

**Balance Sheet**

Portfolios: Victoria Park II POA, Inc.

As of: 04/30/2022

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Number	Account Name	Balance
	<b>ASSETS</b>	
	<b>Cash</b>	
1010	Cash Operating account	152,148.13
	<b>RESERVE ASSETS - CASH</b>	
2010	Cash Reserves account I	167,607.37
	<b>Total RESERVE ASSETS - CASH</b>	<b>167,607.37</b>
	<b>Total Cash</b>	<b>319,755.50</b>
	<b>OPERATING ASSETS</b>	
1310	Accounts Receivable	10,291.98
	<b>Total OPERATING ASSETS</b>	<b>10,291.98</b>
	<b>TOTAL ASSETS</b>	<b>330,047.48</b>
	<b>LIABILITIES &amp; CAPITAL</b>	
	<b>Liabilities</b>	
3310	Prepaid Maintenance Fees	29,270.95
	<b>DEFERRED LIABILITY REPLACEMENT</b>	
5010	Pooled Replacement Funds	167,601.47
5290	Replacement - Interest Unallocated	5.90
	<b>Total DEFERRED LIABILITY REPLACEMENT</b>	<b>167,607.37</b>
	<b>Total Liabilities</b>	<b>196,878.32</b>
	<b>Capital</b>	
5510	Fund Balance	47,876.62
5520	Capital Contributions - Owners	39,250.00
	Calculated Retained Earnings	40,982.00
	Calculated Prior Years Retained Earnings	5,060.54
	<b>Total Capital</b>	<b>133,169.16</b>
	<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>330,047.48</b>

# Monthly Income Statement

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Portfolios: Victoria Park II POA, Inc.

Period Basis: Calendar

As of: Apr 2022

Additional Account Types: None

Accounting Basis: Accrual

Level of Detail: Detail View

Account N\ Account Name	MTD Actua	YTD Actual	YTD Budget	Annual Buc
<b>Income</b>				
6310 Maintenance Income Assessment	0.00	65,900.80	65,901.00	131,802.00
6315 Reserve Income Assessment	0.00	26,499.20	26,499.20	52,998.40
6329 Resale Income: Capital Contribution	0.00	1,500.00	0.00	0.00
6390 Reserve Interest Income	1.31	10.24	0.00	0.00
6420 Sales & Rentals: Application Fees Income	200.00	350.00	0.00	0.00
6520 Key Income: key fobs, pool keys	50.00	50.00	0.00	0.00
<b>Total Operating Income</b>	<b>251.31</b>	<b>94,310.24</b>	<b>92,400.20</b>	<b>184,800.40</b>
<b>Expense</b>				
<b>7000 ADMINISTRATIVE EXPENSES</b>				
7010 Management Fees	2,125.00	8,500.00	8,500.00	25,500.00
7140 Office Expenses	0.00	0.00	130.00	390.00
7160 Legal Fees	52.50	240.00	0.00	0.00
7161 Legal Fees - Collections	0.00	0.00	1,166.68	3,500.00
7170 Application Processing	75.00	200.00	366.68	1,100.00
7255 Corp Annual Report Fee	61.25	61.25	25.00	75.00
7270 Tax Review And Prep	0.00	0.00	133.36	400.00
7290 Website Administration	0.00	0.00	200.00	600.00
7295 Bad Debt Expense	0.00	0.00	333.36	1,000.00

7360	Social Events/ Activities	0.00	0.00	66.68	200.00
<b>7800</b>	<b>Total ADMINISTRATIVE EXPENSES</b>	<b>2,313.75</b>	<b>9,001.25</b>	<b>10,921.76</b>	<b>32,765.00</b>
7810	Insurance Expense	0.00	0.00	2,833.36	8,500.00
<b>8000</b>	<b>Total INSURANCE EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>2,833.36</b>	<b>8,500.00</b>
8140	BUILDING EXPENSE	612.85	1,251.45	0.00	0.00
8152	Janitorial Contract	0.00	0.00	833.36	2,500.00
	Holiday Lighting				
<b>85100</b>	<b>Total BUILDING EXPENSE</b>	<b>612.85</b>	<b>1,251.45</b>	<b>833.36</b>	<b>2,500.00</b>
8808	LANDSCAPE EXPENSES	0.00	960.00	1,500.00	4,500.00
	Lake Maintenance				
<b>8600</b>	<b>Total LANDSCAPE EXPENSES</b>	<b>0.00</b>	<b>960.00</b>	<b>1,500.00</b>	<b>4,500.00</b>
8630	GROUND EXPENSES	0.00	0.00	1,500.00	4,500.00
8650	Plants/Trees Replacement VP2	0.00	0.00	333.36	1,000.00
8651	Grounds Lighting Repairs VP2	0.00	345.00	666.68	2,000.00
8652	Grounds & Maintenance VP1	0.00	3,645.00	6,333.36	19,000.00
8738	Grounds & Maintenance VP2	0.00	1,490.00	4,000.00	12,000.00
8755	Mailbox Maintenance	0.00	207.00	333.36	1,000.00
8990	Dock Expenses	0.00	745.45	2,012.36	6,037.00
	Contingency - Building & Grounds Expenses				
<b>8800</b>	<b>Total GROUND EXPENSES</b>	<b>0.00</b>	<b>6,432.45</b>	<b>15,179.12</b>	<b>45,537.00</b>
8815	LAKE & FOUNTAIN EXPENSES	320.00	320.00	0.00	0.00
	Lake FOUNTAIN: Maintenance Contract				
<b>8850</b>	<b>Total LAKE &amp; FOUNTAIN EXPENSES</b>	<b>320.00</b>	<b>320.00</b>	<b>0.00</b>	<b>0.00</b>
8851	POOL EXPENSES	500.00	3,667.80	7,333.36	22,000.00
8856	Pool: Monthly Maintenance	0.00	574.80	1,000.00	3,000.00
8858	Pool: Security	63.48	413.48	500.00	1,500.00
	Pool: Other Expenses				
<b>8900</b>	<b>Total POOL EXPENSES</b>	<b>563.48</b>	<b>4,656.08</b>	<b>8,833.36</b>	<b>26,500.00</b>
8910-11	UTILITIES				
	Electricity VP1		21.13	33.36	100.00

8910-12	Electricity VP2	761.08	3,152.84	2,133.36	6,400.00
8920	Cable/ Internet	191.60	191.60	0.00	0.00
8930	Water/ Sewer	0.00	832.00	1,666.68	5,000.00
	<b>Total UTILITIES</b>	<b>952.68</b>	<b>4,197.57</b>	<b>3,833.40</b>	<b>11,500.00</b>
<b>9900</b>	<b>Reserves Funding</b>				
9910	Pooled Reserve Funding	0.00	26,499.20	26,499.20	52,998.40
9990	Reserve Interest Funding	1.31	10.24	0.00	0.00
	<b>Total Reserves Funding</b>	<b>1.31</b>	<b>26,509.44</b>	<b>26,499.20</b>	<b>52,998.40</b>
	<b>Total Operating Expense</b>	<b>4,764.07</b>	<b>53,328.24</b>	<b>70,433.56</b>	<b>184,800.40</b>
	Total Operating Income	251.31	94,310.24	92,400.20	184,800.40
	Total Operating Expense	4,764.07	53,328.24	70,433.56	184,800.40
	<b>NOI - Net Operating Income</b>	<b>-4,512.76</b>	<b>40,982.00</b>	<b>21,966.64</b>	<b>0.00</b>
	Total Income	251.31	94,310.24	92,400.20	184,800.40
	Total Expense	4,764.07	53,328.24	70,433.56	184,800.40
	<b>Net Income</b>	<b>-4,512.76</b>	<b>40,982.00</b>	<b>21,966.64</b>	<b>0.00</b>