

Balance Sheet

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

As of: 10/31/2022

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	165,777.39
RESERVE ASSETS - CASH		
2010	Cash Reserves account I	162,314.98
Total RESERVE ASSETS - CASH		162,314.98
Total Cash		328,092.37
OPERATING ASSETS		
1310	Accounts Receivable	11,404.94
Total OPERATING ASSETS		11,404.94
RESERVE ASSETS		
2030	Due From (To) Operating	26,499.20
Total RESERVE ASSETS		26,499.20
TOTAL ASSETS		365,996.51
LIABILITIES & CAPITAL		
Liabilities		
3010	Accounts Payable	373.64
3030	Due (From) To Reserves	26,499.20
3310	Prepaid Maintenance Fees	4,621.92
4012	Working Capital Contributions	1,500.00
DEFERRED LIABILITY REPLACEMENT		
5010	Pooled Replacement Funds	188,722.27
5290	Replacement - Interest Unallocated	91.91
Total DEFERRED LIABILITY REPLACEMENT		188,814.18
9997	Clearing Account	283.54
Total Liabilities		222,092.48
Capital		
5510	Fund Balance	47,876.62
5520	Capital Contributions - Owners	42,662.50
	Calculated Retained Earnings	48,104.37
	Calculated Prior Years Retained Earnings	5,260.54
Total Capital		143,904.03
TOTAL LIABILITIES & CAPITAL		365,996.51

Monthly Income Statement

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

Period Basis: Calendar

As of: Oct 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	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	41.35	0.00	41.35	96.25	0.00	96.25	0.00
6410	Owner's Interest & Late Fees	223.22	0.00	223.22	899.93	0.00	899.93	0.00
6420	Sales & Rentals: Application Fees Income	150.00	0.00	150.00	2,550.00	0.00	2,550.00	0.00
6520	Key Income: key fobs, pool keys	0.00	0.00	0.00	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
Total Operating Income		414.57	0.00	414.57	191,796.58	184,800.40	6,996.18	184,800.40
Expense								
7000	ADMINISTRATIVE EXPENSES							
7010	Management Fees	2,125.00	2,125.00	0.00	21,200.00	21,250.00	50.00	25,500.00
7140	Office Expenses	56.43	32.50	-23.93	131.83	325.00	193.17	390.00
7160	Legal Fees	0.00	0.00	0.00	600.00	0.00	-600.00	0.00
7161	Legal Fees - Collections	0.00	291.66	291.66	52.50	2,916.68	2,864.18	3,500.00
7170	Application Processing	150.00	91.66	-58.34	850.00	916.68	66.68	1,100.00
7255	Corp Annual Report Fee	0.00	6.25	6.25	61.25	62.50	1.25	75.00
7270	Tax Review And Prep	0.00	33.33	33.33	400.00	333.34	-66.66	400.00
7290	Website Administration	0.00	50.00	50.00	0.00	500.00	500.00	600.00
7295	Bad Debt Expense	0.00	83.33	83.33	0.00	833.34	833.34	1,000.00
7360	Social Events/ Activities	0.00	16.66	16.66	0.00	166.68	166.68	200.00
Total ADMINISTRATIVE		2,331.43	2,730.39	398.96	23,295.58	27,304.22	4,008.64	32,765.00

Monthly Income Statement

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
EXPENSES								
7800	INSURANCE EXPENSES							
7810	Insurance Expense	0.00	708.33	708.33	8,197.35	7,083.34	-1,114.01	8,500.00
	Total INSURANCE EXPENSES	0.00	708.33	708.33	8,197.35	7,083.34	-1,114.01	8,500.00
8000	BUILDING EXPENSE							
8140	Janitorial Contract	578.45	0.00	-578.45	5,017.52	0.00	-5,017.52	0.00
8152	Holiday Lighting	0.00	208.33	208.33	0.00	2,083.34	2,083.34	2,500.00
8410	Pest Control Contract	0.00	0.00	0.00	425.00	0.00	-425.00	0.00
	Total BUILDING EXPENSE	578.45	208.33	-370.12	5,442.52	2,083.34	-3,359.18	2,500.00
8600	GROUND EXPENSES							
8630	Plants/Trees Replacement VP2	0.00	375.00	375.00	0.00	3,750.00	3,750.00	4,500.00
8650	Grounds Lighting Repairs VP2	95.00	83.33	-11.67	2,178.62	833.34	-1,345.28	1,000.00
8651	Grounds & Maintenance VP1	0.00	166.66	166.66	345.00	1,666.68	1,321.68	2,000.00
8652	Grounds & Maintenance VP2	5,160.00	1,583.33	-3,576.67	14,177.04	15,833.34	1,656.30	19,000.00
8738	Mailbox Maintenance	483.00	1,000.00	517.00	5,952.00	10,000.00	4,048.00	12,000.00
8755	Dock Expenses	0.00	83.33	83.33	207.00	833.34	626.34	1,000.00
8990	Contingency - Building & Grounds Expenses	836.85	503.08	-333.77	1,847.37	5,030.84	3,183.47	6,037.00
	Total GROUND EXPENSES	6,574.85	3,794.73	-2,780.12	24,707.03	37,947.54	13,240.51	45,537.00
8800	LAKE & FOUNTAIN EXPENSES							
8808	Lake Maintenance	320.00	375.00	55.00	7,949.18	3,750.00	-4,199.18	4,500.00
	Total LAKE & FOUNTAIN EXPENSES	320.00	375.00	55.00	7,949.18	3,750.00	-4,199.18	4,500.00
8850	POOL EXPENSES							
8851	Pool: Monthly Maintenance	755.00	1,833.33	1,078.33	6,912.80	18,333.34	11,420.54	22,000.00
8856	Pool: Security	498.03	250.00	-248.03	4,125.68	2,500.00	-1,625.68	3,000.00
8858	Pool: Other Expenses	95.00	125.00	30.00	1,065.80	1,250.00	184.20	1,500.00
	Total POOL EXPENSES	1,348.03	2,208.33	860.30	12,104.28	22,083.34	9,979.06	26,500.00

Monthly Income Statement

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
8900	UTILITIES							
8910-11	Electricity VP1	9.16	8.33	-0.83	86.45	83.34	-3.11	100.00
8910-12	Electricity VP2	425.97	533.33	107.36	5,996.11	5,333.34	-662.77	6,400.00
8930	Water/ Sewer	346.82	416.66	69.84	2,819.06	4,166.68	1,347.62	5,000.00
	Total UTILITIES	781.95	958.32	176.37	8,901.62	9,583.36	681.74	11,500.00
9900	Reserves Funding							
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	41.35	0.00	-41.35	96.25	0.00	-96.25	0.00
	Total Reserves Funding	41.35	0.00	-41.35	53,094.65	52,998.40	-96.25	52,998.40
	Total Operating Expense	11,976.06	10,983.43	-992.63	143,692.21	162,833.54	19,141.33	184,800.40
	Total Operating Income	414.57	0.00	414.57	191,796.58	184,800.40	6,996.18	184,800.40
	Total Operating Expense	11,976.06	10,983.43	-992.63	143,692.21	162,833.54	19,141.33	184,800.40
	NOI - Net Operating Income	-11,561.49	-10,983.43	-578.06	48,104.37	21,966.86	26,137.51	0.00
	Total Income	414.57	0.00	414.57	191,796.58	184,800.40	6,996.18	184,800.40
	Total Expense	11,976.06	10,983.43	-992.63	143,692.21	162,833.54	19,141.33	184,800.40
	Net Income	-11,561.49	-10,983.43	-578.06	48,104.37	21,966.86	26,137.51	0.00