

Balance Sheet

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

As of: 07/31/2022

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 | 176,828.07 |
| RESERVE ASSETS - CASH | | |
| 2010 | Cash Reserves account I | 162,237.28 |
| Total RESERVE ASSETS - CASH | | 162,237.28 |
| Total Cash | | 339,065.35 |
| OPERATING ASSETS | | |
| 1310 | Accounts Receivable | 25,354.19 |
| 1610 | Prepaid Insurance | 8,197.35 |
| Total OPERATING ASSETS | | 33,551.54 |
| TOTAL ASSETS | | 372,616.89 |
| | | |
| LIABILITIES & CAPITAL | | |
| Liabilities | | |
| 3310 | Prepaid Maintenance Fees | 6,124.25 |
| DEFERRED LIABILITY REPLACEMENT | | |
| 5010 | Pooled Replacement Funds | 188,722.27 |
| 5290 | Replacement - Interest Unallocated | 14.21 |
| Total DEFERRED LIABILITY REPLACEMENT | | 188,736.48 |
| Total Liabilities | | 194,860.73 |
| Capital | | |
| 5510 | Fund Balance | 47,876.62 |
| 5520 | Capital Contributions - Owners | 41,162.50 |
| | Calculated Retained Earnings | 83,456.50 |
| | Calculated Prior Years Retained Earnings | 5,260.54 |
| Total Capital | | 177,756.16 |
| TOTAL LIABILITIES & CAPITAL | | 372,616.89 |

Monthly Income Statement

Exported On: 08/16/2022 12:40 PM

Properties: **Victoria Park II POA, Inc. - JULY 2022**

Period Basis: Calendar

As of: Jul 2022

Additional Account Types: None

Accounting Basis: Accrual

Level of Detail: Detail View

| Accou Account Name | MTD Actual | MTD Budg | YTD Actua | YTD Budget | Annual Budget |
|---|------------------|------------------|-------------------|-------------------|-------------------|
| Income | | | | | |
| 6310 Maintenance Income Assessment | 65,900.80 | 65,901.00 | 131,801.60 | 131,802.00 | 131,802.00 |
| 6315 Reserve Income Assessment | 26,499.20 | 26,499.20 | 52,998.40 | 52,998.40 | 52,998.40 |
| 6329 Resale Income: Capital Contribution | 0.00 | 0.00 | 2,250.00 | 0.00 | 0.00 |
| 6390 Reserve Interest Income | 2.75 | 0.00 | 18.55 | 0.00 | 0.00 |
| 6420 Sales & Rentals: Application Fees Inco | 400.00 | 0.00 | 1,100.00 | 0.00 | 0.00 |
| 6520 Key Income: key fobs, pool keys | 0.00 | 0.00 | 150.00 | 0.00 | 0.00 |
| 6990 Other Income | 1,000.00 | 0.00 | 1,000.00 | 0.00 | 0.00 |
| Total Operating Income | 93,802.75 | 92,400.20 | 189,318.55 | 184,800.40 | 184,800.40 |
| Expense | | | | | |
| 7000 ADMINISTRATIVE EXPENSES | | | | | |
| 7010 Management Fees | 2,125.00 | 2,125.00 | 14,825.00 | 14,875.00 | 25,500.00 |
| 7140 Office Expenses | 0.00 | 32.50 | 75.00 | 227.50 | 390.00 |
| 7160 Legal Fees | 300.00 | 0.00 | 487.50 | 0.00 | 0.00 |
| 7161 Legal Fees - Collections | 0.00 | 291.67 | 52.50 | 2,041.69 | 3,500.00 |
| 7170 Application Processing | 125.00 | 91.67 | 400.00 | 641.69 | 1,100.00 |
| 7255 Corp Annual Report Fee | 0.00 | 6.25 | 61.25 | 43.75 | 75.00 |
| 7270 Tax Review And Prep | 0.00 | 33.33 | 0.00 | 233.35 | 400.00 |
| 7290 Website Administration | 0.00 | 50.00 | 0.00 | 350.00 | 600.00 |

| | | | | | | |
|-------------|---|-----------------|-----------------|------------------|------------------|------------------|
| 7295 | Bad Debt Expense | 0.00 | 83.33 | 0.00 | 583.35 | 1,000.00 |
| 7360 | Social Events/ Activities | 0.00 | 16.67 | 0.00 | 116.69 | 200.00 |
| | Total ADMINISTRATIVE EXPENSES | 2,550.00 | 2,730.42 | 15,901.25 | 19,113.02 | 32,765.00 |
| 7800 | INSURANCE EXPENSES | | | | | |
| 7810 | Insurance Expense | 708.33 | 708.33 | 4,958.35 | 4,958.35 | 8,500.00 |
| | Total INSURANCE EXPENSES | 708.33 | 708.33 | 4,958.35 | 4,958.35 | 8,500.00 |
| 8000 | BUILDING EXPENSE | | | | | |
| 8140 | Janitorial Contract | 637.37 | 0.00 | 3,131.42 | 0.00 | 0.00 |
| 8152 | Holiday Lighting | 0.00 | 208.33 | 0.00 | 1,458.35 | 2,500.00 |
| | Total BUILDING EXPENSE | 637.37 | 208.33 | 3,131.42 | 1,458.35 | 2,500.00 |
| 8600 | GROUND EXPENSES | | | | | |
| 8630 | Plants/Trees Replacement VP2 | 0.00 | 375.00 | 0.00 | 2,625.00 | 4,500.00 |
| 8650 | Grounds Lighting Repairs VP2 | 0.00 | 83.33 | 1,166.61 | 583.35 | 1,000.00 |
| 8651 | Grounds & Maintenance VP1 | 0.00 | 166.67 | 345.00 | 1,166.69 | 2,000.00 |
| 8652 | Grounds & Maintenance VP2 | 52.04 | 1,583.33 | 6,357.04 | 11,083.35 | 19,000.00 |
| 8738 | Mailbox Maintenance | 2,515.00 | 1,000.00 | 4,005.00 | 7,000.00 | 12,000.00 |
| 8755 | Dock Expenses | 0.00 | 83.33 | 207.00 | 583.35 | 1,000.00 |
| 8990 | Contingency - Building & Grounds E | 215.07 | 503.08 | 960.52 | 3,521.60 | 6,037.00 |
| | Total GROUND EXPENSES | 2,782.11 | 3,794.74 | 13,041.17 | 26,563.34 | 45,537.00 |
| 8800 | LAKE & FOUNTAIN EXPENSES | | | | | |
| 8808 | Lake Maintenance | 320.00 | 375.00 | 6,469.18 | 2,625.00 | 4,500.00 |
| | Total LAKE & FOUNTAIN EXPENSES | 320.00 | 375.00 | 6,469.18 | 2,625.00 | 4,500.00 |
| 8850 | POOL EXPENSES | | | | | |
| 8851 | Pool: Monthly Maintenance | 450.00 | 1,833.33 | 5,257.80 | 12,833.35 | 22,000.00 |
| 8856 | Pool: Security | 0.00 | 250.00 | 1,784.20 | 1,750.00 | 3,000.00 |
| 8858 | Pool: Other Expenses | 0.00 | 125.00 | 913.48 | 875.00 | 1,500.00 |
| | Total POOL EXPENSES | 450.00 | 2,208.33 | 7,955.48 | 15,458.35 | 26,500.00 |
| 8900 | UTILITIES | | | | | |
| 8910-1 | Electricity VP1 | 9.22 | 8.33 | 49.81 | 58.35 | 100.00 |
| 8910-1 | Electricity VP2 | 333.78 | 533.33 | 4,419.05 | 3,733.35 | 6,400.00 |
| 8920 | Cable/ Internet | 191.60 | 0.00 | 766.40 | 0.00 | 0.00 |

| | | | | | | |
|------|-----------------------------------|------------------|------------------|-------------------|-------------------|-------------------|
| 8930 | Water/ Sewer | 47.79 | 416.67 | 1,111.34 | 2,916.69 | 5,000.00 |
| | Total UTILITIES | 582.39 | 958.33 | 6,346.60 | 6,708.39 | 11,500.00 |
| 9900 | Reserves Funding | | | | | |
| 9910 | Pooled Reserve Funding | 26,499.20 | 26,499.20 | 52,998.40 | 52,998.40 | 52,998.40 |
| 9990 | Reserve Interest Funding | 2.75 | 0.00 | 18.55 | 0.00 | 0.00 |
| | Total Reserves Funding | 26,501.95 | 26,499.20 | 53,016.95 | 52,998.40 | 52,998.40 |
| | Total Operating Expense | 33,823.82 | 37,482.68 | 105,862.05 | 129,883.20 | 184,800.40 |
| | Total Operating Income | 93,802.75 | 92,400.20 | 189,318.55 | 184,800.40 | 184,800.40 |
| | Total Operating Expense | 34,532.15 | 37,482.68 | 110,820.40 | 129,883.20 | 184,800.40 |
| | NOI - Net Operating Income | 59,270.60 | 54,917.52 | 78,498.15 | 54,917.20 | 0.00 |