

# VICTORIA SQUARE

## FINANCIAL STATEMENTS

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*PREPARED FOR THE BOARD OF DIRECTORS*

**April 2020**



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

# VICTORIA SQUARE CONDOMINIUM,

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Balance Sheet  
As of 04/30/20

## ASSETS

### CASH:

|      |                      |              |               |
|------|----------------------|--------------|---------------|
| 1010 | Popular Bank Oper    | \$ 25,440.91 |               |
| 1020 | Popular Bank Reserve | 119,218.16   |               |
|      |                      |              |               |
|      | SUBTOTAL CASH        |              | \$ 144,659.07 |

### CURRENT ASSETS:

|      |                          |           |               |
|------|--------------------------|-----------|---------------|
| 1110 | A/R Maintenance          | \$ 698.50 |               |
| 1195 | Attorney Fees Receivable | 10.00     |               |
| 1210 | Utility Deposits         | 80.00     |               |
|      |                          |           |               |
|      | TOTAL CURRENT ASSETS     |           | \$ 788.50     |
|      |                          |           |               |
|      | TOTAL ASSETS             |           | \$ 145,447.57 |
|      |                          |           | =====         |

## LIABILITIES & EQUITY

### CURRENT LIABILITIES:

|      |                              |           |             |
|------|------------------------------|-----------|-------------|
| 3025 | Accrued Expenses             | \$ 675.00 |             |
| 3310 | Prepaid Member Fees          | 3,852.75  |             |
|      |                              |           |             |
|      | SUBTOTAL CURRENT LIABILITIES |           | \$ 4,527.75 |

### RESERVES

|      |                  |              |               |
|------|------------------|--------------|---------------|
| 5010 | Reserve Roof     | \$ 21,462.89 |               |
| 5015 | Reserve Painting | 21,243.28    |               |
| 5020 | Reserve Paving   | 74,243.36    |               |
| 5030 | Reserve Interest | 2,268.72     |               |
|      |                  |              |               |
|      | RESERVES         |              | \$ 119,218.25 |

### EQUITY:

|      |                                |              |               |
|------|--------------------------------|--------------|---------------|
| 5510 | Retained Earnings              | \$ 36,546.97 |               |
|      | Current Year Net Income/(Loss) | (14,845.40)  |               |
|      |                                |              |               |
|      | SUBTOTAL EQUITY                |              | \$ 21,701.57  |
|      |                                |              |               |
|      | TOTAL LIABILITIES & EQUITY     |              | \$ 145,447.57 |
|      |                                |              | =====         |

# VICTORIA SQUARE CONDOMINIUM,

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## INCOME AND EXPENSE STATEMENT

Period: 04/01/20 to 04/30/20

| Current Period          |           |            |         |                              | Year-To-Date |           |            | Yearly     |
|-------------------------|-----------|------------|---------|------------------------------|--------------|-----------|------------|------------|
| Actual                  | Budget    | Variance   | Account | Description                  | Actual       | Budget    | Variance   | Budget     |
| INCOME:                 |           |            |         |                              |              |           |            |            |
| 15,004.00               | 14,988.90 | 15.10      | 06110   | Maintenance Income           | 60,016.00    | 59,955.60 | 60.40      | 179,866.79 |
| .00                     | .00       | .00        | 06170   | Owner Late Fees              | 50.00        | .00       | 50.00      | .00        |
| .00                     | .00       | .00        | 06190   | Admin/Collection Fees Reimb. | 15.00        | .00       | 15.00      | .00        |
| .00                     | .00       | .00        | 06200   | Misc Income                  | (.09)        | .00       | (.09)      | .00        |
| .87                     | .00       | .87        | 06900   | Interest                     | 3.20         | .00       | 3.20       | .00        |
| 15,004.87               | 14,988.90 | 15.97      |         | SUBTOTAL INCOME              | 60,084.11    | 59,955.60 | 128.51     | 179,866.79 |
| EXPENSES                |           |            |         |                              |              |           |            |            |
| UTILITIES               |           |            |         |                              |              |           |            |            |
| 1,392.55                | 1,416.67  | 24.12      | 07010   | Refuse                       | 5,570.20     | 5,666.68  | 96.48      | 17,000.00  |
| 121.73                  | 133.33    | 11.60      | 07050   | Electricity                  | 539.37       | 533.32    | (6.05)     | 1,600.00   |
| 2,552.33                | 4,666.67  | 2,114.34   | 07060   | Water / Sewer                | 10,495.54    | 18,666.68 | 8,171.14   | 56,000.00  |
| 148.52                  | 166.67    | 18.15      | 07150   | Security                     | 668.34       | 666.68    | (1.66)     | 2,000.00   |
| 4,215.13                | 6,383.34  | 2,168.21   |         | UTILITIES                    | 17,273.45    | 25,533.36 | 8,259.91   | 76,600.00  |
| BUILDING MAINTENANCE    |           |            |         |                              |              |           |            |            |
| 288.90                  | 1,000.00  | 711.10     | 07210   | Repair & Maintenance         | 967.92       | 4,000.00  | 3,032.08   | 12,000.00  |
| 520.00                  | 416.67    | (103.33)   | 07220   | Janitorial                   | 1,780.00     | 1,666.68  | (113.32)   | 5,000.00   |
| .00                     | 423.33    | 423.33     | 07230   | Exterminating                | 270.00       | 1,693.32  | 1,423.32   | 5,080.00   |
| .00                     | 225.00    | 225.00     | 07240   | Fire Equipment Maint & Repai | .00          | 900.00    | 900.00     | 2,700.00   |
| .00                     | 125.00    | 125.00     | 07320   | Plumbing Repairs             | .00          | 500.00    | 500.00     | 1,500.00   |
| 808.90                  | 2,190.00  | 1,381.10   |         | BUILDING MAINTENANCE         | 3,017.92     | 8,760.00  | 5,742.08   | 26,280.00  |
| GROUND MAINTENANCE      |           |            |         |                              |              |           |            |            |
| 3,130.00                | 541.67    | (2,588.33) | 08010   | Lawn Maintenance             | 6,845.00     | 2,166.68  | (4,678.32) | 6,500.00   |
| 75.00                   | 166.67    | 91.67      | 08020   | Irrigation                   | 503.00       | 666.68    | 163.68     | 2,000.00   |
| .00                     | 416.67    | 416.67     | 08050   | Landscape Extras             | 3,700.00     | 1,666.68  | (2,033.32) | 5,000.00   |
| 3,205.00                | 1,125.01  | (2,079.99) |         | GROUND MAINTENANCE           | 11,048.00    | 4,500.04  | (6,547.96) | 13,500.00  |
| MANAGEMENT              |           |            |         |                              |              |           |            |            |
| 603.83                  | 603.83    | .00        | 09000   | Management Fees              | 2,415.32     | 2,415.32  | .00        | 7,246.00   |
| 603.83                  | 603.83    | .00        |         | MANAGEMENT                   | 2,415.32     | 2,415.32  | .00        | 7,246.00   |
| ADMINISTRATIVE & OFFICE |           |            |         |                              |              |           |            |            |
| 16.36                   | 166.67    | 150.31     | 09110   | Office Expense               | 458.16       | 666.68    | 208.52     | 2,000.00   |
| .00                     | 52.08     | 52.08      | 09120   | CPA                          | 675.00       | 208.32    | (466.68)   | 625.00     |
| .00                     | 83.33     | 83.33      | 09125   | Legal                        | .00          | 333.32    | 333.32     | 1,000.00   |

# VICTORIA SQUARE CONDOMINIUM,

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## INCOME AND EXPENSE STATEMENT

Period: 04/01/20 to 04/30/20

| Current Period |           |             | Account | Description                  | Year-To-Date |           |             | Yearly Budget |
|----------------|-----------|-------------|---------|------------------------------|--------------|-----------|-------------|---------------|
| Actual         | Budget    | Variance    |         |                              | Actual       | Budget    | Variance    |               |
| 150.00         | 20.00     | (130.00)    | 09140   | Fees/Permits                 | 387.25       | 80.00     | (307.25)    | 240.00        |
| 24,803.00      | 2,083.33  | (22,719.67) | 09150   | General Insurance            | 30,529.13    | 8,333.32  | (22,195.81) | 25,000.00     |
| 24,969.36      | 2,405.41  | (22,563.95) |         | ADMINISTRATIVE & OFFICE      | 32,049.54    | 9,621.64  | (22,427.90) | 28,865.00     |
| 33,802.22      | 12,707.59 | (21,094.63) |         | TOTAL EXPENSES               | 65,804.23    | 50,830.36 | (14,973.87) | 152,491.00    |
| RESERVES       |           |             |         |                              |              |           |             |               |
| 2,281.32       | 2,281.32  | .00         | 09200   | Reserve Transfer             | 9,125.28     | 9,125.28  | .00         | 27,375.79     |
| 2,281.32       | 2,281.32  | .00         |         | TOTAL RESERVES               | 9,125.28     | 9,125.28  | .00         | 27,375.79     |
| (21,078.67)    | (.01)     | (21,078.66) |         | Current Year Net Income/(los | (14,845.40)  | (.04)     | (14,845.36) | .00           |
| =====          | =====     | =====       |         |                              | =====        | =====     | =====       | =====         |

## GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"  
Ending account #: "Last"Starting date: 04/01/20  
Ending date: 04/30/20

| Acct-# | Description       | Begin-balance | Total-DR  | Total-CR  | Net-change  | End-balance |
|--------|-------------------|---------------|-----------|-----------|-------------|-------------|
| 1010   | Popular Bank Oper | 47,004.83     | 14,519.62 | 36,083.54 | 21,563.92CR | 25,440.91   |

| DATE     | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION               | A/P REFERENCE            |
|----------|--------|-----------|-----------|-----------|---------------------------|--------------------------|
| 04/01/20 | AP4009 | 4798      |           | 603.83    | CONSOLIDATED COMMUNITY MG | APR MGT FEE              |
| 04/01/20 | AR9089 | AR04      | 317.25    |           | Owner Cash Receipts       |                          |
| 04/01/20 | AR9090 | AR04      | 682.00    |           | Owner Cash Receipts       |                          |
| 04/02/20 | AR4101 | AR04      | 341.00    |           | Owner Cash Receipts       |                          |
| 04/03/20 | AR0072 | AR04      | 1,083.00  |           | Owner Cash Receipts       |                          |
| 04/03/20 | AR6897 | AR04      | 682.00    |           | Owner Cash Receipts       |                          |
| 04/05/20 | RJ0001 | MONTHLY   |           | 2,281.32  | MONTHLY RESERVE           |                          |
| 04/06/20 | AR4112 | AR04      | 1,023.00  |           | Owner Cash Receipts       |                          |
| 04/06/20 | AR6092 | AR04      | 5,456.00  |           | Owner Cash Receipts       |                          |
| 04/07/20 | AP4024 | 4799      |           | 520.00    | ASAP TOTAL CONSTRUCTION C | MAR CLEANING/P/U TRASH   |
| 04/07/20 | AP4024 | 4800      |           | 3,130.00  | BEST LAWN SERVICE OF AMER | FEB & MAR LAWN SVC/TRIM  |
| 04/07/20 | AP4024 | 4801      |           | 16.36     | CONSOLIDATED COMMUNITY MG | REIMB MAR OFFICE EXP     |
| 04/07/20 | AP4024 | 4802      |           | 74.26     | GARING PARKING ENFORCEMEN | PKING ENFORCE 3/27-4/9   |
| 04/07/20 | AR1455 | AR04      | 1,023.00  |           | Owner Cash Receipts       |                          |
| 04/08/20 | AR4119 | AR04      | 682.00    |           | Owner Cash Receipts       |                          |
| 04/10/20 | AR3938 | AR04      | 682.00    |           | Owner Cash Receipts       |                          |
| 04/13/20 | RJ0004 | AUTOPAY   |           | 39.86     | FPL 53411                 |                          |
| 04/13/20 | RJ0004 | AUTOPAY   |           | 81.87     | FPL 55412                 |                          |
| 04/14/20 | AR4142 | AR04      | 1,524.50  |           | Owner Cash Receipts       |                          |
| 04/15/20 | RJ0006 | AUTOPAY   |           | 1,392.55  | WASTE PRO 042603          |                          |
| 04/17/20 | AP4041 | 4803      |           | 262.15    | RYAN ASSOCIATES, INC.     | REPLC HOSE BIB(3284/3282 |
| 04/20/20 | AR4156 | AR04      | 341.00    |           | Owner Cash Receipts       |                          |
| 04/27/20 | AP0098 | 100000    |           | 74.26     | GARING PARKING ENFORCEMEN | PKING ENFORCE 4/10-4/23  |
| 04/27/20 | AP0098 | 100001    |           | 75.00     | J&S IRRIGATION            | APRIL IRRIG WET CHECK    |
| 04/27/20 | AP0098 | 100002    |           | 150.00    | SHAWN & SONS PLUMBING INC | ANNUAL BKFLW CERTIFY     |
| 04/28/20 | AR4185 | AR04      | 341.00    |           | Owner Cash Receipts       |                          |
| 04/28/20 | RJ0007 | AUTOPAY   |           | 2,552.33  | CITY OF C/SPRING 21482    |                          |
| 04/29/20 | AP0098 | 100003    |           | 24,803.00 | HUB INTERNATIONAL FLORIDA | 2020-2021 INS PREMIUM    |
| 04/29/20 | AP0098 | 100004    |           | 26.75     | SIGN A RAMA SUNRISE       | FIRE ALARM PANEL SIGN    |
| 04/30/20 | AR4191 | AR04      | 341.00    |           | Owner Cash Receipts       |                          |
| 04/30/20 | CR0000 | ADJUST    | .87       |           | INTEREST INCOME           |                          |

|      |                      |            |          |     |          |            |
|------|----------------------|------------|----------|-----|----------|------------|
| 1020 | Popular Bank Reserve | 116,897.97 | 2,320.19 | .00 | 2,320.19 | 119,218.16 |
|------|----------------------|------------|----------|-----|----------|------------|

| DATE     | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION     | A/P REFERENCE |
|----------|--------|-----------|-----------|-----------|-----------------|---------------|
| 04/05/20 | RJ0001 | MONTHLY   | 2,281.32  |           | MONTHLY RESERVE |               |
| 04/30/20 | CR0000 | ADJUST    | 38.87     |           | INTEREST INCOME |               |

|      |                 |        |           |           |        |        |
|------|-----------------|--------|-----------|-----------|--------|--------|
| 1110 | A/R Maintenance | 708.00 | 15,004.00 | 15,013.50 | 9.50CR | 698.50 |
|------|-----------------|--------|-----------|-----------|--------|--------|

| DATE     | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION             | A/P REFERENCE |
|----------|--------|-----------|-----------|-----------|-------------------------|---------------|
| 04/01/20 | AR4015 | AR01      | 15,004.00 |           | Apply Assmt/Opt Charges |               |
| 04/01/20 | AR4016 | AR08      |           | 2,751.50  | Prepaid Application     |               |
| 04/01/20 | AR9089 | AR04      |           | 223.50    | Owner Cash Receipts     |               |
| 04/01/20 | AR9090 | AR04      |           | 682.00    | Owner Cash Receipts     |               |
| 04/02/20 | AR4101 | AR04      |           | 341.00    | Owner Cash Receipts     |               |

## GENERAL LEDGER TRIAL BALANCE

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

Starting date: 04/01/20  
Ending date: 04/30/20

| Acct-# | Description              |             | Begin-balance | Total-DR  | Total-CR            | Net-change                | End-balance              |
|--------|--------------------------|-------------|---------------|-----------|---------------------|---------------------------|--------------------------|
|        | 04/03/20                 | AR0072 AR04 |               | 1,023.00  | Owner Cash Receipts |                           |                          |
|        | 04/03/20                 | AR6897 AR04 |               | 341.00    | Owner Cash Receipts |                           |                          |
|        | 04/06/20                 | AR4112 AR04 |               | 1,023.00  | Owner Cash Receipts |                           |                          |
|        | 04/06/20                 | AR6092 AR04 |               | 5,428.00  | Owner Cash Receipts |                           |                          |
|        | 04/07/20                 | AR1455 AR04 |               | 682.00    | Owner Cash Receipts |                           |                          |
|        | 04/08/20                 | AR4119 AR04 |               | 682.00    | Owner Cash Receipts |                           |                          |
|        | 04/10/20                 | AR3938 AR04 |               | 299.00    | Owner Cash Receipts |                           |                          |
|        | 04/14/20                 | AR4142 AR04 |               | 855.50    | Owner Cash Receipts |                           |                          |
|        | 04/20/20                 | AR4156 AR04 |               | 341.00    | Owner Cash Receipts |                           |                          |
|        | 04/28/20                 | AR4185 AR04 |               | 341.00    | Owner Cash Receipts |                           |                          |
| 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         |             | 50.00         | .00       | 50.00               | 50.00CR                   | .00                      |
|        | DATE                     | SOURCE      | REFERENCE     | DR-AMOUNT | CR-AMOUNT           | DESCRIPTION               | A/P REFERENCE            |
|        | 04/03/20                 | AR0072      | AR04          |           | 50.00               | Owner Cash Receipts       |                          |
| 1180   | NSF Fees Receivable      |             | .00           | .00       | .00                 | .00                       | .00                      |
| 1195   | Attorney Fees Receivable |             | 20.00         | .00       | 10.00               | 10.00CR                   | 10.00                    |
|        | DATE                     | SOURCE      | REFERENCE     | DR-AMOUNT | CR-AMOUNT           | DESCRIPTION               | A/P REFERENCE            |
|        | 04/03/20                 | AR0072      | AR04          |           | 10.00               | Owner Cash Receipts       |                          |
| 1210   | Utility Deposits         |             | 80.00         | .00       | .00                 | .00                       | 80.00                    |
| 1215   | Popular Roof Loan        |             | .00           | .00       | .00                 | .00                       | .00                      |
| 3010   | Accounts Payable         |             | .00           | 29,735.61 | 29,735.61           | .00                       | .00                      |
|        | DATE                     | SOURCE      | REFERENCE     | DR-AMOUNT | CR-AMOUNT           | DESCRIPTION               | A/P REFERENCE            |
|        | 04/01/20                 | AP4007      | VH1569        |           | 603.83              | CONSOLIDATED COMMUNITY MG | APR MGT FEE              |
|        | 04/01/20                 | AP4009      | 4798          | 603.83    |                     | CONSOLIDATED COMMUNITY MG | APR MGT FEE              |
|        | 04/07/20                 | AP4023      | VH1574        |           | 520.00              | ASAP TOTAL CONSTRUCTION C | MAR CLEANING/P/U TRASH   |
|        | 04/07/20                 | AP4023      | VH1575        |           | 3,130.00            | BEST LAWN SERVICE OF AMER | FEB & MAR LAWN SVC/TRIM  |
|        | 04/07/20                 | AP4023      | VH1576        |           | 16.36               | CONSOLIDATED COMMUNITY MG | REIMB MAR OFFICE EXP     |
|        | 04/07/20                 | AP4023      | VH1577        |           | 74.26               | GARING PARKING ENFORCEMEN | PKING ENFORCE 3/27-4/9   |
|        | 04/07/20                 | AP4024      | 4799          | 520.00    |                     | ASAP TOTAL CONSTRUCTION C | MAR CLEANING/P/U TRASH   |
|        | 04/07/20                 | AP4024      | 4800          | 3,130.00  |                     | BEST LAWN SERVICE OF AMER | FEB & MAR LAWN SVC/TRIM  |
|        | 04/07/20                 | AP4024      | 4801          | 16.36     |                     | CONSOLIDATED COMMUNITY MG | REIMB MAR OFFICE EXP     |
|        | 04/07/20                 | AP4024      | 4802          | 74.26     |                     | GARING PARKING ENFORCEMEN | PKING ENFORCE 3/27-4/9   |
|        | 04/17/20                 | AP4040      | VH1578        |           | 262.15              | RYAN ASSOCIATES, INC.     | REPLC HOSE BIB(3284/3282 |
|        | 04/17/20                 | AP4041      | 4803          | 262.15    |                     | RYAN ASSOCIATES, INC.     | REPLC HOSE BIB(3284/3282 |
|        | 04/22/20                 | AP0099      | VH1579        |           | 75.00               | J&S IRRIGATION            | APRIL IRRIG WET CHECK    |

## GENERAL LEDGER TRIAL BALANCE

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

Starting date: 04/01/20  
Ending date: 04/30/20

| Acct-# | Description          |               |                  | Begin-balance    | Total-DR         | Total-CR                  | Net-change           | End-balance             |
|--------|----------------------|---------------|------------------|------------------|------------------|---------------------------|----------------------|-------------------------|
|        | 04/22/20             | AP0099        | VH1580           |                  | 150.00           | SHAWN & SONS PLUMBING INC |                      | ANNUAL BKFLW CERTIFY    |
|        | 04/22/20             | AP0099        | VH1581           |                  | 74.26            | GARING PARKING ENFORCEMEN |                      | PKING ENFORCE 4/10-4/23 |
|        | 04/22/20             | AP0099        | VH1583           |                  | 26.75            | SIGN A RAMA SUNRISE       |                      | FIRE ALARM PANEL SIGN   |
|        | 04/27/20             | AP0098        | 100000           | 74.26            |                  | GARING PARKING ENFORCEMEN |                      | PKING ENFORCE 4/10-4/23 |
|        | 04/27/20             | AP0098        | 100001           | 75.00            |                  | J&S IRRIGATION            |                      | APRIL IRRIG WET CHECK   |
|        | 04/27/20             | AP0098        | 100002           | 150.00           |                  | SHAWN & SONS PLUMBING INC |                      | ANNUAL BKFLW CERTIFY    |
|        | 04/27/20             | AP0099        | VH1584           |                  | 24,803.00        | HUB INTERNATIONAL FLORIDA |                      | 2020-2021 INS PREMIUM   |
|        | 04/29/20             | AP0098        | 100003           | 24,803.00        |                  | HUB INTERNATIONAL FLORIDA |                      | 2020-2021 INS PREMIUM   |
|        | 04/29/20             | AP0098        | 100004           | 26.75            |                  | SIGN A RAMA SUNRISE       |                      | FIRE ALARM PANEL SIGN   |
| 3025   | Accrued Expenses     |               |                  | 675.00CR         | .00              | .00                       | .00                  | 675.00CR                |
| 3050   | Popular Loan Payable |               |                  | .00              | .00              | .00                       | .00                  | .00                     |
| 3310   | Prepaid Member Fees  |               |                  | 4,407.50CR       | 2,751.50         | 2,196.75                  | 554.75               | 3,852.75CR              |
|        | <b>DATE</b>          | <b>SOURCE</b> | <b>REFERENCE</b> | <b>DR-AMOUNT</b> | <b>CR-AMOUNT</b> | <b>DESCRIPTION</b>        | <b>A/P REFERENCE</b> |                         |
|        | 04/01/20             | AR4016        | AR08             | 2,751.50         |                  | Prepaid Application       |                      |                         |
|        | 04/01/20             | AR9089        | AR04             |                  | 93.75            | Owner Cash Receipts       |                      |                         |
|        | 04/03/20             | AR6897        | AR04             |                  | 341.00           | Owner Cash Receipts       |                      |                         |
|        | 04/06/20             | AR6092        | AR04             |                  | 28.00            | Owner Cash Receipts       |                      |                         |
|        | 04/07/20             | AR1455        | AR04             |                  | 341.00           | Owner Cash Receipts       |                      |                         |
|        | 04/10/20             | AR3938        | AR04             |                  | 383.00           | Owner Cash Receipts       |                      |                         |
|        | 04/14/20             | AR4142        | AR04             |                  | 669.00           | Owner Cash Receipts       |                      |                         |
|        | 04/30/20             | AR4191        | AR04             |                  | 341.00           | Owner Cash Receipts       |                      |                         |
| 5010   | Reserve Roof         |               |                  | 20,742.98CR      | .00              | 719.91                    | 719.91CR             | 21,462.89CR             |
|        | <b>DATE</b>          | <b>SOURCE</b> | <b>REFERENCE</b> | <b>DR-AMOUNT</b> | <b>CR-AMOUNT</b> | <b>DESCRIPTION</b>        | <b>A/P REFERENCE</b> |                         |
|        | 04/05/20             | RJ0001        | MONTHLY          |                  | 719.91           | MONTHLY RESERVE           |                      |                         |
| 5015   | Reserve Painting     |               |                  | 20,969.67CR      | .00              | 273.61                    | 273.61CR             | 21,243.28CR             |
|        | <b>DATE</b>          | <b>SOURCE</b> | <b>REFERENCE</b> | <b>DR-AMOUNT</b> | <b>CR-AMOUNT</b> | <b>DESCRIPTION</b>        | <b>A/P REFERENCE</b> |                         |
|        | 04/05/20             | RJ0001        | MONTHLY          |                  | 273.61           | MONTHLY RESERVE           |                      |                         |
| 5020   | Reserve Paving       |               |                  | 72,955.56CR      | .00              | 1,287.80                  | 1,287.80CR           | 74,243.36CR             |
|        | <b>DATE</b>          | <b>SOURCE</b> | <b>REFERENCE</b> | <b>DR-AMOUNT</b> | <b>CR-AMOUNT</b> | <b>DESCRIPTION</b>        | <b>A/P REFERENCE</b> |                         |
|        | 04/05/20             | RJ0001        | MONTHLY          |                  | 1,287.80         | MONTHLY RESERVE           |                      |                         |
| 5030   | Reserve Interest     |               |                  | 2,229.85CR       | .00              | 38.87                     | 38.87CR              | 2,268.72CR              |
|        | <b>DATE</b>          | <b>SOURCE</b> | <b>REFERENCE</b> | <b>DR-AMOUNT</b> | <b>CR-AMOUNT</b> | <b>DESCRIPTION</b>        | <b>A/P REFERENCE</b> |                         |
|        | 04/30/20             | CR0000        | ADJUST           |                  | 38.87            | INTEREST INCOME           |                      |                         |
| 5510   | Retained Earnings    |               |                  | 36,546.97CR      | .00              | .00                       | .00                  | 36,546.97CR             |
| 6110   | Maintenance Income   |               |                  | 45,012.00CR      | .00              | 15,004.00                 | 15,004.00CR          | 60,016.00CR             |

## GENERAL LEDGER TRIAL BALANCE

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

Starting date: 04/01/20  
Ending date: 04/30/20

| Acct-# | Description                  |        | Begin-balance | Total-DR  | Total-CR  | Net-change                | End-balance              |
|--------|------------------------------|--------|---------------|-----------|-----------|---------------------------|--------------------------|
|        | DATE                         | SOURCE | REFERENCE     | DR-AMOUNT | CR-AMOUNT | DESCRIPTION               | A/P REFERENCE            |
|        | 04/01/20                     | AR4015 | AR01          |           | 15,004.00 | Apply Assmt/Opt Charges   |                          |
| 6170   | Owner Late Fees              |        |               | 50.00CR   | .00       | .00                       | 50.00CR                  |
| 6190   | Admin/Collection Fees Reimb. |        |               | 15.00CR   | .00       | .00                       | 15.00CR                  |
| 6200   | Misc Income                  |        |               | .09       | .00       | .00                       | .09                      |
| 6900   | Interest                     |        |               | 2.33CR    | .00       | .87                       | .87CR 3.20CR             |
|        | DATE                         | SOURCE | REFERENCE     | DR-AMOUNT | CR-AMOUNT | DESCRIPTION               | A/P REFERENCE            |
|        | 04/30/20                     | CR0000 | ADJUST        |           | .87       | INTEREST INCOME           |                          |
| 7010   | Refuse                       |        |               | 4,177.65  | 1,392.55  | .00                       | 1,392.55 5,570.20        |
|        | DATE                         | SOURCE | REFERENCE     | DR-AMOUNT | CR-AMOUNT | DESCRIPTION               | A/P REFERENCE            |
|        | 04/15/20                     | RJ0006 | AUTOPAY       | 1,392.55  |           | WASTE PRO 042603          |                          |
| 7050   | Electricity                  |        |               | 417.64    | 121.73    | .00                       | 121.73 539.37            |
|        | DATE                         | SOURCE | REFERENCE     | DR-AMOUNT | CR-AMOUNT | DESCRIPTION               | A/P REFERENCE            |
|        | 04/13/20                     | RJ0004 | AUTOPAY       | 39.86     |           | FPL 53411                 |                          |
|        | 04/13/20                     | RJ0004 | AUTOPAY       | 81.87     |           | FPL 55412                 |                          |
| 7060   | Water / Sewer                |        |               | 7,943.21  | 2,552.33  | .00                       | 2,552.33 10,495.54       |
|        | DATE                         | SOURCE | REFERENCE     | DR-AMOUNT | CR-AMOUNT | DESCRIPTION               | A/P REFERENCE            |
|        | 04/28/20                     | RJ0007 | AUTOPAY       | 2,552.33  |           | CITY OF C/SPRING 21482    |                          |
| 7150   | Security                     |        |               | 519.82    | 148.52    | .00                       | 148.52 668.34            |
|        | DATE                         | SOURCE | REFERENCE     | DR-AMOUNT | CR-AMOUNT | DESCRIPTION               | A/P REFERENCE            |
|        | 04/07/20                     | AP4023 | VH1577        | 74.26     |           | GARING PARKING ENFORCEMEN | PKING ENFORCE 3/27-4/9   |
|        | 04/22/20                     | AP0099 | VH1581        | 74.26     |           | GARING PARKING ENFORCEMEN | PKING ENFORCE 4/10-4/23  |
| 7210   | Repair & Maintenance         |        |               | 679.02    | 288.90    | .00                       | 288.90 967.92            |
|        | DATE                         | SOURCE | REFERENCE     | DR-AMOUNT | CR-AMOUNT | DESCRIPTION               | A/P REFERENCE            |
|        | 04/17/20                     | AP4040 | VH1578        | 262.15    |           | RYAN ASSOCIATES, INC.     | REPLC HOSE BIB(3284/3282 |
|        | 04/22/20                     | AP0099 | VH1583        | 26.75     |           | SIGN A RAMA SUNRISE       | FIRE ALARM PANEL SIGN    |
| 7220   | Janitorial                   |        |               | 1,260.00  | 520.00    | .00                       | 520.00 1,780.00          |
|        | DATE                         | SOURCE | REFERENCE     | DR-AMOUNT | CR-AMOUNT | DESCRIPTION               | A/P REFERENCE            |
|        | 04/07/20                     | AP4023 | VH1574        | 520.00    |           | ASAP TOTAL CONSTRUCTION C | MAR CLEANING/P/U TRASH   |
| 7230   | Exterminating                |        |               | 270.00    | .00       | .00                       | .00 270.00               |

## GENERAL LEDGER TRIAL BALANCE

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

Starting date: 04/01/20  
Ending date: 04/30/20

| Acct-#     | Description       |        | Begin-balance | Total-DR   | Total-CR   | Net-change                | End-balance             |
|------------|-------------------|--------|---------------|------------|------------|---------------------------|-------------------------|
| 8010       | Lawn Maintenance  |        | 3,715.00      | 3,130.00   | .00        | 3,130.00                  | 6,845.00                |
|            | DATE              | SOURCE | REFERENCE     | DR-AMOUNT  | CR-AMOUNT  | DESCRIPTION               | A/P REFERENCE           |
|            | 04/07/20          | AP4023 | VH1575        | 3,130.00   |            | BEST LAWN SERVICE OF AMER | FEB & MAR LAWN SVC/TRIM |
| 8020       | Irrigation        |        | 428.00        | 75.00      | .00        | 75.00                     | 503.00                  |
|            | DATE              | SOURCE | REFERENCE     | DR-AMOUNT  | CR-AMOUNT  | DESCRIPTION               | A/P REFERENCE           |
|            | 04/22/20          | AP0099 | VH1579        | 75.00      |            | J&S IRRIGATION            | APRIL IRRIG WET CHECK   |
| 8050       | Landscape Extras  |        | 3,700.00      | .00        | .00        | .00                       | 3,700.00                |
| 9000       | Management Fees   |        | 1,811.49      | 603.83     | .00        | 603.83                    | 2,415.32                |
|            | DATE              | SOURCE | REFERENCE     | DR-AMOUNT  | CR-AMOUNT  | DESCRIPTION               | A/P REFERENCE           |
|            | 04/01/20          | AP4007 | VH1569        | 603.83     |            | CONSOLIDATED COMMUNITY MG | APR MGT FEE             |
| 9110       | Office Expense    |        | 441.80        | 16.36      | .00        | 16.36                     | 458.16                  |
|            | DATE              | SOURCE | REFERENCE     | DR-AMOUNT  | CR-AMOUNT  | DESCRIPTION               | A/P REFERENCE           |
|            | 04/07/20          | AP4023 | VH1576        | 16.36      |            | CONSOLIDATED COMMUNITY MG | REIMB MAR OFFICE EXP    |
| 9120       | CPA               |        | 675.00        | .00        | .00        | .00                       | 675.00                  |
| 9140       | Fees/Permits      |        | 237.25        | 150.00     | .00        | 150.00                    | 387.25                  |
|            | DATE              | SOURCE | REFERENCE     | DR-AMOUNT  | CR-AMOUNT  | DESCRIPTION               | A/P REFERENCE           |
|            | 04/22/20          | AP0099 | VH1580        | 150.00     |            | SHAWN & SONS PLUMBING INC | ANNUAL BKFLW CERTIFY    |
| 9150       | General Insurance |        | 5,726.13      | 24,803.00  | .00        | 24,803.00                 | 30,529.13               |
|            | DATE              | SOURCE | REFERENCE     | DR-AMOUNT  | CR-AMOUNT  | DESCRIPTION               | A/P REFERENCE           |
|            | 04/27/20          | AP0099 | VH1584        | 24,803.00  |            | HUB INTERNATIONAL FLORIDA | 2020-2021 INS PREMIUM   |
| 9200       | Reserve Transfer  |        | 6,843.96      | 2,281.32   | .00        | 2,281.32                  | 9,125.28                |
|            | DATE              | SOURCE | REFERENCE     | DR-AMOUNT  | CR-AMOUNT  | DESCRIPTION               | A/P REFERENCE           |
|            | 04/05/20          | RJ0001 | MONTHLY       | 2,281.32   |            | MONTHLY RESERVE           |                         |
| Gnd Total: |                   |        | .00           | 100,414.46 | 100,414.46 | .00                       | .00                     |

## CASH DISBURSEMENTS

Starting Check Date: 4/01/20 Cash account #: "All"  
Ending Check Date: 4/30/20

| Check-date           | Check-# | Vend-# | Vendor Name                  | Check-amount | Reference                |
|----------------------|---------|--------|------------------------------|--------------|--------------------------|
| Cash account #: 1010 |         |        | Popular Bank Oper            |              |                          |
| 4/01/20              | 4798    | CCM    | CONSOLIDATED COMMUNITY MG    | 603.83       | APR MGT FEE              |
| 4/07/20              | 4799    | ASAPTO | ASAP TOTAL CONSTRUCTION CORP | 520.00       | MAR CLEANING/P/U TRASH   |
| 4/07/20              | 4800    | BESTLA | BEST LAWN SERVICE OF AMERICA | 3,130.00     | FEB & MAR LAWN SVC/TRIM  |
| 4/07/20              | 4801    | CCM    | CONSOLIDATED COMMUNITY MG    | 16.36        | REIMB MAR OFFICE EXP     |
| 4/07/20              | 4802    | GARING | GARING PARKING ENFORCEMENT   | 74.26        | PKING ENFORCE 3/27-4/9   |
| 4/17/20              | 4803    | RYAN   | RYAN ASSOCIATES, INC.        | 262.15       | REPLC HOSE BIB(3284/3282 |
| 4/27/20              | 100000  | GARING | GARING PARKING ENFORCEMENT   | 74.26        | PKING ENFORCE 4/10-4/23  |
| 4/27/20              | 100001  | J&S IR | J&S IRRIGATION               | 75.00        | APRIL IRRIG WET CHECK    |
| 4/27/20              | 100002  | SHAWN  | SHAWN & SONS PLUMBING INC    | 150.00       | ANNUAL BKFLW CERTIFY     |
| 4/29/20              | 100003  | HUB    | HUB INTERNATIONAL FLORIDA    | 24,803.00    | 2020-2021 INS PREMIUM    |
| 4/29/20              | 100004  | SIGN   | SIGN A RAMA SUNRISE          | 26.75        | FIRE ALARM PANEL SIGN    |
| Totals:              |         |        |                              | 29,735.61    |                          |

## RECONCILIATION

Bank #: 01 POPULAR COMMUNITY BANK OPER 1010 Popular Bank Oper  
 G/L Acct Bal: 25,440.91  
 Bank Balance: 29,090.91  
 Statement date: 04/30/20

| Chk-# | Date | Reference | Clr-date | Uncleared Checks | Uncleared Deposits |
|-------|------|-----------|----------|------------------|--------------------|
|-------|------|-----------|----------|------------------|--------------------|

## OUTSTANDING ITEMS:

|      |          |                           |  |          |     |
|------|----------|---------------------------|--|----------|-----|
| 4799 | 04/07/20 | ASAP TOTAL CONSTRUCTION C |  | 520.00   |     |
| 4800 | 04/07/20 | BEST LAWN SERVICE OF AMER |  | 3,130.00 |     |
|      |          | Total Outstanding         |  | 3,650.00 | .00 |

## Bank Reconciliation Summary

=====

|                            |            |                     |           |
|----------------------------|------------|---------------------|-----------|
| Checkbook Balance          | 25,440.91  | Reconciling Balance | 29,090.91 |
| Uncleared Checks, Credits  | 3,650.00 + | Bank Stmt. Balance  | 29,090.91 |
| Uncleared Deposits, Debits | 0.00       | Difference          | 0.00      |



Last statement: March 31, 2020  
This statement: April 30, 2020  
Total days in statement period: 30

Page 1 of 5  
5100842006  
(7)

Direct inquiries to:  
Customer Care Center,  
1-800-377-0800

VICTORIA SQUARE CONDO  
ASSOCIATION, INC.  
C/O CCM  
7124 N NOB HILL RD  
TAMARAC FL 33321-1841

Popular  
P.O. Box 4890  
Miami Lakes, FL 33014

## Pab Business Interest Checking

|                            |             |                    |             |
|----------------------------|-------------|--------------------|-------------|
| Account number             | 5100842006  | Beginning balance  | \$47,188.68 |
| Enclosures                 | 7           | Total additions    | 14,519.62   |
| Low balance                | \$29,090.04 | Total subtractions | 32,617.39   |
| Average balance            | \$53,932.75 | Ending balance     | \$29,090.91 |
| Avg collected balance      | \$53,398.00 |                    |             |
| Interest paid year to date | \$3.20      |                    |             |

## CHECKS

| Number | Date  | Amount | Control         |
|--------|-------|--------|-----------------|
| 4792   | 04-14 | 48.34  | 000007019258480 |
| 4796 * | 04-27 | 61.25  | 000005542568900 |
| 4797   | 04-30 | 74.26  | 000007019981620 |
| 4798   | 04-27 | 603.83 | 000005542568910 |
| 4801 * | 04-27 | 16.36  | 000005542568890 |
| 4802   | 04-30 | 74.26  | 000007019981630 |
| 4803   | 04-30 | 262.15 | 000007019982550 |

\* Skip in check sequence

## OTHER DEBITS

| Date  | Description                                                                                                              | Subtractions |
|-------|--------------------------------------------------------------------------------------------------------------------------|--------------|
| 04-06 | 'Preauthorized Wd<br>WASTE PRO MIAMI3056517011200406<br>000242071758702344                                               | 1,392.55     |
| 04-10 | 'Cash Mgmt Trsfr Dr<br>REF 1010505LFUNDS TRANSFER TODEP XXXXXX2233<br>FROMRESERVE TRANSFER MONTHLY<br>000997000410050552 | 2,281.32     |
| 04-14 | 'Preauthorized Wd<br>FPL DIRECT DEBITELEC PYMT200414<br>000111000012925505                                               | 39.86        |
| 04-14 | 'Preauthorized Wd<br>FPL DIRECT DEBITELEC PYMT200414<br>000111000012925575                                               | 81.87        |
| 04-28 | 'Preauthorized Wd<br>CORALCONCUTILITY200428<br>000211274457477230                                                        | 2,552.33     |
| 04-28 | 'Preauthorized Wd<br>AVIDPAY SERVICE AVIDPAY REF*CK*100001*JS I<br>RRIGATION43018292<br>000041001039445742               | 75.00        |

*Thank you for banking with Popular*



VICTORIA SQUARE CONDO  
April 30, 2020

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5100842006

| Date  | Description                                                                                                              | Subtractions |
|-------|--------------------------------------------------------------------------------------------------------------------------|--------------|
| 04-28 | 'Preauthorized Wd<br>AVIDPAY SERVICE AVIDPAY REF*CK*100000*GARI<br>NG PARKING ENFORCEMENT\43018286<br>000041001039445746 | 74.26        |
| 04-28 | 'Preauthorized Wd<br>AVIDPAY SERVICE AVIDPAY REF*CK*100002*SHAW<br>N SONS PLUMBING INC\43018284<br>000041001039445750    | 150.00       |
| 04-30 | 'Preauthorized Wd<br>AVIDPAY SERVICE AVIDPAY REF*CK*100004*SIGN<br>A RAMA SUNRISE\43114658<br>000041001030010943         | 26.75        |
| 04-30 | 'Preauthorized Wd<br>AVIDPAY SERVICE AVIDPAY REF*CK*100003*HUB<br>INTERNATIONAL FLORIDA\43114657<br>000041001030010945   | 24,803.00    |

#### CREDITS

| Date  | Description                                                                                | Additions |
|-------|--------------------------------------------------------------------------------------------|-----------|
| 04-01 | 'Lock Box Deposit<br>000000007074995870                                                    | 682.00    |
| 04-02 | 'Lock Box Deposit<br>000000007018479400                                                    | 341.00    |
| 04-03 | 'Lock Box Deposit<br>000000007075176840                                                    | 682.00    |
| 04-06 | 'Preauthorized Credit<br>RENTPAYMENT REMITTANCE200403<br>20654789:75<br>000072000091209487 | 317.25    |
| 04-06 | 'Lock Box Deposit<br>000000007018721990                                                    | 1,023.00  |
| 04-07 | 'Preauthorized Credit<br>PropayTransfer200407<br>000091000016514558                        | 1,083.00  |
| 04-07 | 'Preauthorized Credit<br>VICTORIA SQUARE CONDO FEES200407<br>000026008815919254            | 5,456.00  |
| 04-07 | 'Lock Box Deposit<br>000000007075368490                                                    | 1,023.00  |
| 04-08 | 'Lock Box Deposit<br>000000007075510340                                                    | 682.00    |
| 04-10 | 'Lock Box Deposit<br>000000007075669380                                                    | 682.00    |
| 04-14 | 'Lock Box Deposit<br>000000007019274730                                                    | 1,524.50  |
| 04-23 | 'Preauthorized Credit<br>RENTPAYMENT REMITTANCE200422<br>20757194:75<br>000072000096132694 | 341.00    |
| 04-28 | 'Lock Box Deposit<br>000000007076387360                                                    | 341.00    |
| 04-30 | 'Lock Box Deposit<br>000000007076521070                                                    | 341.00    |
| 04-30 | 'Interest Credit<br>000000000000000000                                                     | 0.87      |

**POPULAR.**VICTORIA SQUARE CONDO  
April 30, 2020Page 3 of 5  
5100842006**DAILY BALANCES**

| <b>Date</b> | <b>Amount</b> |
|-------------|---------------|
| 03-31       | 47,188.68     |
| 04-01       | 47,870.68     |
| 04-02       | 48,211.68     |
| 04-03       | 48,893.68     |
| 04-06       | 48,841.38     |

| <b>Date</b> | <b>Amount</b> |
|-------------|---------------|
| 04-07       | 56,403.38     |
| 04-08       | 57,085.38     |
| 04-10       | 55,486.06     |
| 04-14       | 56,840.49     |

| <b>Date</b> | <b>Amount</b> |
|-------------|---------------|
| 04-23       | 57,181.49     |
| 04-27       | 56,500.05     |
| 04-28       | 53,989.46     |
| 04-30       | 29,090.91     |

**OVERDRAFT/RETURN ITEM FEES**

|                                 | <b>Total for<br/>this period</b> | <b>Total<br/>year-to-date</b> |
|---------------------------------|----------------------------------|-------------------------------|
| <b>Total Overdraft Fees</b>     | \$0.00                           | \$0.00                        |
| <b>Total Returned Item Fees</b> | \$0.00                           | \$0.00                        |



**POPULAR.**

VICTORIA SQUARE CONDO  
April 30, 2020

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5100842006

POPULAR COMMUNITY BANK  
OPERATING ACCOUNT

CHECK NO. 04792 CHECK DATE 04/20/20 VENDOR NO. 3000

VICTORIA SQUARE CONDOMINIUM  
60 CCM  
724 N NOB HILL ROAD  
TAMARAC FL 33321

CHECK AMOUNT  
\*\*\*\*\*6.34

SIXTY-THREE AND 34/100 DOLLARS

PAY TO THE ORDER OF RYAN NICKOL

*[Signature]*

AUTHORIZED SIGNATURE

⑆004792⑆ ⑆005311250⑆ ⑆100842006⑆

POPULAR COMMUNITY BANK  
OPERATING ACCOUNT

CHECK NO. 04796 CHECK DATE 05/20/20 VENDOR NO. CCM

VICTORIA SQUARE CONDOMINIUM  
20 CCM  
724 N NOB HILL ROAD  
TAMARAC FL 33321

CHECK AMOUNT  
\*\*\*\*\*61.25

SIXTY-ONE AND 25/100 DOLLARS

PAY TO THE ORDER OF CONSOLIDATED COMMUNITY MG  
714 N NOB HILL ROAD  
TAMARAC, FL 33321

*[Signature]*

AUTHORIZED SIGNATURE

⑆004796⑆ ⑆005311250⑆ ⑆100842006⑆

⑆004792⑆ ⑆005311250⑆ ⑆100842006⑆

CHECK NO. 04792 CHECK DATE 04/20/20 VENDOR NO. 3000

VICTORIA SQUARE CONDOMINIUM  
60 CCM  
724 N NOB HILL ROAD  
TAMARAC FL 33321

CHECK AMOUNT  
\*\*\*\*\*6.34

SIXTY-THREE AND 34/100 DOLLARS

PAY TO THE ORDER OF RYAN NICKOL

*[Signature]*

AUTHORIZED SIGNATURE

⑆004792⑆ ⑆005311250⑆ ⑆100842006⑆

⑆004796⑆ ⑆005311250⑆ ⑆100842006⑆

CHECK NO. 04796 CHECK DATE 05/20/20 VENDOR NO. CCM

VICTORIA SQUARE CONDOMINIUM  
20 CCM  
724 N NOB HILL ROAD  
TAMARAC FL 33321

CHECK AMOUNT  
\*\*\*\*\*61.25

SIXTY-ONE AND 25/100 DOLLARS

PAY TO THE ORDER OF CONSOLIDATED COMMUNITY MG  
714 N NOB HILL ROAD  
TAMARAC, FL 33321

*[Signature]*

AUTHORIZED SIGNATURE

⑆004796⑆ ⑆005311250⑆ ⑆100842006⑆

Check # 4792, Posted 04-14-20, Amount 48.34

Check # 4796, Posted 04-27-20, Amount 61.25

POPULAR COMMUNITY BANK  
OPERATING ACCOUNT

CHECK NO. 04797 CHECK DATE 04/20/20 VENDOR NO. CCM

VICTORIA SQUARE CONDOMINIUM  
60 CCM  
724 N NOB HILL ROAD  
TAMARAC FL 33321

CHECK AMOUNT  
\*\*\*\*\*74.26

SEVENTY-FOUR AND 26/100 DOLLARS

PAY TO THE ORDER OF GAINING PARKING ENFORCEMENT  
515 N W 15TH STREET  
SUITE 200  
MAYAGUEZ, FL 33063

*[Signature]*

AUTHORIZED SIGNATURE

⑆004797⑆ ⑆005311250⑆ ⑆100842006⑆

POPULAR COMMUNITY BANK  
OPERATING ACCOUNT

CHECK NO. 04798 CHECK DATE 04/20/20 VENDOR NO. CCM

VICTORIA SQUARE CONDOMINIUM  
60 CCM  
724 N NOB HILL ROAD  
TAMARAC FL 33321

CHECK AMOUNT  
\*\*\*\*\*603.83

SIX HUNDRED THIRTEEN AND 83/100 DOLLARS

PAY TO THE ORDER OF CONSOLIDATED COMMUNITY MG  
714 N NOB HILL ROAD  
TAMARAC, FL 33321

*[Signature]*

AUTHORIZED SIGNATURE

⑆004798⑆ ⑆005311250⑆ ⑆100842006⑆

⑆004797⑆ ⑆005311250⑆ ⑆100842006⑆

CHECK NO. 04797 CHECK DATE 04/20/20 VENDOR NO. CCM

VICTORIA SQUARE CONDOMINIUM  
60 CCM  
724 N NOB HILL ROAD  
TAMARAC FL 33321

CHECK AMOUNT  
\*\*\*\*\*74.26

SEVENTY-FOUR AND 26/100 DOLLARS

PAY TO THE ORDER OF GAINING PARKING ENFORCEMENT  
515 N W 15TH STREET  
SUITE 200  
MAYAGUEZ, FL 33063

*[Signature]*

AUTHORIZED SIGNATURE

⑆004797⑆ ⑆005311250⑆ ⑆100842006⑆

⑆004798⑆ ⑆005311250⑆ ⑆100842006⑆

CHECK NO. 04798 CHECK DATE 04/20/20 VENDOR NO. CCM

VICTORIA SQUARE CONDOMINIUM  
60 CCM  
724 N NOB HILL ROAD  
TAMARAC FL 33321

CHECK AMOUNT  
\*\*\*\*\*603.83

SIX HUNDRED THIRTEEN AND 83/100 DOLLARS

PAY TO THE ORDER OF CONSOLIDATED COMMUNITY MG  
714 N NOB HILL ROAD  
TAMARAC, FL 33321

*[Signature]*

AUTHORIZED SIGNATURE

⑆004798⑆ ⑆005311250⑆ ⑆100842006⑆

Check # 4797, Posted 04-30-20, Amount 74.26

Check # 4798, Posted 04-27-20, Amount 603.83

POPULAR COMMUNITY BANK  
OPERATING ACCOUNT

CHECK NO. 04801 CHECK DATE 04/20/20 VENDOR NO. CCM

VICTORIA SQUARE CONDOMINIUM  
60 CCM  
724 N NOB HILL ROAD  
TAMARAC FL 33321

CHECK AMOUNT  
\*\*\*\*\*16.36

SIXTEEN AND 36/100 DOLLARS

PAY TO THE ORDER OF CONSOLIDATED COMMUNITY MG  
714 N NOB HILL ROAD  
TAMARAC, FL 33321

*[Signature]*

AUTHORIZED SIGNATURE

⑆004801⑆ ⑆005311250⑆ ⑆100842006⑆

POPULAR COMMUNITY BANK  
OPERATING ACCOUNT

CHECK NO. 04802 CHECK DATE 04/20/20 VENDOR NO. CCM

VICTORIA SQUARE CONDOMINIUM  
60 CCM  
724 N NOB HILL ROAD  
TAMARAC FL 33321

CHECK AMOUNT  
\*\*\*\*\*74.26

SEVENTY-FOUR AND 26/100 DOLLARS

PAY TO THE ORDER OF GAINING PARKING ENFORCEMENT  
515 N W 15TH STREET  
SUITE 200  
MAYAGUEZ, FL 33063

*[Signature]*

AUTHORIZED SIGNATURE

⑆004802⑆ ⑆005311250⑆ ⑆100842006⑆

⑆004801⑆ ⑆005311250⑆ ⑆100842006⑆

CHECK NO. 04801 CHECK DATE 04/20/20 VENDOR NO. CCM

VICTORIA SQUARE CONDOMINIUM  
60 CCM  
724 N NOB HILL ROAD  
TAMARAC FL 33321

CHECK AMOUNT  
\*\*\*\*\*16.36

SIXTEEN AND 36/100 DOLLARS

PAY TO THE ORDER OF CONSOLIDATED COMMUNITY MG  
714 N NOB HILL ROAD  
TAMARAC, FL 33321

*[Signature]*

AUTHORIZED SIGNATURE

⑆004801⑆ ⑆005311250⑆ ⑆100842006⑆

⑆004802⑆ ⑆005311250⑆ ⑆100842006⑆

CHECK NO. 04802 CHECK DATE 04/20/20 VENDOR NO. CCM

VICTORIA SQUARE CONDOMINIUM  
60 CCM  
724 N NOB HILL ROAD  
TAMARAC FL 33321

CHECK AMOUNT  
\*\*\*\*\*74.26

SEVENTY-FOUR AND 26/100 DOLLARS

PAY TO THE ORDER OF GAINING PARKING ENFORCEMENT  
515 N W 15TH STREET  
SUITE 200  
MAYAGUEZ, FL 33063

*[Signature]*

AUTHORIZED SIGNATURE

⑆004802⑆ ⑆005311250⑆ ⑆100842006⑆

Check # 4801, Posted 04-27-20, Amount 16.36

Check # 4802, Posted 04-30-20, Amount 74.26



VICTORIA SQUARE CONDO  
April 30, 2020

Page 5 of 5  
5100842006

|                                                                                  |  |                                                                                                                                                                                          |
|----------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| VICTORIA SQUARE CONDOMINIUM<br>C/O CCA<br>714 ALONSO BL. ROAD<br>TAMPA, FL 33621 |  | POPULAR COMPANY BANK<br>BRANCH ADDRESS<br>CHECK NO. 4803<br>DATE 04/30/20<br>PAY TO THE ORDER OF RYAN ASSOCIATES, INC.<br>CHECK AMOUNT TWO HUNDRED SIXTY-TWO AND 15/100 DOLLARS \$262.15 |
| RYAN ASSOCIATES, INC.<br>11102 NW 11 TER.<br>CORAL SPRINGS, FL 33071             |  | <i>[Signature]</i><br>AT THEEDS SIGNATURE                                                                                                                                                |

⑆000003⑆ 42063412605⑆ 5100842006⑆

|                        |                                                                         |
|------------------------|-------------------------------------------------------------------------|
| For Deposit Only - ATM | FOR DEPOSIT ONLY<br>CHECK HERE IF MOBILE DEPOSIT<br>AT THEEDS SIGNATURE |
|------------------------|-------------------------------------------------------------------------|

Check # 4803, Posted 04-30-20, Amount 262.15

Date 05/06/20

VICTORIA SQUARE CONDOMINIUM,

#4047 Page: 1

RECONCILIATION

Bank #: 02 POPULAR COMMUNITY BANK RESERVE 1020 Popular Bank Reserve  
G/L Acct Bal: 119,218.16  
Bank Balance: 119,218.16  
Statement date: 04/30/20

| Chk-# | Date | Reference | Clr-date | Uncleared<br>Checks | Uncleared<br>Deposits |
|-------|------|-----------|----------|---------------------|-----------------------|
|-------|------|-----------|----------|---------------------|-----------------------|

OUTSTANDING ITEMS:

|                   |  |     |     |
|-------------------|--|-----|-----|
| Total Outstanding |  | .00 | .00 |
|-------------------|--|-----|-----|

Bank Reconciliation Summary

=====

|                            |            |                     |            |
|----------------------------|------------|---------------------|------------|
| Checkbook Balance          | 119,218.16 | Reconciling Balance | 119,218.16 |
| Uncleared Checks, Credits  | 0.00+      | Bank Stmt. Balance  | 119,218.16 |
| Uncleared Deposits, Debits | 0.00       | Difference          | 0.00       |



Last statement: March 31, 2020  
This statement: April 30, 2020  
Total days in statement period: 30

Page 1 of 1  
6808062233  
(0)

Direct inquiries to:  
Customer Care Center,  
1-800-377-0800

VICTORIA SQUARE CONDO ASSOC INC  
RESERVES  
C/O CCM  
7124 N NOB HILL RD  
TAMARAC FL 33321-1841

Popular  
P.O. Box 4890  
Miami Lakes, FL 33014

## Pab Platinum Bus MM

|                            |              |
|----------------------------|--------------|
| Account number             | 6808062233   |
| Low balance                | \$116,897.97 |
| Average balance            | \$118,494.89 |
| Avg collected balance      | \$118,494.00 |
| Interest paid year to date | \$198.27     |

### DAILY ACTIVITY

| Date  | Description                                                                                                                   | Additions | Subtractions | Balance      |
|-------|-------------------------------------------------------------------------------------------------------------------------------|-----------|--------------|--------------|
| 03-31 | Beginning balance                                                                                                             |           |              | \$116,897.97 |
| 04-10 | 'Cash Mgmt Trsfr Cr<br>REF 1010505L FUNDS TRANSFER FRM<br>DEP XXXXXX2006 FROM<br>RESERVE TRANSFER M ONTHLY<br>997000410050552 | 2,281.32  |              | 119,179.29   |
| 04-30 | 'Interest Credit<br>0000000000000000                                                                                          | 38.87     |              | 119,218.16   |
| 04-30 | Ending totals                                                                                                                 | 2,320.19  | 0.00         | \$119,218.16 |

### OVERDRAFT/RETURN ITEM FEES

|                          | Total For<br>This Period | Total<br>Year-to-Date |
|--------------------------|--------------------------|-----------------------|
| Total Overdraft Fees     | \$0.00                   | \$0.00                |
| Total Returned Item Fees | \$0.00                   | \$0.00                |

*Thank you for banking with Popular*



**POPULAR.**

Last statement: March 31, 2020  
This statement: April 30, 2020  
Total days in statement period: 30

Page 1 of 1  
6810668787  
(0)

Direct inquiries to:  
Customer Care Center,  
1-800-377-0800

VICTORIA SQUARE CONDO ASSOC INC  
LOAN PROCEEDS  
C/O CCM  
7124 N NOB HILL RD  
TAMARAC FL 33321-1841

Popular  
P.O. Box 4890  
Miami Lakes, FL 33014

## Pab Commercial Checking

|                       |            |                    |        |
|-----------------------|------------|--------------------|--------|
| Account number        | 6810668787 | Beginning balance  | \$0.00 |
| Low balance           | \$0.00     | Total additions    | 0.00   |
| Average balance       | \$0.00     | Total subtractions | .00    |
| Avg collected balance | \$0.00     | Ending balance     | \$0.00 |

**\*\* No Activity this statement period \*\***

## OVERDRAFT/RETURN ITEM FEES

|                          | Total for<br>this period | Total<br>year-to-date |
|--------------------------|--------------------------|-----------------------|
| Total overdraft fees     | \$0.00                   | \$0.00                |
| Total returned item fees | \$0.00                   | \$0.00                |

*Thank you for banking with Popular*