

Victoria Park II Property Owners Association, Inc.
BALANCE SHEET
As of 09/30/18

ASSETS

OPERATING ASSETS:			
1010	Operating - Iberia Bank	\$	71,702.72
			71,702.72
	Total Operating Assets	\$	71,702.72
RESERVE ASSETS:			
2010	Cash Reserves - Iberia	\$	153,476.38
			153,476.38
	Total Reserve Assets	\$	153,476.38
	TOTAL ASSETS	\$	225,179.10

LIABILITIES & EQUITY

CURRENT LIABILITIES:			
3120	Prepaid Owner Assessments	\$	2,581.37
			2,581.37
	Total Current Liabilities	\$	2,581.37
RESERVES:			
5005	Reserves - Replacement Fund	\$	153,476.38
			153,476.38
	Total Reserves	\$	153,476.38
EQUITY:			
5510	Fund Balance	\$	41,199.56
5520	Capital Contribution		14,000.00
	Current Year Surplus (Deficit)		13,921.79
			69,121.35
	Total Equity	\$	69,121.35
	TOTAL LIABILITIES & EQUITY	\$	225,179.10

Victoria Park II Property Owners Association, Inc.

Income/Expense Statement

Period: 09/01/18 to 09/30/18

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:							
06010 Maintenance Fees	500.00	.00	500.00	111,000.00	112,000.00	(1,000.00)	112,000.00
06050 Reserve Interest	100.85	.00	100.85	629.28	.00	629.28	.00
06080 Late Fees/Finance Charges	172.36	41.67	130.69	739.92	375.03	364.89	500.00
06090 Application Fees	.00	41.67	(41.67)	800.00	375.03	424.97	500.00
06210 Victoria Park I Income	.00	125.00	(125.00)	.00	1,125.00	(1,125.00)	1,500.00
06290 Other Income	.00	.00	.00	375.00	.00	375.00	.00
Subtotal Income	773.21	208.34	564.87	113,544.20	113,875.06	(330.86)	114,500.00
EXPENSES							
ADMINISTRATIVE EXPENSE							
07010 Management Fee	1,850.00	1,850.00	.00	16,650.00	16,650.00	.00	22,200.00
07020 Write off/Bad Debt	.00	83.33	83.33	.00	749.97	749.97	1,000.00
07030 Office Expenses - Postage	35.40	25.00	(10.40)	835.40	225.00	(610.40)	300.00
07090 Fees to Division-St of Florid	.00	5.10	5.10	61.25	45.90	(15.35)	61.25
07115 Website Maintenance	.00	50.00	50.00	.00	450.00	450.00	600.00
07120 Application Fee Expenses	.00	41.67	41.67	400.00	375.03	(24.97)	500.00
07140 Special Events - VP2	.00	16.67	16.67	.00	150.03	150.03	200.00
07150 Special Events - VP1	.00	8.33	8.33	.00	74.97	74.97	100.00
ADMINISTRATIVE EXPENSE	1,885.40	2,080.10	194.70	17,946.65	18,720.90	774.25	24,961.25
PROFESSIONAL FEES							
07305 Legal	(473.00)	166.67	639.67	4,204.00	1,500.03	(2,703.97)	2,000.00
07310 Accounting - CPA Firms	.00	20.83	20.83	250.00	187.47	(62.53)	250.00
PROFESSIONAL FEES	(473.00)	187.50	660.50	4,454.00	1,687.50	(2,766.50)	2,250.00
INSURANCE							
07530 Insurance	.00	458.33	458.33	5,404.29	4,124.97	(1,279.32)	5,500.00
INSURANCE	.00	458.33	458.33	5,404.29	4,124.97	(1,279.32)	5,500.00
UTILITIES							
08010 Electricity VP2	297.87	600.00	302.13	4,789.69	5,400.00	610.31	7,200.00
08020 Electricity VP1	5.81	12.50	6.69	58.25	112.50	54.25	150.00
08030 Water and Sewer	.00	225.00	225.00	6,065.98	2,025.00	(4,040.98)	2,700.00
UTILITIES	303.68	837.50	533.82	10,913.92	7,537.50	(3,376.42)	10,050.00

Victoria Park II Property Owners Association, Inc.

Income/Expense Statement

Period: 09/01/18 to 09/30/18

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
GROUNDS MAINTENANCE							
08530 Plants/Trees Replacement VP2	.00	83.33	83.33	2,351.50	749.97	(1,601.53)	1,000.00
08600 Grounds Lighting Repairs VP2	.00	41.67	41.67	163.01	375.03	212.02	500.00
08650 Grounds & Maintenance VP2	1,265.60	1,458.33	192.73	9,178.09	13,124.97	3,946.88	17,500.00
08651 Grounds & Maintenance VP1	116.40	125.00	8.60	931.67	1,125.00	193.33	1,500.00
08750 Pool - Maint/Clean/Repair	916.36	1,458.33	541.97	12,542.86	13,124.97	582.11	17,500.00
08800 Pool Building Repairs	.00	100.00	100.00	1,778.04	900.00	(878.04)	1,200.00
08860 Lake Maintenance	291.00	291.67	.67	2,910.00	2,625.03	(284.97)	3,500.00
08870 Dock Expenses	47.38	41.67	(5.71)	426.42	375.03	(51.39)	500.00
08890 Security/Pool	.00	118.75	118.75	626.18	1,068.75	442.57	1,425.00
08895 Contingency	.00	250.00	250.00	7,882.89	2,250.00	(5,632.89)	3,000.00
GROUNDS MAINTENANCE	2,636.74	3,968.75	1,332.01	38,790.66	35,718.75	(3,071.91)	47,625.00
HURRICANE							
08910 Hurricane Cleanup & Repair	.00	.00	.00	3,262.41	.00	(3,262.41)	.00
HURRICANE	.00	.00	.00	3,262.41	.00	(3,262.41)	.00
MAILBOX EXPENSES							
09020 Mailbox Maintenance	.00	833.33	833.33	4,421.20	7,499.97	3,078.77	10,000.00
MAILBOX EXPENSES	.00	833.33	833.33	4,421.20	7,499.97	3,078.77	10,000.00
RESERVE FUNDING							
09540 Reserve Replacement Fund	.00	.00	.00	13,800.00	13,800.00	.00	13,800.00
09750 Reserve Interest	100.85	.00	(100.85)	629.28	.00	(629.28)	.00
RESERVE FUNDING	100.85	.00	(100.85)	14,429.28	13,800.00	(629.28)	13,800.00
TOTAL EXPENSES	4,453.67	8,365.51	3,911.84	99,622.41	89,089.59	(10,532.82)	114,186.25
CURRENT YEAR NET INCOME/(LOSS)	(3,680.46)	(8,157.17)	4,476.71	13,921.79	24,785.47	(10,863.68)	313.75

Victoria Park II Property Owners Association, Inc.
Reserve Statement
As of 09/30/18

	BEGINNING OF YEAR	YTD NET INCREASE/(DECREASE)	AVAILABLE BALANCE
RESERVES:			
Reserves - Replacement Fund	152,427.10	1,049.28	153,476.38
Subtotal Reserves	<u>152,427.10</u>	<u>1,049.28</u>	<u>153,476.38</u>
TOTAL RESERVES	<u>152,427.10</u>	<u>1,049.28</u>	<u>153,476.38</u>

CASH DISBURSEMENTS

Starting Check Date: 9/01/18 Cash Account #: 1010

Ending Check Date: 9/30/18

Check Date	Check #	Vend #	Name	Check Amount	Reference			
9/01/18	2426	CAMBRI	CAMBRIDGE MANAGEMENT, INC	1,850.00	MGMT FEE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2698	15003	9/01/18	7010	9/01/18	1,850.00	MGMT FEE
9/01/18	2427	VOID		.00		Void		
9/01/18	2428	DELPM	DELTA PROPERTY MAINTENANCE	588.74	SEPTEMBER SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2690	33428	9/01/18	8750	9/01/18	321.36	SEPTEMBER SERVICE
		2690	33428	9/01/18	8870	9/01/18	47.38	
		2690	33428	9/01/18	8750	9/01/18	220.00	
				Totals:			588.74	
9/01/18	2429	ERPOOL	ER POOLS, INC.	375.00	SEPT POOL SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2700	48863	9/01/18	8750	9/01/18	375.00	SEPT POOL SERVICE
9/03/18	9999	(M) FPL	FLORIDA POWER & LIGHT	303.68				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2701	54837-33191	9/03/18	8010	9/03/18	266.99	919 NOTTINGHAM DR REC
		2702	34037-33177	9/03/18	8010	9/03/18	19.25	1130 NOTTINGHAM BOAT RAMP
		2703	04417-34167	9/03/18	8020	9/03/18	5.81	120 NOTTINGHAM DR ENTR
		2703	04417-34167	9/03/18	8010	9/03/18	11.63	
				Totals:			303.68	
9/28/18	2432	CAMBRI	CAMBRIDGE MANAGEMENT, INC	35.40	Conf Call Min April 2018			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2711	15479	9/28/18	7030	9/28/18	35.40	Conf Call Min April 2018
9/28/18	2433	COLENV	COLLIER ENVIRONMENTAL SERVICES	291.00	SEPT LAKE MAINTENANCE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2705	005347	9/20/18	8860	9/20/18	291.00	SEPT LAKE MAINTENANCE
9/30/18	2436	BIGCYP	BIG CYPRESS LANDSCAPE MAINT CO	1,382.00	GROUNDS MAINT			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2712	24667	9/30/18	8651	9/30/18	90.00	GROUNDS MAINT
		2712	24667	9/30/18	8650	9/30/18	940.00	
		2712	24667	9/30/18	8650	9/30/18	52.00	
		2712	24667	9/30/18	8651	9/30/18	26.40	
		2712	24667	9/30/18	8650	9/30/18	273.60	

CASH DISBURSEMENTS

Starting Check Date: 9/01/18 Cash Account #: 1010
Ending Check Date: 9/30/18

Check Date	Check #	Vend #	Name	Check Amount	Reference
				Totals:	1,382.00
				Totals:	4,825.82

-- End of report --

DATE: 10/08/18
TIME: 10:35 AM

Victoria Park II Property Owners Association, Inc.
AGED OWNER BALANCES: AS OF Sept. 30, 2018
ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
C720		Brett Wells	0.00	0.00	0.00	65.04	65.04	45 Day Lien
H760		Kimberly Bruge	0.00	0.00	0.00	140.00	140.00	
Y610		John & Sheila Brown	0.00	0.00	0.00	105.00	105.00	
Y680		Christopher&Caroline Hyleman	7.40	7.64	242.64	580.08	837.76	45 Day Lien
Y720		Carolyn O'Leary	0.00	0.00	0.00	57.64	57.64	
Y751		Martin & Emily De St. Pierre	0.00	509.91	0.00	0.00	509.91	
C9511		Robert & Marianna DeLillo	27.48	28.40	28.40	3254.04	3338.32	Foreclosure
C9547		Thomas & Ashley Potter	0.00	0.00	0.00	144.62	144.62	
L9671		Anthony & Shay Rudnicki	0.00	0.00	0.00	22.68	22.68	45 Day Lien
N1259		Pamela Sabin Attaway	0.00	0.00	0.00	129.82	129.82	
N1490		Brooke & Lisa Lefkow	0.00	0.00	0.00	7.64	7.64	45 Day Lien
N1570		Kevin and Mary Kohlasch	0.00	0.00	7.00	0.00	7.00	45 Day Lien
N1619		Michael & Kim Casella	7.40	7.64	7.64	580.08	602.76	45 Day Lien
W9630		Jason & Nicole Vishio	0.00	0.00	0.00	65.04	65.04	45 Day Lien
W10431		Randall and Mary Snyder	0.00	0.00	0.00	65.04	65.04	
TOTAL:			42.28	553.59	285.68	5216.72	6098.27	

DATE: 10/08/18
 TIME: 10:35 AM

Victoria Park II Property Owners Association, Inc.
 AGED OWNER BALANCES: AS OF Sept. 30, 2018

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

CODE	N/A	DESCRIPTION	ACCOUNT #	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
A1		Maintenance Fee	3110	0.00	0.00	0.00	2857.64	2857.64
01		Late Fees	6080	0.00	0.00	0.00	600.00	600.00
03		Admin. Fees	6290	0.00	0.00	0.00	150.00	150.00
04		Interest	6080	42.28	43.68	43.68	784.08	913.72
05		Attorney Fees	7305	0.00	0.00	242.00	825.00	1067.00
07		Misc. Charges	6290	0.00	509.91	0.00	0.00	509.91
GRAND TOTAL:				42.28	553.59	285.68	5216.72	6098.27

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
06080	Late Fees/Finance Charges	1513.72
07305	Legal	1067.00
03110	Deferred Owner Assessments	2857.64
06290	Other Income	659.91
T O T A L		\$6098.27

-- End of report --

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

Bank account #: 01 Operating - Iberia

1010 Operating - Iberia Bank

G/L Acct Bal: 71,702.72

Statement date: 09/30/18

Bank Balance: 73,911.12

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
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OUTSTANDING ITEMS:

2303	10/13/17	JEFF SENKEVICH		500.00	
2432	09/28/18	CAMBRIDGE MANAGEMENT, INC		35.40	
2433	09/28/18	COLLIER ENVIRONMENTAL SER		291.00	
2436	09/30/18	BIG CYPRESS LANDSCAPE MAI		1,382.00	
Total Outstanding				2,208.40	.00


Bank Reconciliation Summary

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Checkbook Balance	71,702.72	Reconciling Balance	73,911.12
Uncleared Checks, Credits	2,208.40+	Bank Stmt. Balance	73,911.12
Uncleared Deposits, Debits	0.00	Difference	0.00

-- End of report --

IBERIABANK

000029  TO PLO R
 VICTORIA PARK II ASSOC INC
 OPERATING ACCOUNT
 C/O CAMBRIDGE MANAGEMENT
 2335 TAMiami TrL N STE 402
 NAPLES FL 34103-4458

Date 9/28/18 Page 1
 Account Number *****3316



000029

----- CHECKING ACCOUNT -----

ASSOCIATION CK NO INTEREST

Account Number	*****3316	Statement Dates	9/04/18 thru 9/30/18	8
Previous Balance	77,130.29	Days this Statement Period	27	
2 Deposits/Credits	2,176.37	Average Ledger	73,893.30	
9 Checks/Debits	5,395.54	Average Collected	73,737.69	
Service Charge	.00			
Interest Paid	.00			
Current Balance	73,911.12			

Deposits and Additions

Date	Description	Amount
9/10	Remote DDA Deposit	1,163.76
9/21	Remote DDA Deposit	1,012.61

Withdrawals and Deductions

Date	Description	Amount
9/05	ELEC PYMT FPL DIRECT DEBIT PPD	17.44-
9/05	ELEC PYMT FPL DIRECT DEBIT PPD	19.25-
9/05	ELEC PYMT FPL DIRECT DEBIT PPD	266.99-

Checks in Number Order

Date	Check No	Amount	Date	Check No	Amount	Date	Check No	Amount
9/06	2425	950.00	9/18	2428*	588.74	9/07	2430	291.00
9/05	2426	1,850.00	9/10	2429	375.00	9/12	2431	1,037.12

(*) Check Numbers Missing

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
9/04	77,130.29	9/07	73,735.61	9/18	72,898.51
9/05	74,976.61	9/10	74,524.37	9/21	73,911.12
9/06	74,026.61	9/12	73,487.25		

IBERIABANK
VIRTUAL CREDIT

MERCHANT: Cambridge Management of SWFL
ACCOUNT: Victoria Park OPR 3316
LOCATION: 2335 TAMAMI TRL N STE 402
NAPLES, FL

DATE/TIME: 2018/09/10 13:44:13
CONTACT: Katie Wayman
239-249-7000

DEPOSIT: \$1,163.76

09/10/18 \$1163.76

Victoria Park II POA
c/o Cambridge Management
2335 Tamiami Tr N, Ste 402
Naples FL 34103

CHECK NO. 002430 CHECK DATE 08/30/18 VENDOR NO. COLENV

CHECK AMOUNT *****291.00

TWO HUNDRED NINETY-ONE AND 00/100 DOLLARS

PAY TO THE ORDER OF COLLIER ENVIRONMENTAL SERVICES
2500 Golden Gate Pkwy
Naples, FL 34105

#2430 09/07/18 \$291.00

IBERIABANK
VIRTUAL CREDIT

MERCHANT: Cambridge Management of SWFL
ACCOUNT: Victoria Park OPR 3316
LOCATION: 2335 TAMAMI TRL N STE 402
NAPLES, FL

DATE/TIME: 2018/09/21 13:14:10
CONTACT: Katie Wayman
239-249-7000

DEPOSIT: \$1,012.61

09/21/18 \$1012.61

Victoria Park II POA
c/o Cambridge Management
2335 Tamiami Tr N, Ste 402
Naples FL 34103

CHECK NO. 002431 CHECK DATE 08/31/18 VENDOR NO. BIGCYP

CHECK AMOUNT *****1,037.12

ONE THOUSAND THIRTY-SEVEN AND 12/100 DOLLARS

PAY TO THE ORDER OF BIG CYPRESS LANDSCAPE MAINT CO
P.O. Box 880504
Naples, FL 34116

#2431 09/12/18 \$1037.12

Victoria Park II POA
c/o Cambridge Management
2335 Tamiami Tr N, Ste 402
Naples FL 34103

CHECK NO. 002425 CHECK DATE 08/27/18 VENDOR NO. SAMOUC

CHECK AMOUNT *****950.00

NINE HUNDRED FIFTY AND 00/100 DOLLARS

PAY TO THE ORDER OF SAMOUC & GAL, PA
5405 Park Central Court
Naples, FL 34109

#2425 09/06/18 \$950.00

Victoria Park II POA
c/o Cambridge Management
2335 Tamiami Tr N, Ste 402
Naples FL 34103

CHECK NO. 002426 CHECK DATE 08/01/18 VENDOR NO. CAMBRI

CHECK AMOUNT *****1,850.00

ONE THOUSAND EIGHT HUNDRED FIFTY AND 00/100 DOLLARS

PAY TO THE ORDER OF CAMBRIDGE MANAGEMENT, INC
2335 Tamiami Tr N, Suite 402
Naples, FL 34103

#2426 09/05/18 \$1850.00

Victoria Park II POA
c/o Cambridge Management
2335 Tamiami Tr N, Ste 402
Naples FL 34103

CHECK NO. 002428 CHECK DATE 09/01/18 VENDOR NO. DELPM

CHECK AMOUNT *****588.74

FIVE HUNDRED EIGHTY-EIGHT AND 74/100 DOLLARS

PAY TO THE ORDER OF DELTA PROPERTY MAINTENANCE
15275 Collier Blvd
#201/200
NAPLES FL 34119

#2428 09/18/18 \$588.74

Victoria Park II POA
c/o Cambridge Management
2335 Tamiami Tr N, Ste 402
Naples FL 34103

CHECK NO. 002429 CHECK DATE 09/01/18 VENDOR NO. ERPOOL

CHECK AMOUNT *****375.00

THREE HUNDRED SEVENTY-FIVE AND 00/100 DOLLARS

PAY TO THE ORDER OF ER POOLS, INC.
P. O. Box 990840
Naples, FL 34116

#2429 09/10/18 \$375.00



000029

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

Bank account #: 02 Reserve - Iberia
 2010 Cash Reserves - Iberia G/L Acct Bal: 153,476.38
 Statement date: 09/30/18 Bank Balance: 153,476.38

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
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OUTSTANDING ITEMS:


Total Outstanding	.00	.00
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Bank Reconciliation Summary
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Checkbook Balance	153,476.38	Reconciling Balance	153,476.38
Uncleared Checks, Credits	0.00+	Bank Stmt. Balance	153,476.38
Uncleared Deposits, Debits	0.00	Difference	0.00

-- End of report --

IBERIABANK


 TO PLO R
 VICTORIA PARK II ASSOC INC
 RESERVE ACCOUNT
 C/O CAMBRIDGE MANAGEMENT
 2335 TAMiami TrL N STE 402
 NAPLES FL 34103-4458
 000005

Date 9/28/18 Page 1
 Account Number *****3324



000005

----- CHECKING ACCOUNT -----

ASSOCIATION PRIORITY INVEST

Account Number	*****3324	Statement Dates	9/04/18 thru 9/30/18	0
Previous Balance	153,375.53	Days this Statement Period	27	
Deposits/Credits	.00	Average Ledger	153,375.53	
Checks/Debits	.00	Average Collected	153,375.53	
Service Charge	.00	Interest Earned	90.77	
Interest Paid	100.85	Annual Percentage Yield Earned	0.80%	
Current Balance	153,476.38	2018 Interest Paid	629.28	

Deposits and Additions

Date	Description	Amount
9/30	Interest Deposit	100.85

Daily Balance Information

Date	Balance	Date	Balance
9/04	153,375.53	9/30	153,476.38