

Balance Sheet

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

As of: 09/30/2023

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	8,819.65
1014	First Citizens Operating account	159,945.74
RESERVE ASSETS - CASH		
2014-01	First Citizens Reserve Account	229,124.55
Total RESERVE ASSETS - CASH		229,124.55
Total Cash		397,889.94
OPERATING ASSETS		
1310	Accounts Receivable	17,135.15
Total OPERATING ASSETS		17,135.15
TOTAL ASSETS		415,025.09
LIABILITIES & CAPITAL		
Liabilities		
3050	Deferred Maintenance Fees	49,839.52
3310	Prepaid Maintenance Fees	5,265.89
4012	Working Capital Contributions	2,250.00
DEFERRED LIABILITY REPLACEMENT		
5010	Pooled Replacement Funds	227,927.77
5290	Replacement - Interest Unallocated	1,196.78
Total DEFERRED LIABILITY REPLACEMENT		229,124.55
Total Liabilities		286,479.96
Capital		
5510	Fund Balance	48,289.12
5515	Prior Year Adjustment	1,773.91
5520	Capital Contributions - Owners	45,250.00
	Calculated Retained Earnings	-100.59
	Calculated Prior Years Retained Earnings	33,332.69
Total Capital		128,545.13
TOTAL LIABILITIES & CAPITAL		415,025.09

Monthly Income Statement

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

Period Basis: Calendar

As of: Sep 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	12,196.66	12,196.66	0.00	109,771.98	109,770.02	1.96	146,360.00
6315	Reserve Income Assessment	4,416.50	4,416.50	0.00	39,748.50	39,748.50	0.00	52,998.00
6380	Operating Interest Income	3.86	0.00	3.86	195.77	0.00	195.77	0.00
6390	Reserve Interest Income	72.48	0.00	72.48	842.96	0.00	842.96	0.00
6410	Owner's Interest & Late Fees	581.62	0.00	581.62	1,773.37	0.00	1,773.37	0.00
6420	Sales & Rentals: Application Fees Income	0.00	0.00	0.00	1,445.00	0.00	1,445.00	0.00
6500	Miscellaneous / Other Income	0.00	0.00	0.00	75.00	0.00	75.00	0.00
Total Operating Income		17,271.12	16,613.16	657.96	153,852.58	149,518.52	4,334.06	199,358.00
Expense								
7000	ADMINISTRATIVE EXPENSES							
7010	Management Fees	2,125.00	3,125.00	1,000.00	19,125.00	28,125.00	9,000.00	37,500.00
7140	Office Expenses	0.00	33.33	33.33	831.81	300.01	-531.80	400.00
7160	Legal Fees	0.00	50.00	50.00	0.00	450.00	450.00	600.00
7161	Legal Fees - Collections	0.00	333.33	333.33	185.00	3,000.01	2,815.01	4,000.00
7170	Application Processing	75.00	91.66	16.66	500.00	825.02	325.02	1,100.00
7255	Corp Annual Report Fee	0.00	5.08	5.08	61.25	45.76	-15.49	61.00
7270	Tax Review And Prep	0.00	37.50	37.50	450.00	337.50	-112.50	450.00
7290	Website Administration	0.00	50.00	50.00	0.00	450.00	450.00	600.00
7295	Bad Debt Expense	0.00	83.33	83.33	0.00	750.01	750.01	1,000.00
7360	Social Events/ Activities	0.00	16.66	16.66	0.00	150.02	150.02	200.00
Total ADMINISTRATIVE EXPENSES		2,200.00	3,825.89	1,625.89	21,153.06	34,433.33	13,280.27	45,911.00
7500	CLUBHOUSE &							

Monthly Income Statement

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
AMENITIES EXPENSES								
7535	Exterior Amenity Area Repairs	0.00	0.00	0.00	3,193.25	0.00	-3,193.25	0.00
	Total CLUBHOUSE & AMENITIES EXPENSES	0.00	0.00	0.00	3,193.25	0.00	-3,193.25	0.00
7800 INSURANCE EXPENSES								
7810	Insurance Expense	0.00	958.33	958.33	13,230.00	8,625.01	-4,604.99	11,500.00
	Total INSURANCE EXPENSES	0.00	958.33	958.33	13,230.00	8,625.01	-4,604.99	11,500.00
8000 BUILDING EXPENSE								
8140	Janitorial Contract	735.09	458.33	-276.76	5,538.93	4,125.01	-1,413.92	5,500.00
8152	Holiday Lighting	0.00	166.66	166.66	0.00	1,500.02	1,500.02	2,000.00
8410	Pest Control Contract	0.00	37.50	37.50	640.00	337.50	-302.50	450.00
	Total BUILDING EXPENSE	735.09	662.49	-72.60	6,178.93	5,962.53	-216.40	7,950.00
8600 GROUND EXPENSES								
8630	Plants/Trees Replacement VP2	0.00	833.33	833.33	0.00	7,500.01	7,500.01	10,000.00
8650	Grounds Lighting Repairs VP2	0.00	183.33	183.33	0.00	1,650.01	1,650.01	2,200.00
8652	Grounds & Maintenance VP2	2,800.00	1,583.33	-1,216.67	17,280.00	14,250.01	-3,029.99	19,000.00
8738	Mailbox Maintenance	2,133.00	666.66	-1,466.34	11,506.00	6,000.02	-5,505.98	8,000.00
8755	Dock Expenses	0.00	83.33	83.33	0.00	750.01	750.01	1,000.00
8990	Contingency - Building & Grounds Expenses	10.68	558.25	547.57	6,043.18	5,024.25	-1,018.93	6,699.00
	Total GROUND EXPENSES	4,943.68	3,908.23	-1,035.45	34,829.18	35,174.31	345.13	46,899.00
8800 LAKE & FOUNTAIN EXPENSES								
8808	Lake Maintenance	320.00	666.66	346.66	2,880.00	6,000.02	3,120.02	8,000.00
	Total LAKE & FOUNTAIN EXPENSES	320.00	666.66	346.66	2,880.00	6,000.02	3,120.02	8,000.00
8850 POOL EXPENSES								
8851	Pool: Monthly Maintenance	464.00	750.00	286.00	4,176.00	6,750.00	2,574.00	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	5,042.62	3,375.00	-1,667.62	4,500.00

Monthly Income Statement

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
8858	Pool: Other Expenses	0.00	125.00	125.00	35.50	1,125.00	1,089.50	1,500.00
8860	Pool license/ Permits	0.00	0.00	0.00	500.00	0.00	-500.00	0.00
	Total POOL EXPENSES	464.00	1,250.00	786.00	13,392.11	11,250.00	-2,142.11	15,000.00
8900	UTILITIES							
8910-11	Electricity VP1	28.50	8.33	-20.17	242.14	75.01	-167.13	100.00
8910-12	Electricity VP2	232.68	541.66	308.98	4,140.61	4,875.02	734.41	6,500.00
8930	Water/ Sewer	117.69	375.00	257.31	692.41	3,375.00	2,682.59	4,500.00
	Total UTILITIES	378.87	924.99	546.12	5,075.16	8,325.03	3,249.87	11,100.00
9900	Reserves Funding							
9910	Pooled Reserve Funding	0.00	0.00	0.00	52,998.00	52,998.00	0.00	52,998.00
9990	Reserve Interest Funding	72.48	0.00	-72.48	1,023.48	0.00	-1,023.48	0.00
	Total Reserves Funding	72.48	0.00	-72.48	54,021.48	52,998.00	-1,023.48	52,998.00
	Total Operating Expense	9,114.12	12,196.59	3,082.47	153,953.17	162,768.23	8,815.06	199,358.00
	Total Operating Income	17,271.12	16,613.16	657.96	153,852.58	149,518.52	4,334.06	199,358.00
	Total Operating Expense	9,114.12	12,196.59	3,082.47	153,953.17	162,768.23	8,815.06	199,358.00
	NOI - Net Operating Income	8,157.00	4,416.57	3,740.43	-100.59	-13,249.71	13,149.12	0.00
	Total Income	17,271.12	16,613.16	657.96	153,852.58	149,518.52	4,334.06	199,358.00
	Total Expense	9,114.12	12,196.59	3,082.47	153,953.17	162,768.23	8,815.06	199,358.00
	Net Income	8,157.00	4,416.57	3,740.43	-100.59	-13,249.71	13,149.12	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: 09/01/2023 to 09/30/2023

Accounting Basis: Accrual

Show Reversed Transactions: No

Project: All

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
5010 - Pooled Replacement Funds								
Starting Balance							-227,927.77	
Net Change							0.00	
					0.00	0.00	-227,927.77	
5290 - Replacement - Interest Unallocated								
Starting Balance							-1,124.30	
Victoria Park II POA, Inc. - 2335 Tamiami Trail N Ste. 402 Naples, FL 34103	09/08/2023		JE	22876		32.94	-1,157.24	Month End Entries
Victoria Park II POA, Inc. - 2335 Tamiami Trail N Ste. 402 Naples, FL 34103	09/29/2023		JE	23462		39.54	-1,196.78	Month End Entries
Net Change							-72.48	
					0.00	72.48	-1,196.78	
Total					0.00	72.48	-229,124.55	