

Balance Sheet

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

As of: 06/30/2023

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	139,669.30
1014	CIT Operating account	42,183.20
RESERVE ASSETS - CASH		
2010	Cash Reserves account I	202,206.52
Total RESERVE ASSETS - CASH		202,206.52
Total Cash		384,059.02
OPERATING ASSETS		
1310	Accounts Receivable	10,874.81
Total OPERATING ASSETS		10,874.81
TOTAL ASSETS		394,933.83
LIABILITIES & CAPITAL		
Liabilities		
3010	Accounts Payable	61.25
3310	Prepaid Maintenance Fees	51,587.02
4012	Working Capital Contributions	2,250.00
DEFERRED LIABILITY REPLACEMENT		
5010	Pooled Replacement Funds	201,428.97
5290	Replacement - Interest Unallocated	777.55
Total DEFERRED LIABILITY REPLACEMENT		202,206.52
Total Liabilities		256,104.79
Capital		
5510	Fund Balance	48,289.12
5515	Prior Year Adjustment	1,773.91
5520	Capital Contributions - Owners	45,250.00
	Calculated Retained Earnings	10,183.32
	Calculated Prior Years Retained Earnings	33,332.69
Total Capital		138,829.04
TOTAL LIABILITIES & CAPITAL		394,933.83

Monthly Income Statement

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

Period Basis: Calendar

As of: Jun 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	12,197.65	12,196.67	0.98	73,181.00	73,180.02	0.98	146,360.00
6315	Reserve Income Assessment	4,416.50	4,416.50	0.00	26,499.00	26,499.00	0.00	52,998.00
6380	Operating Interest Income	1.51	0.00	1.51	7.62	0.00	7.62	0.00
6390	Reserve Interest Income	173.68	0.00	173.68	604.25	0.00	604.25	0.00
6410	Owner's Interest & Late Fees	114.70	0.00	114.70	773.60	0.00	773.60	0.00
6420	Sales & Rentals: Application Fees Income	445.00	0.00	445.00	1,295.00	0.00	1,295.00	0.00
6500	Miscellaneous / Other Income	0.00	0.00	0.00	75.00	0.00	75.00	0.00
Total Operating Income		17,349.04	16,613.17	735.87	102,435.47	99,679.02	2,756.45	199,358.00
Expense								
7000	ADMINISTRATIVE EXPENSES							
7010	Management Fees	2,125.00	3,125.00	1,000.00	12,750.00	18,750.00	6,000.00	37,500.00
7140	Office Expenses	0.00	33.33	33.33	831.81	200.02	-631.79	400.00
7160	Legal Fees	0.00	50.00	50.00	0.00	300.00	300.00	600.00
7161	Legal Fees - Collections	0.00	333.33	333.33	0.00	2,000.02	2,000.02	4,000.00
7170	Application Processing	75.00	91.67	16.67	350.00	550.02	200.02	1,100.00
7255	Corp Annual Report Fee	0.00	5.08	5.08	61.25	30.52	-30.73	61.00
7270	Tax Review And Prep	0.00	37.50	37.50	450.00	225.00	-225.00	450.00
7290	Website Administration	0.00	50.00	50.00	0.00	300.00	300.00	600.00
7295	Bad Debt Expense	0.00	83.33	83.33	0.00	500.02	500.02	1,000.00
7360	Social Events/ Activities	0.00	16.67	16.67	0.00	100.02	100.02	200.00
Total ADMINISTRATIVE EXPENSES		2,200.00	3,825.91	1,625.91	14,443.06	22,955.62	8,512.56	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	958.33	958.33	13,230.00	5,750.02	-7,479.98	11,500.00
	Total INSURANCE EXPENSES	0.00	958.33	958.33	13,230.00	5,750.02	-7,479.98	11,500.00
8000	BUILDING EXPENSE							
8140	Janitorial Contract	650.08	458.33	-191.75	4,028.47	2,750.02	-1,278.45	5,500.00
8152	Holiday Lighting	0.00	166.67	166.67	0.00	1,000.02	1,000.02	2,000.00
8410	Pest Control Contract	160.00	37.50	-122.50	480.00	225.00	-255.00	450.00
	Total BUILDING EXPENSE	810.08	662.50	-147.58	4,508.47	3,975.04	-533.43	7,950.00
8600	GROUND EXPENSES							
8630	Plants/Trees Replacement VP2	0.00	833.33	833.33	0.00	5,000.02	5,000.02	10,000.00
8650	Grounds Lighting Repairs VP2	0.00	183.33	183.33	0.00	1,100.02	1,100.02	2,200.00
8652	Grounds & Maintenance VP2	0.00	1,583.33	1,583.33	7,230.00	9,500.02	2,270.02	19,000.00
8738	Mailbox Maintenance	3,237.00	666.67	-2,570.33	5,444.00	4,000.02	-1,443.98	8,000.00
8755	Dock Expenses	0.00	83.33	83.33	0.00	500.02	500.02	1,000.00
8990	Contingency - Building & Grounds Expenses	0.00	558.25	558.25	5,986.50	3,349.50	-2,637.00	6,699.00
	Total GROUND EXPENSES	3,237.00	3,908.24	671.24	18,660.50	23,449.60	4,789.10	46,899.00
8800	LAKE & FOUNTAIN EXPENSES							
8808	Lake Maintenance	640.00	666.67	26.67	1,920.00	4,000.02	2,080.02	8,000.00
	Total LAKE & FOUNTAIN EXPENSES	640.00	666.67	26.67	1,920.00	4,000.02	2,080.02	8,000.00
8850	POOL EXPENSES							
8851	Pool: Monthly Maintenance	464.00	750.00	286.00	2,784.00	4,500.00	1,716.00	9,000.00
8852	Pool Repairs	0.00	0.00	0.00	3,637.99	0.00	-3,637.99	0.00
8856	Pool: Security	0.00	375.00	375.00	1,804.12	2,250.00	445.88	4,500.00
8858	Pool: Other Expenses	0.00	125.00	125.00	35.50	750.00	714.50	1,500.00
8860	Pool license/ Permits	500.00	0.00	-500.00	500.00	0.00	-500.00	0.00
	Total POOL EXPENSES	964.00	1,250.00	286.00	8,761.61	7,500.00	-1,261.61	15,000.00

Monthly Income Statement

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
8900	UTILITIES							
8910-11	Electricity VP1	28.39	8.33	-20.06	143.33	50.02	-93.31	100.00
8910-12	Electricity VP2	421.00	541.67	120.67	3,195.61	3,250.02	54.41	6,500.00
8930	Water/ Sewer	152.94	375.00	222.06	286.12	2,250.00	1,963.88	4,500.00
	Total UTILITIES	602.33	925.00	322.67	3,625.06	5,550.04	1,924.98	11,100.00
9900	Reserves Funding							
9910	Pooled Reserve Funding	0.00	4,416.50	4,416.50	26,499.20	26,499.00	-0.20	52,998.00
9990	Reserve Interest Funding	173.68	0.00	-173.68	604.25	0.00	-604.25	0.00
	Total Reserves Funding	173.68	4,416.50	4,242.82	27,103.45	26,499.00	-604.45	52,998.00
	Total Operating Expense	8,627.09	16,613.15	7,986.06	92,252.15	99,679.34	7,427.19	199,358.00
	Total Operating Income	17,349.04	16,613.17	735.87	102,435.47	99,679.02	2,756.45	199,358.00
	Total Operating Expense	8,627.09	16,613.15	7,986.06	92,252.15	99,679.34	7,427.19	199,358.00
	NOI - Net Operating Income	8,721.95	0.02	8,721.93	10,183.32	-0.32	10,183.64	0.00
	Total Income	17,349.04	16,613.17	735.87	102,435.47	99,679.02	2,756.45	199,358.00
	Total Expense	8,627.09	16,613.15	7,986.06	92,252.15	99,679.34	7,427.19	199,358.00
	Net Income	8,721.95	0.02	8,721.93	10,183.32	-0.32	10,183.64	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: 06/01/2023 to 06/30/2023

Accounting Basis: Accrual

Show Reversed Transactions: No

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
5010 - Pooled Replacement Funds								
Starting Balance							-215,221.47	
Victoria Park II POA, Inc. - 2335 Tamiami Trail N Ste. 402 Naples, FL 34103	06/12/2023	Carter Fence Company, Inc	Bill	15583	13,792.50		-201,428.97	Pool Fence - Remaining Balance
Net Change							13,792.50	
					13,792.50	0.00	-201,428.97	
5290 - Replacement - Interest Unallocated								
Starting Balance							-603.87	
Victoria Park II POA, Inc. - 2335 Tamiami Trail N Ste. 402 Naples, FL 34103	06/30/2023		JE	21567		173.68	-777.55	Month End Entries
Net Change							-173.68	
					0.00	173.68	-777.55	
Total					13,792.50	173.68	-202,206.52	