

Balance Sheet

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

As of: 06/30/2022

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 | 153,361.35 |
| RESERVE ASSETS - CASH | | |
| 2010 | Cash Reserves account I | 162,228.97 |
| Total RESERVE ASSETS - CASH | | 162,228.97 |
| Total Cash | | 315,590.32 |
| OPERATING ASSETS | | |
| 1310 | Accounts Receivable | 7,585.00 |
| 1610 | Prepaid Insurance | 8,197.35 |
| Total OPERATING ASSETS | | 15,782.35 |
| TOTAL ASSETS | | 331,372.67 |
| LIABILITIES & CAPITAL | | |
| Liabilities | | |
| 3310 | Prepaid Maintenance Fees | 51,351.67 |
| DEFERRED LIABILITY REPLACEMENT | | |
| 5010 | Pooled Replacement Funds | 162,223.07 |
| 5290 | Replacement - Interest Unallocated | 5.90 |
| Total DEFERRED LIABILITY REPLACEMENT | | 162,228.97 |
| Total Liabilities | | 213,580.64 |
| Capital | | |
| 5510 | Fund Balance | 47,876.62 |
| 5520 | Capital Contributions - Owners | 41,162.50 |
| | Calculated Retained Earnings | 23,492.37 |
| | Calculated Prior Years Retained Earnings | 5,260.54 |
| Total Capital | | 117,792.03 |
| TOTAL LIABILITIES & CAPITAL | | 331,372.67 |

Monthly Income Statement

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

Period Basis: Calendar

As of: Jun 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 | 750.00 | 0.00 | 750.00 | 2,250.00 | 0.00 | 2,250.00 | 0.00 |
| 6390 | Reserve Interest Income | 0.00 | 0.00 | 0.00 | 10.24 | 0.00 | 10.24 | 0.00 |
| 6420 | Sales & Rentals: Application Fees Income | 0.00 | 0.00 | 0.00 | 700.00 | 0.00 | 700.00 | 0.00 |
| 6520 | Key Income: key fobs, pool keys | 100.00 | 0.00 | 100.00 | 150.00 | 0.00 | 150.00 | 0.00 |
| | Total Operating Income | 850.00 | 0.00 | 850.00 | 95,510.24 | 92,400.20 | 3,110.04 | 184,800.40 |
| Expense | | | | | | | | |
| 7000 | ADMINISTRATIVE EXPENSES | | | | | | | |
| 7010 | Management Fees | 2,125.00 | 2,125.00 | 0.00 | 12,700.00 | 12,750.00 | 50.00 | 25,500.00 |
| 7140 | Office Expenses | 0.00 | 32.50 | 32.50 | 75.00 | 195.00 | 120.00 | 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 | 1,750.02 | 1,697.52 | 3,500.00 |
| 7170 | Application Processing | 75.00 | 91.67 | 16.67 | 275.00 | 550.02 | 275.02 | 1,100.00 |
| 7255 | Corp Annual Report Fee | 0.00 | 6.25 | 6.25 | 61.25 | 37.50 | -23.75 | 75.00 |
| 7270 | Tax Review And Prep | 0.00 | 33.33 | 33.33 | 0.00 | 200.02 | 200.02 | 400.00 |
| 7290 | Website Administration | 0.00 | 50.00 | 50.00 | 0.00 | 300.00 | 300.00 | 600.00 |
| 7295 | Bad Debt Expense | 0.00 | 83.33 | 83.33 | 0.00 | 500.02 | 500.02 | 1,000.00 |
| 7360 | Social Events/ Activities | 0.00 | 16.67 | 16.67 | 0.00 | 100.02 | 100.02 | 200.00 |
| | Total ADMINISTRATIVE EXPENSES | 2,200.00 | 2,730.42 | 530.42 | 13,351.25 | 16,382.60 | 3,031.35 | 32,765.00 |
| 7800 | INSURANCE EXPENSES | | | | | | | |
| 7810 | Insurance Expense | 0.00 | 708.33 | 708.33 | 0.00 | 4,250.02 | 4,250.02 | 8,500.00 |
| | Total INSURANCE EXPENSES | 0.00 | 708.33 | 708.33 | 0.00 | 4,250.02 | 4,250.02 | 8,500.00 |

Monthly Income Statement

| Account Number | Account Name | MTD Actual | MTD Budget | MTD \$ Var. | YTD Actual | YTD Budget | YTD \$ Var. | Annual Budget |
|----------------|---|-----------------|-----------------|-----------------|------------------|------------------|------------------|------------------|
| 8000 | BUILDING EXPENSE | | | | | | | |
| 8140 | Janitorial Contract | 578.44 | 0.00 | -578.44 | 2,494.05 | 0.00 | -2,494.05 | 0.00 |
| 8152 | Holiday Lighting | 0.00 | 208.33 | 208.33 | 0.00 | 1,250.02 | 1,250.02 | 2,500.00 |
| | Total BUILDING EXPENSE | <u>578.44</u> | <u>208.33</u> | <u>-370.11</u> | <u>2,494.05</u> | <u>1,250.02</u> | <u>-1,244.03</u> | <u>2,500.00</u> |
| 8600 | GROUND EXPENSES | | | | | | | |
| 8630 | Plants/Trees Replacement VP2 | 0.00 | 375.00 | 375.00 | 0.00 | 2,250.00 | 2,250.00 | 4,500.00 |
| 8650 | Grounds Lighting Repairs VP2 | 73.66 | 83.33 | 9.67 | 1,166.61 | 500.02 | -666.59 | 1,000.00 |
| 8651 | Grounds & Maintenance VP1 | 0.00 | 166.67 | 166.67 | 345.00 | 1,000.02 | 655.02 | 2,000.00 |
| 8652 | Grounds & Maintenance VP2 | 0.00 | 1,583.33 | 1,583.33 | 6,305.00 | 9,500.02 | 3,195.02 | 19,000.00 |
| 8738 | Mailbox Maintenance | 0.00 | 1,000.00 | 1,000.00 | 1,490.00 | 6,000.00 | 4,510.00 | 12,000.00 |
| 8755 | Dock Expenses | 0.00 | 83.33 | 83.33 | 207.00 | 500.02 | 293.02 | 1,000.00 |
| 8990 | Contingency - Building & Grounds Expenses | 0.00 | 503.08 | 503.08 | 745.45 | 3,018.52 | 2,273.07 | 6,037.00 |
| | Total GROUND EXPENSES | <u>73.66</u> | <u>3,794.74</u> | <u>3,721.08</u> | <u>10,259.06</u> | <u>22,768.60</u> | <u>12,509.54</u> | <u>45,537.00</u> |
| 8800 | LAKE & FOUNTAIN EXPENSES | | | | | | | |
| 8808 | Lake Maintenance | 320.00 | 375.00 | 55.00 | 6,149.18 | 2,250.00 | -3,899.18 | 4,500.00 |
| | Total LAKE & FOUNTAIN EXPENSES | <u>320.00</u> | <u>375.00</u> | <u>55.00</u> | <u>6,149.18</u> | <u>2,250.00</u> | <u>-3,899.18</u> | <u>4,500.00</u> |
| 8850 | POOL EXPENSES | | | | | | | |
| 8851 | Pool: Monthly Maintenance | 570.00 | 1,833.33 | 1,263.33 | 4,807.80 | 11,000.02 | 6,192.22 | 22,000.00 |
| 8856 | Pool: Security | 984.40 | 250.00 | -734.40 | 1,784.20 | 1,500.00 | -284.20 | 3,000.00 |
| 8858 | Pool: Other Expenses | 500.00 | 125.00 | -375.00 | 913.48 | 750.00 | -163.48 | 1,500.00 |
| | Total POOL EXPENSES | <u>2,054.40</u> | <u>2,208.33</u> | <u>153.93</u> | <u>7,505.48</u> | <u>13,250.02</u> | <u>5,744.54</u> | <u>26,500.00</u> |
| 8900 | UTILITIES | | | | | | | |
| 8910-11 | Electricity VP1 | 4.66 | 8.33 | 3.67 | 25.79 | 50.02 | 24.23 | 100.00 |
| 8910-12 | Electricity VP2 | 9.46 | 533.33 | 523.87 | 4,085.27 | 3,200.02 | -885.25 | 6,400.00 |
| 8920 | Cable/ Internet | 191.60 | 0.00 | -191.60 | 574.80 | 0.00 | -574.80 | 0.00 |
| 8930 | Water/ Sewer | 164.00 | 416.67 | 252.67 | 1,063.55 | 2,500.02 | 1,436.47 | 5,000.00 |
| | Total UTILITIES | <u>369.72</u> | <u>958.33</u> | <u>588.61</u> | <u>5,749.41</u> | <u>5,750.06</u> | <u>0.65</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 | 0.00 | 0.00 | 0.00 | 10.24 | 0.00 | -10.24 | 0.00 |
| | Total Reserves Funding | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>26,509.44</u> | <u>26,499.20</u> | <u>-10.24</u> | <u>52,998.40</u> |

Monthly Income Statement

| Account Number | Account Name | MTD Actual | MTD Budget | MTD \$ Var. | YTD Actual | YTD Budget | YTD \$ Var. | Annual Budget |
|----------------|----------------------------|------------|------------|-------------|------------|------------|-------------|---------------|
| | Total Operating Expense | 5,596.22 | 10,983.48 | 5,387.26 | 72,017.87 | 92,400.52 | 20,382.65 | 184,800.40 |
| | Total Operating Income | 850.00 | 0.00 | 850.00 | 95,510.24 | 92,400.20 | 3,110.04 | 184,800.40 |
| | Total Operating Expense | 5,596.22 | 10,983.48 | 5,387.26 | 72,017.87 | 92,400.52 | 20,382.65 | 184,800.40 |
| | NOI - Net Operating Income | -4,746.22 | -10,983.48 | 6,237.26 | 23,492.37 | -0.32 | 23,492.69 | 0.00 |
| | Total Income | 850.00 | 0.00 | 850.00 | 95,510.24 | 92,400.20 | 3,110.04 | 184,800.40 |
| | Total Expense | 5,596.22 | 10,983.48 | 5,387.26 | 72,017.87 | 92,400.52 | 20,382.65 | 184,800.40 |
| | Net Income | -4,746.22 | -10,983.48 | 6,237.26 | 23,492.37 | -0.32 | 23,492.69 | 0.00 |