

Balance Sheet

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

As of: 02/28/2023

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	182,268.31
1014	CIT Operating account	34,509.07
RESERVE ASSETS - CASH		
2010	Cash Reserves account I	189,003.21
Total RESERVE ASSETS - CASH		189,003.21
Total Cash		405,780.59
OPERATING ASSETS		
1310	Accounts Receivable	9,325.23
Total OPERATING ASSETS		9,325.23
RESERVE ASSETS		
2030	Due From (To) Operating	26,499.20
Total RESERVE ASSETS		26,499.20
TOTAL ASSETS		441,605.02
LIABILITIES & CAPITAL		
Liabilities		
3030	Due (From) To Reserves	26,499.20
3050	Deferred Maintenance Fees	66,453.66
3310	Prepaid Maintenance Fees	24,559.40
4012	Working Capital Contributions	2,250.00
DEFERRED LIABILITY REPLACEMENT		
5010	Pooled Replacement Funds	215,221.47
5290	Replacement - Interest Unallocated	280.94
Total DEFERRED LIABILITY REPLACEMENT		215,502.41
Total Liabilities		335,264.67
Capital		
5510	Fund Balance	48,289.12
5515	Prior Year Adjustment	-3,966.46
5520	Capital Contributions - Owners	42,250.00
	Calculated Retained Earnings	-13,565.00
	Calculated Prior Years Retained Earnings	33,332.69
Total Capital		106,340.35
TOTAL LIABILITIES & CAPITAL		441,605.02

Monthly Income Statement

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

Period Basis: Calendar

As of: Feb 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
Income								
6310	Maintenance Income Assessment	12,196.67	12,196.67	0.00	24,393.34	24,393.34	0.00	146,360.00
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	1.18	0.00	1.18	1.69	0.00	1.69	0.00
6390	Reserve Interest Income	66.26	0.00	66.26	107.64	0.00	107.64	0.00
6410	Owner's Interest & Late Fees	275.59	0.00	275.59	279.50	0.00	279.50	0.00
6420	Sales & Rentals: Application Fees Income	0.00	0.00	0.00	300.00	0.00	300.00	0.00
6500	Miscellaneous / Other Income	0.00	0.00	0.00	25.00	0.00	25.00	0.00
Total Operating Income		16,956.20	16,613.17	343.03	33,940.17	33,226.34	713.83	199,358.00
Expense								
7000	ADMINISTRATIVE EXPENSES							
7010	Management Fees	2,125.00	3,125.00	1,000.00	4,250.00	6,250.00	2,000.00	37,500.00
7140	Office Expenses	0.00	33.34	33.34	721.75	66.68	-655.07	400.00
7160	Legal Fees	0.00	50.00	50.00	0.00	100.00	100.00	600.00
7161	Legal Fees - Collections	0.00	333.34	333.34	0.00	666.68	666.68	4,000.00
7170	Application Processing	0.00	91.67	91.67	150.00	183.34	33.34	1,100.00
7255	Corp Annual Report Fee	0.00	5.09	5.09	0.00	10.18	10.18	61.00
7270	Tax Review And Prep	0.00	37.50	37.50	0.00	75.00	75.00	450.00
7290	Website Administration	0.00	50.00	50.00	0.00	100.00	100.00	600.00
7295	Bad Debt Expense	0.00	83.34	83.34	0.00	166.68	166.68	1,000.00
7360	Social Events/ Activities	0.00	16.67	16.67	0.00	33.34	33.34	200.00
Total ADMINISTRATIVE EXPENSES		2,125.00	3,825.95	1,700.95	5,121.75	7,651.90	2,530.15	45,911.00

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	958.34	958.34	0.00	1,916.68	1,916.68	11,500.00
	Total INSURANCE EXPENSES	0.00	958.34	958.34	0.00	1,916.68	1,916.68	11,500.00
8000	BUILDING EXPENSE							
8140	Janitorial Contract	675.61	458.34	-217.27	1,354.38	916.68	-437.70	5,500.00
8152	Holiday Lighting	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
8410	Pest Control Contract	0.00	37.50	37.50	0.00	75.00	75.00	450.00
	Total BUILDING EXPENSE	675.61	662.51	-13.10	1,354.38	1,325.02	-29.36	7,950.00
8600	GROUND EXPENSES							
8630	Plants/Trees Replacement VP2	0.00	833.34	833.34	0.00	1,666.68	1,666.68	10,000.00
8650	Grounds Lighting Repairs VP2	0.00	183.34	183.34	0.00	366.68	366.68	2,200.00
8652	Grounds & Maintenance VP2	4,130.00	1,583.34	-2,546.66	4,130.00	3,166.68	-963.32	19,000.00
8738	Mailbox Maintenance	0.00	666.67	666.67	198.00	1,333.34	1,135.34	8,000.00
8755	Dock Expenses	0.00	83.34	83.34	0.00	166.68	166.68	1,000.00
8990	Contingency - Building & Grounds Expenses	0.00	558.25	558.25	5,711.50	1,116.50	-4,595.00	6,699.00
	Total GROUND EXPENSES	4,130.00	3,908.28	-221.72	10,039.50	7,816.56	-2,222.94	46,899.00
8800	LAKE & FOUNTAIN EXPENSES							
8808	Lake Maintenance	320.00	666.67	346.67	640.00	1,333.34	693.34	8,000.00
	Total LAKE & FOUNTAIN EXPENSES	320.00	666.67	346.67	640.00	1,333.34	693.34	8,000.00
8850	POOL EXPENSES							
8851	Pool: Monthly Maintenance	464.00	750.00	286.00	928.00	1,500.00	572.00	9,000.00
8856	Pool: Security	194.60	375.00	180.40	1,609.52	750.00	-859.52	4,500.00
8858	Pool: Other Expenses	35.50	125.00	89.50	35.50	250.00	214.50	1,500.00
	Total POOL EXPENSES	694.10	1,250.00	555.90	2,573.02	2,500.00	-73.02	15,000.00
8900	UTILITIES							
8910-11	Electricity VP1	45.46	8.34	-37.12	30.11	16.68	-13.43	100.00
8910-12	Electricity VP2	807.10	541.67	-265.43	1,486.39	1,083.34	-403.05	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	0.00	375.00	375.00	-346.82	750.00	1,096.82	4,500.00
	Total UTILITIES	852.56	925.01	72.45	1,169.68	1,850.02	680.34	11,100.00
9900	Reserves Funding							
9910	Pooled Reserve Funding	26,499.20	4,416.50	-22,082.70	26,499.20	8,833.00	-17,666.20	52,998.00
9990	Reserve Interest Funding	66.26	0.00	-66.26	107.64	0.00	-107.64	0.00
	Total Reserves Funding	26,565.46	4,416.50	-22,148.96	26,606.84	8,833.00	-17,773.84	52,998.00
	Total Operating Expense	35,362.73	16,613.26	-18,749.47	47,505.17	33,226.52	-14,278.65	199,358.00
	Total Operating Income	16,956.20	16,613.17	343.03	33,940.17	33,226.34	713.83	199,358.00
	Total Operating Expense	35,362.73	16,613.26	-18,749.47	47,505.17	33,226.52	-14,278.65	199,358.00
	NOI - Net Operating Income	-18,406.53	-0.09	-18,406.44	-13,565.00	-0.18	-13,564.82	0.00
	Total Income	16,956.20	16,613.17	343.03	33,940.17	33,226.34	713.83	199,358.00
	Total Expense	35,362.73	16,613.26	-18,749.47	47,505.17	33,226.52	-14,278.65	199,358.00
	Net Income	-18,406.53	-0.09	-18,406.44	-13,565.00	-0.18	-13,564.82	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: 02/01/2023 to 02/28/2023

Accounting Basis: Accrual

Show Reversed Transactions: No

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
5010 - Pooled Replacement Funds								
Starting Balance							-188,722.27	
Victoria Park II POA, Inc. - 2335 Tamiami Trail N Ste. 402 Naples, FL 34103	02/28/2023		JE	19653		26,499.20	-215,221.47	Month End Entries
Net Change							-26,499.20	
					0.00	26,499.20	-215,221.47	
5290 - Replacement - Interest Unallocated								
Starting Balance							-214.68	
Victoria Park II POA, Inc. - 2335 Tamiami Trail N Ste. 402 Naples, FL 34103	02/28/2023		JE	19653		66.26	-280.94	Month End Entries
Net Change							-66.26	
					0.00	66.26	-280.94	
Total					0.00	26,565.46	-215,502.41	