VIZCAYA AT WATERFORD HOA
Balance Sheet
As of 08/31/05

Account Description	Operating	Reserves	Other	Totals
		Fund Balances		
		ASSETS		
Cash	6,931.30			6,931.30
Assessments Receivable	304.05			304.05
TOTAL ASSETS	7,235.35	.00	.00	7,235.35
		LIABILITIES & EQUITY		
CURRENT LIABILITIES:				
Prepaid Owner Assessments	252.89			252.89
Subtotal Current Liab.	252.89	.00	.00	252.89
RESERVES:				
Subtotal Reserves	.00	.00	.00	.00
EQUITY:				
Retained Earnings	(1,924.94)			(1,924.94)
Current Year Net Income/(Loss)	8,907.40	.00	.00	8,907.40
Subtotal Equity	6,982.46	.00	.00	6,982.46
TOTAL LIABILITIES & EQUITY	7,235.35	.00	.00	7,235.35

VIZCAYA AT WATERFORD HOA
Income/Expense Statement
Period: 08/01/05 to 08/31/05

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
INCOME:							
Maintenance Fees	.00	.00	.00	19,490.86	18,705.00	785.86	18,705.00
Late Fees	.36	.00	.36	124.40	.00	124.40	.00
Dev. cont for defecit	.00	.00	.00	4,962.62	.00	4,962.62	.00
Operating Interest Income	1.42	.00	1.42	8.34	.00	8.34	.00
Subtotal Income	1.78	.00	1.78	24,586.22	18,705.00	5,881.22	18,705.00
EXPENSES							
REPAIRS & MAINTENANCE							
Electrical Repairs/Supplies	.00	8.33	8.33	.00	66.64	66.64	100.00
Misc.Expense	.00	.00	.00	300.00	.00	(300.00)	.00
REPAIRS & MAINTENANCE	.00	8.33	8.33	300.00	66.64	(233.36)	100.00
GROUNDS							
Landscape Maintenance	542.50	450.00	(92.50)	4,340.00	3,600.00	(740.00)	5,400.00
Irrigation Maintenance	.00	12.50	12.50	.00	100.00	100.00	150.00
Irrigation Repairs & Supplies	.00	.00	.00	62.00	.00	(62.00)	.00
Fertilization	.00	.00	.00	31.74	.00	(31.74)	.00
Mulch/Plants/Trees/Shrubs/Sod	.00	25.00	25.00	.00	200.00	200.00	300.00
Tree Trimming	.00	25.00	25.00	.00	200.00	200.00	300.00
Retention Pond	370.00	50.00	(320.00)	1,156.00	400.00	(756.00)	600.00
Sign Expense	1,182.55	.00	(1,182.55)	1,182.55	.00	(1,182.55)	.00
GROUNDS	2,095.05	562.50	(1,532.55)	6,772.29	4,500.00	(2,272.29)	6,750.00
PAYROLL & CONTRACT LABOR							
PAYROLL & CONTRACT LABOR	.00	.00	.00	.00	.00	.00	.00
UTILITIES							
Electric	126.12	150.00	23.88	1,027.42	1,200.00	172.58	1,800.00
Water & Sewer	63.86	150.00	86.14	647.03	1,200.00	552.97	1,800.00
UTILITIES	189.98	300.00	110.02	1,674.45	2,400.00	725.55	3,600.00
POOL & SPA							
POOL & SPA	.00	.00	.00	.00	.00	.00	.00
SECURITY							
SECURITY	.00	.00	.00	.00	.00	.00	.00
ADMINISTRATIVE							
Management Fee	435.00	445.00	10.00	3,375.00	3,560.00	185.00	5,340.00
Insurance	37.37	125.00	87.63	714.04	1,000.00	285.96	1,500.00
Legal Fees	.00	31.25	31.25	.00	250.00	250.00	375.00
Postage/Copies/Off Supplies	21.16	16.66	(4.50)	441.91	133.28	(308.63)	200.00

VIZCAYA AT WATERFORD HOA
Income/Expense Statement
Period: 08/01/05 to 08/31/05

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
Bank Charges	.00	6.25	6.25	58.50	50.00	(8.50)	75.00
Accounting/Auditing	.00	33.33	33.33	500.00	266.64	(233.36)	400.00
Corp Annual Report	.00	5.41	5.41	61.25	43.28	(17.97)	65.00
Demand Letters	.00	.00	.00	(48.62)	.00	48.62	.00
Misc Expense	.00	.00	.00	1,830.00	.00	(1,830.00)	.00
ADMINISTRATIVE	493.53	662.90	169.37	6,932.08	5,303.20	(1,628.88)	7,955.00
RESERVE EXPENSE							
RESERVE EXPENSE	.00	.00	.00	.00	.00	.00	.00
TOTAL EXPENSES	2,778.56	1,533.73	(1,244.83)	15,678.82	12,269.84	(3,408.98)	18,405.00
CURRENT YEAR NET INCOME/(LOSS	(2,776.78)	(1,533.73)	(1,243.05)	8,907.40	6,435.16	2,472.24	300.00

CASH DISBURSEMENTS

Starting Check Date: 8/01/05 Cash Account #: 1001
Ending Check Date: 8/31/05

Check Date	Check #	Vend #	Name	Check Amount	Reference
8/01/05	1096	BIO	BIO-TECH CONSULTING INC.	300.00	5/05 maintenance
8/01/05	1097	PGS	PRESIDENTIAL GROUP SOUTH	456.16	7/05 supplies/copies
8/02/05	1098	LAKE	THE LAKE DOCTORS INC	70.00	Cus: 709117
8/09/05	1099	NATION	NATIONWIDE MUTUAL	37.37	POL 77 BP 732-924-3001
8/10/05	99999	(M) PRO	PROGRESS ENERGY	126.12	68040 12571
8/15/05	1100	OCU	ORANGE COUNTY UTILITIES	63.86	Acct: 25433100
8/17/05	1101	USB	UNITED STATES BRONZE	1,182.55	Entrance sign
8/22/05	1102	P&L	P & L LAWN MAINTENANCE	542.50	7/05 lawn maintenance
			Totals:	2,778.56	

-- End of report --

RUN DATE: 9/01/05
RUN TIME: 4:35 PM

VIZCAYA AT WATERFORD HOA
DELINQUENCY REPORT: AS OF Aug. 31, 2005
ACCOUNT NUMBER SEQUENCE

ACCOUNT #	UNIT #	NAME/ADDRESS	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
12916		(D)GENARIO & NERIA TAMAYO	0.00	0.00	0.00	245.72	245.72
12830		JANET KENNY	0.00	0.36	0.00	30.72	31.08
12739		GARY & ROSA LIGHTNER	0.00	0.00	0.00	7.30	7.30
12812		SALEEL & AMBIKA NAIR	0.00	0.00	0.00	6.30	6.30
12520		JANET MONTERO	0.00	0.00	0.00	3.63	3.63
12612		ROLANDO MALDONADO	0.00	0.00	0.00	3.34	3.34
12624		NEMENSIA GARCIA	0.00	0.00	0.00	3.34	3.34
12757		ANTONIO LUIGGI	0.00	0.00	0.00	3.34	3.34
		TOTAL:	0.00	0.36	0.00	303.69	304.05

R E P O R T   S U M M A R Y

CODE	DESCRIPTION	ACCOUNT #	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
04	Interest	1111	0.00	0.36	0.00	38.85	39.21
09	Demand Ltr Fee	1111	0.00	0.00	0.00	48.84	48.84
A1	ASSESSMENT	1111	0.00	0.00	0.00	216.00	216.00
		GRAND TOTAL:	0.00	0.36	0.00	303.69	304.05

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
01111	Assessments Receivable	304.05
	T O T A L	$304.05

-- End of report --

RUN DATE: 9/01/05
RUN TIME: 4:35 PM

VIZCAYA AT WATERFORD HOA

PREPAYS AS OF Aug. 31, 2005
Account Number Sequence

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	PREPAID CODE	/AMT
CURRENT OWNERS				
VICANTE GIRALDI 12413 SOPHIAMARIE LOOP		12413	PP	35.46
FRED & DENISE VILLAMIL 12508 SOPHIAMARIE LOOP	17	12508	PP	215.00
JANET MONTERO 12520 SOPHIAMARIE LOOP		12520	PP	0.28
GUILLERMO & MELISSA VEGA 12545 SOPHIAMARIE LOOP		12545	PP	1.28
JOEL CASUL 12938 SOPHIAMARIE LOOP		12938	PP	0.87
				==========
TOTAL HOMES:	5	TOTAL PREPAYS:		252.89
		TOTAL DISTR:	PP	252.89

-- End of report --

R E C O N C I L I A T I O N

Bank account #: 1 Cash - Operating - Colonial
1001 Cash
Statement date: 08/31/05

G/L Acct Bal: 6,931.30
Bank Balance: 9,214.08

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
OUTSTANDING ITEMS:					
1067	04/26/05	ARRINGTON & COMPANY, P.A.		500.00	
1086	07/15/05	VIJAYAN NAIR		52.06	
1088	07/15/05	RUBEN OTERO PAGAN		92.61	
1093	07/15/05	CARMEN ROSARIO		88.78	
1098	08/02/05	THE LAKE DOCTORS INC		70.00	
1101	08/17/05	UNITED STATES BRONZE		1,182.55	
1102	08/22/05	P & L LAWN MAINTENANCE		542.50	
AR-044	08/24/05	Owner cash receipts - 44			245.72
		Total Outstanding		2,528.50	245.72

Bank Reconciliation Summary

Checkbook Balance	6,931.30	Reconciling Balance	9,214.08
Uncleared Checks, Credits	2,528.50+	Bank Stmt. Balance	9,214.08
Uncleared Deposits, Debits	245.72-	Difference	0.00

-- End of report --

COLONIAL BANK.

Questions about your account, call Colonial Connection: 877-502-2265

www.colonialbank.com

Association Services NOW

ACCOUNT NUMBER	0750588406
STATEMENT PERIOD	July 26, 2005 - August 25, 2005

0018 D25

Colonial Bank appreciates your business. Thank you for being our Customer.

VIZCAYA AT WATERFORD HOA INC
C/O PRESIDENTIAL GROUP SOUTH
135 W PINEVIEW ST
ALTAMONTE SPRINGS FL 32714

Account Summary

Previous Balance	$ 12,109.97	Interest Paid This Period	$ 1.42
Total Credit(s)	+ 215.00	Year-To-Date Interest Paid	$ 8.34
Total Debit(s)	- 3,112.31	Annual Percentage Yield Earned	0.15 %
Service Charge	- 0.00	Average Collected Balance	$ 11,133.18
Interest Paid	+ 1.42	Days in Period	31
Ending Balance	**$ 9,214.08**	Fees This Period	$ 0.00

Account Details

Deposits and Other Credits

DATE	DESCRIPTION		AMOUNT
7/26	CONSOL COUPON DEPOSIT	SN: 0000000001	215.00
8/25	INTEREST PAID		1.42

Checks Paid

▲ *indicates check missing in sequence*

CHECK	DATE	AMOUNT	CHECK	DATE	AMOUNT
	8/18	456.16	1089 ▲	8/2	49.87
1078 ▲	8/19	338.67	1090	7/29	51.51
1079	8/18	446.34	1091	8/5	89.87
1081 ▲	7/27	76.29	1092	7/28	98.09
1082	8/4	52.06	1094 ▲	8/1	47.13
1083	8/3	95.90	1095	8/22	542.50
1084	8/3	88.23	1096	8/18	300.00
1085	8/4	90.42	1099 ▲	8/23	37.37
1087 ▲	8/1	61.92	1100	8/22	63.86