

## Balance Sheet

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

As of: 08/31/2022

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	178,705.68
<b>RESERVE ASSETS - CASH</b>		
2010	Cash Reserves account I	162,242.34
<b>Total RESERVE ASSETS - CASH</b>		<b>162,242.34</b>
<b>Total Cash</b>		<b>340,948.02</b>
<b>OPERATING ASSETS</b>		
1310	Accounts Receivable	14,982.71
<b>Total OPERATING ASSETS</b>		<b>14,982.71</b>
<b>RESERVE ASSETS</b>		
2030	Due From (To) Operating	26,499.20
<b>Total RESERVE ASSETS</b>		<b>26,499.20</b>
<b>TOTAL ASSETS</b>		<b>382,429.93</b>
<b>LIABILITIES &amp; CAPITAL</b>		
<b>Liabilities</b>		
3010	Accounts Payable	27.76
3030	Due (From) To Reserves	26,499.20
3310	Prepaid Maintenance Fees	4,467.96
<b>DEFERRED LIABILITY REPLACEMENT</b>		
5010	Pooled Replacement Funds	188,722.27
5290	Replacement - Interest Unallocated	19.27
<b>Total DEFERRED LIABILITY REPLACEMENT</b>		<b>188,741.54</b>
<b>Total Liabilities</b>		<b>219,736.46</b>
<b>Capital</b>		
5510	Fund Balance	47,876.62
5520	Capital Contributions - Owners	41,912.50
	Calculated Retained Earnings	67,643.81
	Calculated Prior Years Retained Earnings	5,260.54
<b>Total Capital</b>		<b>162,693.47</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>		<b>382,429.93</b>

## Monthly Income Statement

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

**Period Basis:** Calendar

**As of:** Aug 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
<b>Income</b>								
6310	Maintenance Income Assessment	0.40	0.00	0.40	131,802.00	131,802.00	0.00	131,802.00
6315	Reserve Income Assessment	0.00	0.00	0.00	52,998.40	52,998.40	0.00	52,998.40
6329	Resale Income: Capital Contribution	0.00	0.00	0.00	2,250.00	0.00	2,250.00	0.00
6390	Reserve Interest Income	5.06	0.00	5.06	23.61	0.00	23.61	0.00
6410	Owner's Interest & Late Fees	378.16	0.00	378.16	378.16	0.00	378.16	0.00
6420	Sales & Rentals: Application Fees Income	1,200.00	0.00	1,200.00	2,300.00	0.00	2,300.00	0.00
6520	Key Income: key fobs, pool keys	0.00	0.00	0.00	150.00	0.00	150.00	0.00
6990	Other Income	0.00	0.00	0.00	1,000.00	0.00	1,000.00	0.00
<b>Total Operating Income</b>		<b>1,583.62</b>	<b>0.00</b>	<b>1,583.62</b>	<b>190,902.17</b>	<b>184,800.40</b>	<b>6,101.77</b>	<b>184,800.40</b>
<b>Expense</b>								
<b>7000</b>	<b>ADMINISTRATIVE EXPENSES</b>							
7010	Management Fees	2,125.00	2,125.00	0.00	16,950.00	17,000.00	50.00	25,500.00
7140	Office Expenses	0.40	32.50	32.10	75.40	260.00	184.60	390.00
7160	Legal Fees	0.00	0.00	0.00	487.50	0.00	-487.50	0.00
7161	Legal Fees - Collections	0.00	291.67	291.67	52.50	2,333.36	2,280.86	3,500.00
7170	Application Processing	300.00	91.67	-208.33	700.00	733.36	33.36	1,100.00
7255	Corp Annual Report Fee	0.00	6.25	6.25	61.25	50.00	-11.25	75.00
7270	Tax Review And Prep	400.00	33.33	-366.67	400.00	266.68	-133.32	400.00
7290	Website Administration	0.00	50.00	50.00	0.00	400.00	400.00	600.00
7295	Bad Debt Expense	0.00	83.33	83.33	0.00	666.68	666.68	1,000.00
7360	Social Events/ Activities	0.00	16.67	16.67	0.00	133.36	133.36	200.00
<b>Total ADMINISTRATIVE</b>		<b>2,825.40</b>	<b>2,730.42</b>	<b>-94.98</b>	<b>18,726.65</b>	<b>21,843.44</b>	<b>3,116.79</b>	<b>32,765.00</b>

## Monthly Income Statement

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>EXPENSES</b>								
<b>7800</b>	<b>INSURANCE EXPENSES</b>							
7810	Insurance Expense	0.00	708.33	708.33	8,197.35	5,666.68	-2,530.67	8,500.00
	<b>Total INSURANCE EXPENSES</b>	<b>0.00</b>	<b>708.33</b>	<b>708.33</b>	<b>8,197.35</b>	<b>5,666.68</b>	<b>-2,530.67</b>	<b>8,500.00</b>
<b>8000</b>	<b>BUILDING EXPENSE</b>							
8140	Janitorial Contract	664.16	0.00	-664.16	3,795.58	0.00	-3,795.58	0.00
8152	Holiday Lighting	0.00	208.33	208.33	0.00	1,666.68	1,666.68	2,500.00
8410	Pest Control Contract	425.00	0.00	-425.00	425.00	0.00	-425.00	0.00
	<b>Total BUILDING EXPENSE</b>	<b>1,089.16</b>	<b>208.33</b>	<b>-880.83</b>	<b>4,220.58</b>	<b>1,666.68</b>	<b>-2,553.90</b>	<b>2,500.00</b>
<b>8600</b>	<b>GROUND EXPENSES</b>							
8630	Plants/Trees Replacement VP2	0.00	375.00	375.00	0.00	3,000.00	3,000.00	4,500.00
8650	Grounds Lighting Repairs VP2	0.00	83.33	83.33	1,166.61	666.68	-499.93	1,000.00
8651	Grounds & Maintenance VP1	0.00	166.67	166.67	345.00	1,333.36	988.36	2,000.00
8652	Grounds & Maintenance VP2	2,660.00	1,583.33	-1,076.67	9,017.04	12,666.68	3,649.64	19,000.00
8738	Mailbox Maintenance	0.00	1,000.00	1,000.00	4,005.00	8,000.00	3,995.00	12,000.00
8755	Dock Expenses	0.00	83.33	83.33	207.00	666.68	459.68	1,000.00
8990	Contingency - Building & Grounds Expenses	50.00	503.08	453.08	1,010.52	4,024.68	3,014.16	6,037.00
	<b>Total GROUND EXPENSES</b>	<b>2,710.00</b>	<b>3,794.74</b>	<b>1,084.74</b>	<b>15,751.17</b>	<b>30,358.08</b>	<b>14,606.91</b>	<b>45,537.00</b>
<b>8800</b>	<b>LAKE &amp; FOUNTAIN EXPENSES</b>							
8808	Lake Maintenance	520.00	375.00	-145.00	6,989.18	3,000.00	-3,989.18	4,500.00
	<b>Total LAKE &amp; FOUNTAIN EXPENSES</b>	<b>520.00</b>	<b>375.00</b>	<b>-145.00</b>	<b>6,989.18</b>	<b>3,000.00</b>	<b>-3,989.18</b>	<b>4,500.00</b>
<b>8850</b>	<b>POOL EXPENSES</b>							
8851	Pool: Monthly Maintenance	450.00	1,833.33	1,383.33	5,707.80	14,666.68	8,958.88	22,000.00
8856	Pool: Security	690.85	250.00	-440.85	2,475.05	2,000.00	-475.05	3,000.00
8858	Pool: Other Expenses	0.00	125.00	125.00	913.48	1,000.00	86.52	1,500.00
	<b>Total POOL EXPENSES</b>	<b>1,140.85</b>	<b>2,208.33</b>	<b>1,067.48</b>	<b>9,096.33</b>	<b>17,666.68</b>	<b>8,570.35</b>	<b>26,500.00</b>

## Monthly Income Statement

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>8900</b>	<b>UTILITIES</b>							
8910-11	Electricity VP1	18.32	8.33	-9.99	68.13	66.68	-1.45	100.00
8910-12	Electricity VP2	572.93	533.33	-39.60	4,991.98	4,266.68	-725.30	6,400.00
8920	Cable/ Internet	191.60	0.00	-191.60	958.00	0.00	-958.00	0.00
8930	Water/ Sewer	125.64	416.67	291.03	1,236.98	3,333.36	2,096.38	5,000.00
	<b>Total UTILITIES</b>	<b>908.49</b>	<b>958.33</b>	<b>49.84</b>	<b>7,255.09</b>	<b>7,666.72</b>	<b>411.63</b>	<b>11,500.00</b>
<b>9900</b>	<b>Reserves Funding</b>							
9910	Pooled Reserve Funding	0.00	0.00	0.00	52,998.40	52,998.40	0.00	52,998.40
9990	Reserve Interest Funding	5.06	0.00	-5.06	23.61	0.00	-23.61	0.00
	<b>Total Reserves Funding</b>	<b>5.06</b>	<b>0.00</b>	<b>-5.06</b>	<b>53,022.01</b>	<b>52,998.40</b>	<b>-23.61</b>	<b>52,998.40</b>
	<b>Total Operating Expense</b>	<b>9,198.96</b>	<b>10,983.48</b>	<b>1,784.52</b>	<b>123,258.36</b>	<b>140,866.68</b>	<b>17,608.32</b>	<b>184,800.40</b>
	Total Operating Income	1,583.62	0.00	1,583.62	190,902.17	184,800.40	6,101.77	184,800.40
	Total Operating Expense	9,198.96	10,983.48	1,784.52	123,258.36	140,866.68	17,608.32	184,800.40
	<b>NOI - Net Operating Income</b>	<b>-7,615.34</b>	<b>-10,983.48</b>	<b>3,368.14</b>	<b>67,643.81</b>	<b>43,933.72</b>	<b>23,710.09</b>	<b>0.00</b>
	Total Income	1,583.62	0.00	1,583.62	190,902.17	184,800.40	6,101.77	184,800.40
	Total Expense	9,198.96	10,983.48	1,784.52	123,258.36	140,866.68	17,608.32	184,800.40
	<b>Net Income</b>	<b>-7,615.34</b>	<b>-10,983.48</b>	<b>3,368.14</b>	<b>67,643.81</b>	<b>43,933.72</b>	<b>23,710.09</b>	<b>0.00</b>