

## Balance Sheet

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

**As of:** 03/31/2024

**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                   | 138,489.29        |
| <b>RESERVE ASSETS - CASH</b>                |                                          |                   |
| 2014-01                                     | First Citizens Bank Reserve Account      | 316,167.96        |
| <b>Total RESERVE ASSETS - CASH</b>          |                                          | <b>316,167.96</b> |
| <b>Total Cash</b>                           |                                          | <b>454,657.25</b> |
| <b>OPERATING ASSETS</b>                     |                                          |                   |
| 1310                                        | Accounts Receivable                      | 25,159.08         |
| <b>Total OPERATING ASSETS</b>               |                                          | <b>25,159.08</b>  |
| <b>TOTAL ASSETS</b>                         |                                          | <b>479,816.33</b> |
|                                             |                                          |                   |
| <b>LIABILITIES &amp; CAPITAL</b>            |                                          |                   |
| <b>Liabilities</b>                          |                                          |                   |
| 3010                                        | Accounts Payable                         | 464.00            |
| 3050                                        | Deferred Maintenance Fees                | 50,399.96         |
| 3310                                        | Prepaid Maintenance Fees                 | 24,686.65         |
| 4012                                        | Working Capital Contributions            | 2,250.00          |
| <b>DEFERRED LIABILITY REPLACEMENT</b>       |                                          |                   |
| 5010                                        | Pooled Replacement Funds                 | 314,426.77        |
| 5290                                        | Replacement - Interest Unallocated       | 1,741.19          |
| <b>Total DEFERRED LIABILITY REPLACEMENT</b> |                                          | <b>316,167.96</b> |
| <b>Total Liabilities</b>                    |                                          | <b>393,968.57</b> |
| <b>Capital</b>                              |                                          |                   |
| 5510                                        | Equity                                   | 50,063.03         |
| 5520                                        | Capital Contributions - Owners           | 46,750.00         |
|                                             | Calculated Retained Earnings             | -5,129.63         |
|                                             | Calculated Prior Years Retained Earnings | -5,835.64         |
| <b>Total Capital</b>                        |                                          | <b>85,847.76</b>  |
| <b>TOTAL LIABILITIES &amp; CAPITAL</b>      |                                          | <b>479,816.33</b> |

Monthly Income Statement

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

Period Basis: Calendar

As of: Mar 2024

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   | 12,383.52  | 12,383.52  | 0.00        | 37,150.54  | 37,150.57  | -0.03       | 148,602.25    |
| 6315                                 | Reserve Income Assessment       | 4,416.50   | 4,416.50   | 0.00        | 13,249.50  | 13,249.50  | 0.00        | 52,998.00     |
| 6380                                 | Operating Interest Income       | 6.26       | 0.00       | 6.26        | 18.99      | 0.00       | 18.99       | 0.00          |
| 6390                                 | Reserve Interest Income         | 120.82     | 0.00       | 120.82      | 342.19     | 0.00       | 342.19      | 0.00          |
| 6410                                 | Owner's Interest & Late Fees    | 305.47     | 0.00       | 305.47      | 748.36     | 0.00       | 748.36      | 0.00          |
| 6520                                 | Key Income: key fobs, pool keys | 0.00       | 0.00       | 0.00        | 150.00     | 0.00       | 150.00      | 0.00          |
| Total Operating Income               |                                 | 17,232.57  | 16,800.02  | 432.55      | 51,659.58  | 50,400.07  | 1,259.51    | 201,600.25    |
| Expense                              |                                 |            |            |             |            |            |             |               |
| 7000 ADMINISTRATIVE EXPENSES         |                                 |            |            |             |            |            |             |               |
| 7010                                 | Management Fees                 | 2,800.00   | 3,125.00   | 325.00      | 8,400.00   | 9,375.00   | 975.00      | 37,500.00     |
| 7140                                 | Office Expenses                 | 1,121.07   | 333.34     | -787.73     | 3,060.02   | 1,000.02   | -2,060.00   | 4,000.00      |
| 7160                                 | Legal Fees                      | 0.00       | 166.67     | 166.67      | 0.00       | 500.01     | 500.01      | 2,000.00      |
| 7255                                 | Corp Annual Report Fee          | 0.00       | 5.11       | 5.11        | 0.00       | 15.33      | 15.33       | 61.25         |
| 7270                                 | Tax Review And Prep             | 450.00     | 37.50      | -412.50     | 450.00     | 112.50     | -337.50     | 450.00        |
| 7290                                 | Website Administration          | 0.00       | 50.00      | 50.00       | 0.00       | 150.00     | 150.00      | 600.00        |
| 7360                                 | Social Events/ Activities       | 0.00       | 250.00     | 250.00      | 130.63     | 750.00     | 619.37      | 3,000.00      |
| Total ADMINISTRATIVE EXPENSES        |                                 | 4,371.07   | 3,967.62   | -403.45     | 12,040.65  | 11,902.86  | -137.79     | 47,611.25     |
| 7500 CLUBHOUSE & AMENITIES EXPENSES  |                                 |            |            |             |            |            |             |               |
| 7540                                 | Community Cameras               | 0.00       | 83.34      | 83.34       | 0.00       | 250.02     | 250.02      | 1,000.00      |
| Total CLUBHOUSE & AMENITIES EXPENSES |                                 | 0.00       | 83.34      | 83.34       | 0.00       | 250.02     | 250.02      | 1,000.00      |

Monthly Income Statement

| Account Number | Account Name                              | MTD Actual | MTD Budget | MTD \$ Var. | YTD Actual | YTD Budget | YTD \$ Var. | Annual Budget |
|----------------|-------------------------------------------|------------|------------|-------------|------------|------------|-------------|---------------|
| 7800           | INSURANCE EXPENSES                        |            |            |             |            |            |             |               |
| 7810           | Insurance Expense                         | 0.00       | 1,166.67   | 1,166.67    | 0.00       | 3,500.01   | 3,500.01    | 14,000.00     |
|                | Total INSURANCE EXPENSES                  | 0.00       | 1,166.67   | 1,166.67    | 0.00       | 3,500.01   | 3,500.01    | 14,000.00     |
| 8000           | BUILDING EXPENSE                          |            |            |             |            |            |             |               |
| 8140           | Janitorial Contract                       | 696.14     | 625.00     | -71.14      | 2,713.42   | 1,875.00   | -838.42     | 7,500.00      |
| 8152           | Holiday Lighting                          | 0.00       | 166.67     | 166.67      | 0.00       | 500.01     | 500.01      | 2,000.00      |
| 8410           | Pest Control Contract                     | 0.00       | 83.34      | 83.34       | 160.00     | 250.02     | 90.02       | 1,000.00      |
|                | Total BUILDING EXPENSE                    | 696.14     | 875.01     | 178.87      | 2,873.42   | 2,625.03   | -248.39     | 10,500.00     |
| 85100          | LANDSCAPE EXPENSES                        |            |            |             |            |            |             |               |
| 8510           | Landscape / Lawn Maintenance Contract     | 1,449.00   | 1,400.00   | -49.00      | 4,347.00   | 4,200.00   | -147.00     | 16,800.00     |
| 8514           | Landscape: Lighting                       | 0.00       | 166.67     | 166.67      | 0.00       | 500.01     | 500.01      | 2,000.00      |
| 8550           | Irrigation - R&M                          | 0.00       | 250.00     | 250.00      | 0.00       | 750.00     | 750.00      | 3,000.00      |
|                | Total LANDSCAPE EXPENSES                  | 1,449.00   | 1,816.67   | 367.67      | 4,347.00   | 5,450.01   | 1,103.01    | 21,800.00     |
| 8600           | GROUND EXPENSES                           |            |            |             |            |            |             |               |
| 8630           | Plants/Trees Replacement VP2              | 0.00       | 833.34     | 833.34      | 0.00       | 2,500.02   | 2,500.02    | 10,000.00     |
| 8738           | Mailbox Maintenance                       | 2,098.00   | 833.34     | -1,264.66   | 3,465.00   | 2,500.02   | -964.98     | 10,000.00     |
| 8755           | Dock Expenses                             | 0.00       | 83.34      | 83.34       | 0.00       | 250.02     | 250.02      | 1,000.00      |
| 8990           | Contingency - Building & Grounds Expenses | 0.00       | 522.59     | 522.59      | 575.39     | 1,567.77   | 992.38      | 6,271.00      |
|                | Total GROUND EXPENSES                     | 2,098.00   | 2,272.61   | 174.61      | 4,040.39   | 6,817.83   | 2,777.44    | 27,271.00     |
| 8800           | LAKE & FOUNTAIN EXPENSES                  |            |            |             |            |            |             |               |
| 8808           | Lake Maintenance                          | 0.00       | 416.67     | 416.67      | 640.00     | 1,250.01   | 610.01      | 5,000.00      |
|                | Total LAKE & FOUNTAIN EXPENSES            | 0.00       | 416.67     | 416.67      | 640.00     | 1,250.01   | 610.01      | 5,000.00      |
| 8850           | POOL EXPENSES                             |            |            |             |            |            |             |               |
| 8851           | Pool: Monthly Maintenance                 | 464.00     | 464.17     | 0.17        | 1,392.00   | 1,392.51   | 0.51        | 5,570.00      |
| 8852           | Pool Repairs                              | 0.00       | 250.00     | 250.00      | 876.90     | 750.00     | -126.90     | 3,000.00      |
| 8856           | Pool: Security                            | 0.00       | 250.00     | 250.00      | 0.00       | 750.00     | 750.00      | 3,000.00      |
| 8860           | Pool license/ Permits                     | 0.00       | 41.67      | 41.67       | 0.00       | 125.01     | 125.01      | 500.00        |

# Monthly Income Statement

| Account Number             | Account Name             | MTD Actual | MTD Budget | MTD \$ Var. | YTD Actual | YTD Budget | YTD \$ Var. | Annual Budget |
|----------------------------|--------------------------|------------|------------|-------------|------------|------------|-------------|---------------|
| Total POOL EXPENSES        |                          | 464.00     | 1,005.84   | 541.84      | 2,268.90   | 3,017.52   | 748.62      | 12,070.00     |
| 8900                       | UTILITIES                |            |            |             |            |            |             |               |
| 8910-11                    | Electricity VP1          | 28.52      | 29.17      | 0.65        | 107.45     | 87.51      | -19.94      | 350.00        |
| 8910-12                    | Electricity VP2          | 651.97     | 541.67     | -110.30     | 2,505.75   | 1,625.01   | -880.74     | 6,500.00      |
| 8930                       | Water/ Sewer             | 191.60     | 208.34     | 16.74       | 1,124.46   | 625.02     | -499.44     | 2,500.00      |
| Total UTILITIES            |                          | 872.09     | 779.18     | -92.91      | 3,737.66   | 2,337.54   | -1,400.12   | 9,350.00      |
| 9900                       | Reserves Funding         |            |            |             |            |            |             |               |
| 9910                       | Pooled Reserve Funding   | 0.00       | 0.00       | 0.00        | 26,499.00  | 26,499.00  | 0.00        | 52,998.00     |
| 9990                       | Reserve Interest Funding | 120.82     | 0.00       | -120.82     | 342.19     | 0.00       | -342.19     | 0.00          |
| Total Reserves Funding     |                          | 120.82     | 0.00       | -120.82     | 26,841.19  | 26,499.00  | -342.19     | 52,998.00     |
| Total Operating Expense    |                          | 10,071.12  | 12,383.61  | 2,312.49    | 56,789.21  | 63,649.83  | 6,860.62    | 201,600.25    |
|                            |                          |            |            |             |            |            |             |               |
| Total Operating Income     |                          | 17,232.57  | 16,800.02  | 432.55      | 51,659.58  | 50,400.07  | 1,259.51    | 201,600.25    |
| Total Operating Expense    |                          | 10,071.12  | 12,383.61  | 2,312.49    | 56,789.21  | 63,649.83  | 6,860.62    | 201,600.25    |
| NOI - Net Operating Income |                          | 7,161.45   | 4,416.41   | 2,745.04    | -5,129.63  | -13,249.76 | 8,120.13    | 0.00          |
|                            |                          |            |            |             |            |            |             |               |
| Total Income               |                          | 17,232.57  | 16,800.02  | 432.55      | 51,659.58  | 50,400.07  | 1,259.51    | 201,600.25    |
| Total Expense              |                          | 10,071.12  | 12,383.61  | 2,312.49    | 56,789.21  | 63,649.83  | 6,860.62    | 201,600.25    |
|                            |                          |            |            |             |            |            |             |               |
| Net Income                 |                          | 7,161.45   | 4,416.41   | 2,745.04    | -5,129.63  | -13,249.76 | 8,120.13    | 0.00          |

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: 03/01/2024 to 03/31/2024

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                                                                  |            |               |      |           |       |        | -314,426.77 |                   |
| Net Change                                                                        |            |               |      |           |       |        | 0.00        |                   |
|                                                                                   |            |               |      |           |       |        | 0.00        |                   |
|                                                                                   |            |               |      |           |       |        | 0.00        |                   |
|                                                                                   |            |               |      |           |       |        | -314,426.77 |                   |
| 5290 - Replacement - Interest Unallocated                                         |            |               |      |           |       |        |             |                   |
| Starting Balance                                                                  |            |               |      |           |       |        | -1,620.37   |                   |
| Victoria Park II POA, Inc. -<br>2335 Tamiami Trail N Ste.<br>402 Naples, FL 34103 | 03/31/2024 |               | JE   | 26864     |       | 120.82 | -1,741.19   | Month end entries |
| Net Change                                                                        |            |               |      |           |       |        | -120.82     |                   |
|                                                                                   |            |               |      |           |       |        | 0.00        |                   |
|                                                                                   |            |               |      |           |       |        | 120.82      |                   |
|                                                                                   |            |               |      |           |       |        | -1,741.19   |                   |
| Total                                                                             |            |               |      |           |       |        | 0.00        |                   |
|                                                                                   |            |               |      |           |       |        | 120.82      |                   |
|                                                                                   |            |               |      |           |       |        | -316,167.96 |                   |