

## Balance Sheet

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

**As of:** 10/31/2023

**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                   | 10,248.14         |
| 1014                                        | First Citizens Operating account         | 153,885.53        |
| <b>RESERVE ASSETS - CASH</b>                |                                          |                   |
| 2014-01                                     | First Citizens Reserve Account           | 229,192.67        |
| <b>Total RESERVE ASSETS - CASH</b>          |                                          | <b>229,192.67</b> |
| <b>Total Cash</b>                           |                                          | <b>393,326.34</b> |
| <b>OPERATING ASSETS</b>                     |                                          |                   |
| 1310                                        | Accounts Receivable                      | 15,277.20         |
| <b>Total OPERATING ASSETS</b>               |                                          | <b>15,277.20</b>  |
| <b>TOTAL ASSETS</b>                         |                                          | <b>408,603.54</b> |
|                                             |                                          |                   |
| <b>LIABILITIES &amp; CAPITAL</b>            |                                          |                   |
| <b>Liabilities</b>                          |                                          |                   |
| 3050                                        | Deferred Maintenance Fees                | 33,226.36         |
| 3310                                        | Prepaid Maintenance Fees                 | 5,265.50          |
| 4012                                        | Working Capital Contributions            | 2,250.00          |
| <b>DEFERRED LIABILITY REPLACEMENT</b>       |                                          |                   |
| 5010                                        | Pooled Replacement Funds                 | 227,927.77        |
| 5290                                        | Replacement - Interest Unallocated       | 1,264.90          |
| <b>Total DEFERRED LIABILITY REPLACEMENT</b> |                                          | <b>229,192.67</b> |
| <b>Total Liabilities</b>                    |                                          | <b>269,934.53</b> |
| <b>Capital</b>                              |                                          |                   |
| 5510                                        | Fund Balance                             | 48,289.12         |
| 5515                                        | Prior Year Adjustment                    | 1,773.91          |
| 5520                                        | Capital Contributions - Owners           | 46,000.00         |
|                                             | Calculated Retained Earnings             | 9,273.29          |
|                                             | Calculated Prior Years Retained Earnings | 33,332.69         |
| <b>Total Capital</b>                        |                                          | <b>138,669.01</b> |
| <b>TOTAL LIABILITIES &amp; CAPITAL</b>      |                                          | <b>408,603.54</b> |

## Monthly Income Statement

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

**Period Basis:** Calendar

**As of:** Oct 2023

**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            | 12,196.66        | 12,196.66        | 0.00            | 121,968.64        | 121,966.68        | 1.96             | 146,360.00        |
| 6315                                 | Reserve Income Assessment                | 4,416.50         | 4,416.50         | 0.00            | 44,165.00         | 44,165.00         | 0.00             | 52,998.00         |
| 6380                                 | Operating Interest Income                | 6.75             | 0.00             | 6.75            | 202.52            | 0.00              | 202.52           | 0.00              |
| 6390                                 | Reserve Interest Income                  | 68.12            | 0.00             | 68.12           | 911.08            | 0.00              | 911.08           | 0.00              |
| 6410                                 | Owner's Interest & Late Fees             | 183.72           | 0.00             | 183.72          | 1,957.09          | 0.00              | 1,957.09         | 0.00              |
| 6420                                 | Sales & Rentals: Application Fees Income | 0.00             | 0.00             | 0.00            | 1,445.00          | 0.00              | 1,445.00         | 0.00              |
| 6500                                 | Miscellaneous / Other Income             | 0.00             | 0.00             | 0.00            | 75.00             | 0.00              | 75.00            | 0.00              |
| <b>Total Operating Income</b>        |                                          | <b>16,871.75</b> | <b>16,613.16</b> | <b>258.59</b>   | <b>170,724.33</b> | <b>166,131.68</b> | <b>4,592.65</b>  | <b>199,358.00</b> |
| <b>Expense</b>                       |                                          |                  |                  |                 |                   |                   |                  |                   |
| <b>7000</b>                          | <b>ADMINISTRATIVE EXPENSES</b>           |                  |                  |                 |                   |                   |                  |                   |
| 7010                                 | Management Fees                          | 2,125.00         | 3,125.00         | 1,000.00        | 21,250.00         | 31,250.00         | 10,000.00        | 37,500.00         |
| 7140                                 | Office Expenses                          | 0.00             | 33.33            | 33.33           | 831.81            | 333.34            | -498.47          | 400.00            |
| 7160                                 | Legal Fees                               | 0.00             | 50.00            | 50.00           | 0.00              | 500.00            | 500.00           | 600.00            |
| 7161                                 | Legal Fees - Collections                 | 10.00            | 333.33           | 323.33          | 195.00            | 3,333.34          | 3,138.34         | 4,000.00          |
| 7170                                 | Application Processing                   | 0.00             | 91.66            | 91.66           | 500.00            | 916.68            | 416.68           | 1,100.00          |
| 7255                                 | Corp Annual Report Fee                   | 0.00             | 5.08             | 5.08            | 61.25             | 50.84             | -10.41           | 61.00             |
| 7270                                 | Tax Review And Prep                      | 0.00             | 37.50            | 37.50           | 450.00            | 375.00            | -75.00           | 450.00            |
| 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            |
| <b>Total ADMINISTRATIVE EXPENSES</b> |                                          | <b>2,135.00</b>  | <b>3,825.89</b>  | <b>1,690.89</b> | <b>23,288.06</b>  | <b>38,259.22</b>  | <b>14,971.16</b> | <b>45,911.00</b>  |
| <b>7500</b>                          | <b>CLUBHOUSE &amp;</b>                   |                  |                  |                 |                   |                   |                  |                   |

## Monthly Income Statement

| Account Number                           | Account Name                                    | MTD Actual      | MTD Budget      | MTD \$ Var.      | YTD Actual       | YTD Budget       | YTD \$ Var.      | Annual Budget    |
|------------------------------------------|-------------------------------------------------|-----------------|-----------------|------------------|------------------|------------------|------------------|------------------|
| <b>AMENITIES EXPENSES</b>                |                                                 |                 |                 |                  |                  |                  |                  |                  |
| 7535                                     | Exterior Amenity Area Repairs                   | 2,250.00        | 0.00            | -2,250.00        | 5,443.25         | 0.00             | -5,443.25        | 0.00             |
|                                          | <b>Total CLUBHOUSE &amp; AMENITIES EXPENSES</b> | <b>2,250.00</b> | <b>0.00</b>     | <b>-2,250.00</b> | <b>5,443.25</b>  | <b>0.00</b>      | <b>-5,443.25</b> | <b>0.00</b>      |
| <b>7800 INSURANCE EXPENSES</b>           |                                                 |                 |                 |                  |                  |                  |                  |                  |
| 7810                                     | Insurance Expense                               | 0.00            | 958.33          | 958.33           | 13,230.00        | 9,583.34         | -3,646.66        | 11,500.00        |
|                                          | <b>Total INSURANCE EXPENSES</b>                 | <b>0.00</b>     | <b>958.33</b>   | <b>958.33</b>    | <b>13,230.00</b> | <b>9,583.34</b>  | <b>-3,646.66</b> | <b>11,500.00</b> |
| <b>8000 BUILDING EXPENSE</b>             |                                                 |                 |                 |                  |                  |                  |                  |                  |
| 8140                                     | Janitorial Contract                             | 678.77          | 458.33          | -220.44          | 6,217.70         | 4,583.34         | -1,634.36        | 5,500.00         |
| 8152                                     | Holiday Lighting                                | 0.00            | 166.66          | 166.66           | 0.00             | 1,666.68         | 1,666.68         | 2,000.00         |
| 8410                                     | Pest Control Contract                           | 160.00          | 37.50           | -122.50          | 800.00           | 375.00           | -425.00          | 450.00           |
|                                          | <b>Total BUILDING EXPENSE</b>                   | <b>838.77</b>   | <b>662.49</b>   | <b>-176.28</b>   | <b>7,017.70</b>  | <b>6,625.02</b>  | <b>-392.68</b>   | <b>7,950.00</b>  |
| <b>8600 GROUND EXPENSES</b>              |                                                 |                 |                 |                  |                  |                  |                  |                  |
| 8630                                     | Plants/Trees Replacement VP2                    | 0.00            | 833.33          | 833.33           | 0.00             | 8,333.34         | 8,333.34         | 10,000.00        |
| 8650                                     | Grounds Lighting Repairs VP2                    | 1,221.09        | 183.33          | -1,037.76        | 1,221.09         | 1,833.34         | 612.25           | 2,200.00         |
| 8652                                     | Grounds & Maintenance VP2                       | 0.00            | 1,583.33        | 1,583.33         | 17,280.00        | 15,833.34        | -1,446.66        | 19,000.00        |
| 8738                                     | Mailbox Maintenance                             | 0.00            | 666.66          | 666.66           | 11,506.00        | 6,666.68         | -4,839.32        | 8,000.00         |
| 8755                                     | Dock Expenses                                   | 0.00            | 83.33           | 83.33            | 0.00             | 833.34           | 833.34           | 1,000.00         |
| 8990                                     | Contingency - Building & Grounds Expenses       | 145.00          | 558.25          | 413.25           | 6,188.18         | 5,582.50         | -605.68          | 6,699.00         |
|                                          | <b>Total GROUND EXPENSES</b>                    | <b>1,366.09</b> | <b>3,908.23</b> | <b>2,542.14</b>  | <b>36,195.27</b> | <b>39,082.54</b> | <b>2,887.27</b>  | <b>46,899.00</b> |
| <b>8800 LAKE &amp; FOUNTAIN EXPENSES</b> |                                                 |                 |                 |                  |                  |                  |                  |                  |
| 8808                                     | Lake Maintenance                                | 0.00            | 666.66          | 666.66           | 2,880.00         | 6,666.68         | 3,786.68         | 8,000.00         |
|                                          | <b>Total LAKE &amp; FOUNTAIN EXPENSES</b>       | <b>0.00</b>     | <b>666.66</b>   | <b>666.66</b>    | <b>2,880.00</b>  | <b>6,666.68</b>  | <b>3,786.68</b>  | <b>8,000.00</b>  |
| <b>8850 POOL EXPENSES</b>                |                                                 |                 |                 |                  |                  |                  |                  |                  |
| 8851                                     | Pool: Monthly Maintenance                       | 0.00            | 750.00          | 750.00           | 4,176.00         | 7,500.00         | 3,324.00         | 9,000.00         |
| 8852                                     | Pool Repairs                                    | 0.00            | 0.00            | 0.00             | 3,637.99         | 0.00             | -3,637.99        | 0.00             |
| 8856                                     | Pool: Security                                  | 0.00            | 375.00          | 375.00           | 5,042.62         | 3,750.00         | -1,292.62        | 4,500.00         |

## Monthly Income Statement

| Account Number                    | Account Name             | MTD Actual      | MTD Budget       | MTD \$ Var.     | YTD Actual        | YTD Budget        | YTD \$ Var.      | Annual Budget     |
|-----------------------------------|--------------------------|-----------------|------------------|-----------------|-------------------|-------------------|------------------|-------------------|
| 8858                              | Pool: Other Expenses     | 0.00            | 125.00           | 125.00          | 35.50             | 1,250.00          | 1,214.50         | 1,500.00          |
| 8860                              | Pool license/ Permits    | 0.00            | 0.00             | 0.00            | 500.00            | 0.00              | -500.00          | 0.00              |
| <b>Total POOL EXPENSES</b>        |                          | <b>0.00</b>     | <b>1,250.00</b>  | <b>1,250.00</b> | <b>13,392.11</b>  | <b>12,500.00</b>  | <b>-892.11</b>   | <b>15,000.00</b>  |
| <b>8900</b>                       | <b>UTILITIES</b>         |                 |                  |                 |                   |                   |                  |                   |
| 8910-11                           | Electricity VP1          | 28.29           | 8.33             | -19.96          | 270.43            | 83.34             | -187.09          | 100.00            |
| 8910-12                           | Electricity VP2          | 230.61          | 541.66           | 311.05          | 4,371.22          | 5,416.68          | 1,045.46         | 6,500.00          |
| 8930                              | Water/ Sewer             | 580.99          | 375.00           | -205.99         | 1,273.40          | 3,750.00          | 2,476.60         | 4,500.00          |
| <b>Total UTILITIES</b>            |                          | <b>839.89</b>   | <b>924.99</b>    | <b>85.10</b>    | <b>5,915.05</b>   | <b>9,250.02</b>   | <b>3,334.97</b>  | <b>11,100.00</b>  |
| <b>9900</b>                       | <b>Reserves Funding</b>  |                 |                  |                 |                   |                   |                  |                   |
| 9910                              | Pooled Reserve Funding   | 0.00            | 0.00             | 0.00            | 52,998.00         | 52,998.00         | 0.00             | 52,998.00         |
| 9990                              | Reserve Interest Funding | 68.12           | 0.00             | -68.12          | 1,091.60          | 0.00              | -1,091.60        | 0.00              |
| <b>Total Reserves Funding</b>     |                          | <b>68.12</b>    | <b>0.00</b>      | <b>-68.12</b>   | <b>54,089.60</b>  | <b>52,998.00</b>  | <b>-1,091.60</b> | <b>52,998.00</b>  |
| <b>Total Operating Expense</b>    |                          | <b>7,497.87</b> | <b>12,196.59</b> | <b>4,698.72</b> | <b>161,451.04</b> | <b>174,964.82</b> | <b>13,513.78</b> | <b>199,358.00</b> |
|                                   |                          |                 |                  |                 |                   |                   |                  |                   |
| Total Operating Income            |                          | 16,871.75       | 16,613.16        | 258.59          | 170,724.33        | 166,131.68        | 4,592.65         | 199,358.00        |
| Total Operating Expense           |                          | 7,497.87        | 12,196.59        | 4,698.72        | 161,451.04        | 174,964.82        | 13,513.78        | 199,358.00        |
| <b>NOI - Net Operating Income</b> |                          | <b>9,373.88</b> | <b>4,416.57</b>  | <b>4,957.31</b> | <b>9,273.29</b>   | <b>-8,833.14</b>  | <b>18,106.43</b> | <b>0.00</b>       |
|                                   |                          |                 |                  |                 |                   |                   |                  |                   |
| Total Income                      |                          | 16,871.75       | 16,613.16        | 258.59          | 170,724.33        | 166,131.68        | 4,592.65         | 199,358.00        |
| Total Expense                     |                          | 7,497.87        | 12,196.59        | 4,698.72        | 161,451.04        | 174,964.82        | 13,513.78        | 199,358.00        |
|                                   |                          |                 |                  |                 |                   |                   |                  |                   |
| <b>Net Income</b>                 |                          | <b>9,373.88</b> | <b>4,416.57</b>  | <b>4,957.31</b> | <b>9,273.29</b>   | <b>-8,833.14</b>  | <b>18,106.43</b> | <b>0.00</b>       |
|                                   |                          |                 |                  |                 |                   |                   |                  |                   |

Reserve Statement

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

Created By: All

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

Exclude Zero Dollar Receipts From Cash Accounts: Yes

Date Range: 10/01/2023 to 10/31/2023

Accounting Basis: Accrual

Show Reversed Transactions: No

Project: All

| Property                                                                          | Date       | Payee / Payer | Type | Reference | Debit | Credit | Balance     | Description       |
|-----------------------------------------------------------------------------------|------------|---------------|------|-----------|-------|--------|-------------|-------------------|
| 5010 - Pooled Replacement Funds                                                   |            |               |      |           |       |        |             |                   |
| Starting Balance                                                                  |            |               |      |           |       |        | -227,927.77 |                   |
| Net Change                                                                        |            |               |      |           |       |        | 0.00        |                   |
|                                                                                   |            |               |      |           | 0.00  | 0.00   | -227,927.77 |                   |
| 5290 - Replacement - Interest Unallocated                                         |            |               |      |           |       |        |             |                   |
| Starting Balance                                                                  |            |               |      |           |       |        | -1,196.78   |                   |
| Victoria Park II POA, Inc. -<br>2335 Tamiami Trail N Ste.<br>402 Naples, FL 34103 | 10/31/2023 |               | JE   | 24143     |       | 68.12  | -1,264.90   | Month End Entries |
| Net Change                                                                        |            |               |      |           |       |        | -68.12      |                   |
|                                                                                   |            |               |      |           | 0.00  | 68.12  | -1,264.90   |                   |
| Total                                                                             |            |               |      |           | 0.00  | 68.12  | -229,192.67 |                   |