

## Balance Sheet

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

As of: 09/30/2022

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	170,972.38
<b>RESERVE ASSETS - CASH</b>		
2010	Cash Reserves account I	162,273.63
<b>Total RESERVE ASSETS - CASH</b>		<b>162,273.63</b>
<b>Total Cash</b>		<b>333,246.01</b>
<b>OPERATING ASSETS</b>		
1310	Accounts Receivable	14,143.62
1410	Prepaid Expenses	2,125.00
<b>Total OPERATING ASSETS</b>		<b>16,268.62</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>376,013.83</b>
<b>LIABILITIES &amp; CAPITAL</b>		
<b>Liabilities</b>		
3010	Accounts Payable	686.14
3030	Due (From) To Reserves	26,499.20
3310	Prepaid Maintenance Fees	4,621.92
4012	Working Capital Contributions	750.00
<b>DEFERRED LIABILITY REPLACEMENT</b>		
5010	Pooled Replacement Funds	188,722.27
5290	Replacement - Interest Unallocated	50.56
<b>Total DEFERRED LIABILITY REPLACEMENT</b>		<b>188,772.83</b>
<b>Total Liabilities</b>		<b>221,330.09</b>
<b>Capital</b>		
5510	Fund Balance	47,876.62
5520	Capital Contributions - Owners	41,912.50
	Calculated Retained Earnings	59,634.08
	Calculated Prior Years Retained Earnings	5,260.54
<b>Total Capital</b>		<b>154,683.74</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>		<b>376,013.83</b>

## Monthly Income Statement

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

Period Basis: Calendar

As of: Sep 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	0.00	0.00	0.00	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	31.29	0.00	31.29	54.90	0.00	54.90	0.00
6410	Owner's Interest & Late Fees	298.55	0.00	298.55	676.71	0.00	676.71	0.00
6420	Sales & Rentals: Application Fees Income	100.00	0.00	100.00	2,400.00	0.00	2,400.00	0.00
6520	Key Income: key fobs, pool keys	50.00	0.00	50.00	200.00	0.00	200.00	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>479.84</b>	<b>0.00</b>	<b>479.84</b>	<b>191,382.01</b>	<b>184,800.40</b>	<b>6,581.61</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	19,075.00	19,125.00	50.00	25,500.00
7140	Office Expenses	0.00	32.50	32.50	75.40	292.50	217.10	390.00
7160	Legal Fees	112.50	0.00	-112.50	600.00	0.00	-600.00	0.00
7161	Legal Fees - Collections	0.00	291.66	291.66	52.50	2,625.02	2,572.52	3,500.00
7170	Application Processing	0.00	91.66	91.66	700.00	825.02	125.02	1,100.00
7255	Corp Annual Report Fee	0.00	6.25	6.25	61.25	56.25	-5.00	75.00
7270	Tax Review And Prep	0.00	33.33	33.33	400.00	300.01	-99.99	400.00
7290	Website Administration	0.00	50.00	50.00	0.00	450.00	450.00	600.00
7295	Bad Debt Expense	0.00	83.33	83.33	0.00	750.01	750.01	1,000.00
7360	Social Events/ Activities	0.00	16.66	16.66	0.00	150.02	150.02	200.00
<b>Total ADMINISTRATIVE</b>		<b>2,237.50</b>	<b>2,730.39</b>	<b>492.89</b>	<b>20,964.15</b>	<b>24,573.83</b>	<b>3,609.68</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	6,375.01	-1,822.34	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>6,375.01</b>	<b>-1,822.34</b>	<b>8,500.00</b>
<b>8000</b>	<b>BUILDING EXPENSE</b>							
8140	Janitorial Contract	643.49	0.00	-643.49	4,439.07	0.00	-4,439.07	0.00
8152	Holiday Lighting	0.00	208.33	208.33	0.00	1,875.01	1,875.01	2,500.00
8410	Pest Control Contract	0.00	0.00	0.00	425.00	0.00	-425.00	0.00
	<b>Total BUILDING EXPENSE</b>	<b>643.49</b>	<b>208.33</b>	<b>-435.16</b>	<b>4,864.07</b>	<b>1,875.01</b>	<b>-2,989.06</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	3,375.00	3,375.00	4,500.00
8650	Grounds Lighting Repairs VP2	917.01	83.33	-833.68	2,083.62	750.01	-1,333.61	1,000.00
8651	Grounds & Maintenance VP1	0.00	166.66	166.66	345.00	1,500.02	1,155.02	2,000.00
8652	Grounds & Maintenance VP2	0.00	1,583.33	1,583.33	9,017.04	14,250.01	5,232.97	19,000.00
8738	Mailbox Maintenance	1,464.00	1,000.00	-464.00	5,469.00	9,000.00	3,531.00	12,000.00
8755	Dock Expenses	0.00	83.33	83.33	207.00	750.01	543.01	1,000.00
8990	Contingency - Building & Grounds Expenses	0.00	503.08	503.08	1,010.52	4,527.76	3,517.24	6,037.00
	<b>Total GROUND EXPENSES</b>	<b>2,381.01</b>	<b>3,794.73</b>	<b>1,413.72</b>	<b>18,132.18</b>	<b>34,152.81</b>	<b>16,020.63</b>	<b>45,537.00</b>
<b>8800</b>	<b>LAKE &amp; FOUNTAIN EXPENSES</b>							
8808	Lake Maintenance	640.00	375.00	-265.00	7,629.18	3,375.00	-4,254.18	4,500.00
	<b>Total LAKE &amp; FOUNTAIN EXPENSES</b>	<b>640.00</b>	<b>375.00</b>	<b>-265.00</b>	<b>7,629.18</b>	<b>3,375.00</b>	<b>-4,254.18</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	6,157.80	16,500.01	10,342.21	22,000.00
8856	Pool: Security	1,152.60	250.00	-902.60	3,627.65	2,250.00	-1,377.65	3,000.00
8858	Pool: Other Expenses	57.32	125.00	67.68	970.80	1,125.00	154.20	1,500.00
	<b>Total POOL EXPENSES</b>	<b>1,659.92</b>	<b>2,208.33</b>	<b>548.41</b>	<b>10,756.25</b>	<b>19,875.01</b>	<b>9,118.76</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	9.16	8.33	-0.83	77.29	75.01	-2.28	100.00
8910-12	Electricity VP2	578.16	533.33	-44.83	5,570.14	4,800.01	-770.13	6,400.00
8920	Cable/ Internet	-958.00	0.00	958.00	0.00	0.00	0.00	0.00
8930	Water/ Sewer	1,267.04	416.66	-850.38	2,504.02	3,750.02	1,246.00	5,000.00
	<b>Total UTILITIES</b>	<b>896.36</b>	<b>958.32</b>	<b>61.96</b>	<b>8,151.45</b>	<b>8,625.04</b>	<b>473.59</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	31.29	0.00	-31.29	54.90	0.00	-54.90	0.00
	<b>Total Reserves Funding</b>	<b>31.29</b>	<b>0.00</b>	<b>-31.29</b>	<b>53,053.30</b>	<b>52,998.40</b>	<b>-54.90</b>	<b>52,998.40</b>
	<b>Total Operating Expense</b>	<b>8,489.57</b>	<b>10,983.43</b>	<b>2,493.86</b>	<b>131,747.93</b>	<b>151,850.11</b>	<b>20,102.18</b>	<b>184,800.40</b>
	Total Operating Income	479.84	0.00	479.84	191,382.01	184,800.40	6,581.61	184,800.40
	Total Operating Expense	8,489.57	10,983.43	2,493.86	131,747.93	151,850.11	20,102.18	184,800.40
	<b>NOI - Net Operating Income</b>	<b>-8,009.73</b>	<b>-10,983.43</b>	<b>2,973.70</b>	<b>59,634.08</b>	<b>32,950.29</b>	<b>26,683.79</b>	<b>0.00</b>
	Total Income	479.84	0.00	479.84	191,382.01	184,800.40	6,581.61	184,800.40
	Total Expense	8,489.57	10,983.43	2,493.86	131,747.93	151,850.11	20,102.18	184,800.40
	<b>Net Income</b>	<b>-8,009.73</b>	<b>-10,983.43</b>	<b>2,973.70</b>	<b>59,634.08</b>	<b>32,950.29</b>	<b>26,683.79</b>	<b>0.00</b>

**Pooled Reserve Statement**

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

**GL Accounts:** 5010: Pooled Replacement Funds and 5290: Replacement - Interest Unallocated

**Exclude Zero Dollar Receipts From Cash Accounts:** Yes

**Date Range:** 09/01/2022 to 09/30/2022

**Accounting Basis:** Accrual

**Show Reversed Transactions:** No

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description	Month
Starting Balance						-188,741.54		
09/30/2022		JE	16886		31.29	-188,772.83	sept res int	Sep 2022
Net Change						-31.29		
<b>Total</b>				<b>0.00</b>	<b>31.29</b>	<b>-188,772.83</b>		