

Balance Sheet

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

As of: 05/31/2022

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	142,962.64
RESERVE ASSETS - CASH		
2010	Cash Reserves account I	167,610.21
Total RESERVE ASSETS - CASH		167,610.21
Total Cash		310,572.85
OPERATING ASSETS		
1310	Accounts Receivable	9,472.50
Total OPERATING ASSETS		9,472.50
TOTAL ASSETS		320,045.35
LIABILITIES & CAPITAL		
Liabilities		
3010	Accounts Payable	7,101.12
3310	Prepaid Maintenance Fees	30,101.47
DEFERRED LIABILITY REPLACEMENT		
5010	Pooled Replacement Funds	162,223.07
5290	Replacement - Interest Unallocated	8.74
Total DEFERRED LIABILITY REPLACEMENT		162,231.81
Total Liabilities		199,434.40
Capital		
5510	Fund Balance	47,876.62
5520	Capital Contributions - Owners	39,250.00
	Calculated Retained Earnings	28,223.79
	Calculated Prior Years Retained Earnings	5,260.54
Total Capital		120,610.95
TOTAL LIABILITIES & CAPITAL		320,045.35

Monthly Income Statement

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

Period Basis: Calendar

As of: May 2022

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	0.00	0.00	0.00	65,900.80	65,901.00	-0.20	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	0.00	0.00	0.00	1,500.00	0.00	1,500.00	0.00
6390	Reserve Interest Income	2.84	0.00	2.84	13.08	0.00	13.08	0.00
6420	Sales & Rentals: Application Fees Income	350.00	0.00	350.00	700.00	0.00	700.00	0.00
6520	Key Income: key fobs, pool keys	0.00	0.00	0.00	50.00	0.00	50.00	0.00
Total Operating Income		352.84	0.00	352.84	94,663.08	92,400.20	2,262.88	184,800.40
Expense								
7000	ADMINISTRATIVE EXPENSES							
7010	Management Fees	2,075.00	2,125.00	50.00	10,575.00	10,625.00	50.00	25,500.00
7140	Office Expenses	75.00	32.50	-42.50	75.00	162.50	87.50	390.00
7160	Legal Fees	0.00	0.00	0.00	187.50	0.00	-187.50	0.00
7161	Legal Fees - Collections	0.00	291.67	291.67	52.50	1,458.35	1,405.85	3,500.00
7170	Application Processing	0.00	91.67	91.67	200.00	458.35	258.35	1,100.00
7255	Corp Annual Report Fee	0.00	6.25	6.25	61.25	31.25	-30.00	75.00
7270	Tax Review And Prep	0.00	33.33	33.33	0.00	166.69	166.69	400.00
7290	Website Administration	0.00	50.00	50.00	0.00	250.00	250.00	600.00
7295	Bad Debt Expense	0.00	83.33	83.33	0.00	416.69	416.69	1,000.00
7360	Social Events/ Activities	0.00	16.67	16.67	0.00	83.35	83.35	200.00
Total ADMINISTRATIVE EXPENSES		2,150.00	2,730.42	580.42	11,151.25	13,652.18	2,500.93	32,765.00
7800	INSURANCE EXPENSES							
7810	Insurance Expense	0.00	708.33	708.33	0.00	3,541.69	3,541.69	8,500.00

Monthly Income Statement

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Total INSURANCE EXPENSES	0.00	708.33	708.33	0.00	3,541.69	3,541.69	8,500.00
8000	BUILDING EXPENSE							
8140	Janitorial Contract	664.16	0.00	-664.16	1,915.61	0.00	-1,915.61	0.00
8152	Holiday Lighting	0.00	208.33	208.33	0.00	1,041.69	1,041.69	2,500.00
	Total BUILDING EXPENSE	664.16	208.33	-455.83	1,915.61	1,041.69	-873.92	2,500.00
8600	GROUND EXPENSES							
8630	Plants/Trees Replacement VP2	0.00	375.00	375.00	0.00	1,875.00	1,875.00	4,500.00
8650	Grounds Lighting Repairs VP2	0.00	83.33	83.33	1,092.95	416.69	-676.26	1,000.00
8651	Grounds & Maintenance VP1	0.00	166.67	166.67	345.00	833.35	488.35	2,000.00
8652	Grounds & Maintenance VP2	2,660.00	1,583.33	-1,076.67	6,305.00	7,916.69	1,611.69	19,000.00
8738	Mailbox Maintenance	0.00	1,000.00	1,000.00	1,490.00	5,000.00	3,510.00	12,000.00
8755	Dock Expenses	0.00	83.33	83.33	207.00	416.69	209.69	1,000.00
8990	Contingency - Building & Grounds Expenses	0.00	503.08	503.08	745.45	2,515.44	1,769.99	6,037.00
	Total GROUND EXPENSES	2,660.00	3,794.74	1,134.74	10,185.40	18,973.86	8,788.46	45,537.00
8800	LAKE & FOUNTAIN EXPENSES							
8808	Lake Maintenance	4,454.18	375.00	-4,079.18	5,829.18	1,875.00	-3,954.18	4,500.00
	Total LAKE & FOUNTAIN EXPENSES	4,454.18	375.00	-4,079.18	5,829.18	1,875.00	-3,954.18	4,500.00
8850	POOL EXPENSES							
8851	Pool: Monthly Maintenance	450.00	1,833.33	1,383.33	4,237.80	9,166.69	4,928.89	22,000.00
8856	Pool: Security	0.00	250.00	250.00	799.80	1,250.00	450.20	3,000.00
8858	Pool: Other Expenses	0.00	125.00	125.00	413.48	625.00	211.52	1,500.00
	Total POOL EXPENSES	450.00	2,208.33	1,758.33	5,451.08	11,041.69	5,590.61	26,500.00
8900	UTILITIES							
8910-11	Electricity VP1	14.80	8.33	-6.47	35.93	41.69	5.76	100.00
8910-12	Electricity VP2	922.97	533.33	-389.64	4,075.81	2,666.69	-1,409.12	6,400.00
8920	Cable/ Internet	191.60	0.00	-191.60	383.20	0.00	-383.20	0.00

Monthly Income Statement

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
8930	Water/ Sewer	67.55	416.67	349.12	899.55	2,083.35	1,183.80	5,000.00
	Total UTILITIES	1,196.92	958.33	-238.59	5,394.49	4,791.73	-602.76	11,500.00
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	2.84	0.00	-2.84	13.08	0.00	-13.08	0.00
	Total Reserves Funding	2.84	0.00	-2.84	26,512.28	26,499.20	-13.08	52,998.40
	Total Operating Expense	11,578.10	10,983.48	-594.62	66,439.29	81,417.04	14,977.75	184,800.40
	Total Operating Income	352.84	0.00	352.84	94,663.08	92,400.20	2,262.88	184,800.40
	Total Operating Expense	11,578.10	10,983.48	-594.62	66,439.29	81,417.04	14,977.75	184,800.40
	NOI - Net Operating Income	-11,225.26	-10,983.48	-241.78	28,223.79	10,983.16	17,240.63	0.00
	Total Income	352.84	0.00	352.84	94,663.08	92,400.20	2,262.88	184,800.40
	Total Expense	11,578.10	10,983.48	-594.62	66,439.29	81,417.04	14,977.75	184,800.40
	Net Income	-11,225.26	-10,983.48	-241.78	28,223.79	10,983.16	17,240.63	0.00