

Balance Sheet

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

As of: 01/31/2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Number	Account Name	Balance
ASSETS		
Cash		
1010	Cash Operating account	155,305.58
1015	Operating Sweep Account	-2,151.54
RESERVE ASSETS - CASH		
2010	Cash Reserves account I	188,306.08
Total RESERVE ASSETS - CASH		188,306.08
Total Cash		341,460.12
OPERATING ASSETS		
1317	Accounts Receivable: Other / Miscellaneous	3,950.97
Total OPERATING ASSETS		3,950.97
TOTAL ASSETS		345,411.09
LIABILITIES & CAPITAL		
Liabilities		
3310	Prepaid Maintenance Fees	27,432.07
Deferred Liability Replacement		
5010	Deferred Pooled Replacement Funds	188,306.08
Total Deferred Liability Replacement		188,306.08
Total Liabilities		215,738.15
Capital		
5510	Fund Balance	47,876.62
5520	Capital Contributions - Owners	39,250.00
	Calculated Retained Earnings	37,285.78
	Calculated Prior Years Retained Earnings	5,260.54
Total Capital		129,672.94
TOTAL LIABILITIES & CAPITAL		345,411.09

Monthly Income Statement

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

Period Basis: Calendar

As of: Jan 2022

Additional Account Types: None

Accounting Basis: Cash

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	45,012.37	65,901.00	-20,888.63	45,012.37	65,901.00	-20,888.63	131,802.00
6315	Reserve Income Assessment	26,499.20	26,499.20	0.00	26,499.20	26,499.20	0.00	52,998.40
6390	Reserve Interest Income	2.86	0.00	2.86	2.86	0.00	2.86	0.00
Total Operating Income		71,514.43	92,400.20	-20,885.77	71,514.43	92,400.20	-20,885.77	184,800.40
Expense								
7000 ADMINISTRATIVE EXPENSES								
7010	Management Fees	2,125.00	2,125.00	0.00	2,125.00	2,125.00	0.00	25,500.00
7140	Office Expenses	0.00	32.50	32.50	0.00	32.50	32.50	390.00
7161	Legal Fees - Collections	260.00	291.67	31.67	260.00	291.67	31.67	3,500.00
7170	Rental/Sales Application Processing Fee	75.00	91.67	16.67	75.00	91.67	16.67	1,100.00
7255	Corp Annual Report Fee	0.00	6.25	6.25	0.00	6.25	6.25	75.00
7270	Tax Review And Prep	0.00	33.34	33.34	0.00	33.34	33.34	400.00
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
Total ADMINISTRATIVE EXPENSES		2,460.00	2,713.77	253.77	2,460.00	2,713.77	253.77	32,565.00
7500 CLUBHOUSE & AMENITIES EXPENSES								
7360	Social Events/ Activities	0.00	16.67	16.67	0.00	16.67	16.67	200.00
Total CLUBHOUSE & AMENITIES EXPENSES		0.00	16.67	16.67	0.00	16.67	16.67	200.00
7800 INSURANCE EXPENSES								
7810	Insurance Expense	0.00	708.34	708.34	0.00	708.34	708.34	8,500.00
Total INSURANCE EXPENSES		0.00	708.34	708.34	0.00	708.34	708.34	8,500.00
8000 BUILDING EXPENSE								
8152	Holiday Lighting	0.00	208.34	208.34	0.00	208.34	208.34	2,500.00
Total BUILDING EXPENSE		0.00	208.34	208.34	0.00	208.34	208.34	2,500.00
8600 GROUND EXPENSES								
8630	Plants/Trees Replacement VP2	0.00	375.00	375.00	0.00	375.00	375.00	4,500.00
8650	Grounds Lighting Repairs VP2	0.00	83.34	83.34	0.00	83.34	83.34	1,000.00
8651	Grounds & Maintenance VP1	115.00	166.67	51.67	115.00	166.67	51.67	2,000.00
8652	Grounds & Maintenance VP2	1,215.00	1,583.34	368.34	1,215.00	1,583.34	368.34	19,000.00
8738	Mailbox Maintenance	1,240.00	1,000.00	-240.00	1,240.00	1,000.00	-240.00	12,000.00
8755	Dock Expenses	0.00	83.34	83.34	0.00	83.34	83.34	1,000.00
8990	Contingency - Building & Grounds Expenses	0.00	503.09	503.09	0.00	503.09	503.09	6,037.00

Monthly Income Statement

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Total GROUND EXPENSES	<u>2,570.00</u>	<u>3,794.78</u>	<u>1,224.78</u>	<u>2,570.00</u>	<u>3,794.78</u>	<u>1,224.78</u>	<u>45,537.00</u>
8800	LAKE & FOUNTAIN EXPENSES							
8808	Lake Maintenance	320.00	375.00	55.00	320.00	375.00	55.00	4,500.00
	Total LAKE & FOUNTAIN EXPENSES	<u>320.00</u>	<u>375.00</u>	<u>55.00</u>	<u>320.00</u>	<u>375.00</u>	<u>55.00</u>	<u>4,500.00</u>
8850	POOL EXPENSES							
8851	Pool: Monthly Maintenance	1,426.60	1,833.34	406.74	1,426.60	1,833.34	406.74	22,000.00
8856	Pool: Security	191.60	250.00	58.40	191.60	250.00	58.40	3,000.00
8858	Pool: Other Expenses	0.00	125.00	125.00	0.00	125.00	125.00	1,500.00
	Total POOL EXPENSES	<u>1,618.20</u>	<u>2,208.34</u>	<u>590.14</u>	<u>1,618.20</u>	<u>2,208.34</u>	<u>590.14</u>	<u>26,500.00</u>
8900	UTILITIES							
8910-11	Electricity VP1	8.99	8.34	-0.65	8.99	8.34	-0.65	100.00
8910-12	Electricity VP2	661.54	533.34	-128.20	661.54	533.34	-128.20	6,400.00
8930	Water/ Sewer	87.86	416.67	328.81	87.86	416.67	328.81	5,000.00
	Total UTILITIES	<u>758.39</u>	<u>958.35</u>	<u>199.96</u>	<u>758.39</u>	<u>958.35</u>	<u>199.96</u>	<u>11,500.00</u>
9900	Reserves Funding							
9910	Pooled Reserve Funding	26,499.20	26,499.20	0.00	26,499.20	26,499.20	0.00	52,998.40
9990	Reserve Interest Funding	2.86	0.00	-2.86	2.86	0.00	-2.86	0.00
	Total Reserves Funding	<u>26,502.06</u>	<u>26,499.20</u>	<u>-2.86</u>	<u>26,502.06</u>	<u>26,499.20</u>	<u>-2.86</u>	<u>52,998.40</u>
	Total Operating Expense	<u>34,228.65</u>	<u>37,482.79</u>	<u>3,254.14</u>	<u>34,228.65</u>	<u>37,482.79</u>	<u>3,254.14</u>	<u>184,800.40</u>
	Total Operating Income	<u>71,514.43</u>	<u>92,400.20</u>	<u>-20,885.77</u>	<u>71,514.43</u>	<u>92,400.20</u>	<u>-20,885.77</u>	<u>184,800.40</u>
	Total Operating Expense	<u>34,228.65</u>	<u>37,482.79</u>	<u>3,254.14</u>	<u>34,228.65</u>	<u>37,482.79</u>	<u>3,254.14</u>	<u>184,800.40</u>
	NOI - Net Operating Income	<u>37,285.78</u>	<u>54,917.41</u>	<u>-17,631.63</u>	<u>37,285.78</u>	<u>54,917.41</u>	<u>-17,631.63</u>	<u>0.00</u>
	Total Income	<u>71,514.43</u>	<u>92,400.20</u>	<u>-20,885.77</u>	<u>71,514.43</u>	<u>92,400.20</u>	<u>-20,885.77</u>	<u>184,800.40</u>
	Total Expense	<u>34,228.65</u>	<u>37,482.79</u>	<u>3,254.14</u>	<u>34,228.65</u>	<u>37,482.79</u>	<u>3,254.14</u>	<u>184,800.40</u>
	Net Income	<u>37,285.78</u>	<u>54,917.41</u>	<u>-17,631.63</u>	<u>37,285.78</u>	<u>54,917.41</u>	<u>-17,631.63</u>	<u>0.00</u>