

Balance Sheet

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

As of: 02/28/2025

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	100,296.66
RESERVE ASSETS - CASH		
2014-01	First Citizens Bank Reserve Account	170,352.23
2014-39	Victoria Park II First Citizens 1mo Res CD 3/24/25 @ .75% #9701	100,063.72
2014-40	Victoria Park II First Citizens 6mo Res CD 7/24/25 @ 4.10% #8901	100,000.00
Total RESERVE ASSETS - CASH		370,415.95
Total Cash		470,712.61
OPERATING ASSETS		
1310	Accounts Receivable	23,804.78
Total OPERATING ASSETS		23,804.78
TOTAL ASSETS		494,517.39
LIABILITIES & CAPITAL		
Liabilities		
3010	Accounts Payable	3,054.59
3050	Deferred Maintenance Fees	74,673.56
3310	Prepaid Maintenance Fees	22,569.79
DEFERRED LIABILITY REPLACEMENT		
5010	Pooled Replacement Funds	367,424.77
5290	Replacement - Interest Unallocated	2,991.18
Total DEFERRED LIABILITY REPLACEMENT		370,415.95
Total Liabilities		470,713.89
Capital		
5510	Equity	50,063.03
5515	Prior Year Adjustment	400.00
5520	Capital Contributions - Owners	51,250.00
	Calculated Retained Earnings	-9,712.32
	Calculated Prior Years Retained Earnings	-68,197.21
Total Capital		23,803.50
TOTAL LIABILITIES & CAPITAL		494,517.39

Monthly Income Statement

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

Period Basis: Calendar

As of: Feb 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	14,243.27	14,243.27	0.00	28,493.44	28,486.55	6.89	170,919.25
6315	Reserve Income Assessment	4,416.50	4,416.50	0.00	8,833.00	8,833.00	0.00	52,998.00
6380	Operating Interest Income	3.91	0.00	3.91	7.79	0.00	7.79	0.00
6390	Reserve Interest Income	99.00	0.00	99.00	192.99	0.00	192.99	0.00
6410	Owner's Interest & Late Fees	328.63	0.00	328.63	1,820.10	0.00	1,820.10	0.00
6420	Sales & Rentals: Application Fees Income	150.00	0.00	150.00	150.00	0.00	150.00	0.00
6520	Key Income: key fobs, pool keys	50.00	0.00	50.00	50.00	0.00	50.00	0.00
Total Operating Income		19,291.31	18,659.77	631.54	39,547.32	37,319.55	2,227.77	223,917.25
Expense								
7000 ADMINISTRATIVE EXPENSES								
7010	Management Fees	2,800.00	3,125.00	325.00	5,600.00	6,250.00	650.00	37,500.00
7140	Office Expenses	575.80	333.34	-242.46	659.29	666.68	7.39	4,000.00
7160	Legal Fees	0.00	166.67	166.67	158.00	333.34	175.34	2,000.00
7255	Corp Annual Report Fee	0.00	5.11	5.11	0.00	10.22	10.22	61.25
7270	Tax Review And Prep	0.00	37.50	37.50	0.00	75.00	75.00	450.00
7274	Electronic Voting Software	0.00	62.50	62.50	0.00	125.00	125.00	750.00
7290	Website Administration	0.00	50.00	50.00	0.00	100.00	100.00	600.00
7295	Bad Debt Expense	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00
7360	Social Events/ Activities	0.00	166.67	166.67	127.50	333.34	205.84	2,000.00
Total ADMINISTRATIVE EXPENSES		3,375.80	4,363.46	987.66	6,544.79	8,726.92	2,182.13	52,361.25

Monthly Income Statement

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
7800	INSURANCE EXPENSES							
7810	Insurance Expense	0.00	1,375.00	1,375.00	0.00	2,750.00	2,750.00	16,500.00
	Total INSURANCE EXPENSES	0.00	1,375.00	1,375.00	0.00	2,750.00	2,750.00	16,500.00
8000	BUILDING EXPENSE							
8140	Janitorial Contract	656.96	875.00	218.04	1,442.98	1,750.00	307.02	10,500.00
8152	Holiday Lighting	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
8410	Pest Control Contract	167.00	83.34	-83.66	167.00	166.68	-0.32	1,000.00
8990	Contingency - Building & Grounds Expenses	1,359.26	833.34	-525.92	1,373.43	1,666.68	293.25	10,000.00
	Total BUILDING EXPENSE	2,183.22	2,041.68	-141.54	2,983.41	4,083.36	1,099.95	24,500.00
85100	LANDSCAPE EXPENSES							
8510	Landscape / Lawn Maintenance Contract	1,500.00	1,500.00	0.00	1,500.00	3,000.00	1,500.00	18,000.00
8514	Landscape: Lighting	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
8550	Irrigation - R&M	416.09	250.00	-166.09	416.09	500.00	83.91	3,000.00
	Total LANDSCAPE EXPENSES	1,916.09	1,916.67	0.58	1,916.09	3,833.34	1,917.25	23,000.00
8600	GROUND EXPENSES							
8630	Plants/Trees Replacement VP2	0.00	833.34	833.34	5,722.30	1,666.68	-4,055.62	10,000.00
8738	Mailbox Maintenance	0.00	1,250.00	1,250.00	1,318.00	2,500.00	1,182.00	15,000.00
8755	Dock Maintenance	0.00	83.34	83.34	0.00	166.68	166.68	1,000.00
	Total GROUND EXPENSES	0.00	2,166.68	2,166.68	7,040.30	4,333.36	-2,706.94	26,000.00
8800	LAKE & FOUNTAIN EXPENSES							
8808	Lake Maintenance	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00
	Total LAKE & FOUNTAIN EXPENSES	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00
8850	POOL EXPENSES							
8851	Pool: Monthly Maintenance	478.00	478.34	0.34	956.00	956.68	0.68	5,740.00
8852	Pool Repairs	0.00	333.34	333.34	0.00	666.68	666.68	4,000.00
8856	Pool: Security	175.40	291.09	115.69	350.80	582.18	231.38	3,493.00
8860	Pool license/ Permits	0.00	41.67	41.67	0.00	83.34	83.34	500.00

Monthly Income Statement

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total POOL EXPENSES		653.40	1,144.44	491.04	1,306.80	2,288.88	982.08	13,733.00
8900	UTILITIES							
8910-11	Electricity VP1	33.12	31.25	-1.87	66.38	62.50	-3.88	375.00
8910-12	Electricity VP2	1,320.51	541.67	-778.84	2,272.00	1,083.34	-1,188.66	6,500.00
8930	Water/ Sewer	203.49	245.84	42.35	437.88	491.68	53.80	2,950.00
Total UTILITIES		1,557.12	818.76	-738.36	2,776.26	1,637.52	-1,138.74	9,825.00
9900	Reserves Funding							
9910	Pooled Reserve Funding	0.00	4,416.50	4,416.50	26,499.00	8,833.00	-17,666.00	52,998.00
9990	Reserve Interest Funding	99.00	0.00	-99.00	192.99	0.00	-192.99	0.00
Total Reserves Funding		99.00	4,416.50	4,317.50	26,691.99	8,833.00	-17,858.99	52,998.00
Total Operating Expense		9,784.63	18,659.86	8,875.23	49,259.64	37,319.72	-11,939.92	223,917.25
Total Operating Income		19,291.31	18,659.77	631.54	39,547.32	37,319.55	2,227.77	223,917.25
Total Operating Expense		9,784.63	18,659.86	8,875.23	49,259.64	37,319.72	-11,939.92	223,917.25
NOI - Net Operating Income		9,506.68	-0.09	9,506.77	-9,712.32	-0.17	-9,712.15	0.00
Total Income		19,291.31	18,659.77	631.54	39,547.32	37,319.55	2,227.77	223,917.25
Total Expense		9,784.63	18,659.86	8,875.23	49,259.64	37,319.72	-11,939.92	223,917.25
Net Income		9,506.68	-0.09	9,506.77	-9,712.32	-0.17	-9,712.15	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: 02/01/2025 to 02/28/2025

Accounting Basis: Accrual

Show Reversed Transactions: No

Project: All

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
5010 - Pooled Replacement Funds								
							-367,424.77	Starting Balance
							0.00	Net Change
					0.00	0.00	-367,424.77	
5290 - Replacement - Interest Unallocated								
							-2,892.18	Starting Balance
Victoria Park II POA, Inc. - 2335 Tamiami Trail N Ste. 402 Naples, FL 34103	02/28/2025		JE	34311		35.28	-2,927.46	Month end entries
Victoria Park II POA, Inc. - 2335 Tamiami Trail N Ste. 402 Naples, FL 34103	02/28/2025		JE	34311		63.72	-2,991.18	Month end entries
							-99.00	Net Change
					0.00	99.00	-2,991.18	
Total					0.00	99.00	-370,415.95	