

Victoria Park II POA
2025 Adopted Budget

GL Code	Account Name	Projected 12/31/24	2024 Adopted Budget	2025 Adopted Budget
Income				
6310	Maintenance Income Assessment	\$ 148,602.05	\$ 148,602.25	\$ 170,919.25
6315	Reserve Income Assessment	\$ 52,998.00	\$ 52,998.00	\$ 52,998.00
6380	Operating Interest Income	\$ 69.39	\$ -	\$ -
6390	Reserve Interest Income	\$ 1,438.37	\$ -	\$ -
6410	Owner's Interest & Late Fees	\$ 4,787.55	\$ -	\$ -
6420	Sales & Rentals: Application Fees Income	\$ 366.67	\$ -	\$ -
6520	Key Income: key fobs, pool keys	\$ 400.00	\$ -	\$ -
	Total Operating Income	\$ 208,662.03	\$ 201,600.25	\$ 223,917.25
Expense				
7000 ADMINISTRATIVE EXPENSES				
7010	Management Fees	\$ 33,600.00	\$ 37,500.00	\$ 37,500.00
7140	Office Expenses	\$ 4,795.28	\$ 4,000.00	\$ 4,000.00
7160	Legal Fees	\$ 538.00	\$ 2,000.00	\$ 2,000.00
7255	Corp Annual Report Fee	\$ 61.25	\$ 61.25	\$ 61.25
7270	Tax Review And Prep	\$ 450.00	\$ 450.00	\$ 450.00
7274	Electronic Voting Software	\$ 748.00	\$ -	\$ 750.00
7290	Website Administration	\$ -	\$ 600.00	\$ 600.00
7295	Bad Debt Expense	\$ -	\$ -	\$ 5,000.00
7360	Social Events/ Activities	\$ 174.17	\$ 3,000.00	\$ 2,000.00
	Total ADMINISTRATIVE EXPENSES	\$ 40,366.70	\$ 47,611.25	\$ 52,361.25
7500 CLUBHOUSE & AMENITIES EXPENSES				
7540	Community Cameras	\$ -	\$ 1,000.00	\$ -
	Total CLUBHOUSE & AMENITIES EXPENSES	\$ -	\$ 1,000.00	\$ -
7800 INSURANCE EXPENSES				
7810	Insurance Expense	\$ 16,488.45	\$ 14,000.00	\$ 16,500.00
	Total INSURANCE EXPENSES	\$ 16,488.45	\$ 14,000.00	\$ 16,500.00
8000 BUILDING EXPENSE				
8140	Janitorial Contract	\$ 9,092.45	\$ 7,500.00	\$ 10,500.00
8152	Holiday Lighting	\$ -	\$ 2,000.00	\$ 3,000.00
8410	Pest Control Contract	\$ 853.33	\$ 1,000.00	\$ 1,000.00
	Total BUILDING EXPENSE	\$ 9,945.79	\$ 10,500.00	\$ 14,500.00
8500 LANDSCAPE EXPENSES				
8510	Landscape / Lawn Maintenance Contract	\$ 17,388.00	\$ 16,800.00	\$ 18,000.00
8514	Landscape: Lighting	\$ -	\$ 2,000.00	\$ 2,000.00
8547	Preserve: Other Maintenance	\$ 60,000.00	\$ -	\$ -
8550	Irrigation - R&M	\$ -	\$ 3,000.00	\$ 3,000.00
	Total LANDSCAPE EXPENSES	\$ 77,388.00	\$ 21,800.00	\$ 23,000.00
8600 GROUND EXPENSES				
8630	Plants/Trees Replacement VP2	\$ -	\$ 10,000.00	\$ 10,000.00
8738	Mailbox Maintenance	\$ 15,189.79	\$ 10,000.00	\$ 15,000.00
8755	Dock Maintenance	\$ -	\$ 1,000.00	\$ 1,000.00
8990	Contingency - Building & Grounds Expenses	\$ 3,910.47	\$ 6,271.00	\$ 10,000.00
	Total GROUND EXPENSES	\$ 19,100.25	\$ 27,271.00	\$ 36,000.00
8600 COMMUNITY ACCESS EXPENSES				
7024	Gate Access - Monitoring	\$ 966.67	\$ -	\$ -
	Total COMMUNITY ACCESS EXPENSES	\$ 966.67	\$ -	\$ -
8800 LAKE & FOUNTAIN EXPENSES				
8808	Lake Maintenance	\$ 3,413.33	\$ 5,000.00	\$ 5,000.00
	Total LAKE & FOUNTAIN EXPENSES	\$ 3,413.33	\$ 5,000.00	\$ 5,000.00
8850 POOL EXPENSES				
8851	Pool: Monthly Maintenance	\$ 5,568.00	\$ 5,570.00	\$ 5,740.00
8852	Pool Repairs	\$ 5,213.20	\$ 3,000.00	\$ 4,000.00
8856	Pool: Security	\$ 3,155.52	\$ 3,000.00	\$ 3,493.00
8860	Pool license/ Permits	\$ 500.00	\$ 500.00	\$ 500.00
	Total POOL EXPENSES	\$ 14,436.72	\$ 12,070.00	\$ 13,733.00
8900 UTILITIES				
8910-11	Electricity VP1	\$ 365.16	\$ 350.00	\$ 375.00
8910-12	Electricity VP2	\$ 4,921.87	\$ 6,500.00	\$ 6,500.00
8930	Water/ Sewer	\$ 2,849.60	\$ 2,500.00	\$ 2,950.00
	Total UTILITIES	\$ 8,136.63	\$ 9,350.00	\$ 9,825.00
9900 Reserves Funding				
9910	Pooled Reserve Funding	\$ 52,998.00	\$ 52,998.00	\$ 52,998.00
9990	Reserve Interest Funding	\$ 1,438.37	\$ -	\$ -
	Total Reserves Funding	\$ 54,436.37	\$ 52,998.00	\$ 52,998.00
	Total Operating Expense	\$ 244,678.91	\$ 201,600.25	\$ 223,917.25
	Total Operating Income	\$ 208,662.03	\$ 201,600.25	\$ 223,917.25
	Total Operating Expense	\$ 244,678.91	\$ 201,600.25	\$ 223,917.25
	NOI - Net Operating Income	\$ (36,016.89)	\$ -	\$ -

Annual Fee Per Home: \$ 1,000
Billed biannually \$500 January 1, 2025 and \$500 July 1, 2025