47**	**3,000.02**	**-4,054.45**	**36,000.00**
8800	**LAKE & FOUNTAIN EXPENSES**							
8808	Lake Maintenance	0.00	416.67	416.67	0.00	416.67	416.67	5,000.00
	Total LAKE & FOUNTAIN EXPENSES	**0.00**	**416.67**	**416.67**	**0.00**	**416.67**	**416.67**	**5,000.00**
8850	**POOL EXPENSES**							
8851	Pool: Monthly Maintenance	478.00	478.34	0.34	478.00	478.34	0.34	5,740.00
8852	Pool Repairs	0.00	333.34	333.34	0.00	333.34	333.34	4,000.00
8856	Pool: Security	175.40	291.09	115.69	175.40	291.09	115.69	3,493.00
8860	Pool license/ Permits	0.00	41.67	41.67	0.00	41.67	41.67	500.00
	Total POOL EXPENSES	**653.40**	**1,144.44**	**491.04**	**653.40**	**1,144.44**	**491.04**	**13,733.00**
8900	**UTILITIES**							
8910-11	Electricity VP1	33.26	31.25	-2.01	33.26	31.25	-2.01	375.00
8910-12	Electricity VP2	951.49	541.67	-409.82	951.49	541.67	-409.82	6,500.00

Monthly Income Statement

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
8930	Water/ Sewer	234.39	245.84	11.45	234.39	245.84	11.45	2,950.00
	Total UTILITIES	**1,219.14**	**818.76**	**-400.38**	**1,219.14**	**818.76**	**-400.38**	**9,825.00**
9900	**Reserves Funding**							
9910	Pooled Reserve Funding	26,499.00	4,416.50	-22,082.50	26,499.00	4,416.50	-22,082.50	52,998.00
9990	Reserve Interest Funding	93.99	0.00	-93.99	93.99	0.00	-93.99	0.00
	Total Reserves Funding	**26,592.99**	**4,416.50**	**-22,176.49**	**26,592.99**	**4,416.50**	**-22,176.49**	**52,998.00**
	Total Operating Expense	**39,475.01**	**18,659.86**	**-20,815.15**	**39,475.01**	**18,659.86**	**-20,815.15**	**223,917.25**
	Total Operating Income	20,256.01	18,659.78	1,596.23	20,256.01	18,659.78	1,596.23	223,917.25
	Total Operating Expense	39,475.01	18,659.86	-20,815.15	39,475.01	18,659.86	-20,815.15	223,917.25
	NOI - Net Operating Income	**-19,219.00**	**-0.08**	**-19,218.92**	**-19,219.00**	**-0.08**	**-19,218.92**	**0.00**
	Total Income	20,256.01	18,659.78	1,596.23	20,256.01	18,659.78	1,596.23	223,917.25
	Total Expense	39,475.01	18,659.86	-20,815.15	39,475.01	18,659.86	-20,815.15	223,917.25
	Net Income	**-19,219.00**	**-0.08**	**-19,218.92**	**-19,219.00**	**-0.08**	**-19,218.92**	**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: 01/01/2025 to 01/31/2025

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	
Victoria Park II POA, Inc. - 2335 Tamiami Trail N Ste. 402 Naples, FL 34103	01/10/2025		JE	32737		26,499.00	-367,424.77	Semi-Annual Reserve Contribution
							-26,499.00 Net Change	
					0.00	**26,499.00**	**-367,424.77**	
5290 - Replacement - Interest Unallocated								
							-2,798.19 Starting Balance	
Victoria Park II POA, Inc. - 2335 Tamiami Trail N Ste. 402 Naples, FL 34103	01/31/2025		JE	33625		93.99	-2,892.18	Month end entries - Jan Interest
							-93.99 Net Change	
					0.00	**93.99**	**-2,892.18**	
Total					**0.00**	**26,592.99**	**-370,316.95**	