VICTORIA SQUARE

FINANCIAL STATEMENTS

PREPARED FOR THE BOARD OF DIRECTORS

May 2019

CONSOLIDATED Community Management

7124 North Nob Hill Road, Tamarac, FL 33321 (954-718-9903)

VICTORIA SQUARE CONDOMINIUM,

Balance Sheet
As of 05/31/19

ASSETS

CASH:			
1010	Popular Bank Oper	$ 34,627.32	
1020	Popular Bank Reserve	93,605.22	
	SUBTOTAL CASH		$ 128,232.54
CURRENT ASSETS:			
1110	A/R Maintenance	$ 1,040.00	
1170	A/R Late Charges	75.00	
1195	Attorney Fees Receivable	33.00	
1210	Utility Deposits	80.00	
	TOTAL CURRENT ASSETS		$ 1,228.00
	TOTAL ASSETS		$ 129,460.54

LIABILITIES & EQUITY

CURRENT LIABILITIES:			
3025	Accrued Expenses	$ 625.00	
3310	Prepaid Member Fees	6,231.00	
	SUBTOTAL CURRENT LIABILITIES		$ 6,856.00
RESERVES			
5010	Reserve Roof	$ 13,542.80	
5015	Reserve Painting	18,233.15	
5020	Reserve Paving	60,077.35	
5030	Reserve Interest	1,751.02	
	RESERVES		$ 93,604.32
EQUITY:			
5510	Retained Earnings	$ 19,242.72	
	Current Year Net Income/(Loss)	9,757.50	
	SUBTOTAL EQUITY		$ 29,000.22
	TOTAL LIABILITIES & EQUITY		$ 129,460.54

VICTORIA SQUARE CONDOMINIUM,

INCOME AND EXPENSE STATEMENT

Period: 05/01/19 to 05/31/19

Current Period Actual	Current Period Budget	Current Period Variance	Account	Description	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
INCOME:								
15,004.00	15,010.16	(6.16)	06110	Maintenance Income	75,020.00	75,050.80	(30.80)	180,121.89
25.00	.00	25.00	06170	Owner Late Fees	150.00	.00	150.00	.00
.00	.00	.00	06180	NSF Fees Income	10.00	.00	10.00	.00
.00	.00	.00	06190	Admin/Collection Fees Reimb.	88.00	.00	88.00	.00
.65	.00	.65	06900	Interest	2.48	.00	2.48	.00
15,029.65	15,010.16	19.49		SUBTOTAL INCOME	75,270.48	75,050.80	219.68	180,121.89
				EXPENSES				
UTILITIES								
1,301.18	1,416.67	115.49	07010	Refuse	7,155.90	7,083.35	(72.55)	17,000.00
97.95	133.33	35.38	07050	Electricity	515.14	666.65	151.51	1,600.00
3,917.95	5,000.00	1,082.05	07060	Water / Sewer	19,538.64	25,000.00	5,461.36	60,000.00
222.78	416.67	193.89	07150	Security	519.82	2,083.35	1,563.53	5,000.00
5,539.86	6,966.67	1,426.81		UTILITIES	27,729.50	34,833.35	7,103.85	83,600.00
BUILDING MAINTENANCE								
150.00	1,000.00	850.00	07210	Repair & Maintenance	1,572.78	5,000.00	3,427.22	12,000.00
370.00	416.67	46.67	07220	Janitorial	1,750.00	2,083.35	333.35	5,000.00
.00	41.67	41.67	07230	Exterminating	270.00	208.35	(61.65)	500.00
.00	42.42	42.42	07240	Fire Equipment Maint & Repai	1,285.00	212.10	(1,072.90)	509.00
.00	125.00	125.00	07320	Plumbing Repairs	.00	625.00	625.00	1,500.00
520.00	1,625.76	1,105.76		BUILDING MAINTENANCE	4,877.78	8,128.80	3,251.02	19,509.00
GROUND MAINTENANCE								
.00	541.67	541.67	08010	Lawn Maintenance	4,261.00	2,708.35	(1,552.65)	6,500.00
.00	83.33	83.33	08020	Irrigation	774.80	416.65	(358.15)	1,000.00
.00	500.00	500.00	08050	Landscape Extras	190.00	2,500.00	2,310.00	6,000.00
.00	1,125.00	1,125.00		GROUND MAINTENANCE	5,225.80	5,625.00	399.20	13,500.00
MANAGEMENT								
603.83	603.83	.00	09000	Management Fees	3,019.15	3,019.15	.00	7,246.00
603.83	603.83	.00		MANAGEMENT	3,019.15	3,019.15	.00	7,246.00
ADMINISTRATIVE & OFFICE								
5.53	175.00	169.47	09110	Office Expense	565.61	875.00	309.39	2,100.00
625.00	45.83	(579.17)	09120	CPA	625.00	229.15	(395.85)	550.00
.00	83.33	83.33	09125	Legal	.00	416.65	416.65	1,000.00

VICTORIA SQUARE CONDOMINIUM,

INCOME AND EXPENSE STATEMENT

Period: 05/01/19 to 05/31/19

Current Period Actual	Current Period Budget	Current Period Variance	Account	Description	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
.00	20.00	20.00	09140	Fees/Permits	237.25	100.00	(137.25)	240.00
7,679.06	2,083.33	(5,595.73)	09150	General Insurance	11,825.84	10,416.65	(1,409.19)	25,000.00
8,309.59	2,407.49	(5,902.10)		ADMINISTRATIVE & OFFICE	13,253.70	12,037.45	(1,216.25)	28,890.00
14,973.28	12,728.75	(2,244.53)		TOTAL EXPENSES	54,105.93	63,643.75	9,537.82	152,745.00
RESERVES								
2,281.41	2,281.41	.00	09200	Reserve Transfer	11,407.05	11,407.05	.00	27,376.89
2,281.41	2,281.41	.00		TOTAL RESERVES	11,407.05	11,407.05	.00	27,376.89
(2,225.04)	.00	(2,225.04)		Current Year Net Income/(los	9,757.50	.00	9,757.50	.00

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 05/01/19
Ending account #: "Last" Ending date: 05/31/19

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1010	Popular Bank Oper	31,289.01	17,079.65	13,741.34	3,338.31	34,627.32

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/01/19	AR2407	AR04	331.00		Owner Cash Receipts	
05/01/19	AR2408	AR04	682.00		Owner Cash Receipts	
05/02/19	RJ0001	MONTHLY		2,281.41	MONTHLY RESERVE	
05/03/19	AR0006	AR04	350.00		Owner Cash Receipts	
05/03/19	AR5893	AR04	4,774.00		Owner Cash Receipts	
05/06/19	AR2427	AR04	1,023.00		Owner Cash Receipts	
05/07/19	AR2440	AR04	2,046.00		Owner Cash Receipts	
05/09/19	AP3648	4683		370.00	ASAP TOTAL CONSTRUCTION C	APRIL JANITORIAL
05/09/19	AP3648	4684		603.83	CONSOLIDATED COMMUNITY MG	MAY MGT FEE
05/09/19	AP3648	4685		5.53	CONSOLIDATED COMMUNITY MG	REIMB APRIL OFFICE EXP
05/09/19	AP3648	4686		148.52	GARING PARKING ENFORCEMEN	PKING ENFORCE 4/12-4/25
05/09/19	AP3648	4687		150.00	SHAWN & SONS PLUMBING INC	CERTIFY BACKLFLOW
05/09/19	AR2447	AR04	2,084.00		Owner Cash Receipts	
05/09/19	AR2451	AR04	350.00		Owner Cash Receipts	
05/10/19	AP3652	4688		2,257.00	HUB INTERNATIONAL FLORIDA	DOWN PYMNT 2019 INS
05/10/19	AR2464	AR04	682.00		Owner Cash Receipts	
05/14/19	AR2496	AR04	2,363.00		Owner Cash Receipts	
05/15/19	RJ0004	AUTOPAY		46.46	FPL 53411	
05/15/19	RJ0004	AUTOPAY		51.49	FPL 55412	
05/15/19	RJ0006	AUTOPAY		1,301.18	WASTE PRO 042603	
05/15/19	RJ0007	AUTOPAY		3,917.95	CITY OF C/SPRING 21482	
05/17/19	AR2519	AR04	341.00		Owner Cash Receipts	
05/20/19	AR5627	AR04	341.00		Owner Cash Receipts	
05/22/19	AP3674	4689		625.00	FELDMAN, FELDMAN & ASSOCI	PREP 2018 INC TAX
05/22/19	AP3674	4690		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 5/10-5/23
05/24/19	GJ0173	PDBYPHN		1,908.71	MAY INS PYMNT 8820086	
05/28/19	AR2567	AR04	341.00		Owner Cash Receipts	
05/29/19	AR4215	AR04	7.00		Owner Cash Receipts	
05/30/19	AR6722	AR04	1,023.00		Owner Cash Receipts	
05/31/19	AR0009	AR04	341.00		Owner Cash Receipts	
05/31/19	CR0000	ADJUST	.65		INTEREST INCOME	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1020	Popular Bank Reserve	91,292.57	2,312.65	.00	2,312.65	93,605.22

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/02/19	RJ0001	MONTHLY	2,281.41		MONTHLY RESERVE	
05/31/19	CR0000	ADJUST	31.24		INTEREST INCOME	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1110	A/R Maintenance	1,053.00	15,004.00	15,017.00	13.00CR	1,040.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/01/19	AR2407	AR04		86.00	Owner Cash Receipts	
05/01/19	AR2408	AR04		682.00	Owner Cash Receipts	
05/01/19	AR3645	AR01	15,004.00		Apply Assmt/Opt Charges	
05/01/19	AR3646	AR08		2,411.00	Prepaid Application	
05/03/19	AR0006	AR04		350.00	Owner Cash Receipts	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 05/01/19
Ending account #: "Last" Ending date: 05/31/19

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/03/19	AR5893	AR04		4,721.00	Owner Cash Receipts	
05/06/19	AR2427	AR04		978.00	Owner Cash Receipts	
05/07/19	AR2440	AR04		981.00	Owner Cash Receipts	
05/09/19	AR2447	AR04		2,064.00	Owner Cash Receipts	
05/09/19	AR2451	AR04		350.00	Owner Cash Receipts	
05/10/19	AR2464	AR04		341.00	Owner Cash Receipts	
05/14/19	AR2496	AR04		1,371.00	Owner Cash Receipts	
05/17/19	AR2519	AR04		341.00	Owner Cash Receipts	
05/20/19	AR5627	AR04		341.00	Owner Cash Receipts	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1130	A/R Assessment	.00	.00	.00	.00	.00
1150	A/R Owners Interest	.00	.00	.00	.00	.00
1160	A/R Miscellaneous	.00	.00	.00	.00	.00
1170	A/R Late Charges	75.00	25.00	25.00	.00	75.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/03/19	AR5893	AR04		25.00	Owner Cash Receipts	
05/31/19	AR3677	AR02	25.00		Apply Late Fees	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1180	NSF Fees Receivable	10.00	.00	10.00	10.00CR	.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/09/19	AR2447	AR04		10.00	Owner Cash Receipts	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1195	Attorney Fees Receivable	48.00	.00	15.00	15.00CR	33.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/09/19	AR2447	AR04		10.00	Owner Cash Receipts	
05/14/19	AR2496	AR04		5.00	Owner Cash Receipts	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1210	Utility Deposits	80.00	.00	.00	.00	80.00
1215	Popular Roof Loan	.00	.00	.00	.00	.00
3010	Accounts Payable	.00	4,234.14	4,234.14	.00	.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/09/19	AP3647	VH1439		370.00	ASAP TOTAL CONSTRUCTION C	APRIL JANITORIAL
05/09/19	AP3647	VH1440		603.83	CONSOLIDATED COMMUNITY MG	MAY MGT FEE
05/09/19	AP3647	VH1441		5.53	CONSOLIDATED COMMUNITY MG	REIMB APRIL OFFICE EXP
05/09/19	AP3647	VH1442		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 4/12-4/25
05/09/19	AP3647	VH1443		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 4/26-5/9
05/09/19	AP3647	VH1444		150.00	SHAWN & SONS PLUMBING INC	CERTIFY BACKLFLOW
05/09/19	AP3648	4683	370.00		ASAP TOTAL CONSTRUCTION C	APRIL JANITORIAL
05/09/19	AP3648	4684	603.83		CONSOLIDATED COMMUNITY MG	MAY MGT FEE
05/09/19	AP3648	4685	5.53		CONSOLIDATED COMMUNITY MG	REIMB APRIL OFFICE EXP

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 05/01/19
Ending account #: "Last" Ending date: 05/31/19

Acct-#	Description		Begin-balance	Total-DR	Total-CR	Net-change	End-balance

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/09/19	AP3648	4686	148.52		GARING PARKING ENFORCEMEN	PKING ENFORCE 4/12-4/25
05/09/19	AP3648	4687	150.00		SHAWN & SONS PLUMBING INC	CERTIFY BACKLFLOW
05/10/19	AP3651	VH1445		2,257.00	HUB INTERNATIONAL FLORIDA	DOWN PYMNT 2019 INS
05/10/19	AP3652	4688	2,257.00		HUB INTERNATIONAL FLORIDA	DOWN PYMNT 2019 INS
05/22/19	AP3673	VH1446		625.00	FELDMAN, FELDMAN & ASSOCI	PREP 2018 INC TAX
05/22/19	AP3673	VH1447		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 5/10-5/23
05/22/19	AP3674	4689	625.00		FELDMAN, FELDMAN & ASSOCI	PREP 2018 INC TAX
05/22/19	AP3674	4690	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 5/10-5/23

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
3025	Accrued Expenses	.00	.00	625.00	625.00CR	625.00CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/20/19	GJ0172	AUDIT EN		625.00	accrue cpa fee 2018	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
3050	Popular Loan Payable	.00	.00	.00	.00	.00
3310	Prepaid Member Fees	4,219.00CR	2,411.00	4,423.00	2,012.00CR	6,231.00CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/01/19	AR2407	AR04		245.00	Owner Cash Receipts	
05/01/19	AR3646	AR08	2,411.00		Prepaid Application	
05/03/19	AR5893	AR04		28.00	Owner Cash Receipts	
05/06/19	AR2427	AR04		45.00	Owner Cash Receipts	
05/07/19	AR2440	AR04		1,065.00	Owner Cash Receipts	
05/10/19	AR2464	AR04		341.00	Owner Cash Receipts	
05/14/19	AR2496	AR04		987.00	Owner Cash Receipts	
05/28/19	AR2567	AR04		341.00	Owner Cash Receipts	
05/29/19	AR4215	AR04		7.00	Owner Cash Receipts	
05/30/19	AR6722	AR04		1,023.00	Owner Cash Receipts	
05/31/19	AR0009	AR04		341.00	Owner Cash Receipts	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5010	Reserve Roof	12,822.89CR	.00	719.91	719.91CR	13,542.80CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/02/19	RJ0001	MONTHLY		719.91	MONTHLY RESERVE	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5015	Reserve Painting	17,959.48CR	.00	273.67	273.67CR	18,233.15CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/02/19	RJ0001	MONTHLY		273.67	MONTHLY RESERVE	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5020	Reserve Paving	58,789.52CR	.00	1,287.83	1,287.83CR	60,077.35CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/02/19	RJ0001	MONTHLY		1,287.83	MONTHLY RESERVE	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5030	Reserve Interest	1,719.78CR	.00	31.24	31.24CR	1,751.02CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 05/01/19
Ending account #: "Last" Ending date: 05/31/19

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/31/19	CR0000	ADJUST		31.24	INTEREST INCOME	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5510	Retained Earnings	16,354.37CR	625.00	3,513.35	2,888.35CR	19,242.72CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/20/19	GJ0172	AUDIT EN	625.00		accrue cpa fee 2018	
05/20/19	GJ0172	AUDIT EN		3,513.35	recon 2018 2019 insurance	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
6110	Maintenance Income	60,016.00CR	.00	15,004.00	15,004.00CR	75,020.00CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/01/19	AR3645	AR01		15,004.00	Apply Assmt/Opt Charges	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
6170	Owner Late Fees	125.00CR	.00	25.00	25.00CR	150.00CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/31/19	AR3677	AR02		25.00	Apply Late Fees	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
6180	NSF Fees Income	10.00CR	.00	.00	.00	10.00CR
6190	Admin/Collection Fees Reimb.	88.00CR	.00	.00	.00	88.00CR
6900	Interest	1.83CR	.00	.65	.65CR	2.48CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/31/19	CR0000	ADJUST		.65	INTEREST INCOME	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7010	Refuse	5,854.72	1,301.18	.00	1,301.18	7,155.90

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/15/19	RJ0006	AUTOPAY	1,301.18		WASTE PRO 042603	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7050	Electricity	417.19	97.95	.00	97.95	515.14

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/15/19	RJ0004	AUTOPAY	46.46		FPL 53411	
05/15/19	RJ0004	AUTOPAY	51.49		FPL 55412	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7060	Water / Sewer	15,620.69	3,917.95	.00	3,917.95	19,538.64

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/15/19	RJ0007	AUTOPAY	3,917.95		CITY OF C/SPRING 21482	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7150	Security	297.04	222.78	.00	222.78	519.82

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/09/19	AP3647	VH1442	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 4/12-4/25
05/09/19	AP3647	VH1443	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 4/26-5/9
05/22/19	AP3673	VH1447	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 5/10-5/23

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 05/01/19
Ending account #: "Last" Ending date: 05/31/19

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7210	Repair & Maintenance	1,422.78	150.00	.00	150.00	1,572.78

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/09/19	AP3647	VH1444	150.00		SHAWN & SONS PLUMBING INC	CERTIFY BACKLFLOW

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7220	Janitorial	1,380.00	370.00	.00	370.00	1,750.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/09/19	AP3647	VH1439	370.00		ASAP TOTAL CONSTRUCTION C	APRIL JANITORIAL

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7230	Exterminating	270.00	.00	.00	.00	270.00
7240	Fire Equipment Maint & Repair	1,285.00	.00	.00	.00	1,285.00
8010	Lawn Maintenance	4,261.00	.00	.00	.00	4,261.00
8020	Irrigation	774.80	.00	.00	.00	774.80
8050	Landscape Extras	190.00	.00	.00	.00	190.00
9000	Management Fees	2,415.32	603.83	.00	603.83	3,019.15

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/09/19	AP3647	VH1440	603.83		CONSOLIDATED COMMUNITY MG	MAY MGT FEE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
9110	Office Expense	560.08	5.53	.00	5.53	565.61

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/09/19	AP3647	VH1441	5.53		CONSOLIDATED COMMUNITY MG	REIMB APRIL OFFICE EXP

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
9120	CPA	.00	625.00	.00	625.00	625.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/22/19	AP3673	VH1446	625.00		FELDMAN, FELDMAN & ASSOCI	PREP 2018 INC TAX

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
9140	Fees/Permits	237.25	.00	.00	.00	237.25
9150	General Insurance	4,146.78	7,679.06	.00	7,679.06	11,825.84

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/10/19	AP3651	VH1445	2,257.00		HUB INTERNATIONAL FLORIDA	DOWN PYMNT 2019 INS
05/20/19	GJ0172	AUDIT EN	3,513.35		recon 2018 2019 insurance	
05/24/19	GJ0173	PDBYPHN	1,908.71		MAY INS PYMNT 8820086	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
9200	Reserve Transfer	9,125.64	2,281.41	.00	2,281.41	11,407.05

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/02/19	RJ0001	MONTHLY	2,281.41		MONTHLY RESERVE	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
Ending account #: "Last"

Starting date: 05/01/19
Ending date: 05/31/19

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
Gnd Total:		.00	58,946.13	58,946.13	.00	.00

VICTORIA SQUARE CONDOMINIUM,

CASH DISBURSEMENTS

Starting Check Date: 5/01/19 Cash account #: "All"
Ending Check Date: 5/31/19

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
Cash account #:		1010	Popular Bank Oper		
5/09/19	4683	ASAPTO	ASAP TOTAL CONSTRUCTION CORP	370.00	APRIL JANITORIAL
5/09/19	4684	CCM	CONSOLIDATED COMMUNITY MG	603.83	MAY MGT FEE
5/09/19	4685	CCM	CONSOLIDATED COMMUNITY MG	5.53	REIMB APRIL OFFICE EXP
5/09/19	4686	GARING	GARING PARKING ENFORCEMENT	148.52	
5/09/19	4687	SHAWN	SHAWN & SONS PLUMBING INC	150.00	CERTIFY BACKLFLOW
5/10/19	4688	HUB	HUB INTERNATIONAL FLORIDA	2,257.00	DOWN PYMNT 2019 INS
5/22/19	4689	FELDMA	FELDMAN, FELDMAN & ASSOCIATES	625.00	PREP 2018 INC TAX
5/22/19	4690	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFORCE 5/10-5/23
			Totals:	4,234.14	