

## Balance Sheet

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

As of: 01/31/2023

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Number	Account Name	Balance
<b>ASSETS</b>		
<b>Cash</b>		
1010	Cash Operating account	212,965.96
1014	CIT Operating account	28,225.51
<b>RESERVE ASSETS - CASH</b>		
2010	Cash Reserves account I	162,437.75
<b>Total RESERVE ASSETS - CASH</b>		<b>162,437.75</b>
<b>Total Cash</b>		<b>403,629.22</b>
<b>OPERATING ASSETS</b>		
1310	Accounts Receivable	17,582.93
<b>Total OPERATING ASSETS</b>		<b>17,582.93</b>
<b>RESERVE ASSETS</b>		
2030	Due From (To) Operating	26,499.20
<b>Total RESERVE ASSETS</b>		<b>26,499.20</b>
<b>TOTAL ASSETS</b>		<b>447,711.35</b>
<b>LIABILITIES &amp; CAPITAL</b>		
<b>Liabilities</b>		
3030	Due (From) To Reserves	26,499.20
3050	Deferred Maintenance Fees	83,066.83
3310	Prepaid Maintenance Fees	22,211.49
4012	Working Capital Contributions	2,250.00
<b>DEFERRED LIABILITY REPLACEMENT</b>		
5010	Pooled Replacement Funds	188,722.27
5290	Replacement - Interest Unallocated	214.68
<b>Total DEFERRED LIABILITY REPLACEMENT</b>		<b>188,936.95</b>
9997	Clearing Account	283.54
<b>Total Liabilities</b>		<b>323,248.01</b>
<b>Capital</b>		
5510	Fund Balance	48,289.12
5515	Prior Year Adjustment	-4,250.00
5520	Capital Contributions - Owners	42,250.00
	Calculated Retained Earnings	4,841.53
	Calculated Prior Years Retained Earnings	33,332.69
<b>Total Capital</b>		<b>124,463.34</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>		<b>447,711.35</b>

## Monthly Income Statement

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

**Period Basis:** Calendar

**As of:** Jan 2023

**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
<b>Income</b>								
6310	Maintenance Income Assessment	12,196.67	12,196.67	0.00	12,196.67	12,196.67	0.00	146,360.00
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	0.51	0.00	0.51	0.51	0.00	0.51	0.00
6390	Reserve Interest Income	41.38	0.00	41.38	41.38	0.00	41.38	0.00
6410	Owner's Interest & Late Fees	3.91	0.00	3.91	3.91	0.00	3.91	0.00
6420	Sales & Rentals: Application Fees Income	300.00	0.00	300.00	300.00	0.00	300.00	0.00
6500	Miscellaneous / Other Income	25.00	0.00	25.00	25.00	0.00	25.00	0.00
<b>Total Operating Income</b>		<b>16,983.97</b>	<b>16,613.17</b>	<b>370.80</b>	<b>16,983.97</b>	<b>16,613.17</b>	<b>370.80</b>	<b>199,358.00</b>
<b>Expense</b>								
<b>7000</b>	<b>ADMINISTRATIVE EXPENSES</b>							
7010	Management Fees	2,125.00	3,125.00	1,000.00	2,125.00	3,125.00	1,000.00	37,500.00
7140	Office Expenses	721.75	33.34	-688.41	721.75	33.34	-688.41	400.00
7160	Legal Fees	0.00	50.00	50.00	0.00	50.00	50.00	600.00
7161	Legal Fees - Collections	0.00	333.34	333.34	0.00	333.34	333.34	4,000.00
7170	Application Processing	150.00	91.67	-58.33	150.00	91.67	-58.33	1,100.00
7255	Corp Annual Report Fee	0.00	5.09	5.09	0.00	5.09	5.09	61.00
7270	Tax Review And Prep	0.00	37.50	37.50	0.00	37.50	37.50	450.00
7290	Website Administration	0.00	50.00	50.00	0.00	50.00	50.00	600.00
7295	Bad Debt Expense	0.00	83.34	83.34	0.00	83.34	83.34	1,000.00
7360	Social Events/ Activities	0.00	16.67	16.67	0.00	16.67	16.67	200.00
<b>Total ADMINISTRATIVE EXPENSES</b>		<b>2,996.75</b>	<b>3,825.95</b>	<b>829.20</b>	<b>2,996.75</b>	<b>3,825.95</b>	<b>829.20</b>	<b>45,911.00</b>

## Monthly Income Statement

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>7800</b>	<b>INSURANCE EXPENSES</b>							
7810	Insurance Expense	0.00	958.34	958.34	0.00	958.34	958.34	11,500.00
	<b>Total INSURANCE EXPENSES</b>	<b>0.00</b>	<b>958.34</b>	<b>958.34</b>	<b>0.00</b>	<b>958.34</b>	<b>958.34</b>	<b>11,500.00</b>
<b>8000</b>	<b>BUILDING EXPENSE</b>							
8140	Janitorial Contract	678.77	458.34	-220.43	678.77	458.34	-220.43	5,500.00
8152	Holiday Lighting	0.00	166.67	166.67	0.00	166.67	166.67	2,000.00
8410	Pest Control Contract	0.00	37.50	37.50	0.00	37.50	37.50	450.00
	<b>Total BUILDING EXPENSE</b>	<b>678.77</b>	<b>662.51</b>	<b>-16.26</b>	<b>678.77</b>	<b>662.51</b>	<b>-16.26</b>	<b>7,950.00</b>
<b>8600</b>	<b>GROUND EXPENSES</b>							
8630	Plants/Trees Replacement VP2	0.00	833.34	833.34	0.00	833.34	833.34	10,000.00
8650	Grounds Lighting Repairs VP2	0.00	183.34	183.34	0.00	183.34	183.34	2,200.00
8652	Grounds & Maintenance VP2	0.00	1,583.34	1,583.34	0.00	1,583.34	1,583.34	19,000.00
8738	Mailbox Maintenance	198.00	666.67	468.67	198.00	666.67	468.67	8,000.00
8755	Dock Expenses	0.00	83.34	83.34	0.00	83.34	83.34	1,000.00
8990	Contingency - Building & Grounds Expenses	5,711.50	558.25	-5,153.25	5,711.50	558.25	-5,153.25	6,699.00
	<b>Total GROUND EXPENSES</b>	<b>5,909.50</b>	<b>3,908.28</b>	<b>-2,001.22</b>	<b>5,909.50</b>	<b>3,908.28</b>	<b>-2,001.22</b>	<b>46,899.00</b>
<b>8800</b>	<b>LAKE &amp; FOUNTAIN EXPENSES</b>							
8808	Lake Maintenance	320.00	666.67	346.67	320.00	666.67	346.67	8,000.00
	<b>Total LAKE &amp; FOUNTAIN EXPENSES</b>	<b>320.00</b>	<b>666.67</b>	<b>346.67</b>	<b>320.00</b>	<b>666.67</b>	<b>346.67</b>	<b>8,000.00</b>
<b>8850</b>	<b>POOL EXPENSES</b>							
8851	Pool: Monthly Maintenance	464.00	750.00	286.00	464.00	750.00	286.00	9,000.00
8856	Pool: Security	1,414.92	375.00	-1,039.92	1,414.92	375.00	-1,039.92	4,500.00
8858	Pool: Other Expenses	0.00	125.00	125.00	0.00	125.00	125.00	1,500.00
	<b>Total POOL EXPENSES</b>	<b>1,878.92</b>	<b>1,250.00</b>	<b>-628.92</b>	<b>1,878.92</b>	<b>1,250.00</b>	<b>-628.92</b>	<b>15,000.00</b>
<b>8900</b>	<b>UTILITIES</b>							
8910-11	Electricity VP1	-15.35	8.34	23.69	-15.35	8.34	23.69	100.00
8910-12	Electricity VP2	679.29	541.67	-137.62	679.29	541.67	-137.62	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	-346.82	375.00	721.82	-346.82	375.00	721.82	4,500.00
	<b>Total UTILITIES</b>	<b>317.12</b>	<b>925.01</b>	<b>607.89</b>	<b>317.12</b>	<b>925.01</b>	<b>607.89</b>	<b>11,100.00</b>
<b>9900</b>	<b>Reserves Funding</b>							
9910	Pooled Reserve Funding	0.00	4,416.50	4,416.50	0.00	4,416.50	4,416.50	52,998.00
9990	Reserve Interest Funding	41.38	0.00	-41.38	41.38	0.00	-41.38	0.00
	<b>Total Reserves Funding</b>	<b>41.38</b>	<b>4,416.50</b>	<b>4,375.12</b>	<b>41.38</b>	<b>4,416.50</b>	<b>4,375.12</b>	<b>52,998.00</b>
	<b>Total Operating Expense</b>	<b>12,142.44</b>	<b>16,613.26</b>	<b>4,470.82</b>	<b>12,142.44</b>	<b>16,613.26</b>	<b>4,470.82</b>	<b>199,358.00</b>
	Total Operating Income	16,983.97	16,613.17	370.80	16,983.97	16,613.17	370.80	199,358.00
	Total Operating Expense	12,142.44	16,613.26	4,470.82	12,142.44	16,613.26	4,470.82	199,358.00
	<b>NOI - Net Operating Income</b>	<b>4,841.53</b>	<b>-0.09</b>	<b>4,841.62</b>	<b>4,841.53</b>	<b>-0.09</b>	<b>4,841.62</b>	<b>0.00</b>
	Total Income	16,983.97	16,613.17	370.80	16,983.97	16,613.17	370.80	199,358.00
	Total Expense	12,142.44	16,613.26	4,470.82	12,142.44	16,613.26	4,470.82	199,358.00
	<b>Net Income</b>	<b>4,841.53</b>	<b>-0.09</b>	<b>4,841.62</b>	<b>4,841.53</b>	<b>-0.09</b>	<b>4,841.62</b>	<b>0.00</b>

**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:** 01/01/2023 to 01/31/2023

**Accounting Basis:** Accrual

**Show Reversed Transactions:** No

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
<b>5010 - Pooled Replacement Funds</b>								
Starting Balance							-188,722.27	
Net Change							0.00	
					0.00	0.00	-188,722.27	
<b>5290 - Replacement - Interest Unallocated</b>								
Starting Balance							-173.30	
Victoria Park II POA, Inc. - 2335 Tamiami Trail N Ste. 402 Naples, FL 34103	01/31/2023		JE	18738		41.38	-214.68	month end entries
Net Change							-41.38	
					0.00	41.38	-214.68	
<b>Total</b>					0.00	41.38	-188,936.95	