

Balance Sheet

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

As of: 02/28/2022

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	95,265.27
1015	Operating Sweep Account	63,024.08
RESERVE ASSETS - CASH		
2010	Cash Reserves account I	188,308.97
Total RESERVE ASSETS - CASH		188,308.97
Total Cash		346,598.32
TOTAL ASSETS		346,598.32
LIABILITIES & CAPITAL		
Liabilities		
3310	Prepaid Maintenance Fees	27,208.45
DEFERRED LIABILITY REPLACEMENT		
5010	Deferred Pooled Replacement Funds	188,308.97
Total DEFERRED LIABILITY REPLACEMENT		188,308.97
9997	Clearing Account	283.54
Total Liabilities		215,800.96
Capital		
5510	Fund Balance	47,876.62
5520	Capital Contributions - Owners	39,250.00
	Calculated Retained Earnings	38,410.20
	Calculated Prior Years Retained Earnings	5,260.54
Total Capital		130,797.36
TOTAL LIABILITIES & CAPITAL		346,598.32

Monthly Income Statement

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

Period Basis: Calendar

As of: Feb 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	7,518.95	0.00	7,518.95	52,531.32	65,901.00	-13,369.68	131,802.00
6315	Reserve Income Assessment	0.00	0.00	0.00	26,499.20	26,499.20	0.00	52,998.40
6329	Resale Income: Capital Contribution	1,500.00	0.00	1,500.00	1,500.00	0.00	1,500.00	0.00
6390	Reserve Interest Income	2.89	0.00	2.89	5.75	0.00	5.75	0.00
6410	Owner's Interest & Late Fees	50.00	0.00	50.00	50.00	0.00	50.00	0.00
6420	Sales & Rentals: Application Fees Income	150.00	0.00	150.00	150.00	0.00	150.00	0.00
Total Operating Income		9,221.84	0.00	9,221.84	80,736.27	92,400.20	-11,663.93	184,800.40
Expense								
7000 ADMINISTRATIVE EXPENSES								
7010	Management Fees	2,125.00	2,125.00	0.00	4,250.00	4,250.00	0.00	25,500.00
7140	Office Expenses	0.00	32.50	32.50	0.00	65.00	65.00	390.00
7160	Legal Fees	10.00	0.00	-10.00	10.00	0.00	-10.00	0.00
7161	Legal Fees - Collections	0.00	291.67	291.67	260.00	583.34	323.34	3,500.00
7170	Rental/Sales Application Processing Fee	0.00	91.67	91.67	75.00	183.34	108.34	1,100.00
7255	Corp Annual Report Fee	0.00	6.25	6.25	0.00	12.50	12.50	75.00
7270	Tax Review And Prep	0.00	33.34	33.34	0.00	66.68	66.68	400.00
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		2,135.00	2,730.44	595.44	4,595.00	5,460.88	865.88	32,765.00
7800 INSURANCE EXPENSES								
7810	Insurance Expense	0.00	708.34	708.34	0.00	1,416.68	1,416.68	8,500.00
Total INSURANCE EXPENSES		0.00	708.34	708.34	0.00	1,416.68	1,416.68	8,500.00
8000 BUILDING EXPENSE								
8152	Holiday Lighting	0.00	208.34	208.34	0.00	416.68	416.68	2,500.00
Total BUILDING EXPENSE		0.00	208.34	208.34	0.00	416.68	416.68	2,500.00
85100 LANDSCAPE EXPENSES								
8808	Lake Maintenance	320.00	375.00	55.00	640.00	750.00	110.00	4,500.00
Total LANDSCAPE EXPENSES		320.00	375.00	55.00	640.00	750.00	110.00	4,500.00
8600 GROUND EXPENSES								
8630	Plants/Trees Replacement VP2	0.00	375.00	375.00	0.00	750.00	750.00	4,500.00
8650	Grounds Lighting Repairs VP2	0.00	83.34	83.34	0.00	166.68	166.68	1,000.00
8651	Grounds & Maintenance VP1	115.00	166.67	51.67	230.00	333.34	103.34	2,000.00
8652	Grounds & Maintenance VP2	1,215.00	1,583.34	368.34	2,430.00	3,166.68	736.68	19,000.00
8738	Mailbox Maintenance	250.00	1,000.00	750.00	1,490.00	2,000.00	510.00	12,000.00
8755	Dock Expenses	207.00	83.34	-123.66	207.00	166.68	-40.32	1,000.00
8990	Contingency - Building & Grounds	745.45	503.09	-242.36	745.45	1,006.18	260.73	6,037.00

Monthly Income Statement

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Expenses							
	Total GROUND EXPENSES	<u>2,532.45</u>	<u>3,794.78</u>	<u>1,262.33</u>	<u>5,102.45</u>	<u>7,589.56</u>	<u>2,487.11</u>	<u>45,537.00</u>
8850	POOL EXPENSES							
8851	Pool: Monthly Maintenance	1,291.20	1,833.34	542.14	2,717.80	3,666.68	948.88	22,000.00
8856	Pool: Security	191.60	250.00	58.40	383.20	500.00	116.80	3,000.00
8858	Pool: Other Expenses	<u>350.00</u>	<u>125.00</u>	<u>-225.00</u>	<u>350.00</u>	<u>250.00</u>	<u>-100.00</u>	<u>1,500.00</u>
	Total POOL EXPENSES	<u>1,832.80</u>	<u>2,208.34</u>	<u>375.54</u>	<u>3,451.00</u>	<u>4,416.68</u>	<u>965.68</u>	<u>26,500.00</u>
8900	UTILITIES							
8910-11	Electricity VP1	7.20	8.34	1.14	16.19	16.68	0.49	100.00
8910-12	Electricity VP2	842.49	533.34	-309.15	1,504.03	1,066.68	-437.35	6,400.00
8930	Water/ Sewer	<u>424.59</u>	<u>416.67</u>	<u>-7.92</u>	<u>512.45</u>	<u>833.34</u>	<u>320.89</u>	<u>5,000.00</u>
	Total UTILITIES	<u>1,274.28</u>	<u>958.35</u>	<u>-315.93</u>	<u>2,032.67</u>	<u>1,916.70</u>	<u>-115.97</u>	<u>11,500.00</u>
9900	Reserves Funding							
9910	Pooled Reserve Funding	0.00	0.00	0.00	26,499.20	26,499.20	0.00	52,998.40
9990	Reserve Interest Funding	<u>2.89</u>	<u>0.00</u>	<u>-2.89</u>	<u>5.75</u>	<u>0.00</u>	<u>-5.75</u>	<u>0.00</u>
	Total Reserves Funding	<u>2.89</u>	<u>0.00</u>	<u>-2.89</u>	<u>26,504.95</u>	<u>26,499.20</u>	<u>-5.75</u>	<u>52,998.40</u>
	Total Operating Expense	<u>8,097.42</u>	<u>10,983.59</u>	<u>2,886.17</u>	<u>42,326.07</u>	<u>48,466.38</u>	<u>6,140.31</u>	<u>184,800.40</u>
	Total Operating Income	9,221.84	0.00	9,221.84	80,736.27	92,400.20	-11,663.93	184,800.40
	Total Operating Expense	<u>8,097.42</u>	<u>10,983.59</u>	<u>2,886.17</u>	<u>42,326.07</u>	<u>48,466.38</u>	<u>6,140.31</u>	<u>184,800.40</u>
	NOI - Net Operating Income	<u>1,124.42</u>	<u>-10,983.59</u>	<u>12,108.01</u>	<u>38,410.20</u>	<u>43,933.82</u>	<u>-5,523.62</u>	<u>0.00</u>
	Total Income	9,221.84	0.00	9,221.84	80,736.27	92,400.20	-11,663.93	184,800.40
	Total Expense	<u>8,097.42</u>	<u>10,983.59</u>	<u>2,886.17</u>	<u>42,326.07</u>	<u>48,466.38</u>	<u>6,140.31</u>	<u>184,800.40</u>
	Net Income	<u>1,124.42</u>	<u>-10,983.59</u>	<u>12,108.01</u>	<u>38,410.20</u>	<u>43,933.82</u>	<u>-5,523.62</u>	<u>0.00</u>