VICTORIA SQUARE

FINANCIAL STATEMENTS

PREPARED FOR THE BOARD OF DIRECTORS

May 2020

CONSOLIDATED Community Management

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

VICTORIA SQUARE CONDOMINIUM,

Balance Sheet
As of 05/31/20

ASSETS

CASH:			
1010	Popular Bank Oper	$ 32,369.18	
1020	Popular Bank Reserve	121,537.75	
	SUBTOTAL CASH		$ 153,906.93
CURRENT ASSETS:			
1110	A/R Maintenance	$ 878.50	
1195	Attorney Fees Receivable	15.00	
1210	Utility Deposits	80.00	
	TOTAL CURRENT ASSETS		$ 973.50
	TOTAL ASSETS		$ 154,880.43

LIABILITIES & EQUITY

CURRENT LIABILITIES:			
3025	Accrued Expenses	$ 675.00	
3310	Prepaid Member Fees	3,819.00	
	SUBTOTAL CURRENT LIABILITIES		$ 4,494.00
RESERVES			
5010	Reserve Roof	$ 22,182.80	
5015	Reserve Painting	21,516.89	
5020	Reserve Paving	75,531.16	
5030	Reserve Interest	2,306.99	
	RESERVES		$ 121,537.84
EQUITY:			
5510	Retained Earnings	$ 36,546.97	
	Current Year Net Income/(Loss)	(7,698.38)	
	SUBTOTAL EQUITY		$ 28,848.59
	TOTAL LIABILITIES & EQUITY		$ 154,880.43

VICTORIA SQUARE CONDOMINIUM,

INCOME AND EXPENSE STATEMENT

Period: 05/01/20 to 05/31/20

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	14,988.90	15.10	06110	Maintenance Income	75,020.00	74,944.50	75.50	179,866.79
.00	.00	.00	06170	Owner Late Fees	50.00	.00	50.00	.00
5.00	.00	5.00	06190	Admin/Collection Fees Reimb.	20.00	.00	20.00	.00
.00	.00	.00	06200	Misc Income	(.09)	.00	(.09)	.00
.52	.00	.52	06900	Interest	3.72	.00	3.72	.00
15,009.52	14,988.90	20.62		SUBTOTAL INCOME	75,093.63	74,944.50	149.13	179,866.79
				EXPENSES				
UTILITIES								
1,392.55	1,416.67	24.12	07010	Refuse	6,962.75	7,083.35	120.60	17,000.00
101.67	133.33	31.66	07050	Electricity	641.04	666.65	25.61	1,600.00
2,853.23	4,666.67	1,813.44	07060	Water / Sewer	13,348.77	23,333.35	9,984.58	56,000.00
148.52	166.67	18.15	07150	Security	816.86	833.35	16.49	2,000.00
4,495.97	6,383.34	1,887.37		UTILITIES	21,769.42	31,916.70	10,147.28	76,600.00
BUILDING MAINTENANCE								
.00	1,000.00	1,000.00	07210	Repair & Maintenance	967.92	5,000.00	4,032.08	12,000.00
370.00	416.67	46.67	07220	Janitorial	2,150.00	2,083.35	(66.65)	5,000.00
.00	423.33	423.33	07230	Exterminating	270.00	2,116.65	1,846.65	5,080.00
.00	225.00	225.00	07240	Fire Equipment Maint & Repai	.00	1,125.00	1,125.00	2,700.00
.00	125.00	125.00	07320	Plumbing Repairs	.00	625.00	625.00	1,500.00
370.00	2,190.00	1,820.00		BUILDING MAINTENANCE	3,387.92	10,950.00	7,562.08	26,280.00
GROUND MAINTENANCE								
.00	541.67	541.67	08010	Lawn Maintenance	6,845.00	2,708.35	(4,136.65)	6,500.00
100.00	166.67	66.67	08020	Irrigation	603.00	833.35	230.35	2,000.00
.00	416.67	416.67	08050	Landscape Extras	3,700.00	2,083.35	(1,616.65)	5,000.00
100.00	1,125.01	1,025.01		GROUND MAINTENANCE	11,148.00	5,625.05	(5,522.95)	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								
11.38	166.67	155.29	09110	Office Expense	469.54	833.35	363.81	2,000.00
.00	52.08	52.08	09120	CPA	675.00	260.40	(414.60)	625.00
.00	83.33	83.33	09125	Legal	.00	416.65	416.65	1,000.00

VICTORIA SQUARE CONDOMINIUM,

INCOME AND EXPENSE STATEMENT

Period: 05/01/20 to 05/31/20

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	387.25	100.00	(287.25)	240.00
.00	2,083.33	2,083.33	09150	General Insurance	30,529.13	10,416.65	(20,112.48)	25,000.00
11.38	2,405.41	2,394.03		ADMINISTRATIVE & OFFICE	32,060.92	12,027.05	(20,033.87)	28,865.00
5,581.18	12,707.59	7,126.41		TOTAL EXPENSES	71,385.41	63,537.95	(7,847.46)	152,491.00
RESERVES								
2,281.32	2,281.32	.00	09200	Reserve Transfer	11,406.60	11,406.60	.00	27,375.79
2,281.32	2,281.32	.00		TOTAL RESERVES	11,406.60	11,406.60	.00	27,375.79
7,147.02	(.01)	7,147.03		Current Year Net Income/(los	(7,698.38)	(.05)	(7,698.33)	.00

VICTORIA SQUARE CONDOMINIUM,

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 05/01/20
Ending account #: "Last" Ending date: 05/31/20

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1010	Popular Bank Oper	25,440.91	14,790.77	7,862.50	6,928.27	32,369.18

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/01/20	AP0098	100005		603.83	CONSOLIDATED COMMUNITY MG	MAY MGT FEE
05/01/20	AR4196	AR04	317.25		Owner Cash Receipts	
05/04/20	AR3918	AR04	682.00		Owner Cash Receipts	
05/05/20	AR6126	AR04	5,456.00		Owner Cash Receipts	
05/05/20	AR9162	AR04	1,364.00		Owner Cash Receipts	
05/05/20	RJ0001	MONTHLY		2,281.32	MONTHLY RESERVE	
05/06/20	AR4208	AR04	341.00		Owner Cash Receipts	
05/07/20	AR9173	AR04	682.00		Owner Cash Receipts	
05/08/20	AP0098	100006		11.38	CONSOLIDATED COMMUNITY MG	REIMB APRIL OFFICE EXP
05/08/20	AP0098	100007		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 4/24-5/7/20
05/08/20	AR4215	AR04	1,023.00		Owner Cash Receipts	
05/08/20	AR4216	AR04	502.00		Owner Cash Receipts	
05/12/20	AR0857	AR04	170.50		Owner Cash Receipts	
05/13/20	AR4233	AR04	3,570.50		Owner Cash Receipts	
05/15/20	AR4244	AR04	341.00		Owner Cash Receipts	
05/15/20	RJ0004	AUTOPAY		40.59	FPL 53411	
05/15/20	RJ0004	AUTOPAY		61.08	FPL 55412	
05/15/20	RJ0006	AUTOPAY		1,392.55	WASTE PRO 042603	
05/15/20	RJ0007	AUTOPAY		2,853.23	CITY OF C/SPRING 21482	
05/22/20	AP0098	100008		370.00	ASAP TOTAL CONSTRUCTION C	APRIL CLEANING SVC
05/22/20	AP0098	100009		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 5/8-5/21
05/26/20	AR8496	AR04	341.00		Owner Cash Receipts	
05/28/20	AP0098	100010		100.00	J&S IRRIGATION	MAY WET CHK/IRRIG REPAIR
05/31/20	CR0000	ADJUST	.52		MAY INTEREST	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1020	Popular Bank Reserve	119,218.16	2,319.59	.00	2,319.59	121,537.75

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/05/20	RJ0001	MONTHLY	2,281.32		MONTHLY RESERVE	
05/31/20	CR0000	ADJUST	38.20		MAY INTEREST	
05/31/20	CR0000	ADJUST	.07		MAY INT ADJ	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1110	A/R Maintenance	698.50	15,004.00	14,824.00	180.00	878.50

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/01/20	AR4045	AR01	15,004.00		Apply Assmt/Opt Charges	
05/01/20	AR4046	AR08		2,600.75	Prepaid Application	
05/01/20	AR4196	AR04		247.25	Owner Cash Receipts	
05/04/20	AR3918	AR04		619.00	Owner Cash Receipts	
05/05/20	AR6126	AR04		5,428.00	Owner Cash Receipts	
05/05/20	AR9162	AR04		1,364.00	Owner Cash Receipts	
05/06/20	AR4208	AR04		341.00	Owner Cash Receipts	
05/07/20	AR9173	AR04		682.00	Owner Cash Receipts	
05/08/20	AR4215	AR04		1,023.00	Owner Cash Receipts	
05/08/20	AR4216	AR04		502.00	Owner Cash Receipts	
05/12/20	AR0857	AR04		170.50	Owner Cash Receipts	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 05/01/20
Ending account #: "Last" Ending date: 05/31/20

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

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/13/20	AR4233	AR04		1,505.50	Owner Cash Receipts	
05/15/20	AR4244	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	.00	.00	.00	.00	.00
1180	NSF Fees Receivable	.00	.00	.00	.00	.00
1195	Attorney Fees Receivable	10.00	5.00	.00	5.00	15.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/19/20	AR4056	AR05	5.00		Delinq. Action Adm. Chgs	

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	1,233.73	1,233.73	.00	.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/01/20	AP0098	100005	603.83		CONSOLIDATED COMMUNITY MG	MAY MGT FEE
05/01/20	AP0099	VH1582		603.83	CONSOLIDATED COMMUNITY MG	MAY MGT FEE
05/06/20	AP0099	VH1585		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 4/24-5/7/20
05/06/20	AP0099	VH1586		11.38	CONSOLIDATED COMMUNITY MG	REIMB APRIL OFFICE EXP
05/08/20	AP0098	100006	11.38		CONSOLIDATED COMMUNITY MG	REIMB APRIL OFFICE EXP
05/08/20	AP0098	100007	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 4/24-5/7/20
05/18/20	AP0099	VH1587		370.00	ASAP TOTAL CONSTRUCTION C	APRIL CLEANING SVC
05/18/20	AP0099	VH1588		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 5/8-5/21
05/20/20	AP0099	VH1589		100.00	J&S IRRIGATION	MAY WET CHK/IRRIG REPAIR
05/22/20	AP0098	100008	370.00		ASAP TOTAL CONSTRUCTION C	APRIL CLEANING SVC
05/22/20	AP0098	100009	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 5/8-5/21
05/28/20	AP0098	100010	100.00		J&S IRRIGATION	MAY WET CHK/IRRIG REPAIR

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
3025	Accrued Expenses	675.00CR	.00	.00	.00	675.00CR
3050	Popular Loan Payable	.00	.00	.00	.00	.00
3310	Prepaid Member Fees	3,852.75CR	2,600.75	2,567.00	33.75	3,819.00CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/01/20	AR4046	AR08	2,600.75		Prepaid Application	
05/01/20	AR4196	AR04		70.00	Owner Cash Receipts	
05/04/20	AR3918	AR04		63.00	Owner Cash Receipts	
05/05/20	AR6126	AR04		28.00	Owner Cash Receipts	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 05/01/20
Ending account #: "Last" Ending date: 05/31/20

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

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/13/20	AR4233	AR04		2,065.00	Owner Cash Receipts	
05/26/20	AR8496	AR04		341.00	Owner Cash Receipts	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5010	Reserve Roof	21,462.89CR	.00	719.91	719.91CR	22,182.80CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/05/20	RJ0001	MONTHLY		719.91	MONTHLY RESERVE	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5015	Reserve Painting	21,243.28CR	.00	273.61	273.61CR	21,516.89CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/05/20	RJ0001	MONTHLY		273.61	MONTHLY RESERVE	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5020	Reserve Paving	74,243.36CR	.00	1,287.80	1,287.80CR	75,531.16CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/05/20	RJ0001	MONTHLY		1,287.80	MONTHLY RESERVE	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5030	Reserve Interest	2,268.72CR	.00	38.27	38.27CR	2,306.99CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/31/20	CR0000	ADJUST		38.20	MAY INTEREST	
05/31/20	CR0000	ADJUST		.07	MAY INT ADJ	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5510	Retained Earnings	36,546.97CR	.00	.00	.00	36,546.97CR
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
05/01/20	AR4045	AR01		15,004.00	Apply Assmt/Opt Charges	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
6170	Owner Late Fees	50.00CR	.00	.00	.00	50.00CR
6190	Admin/Collection Fees Reimb.	15.00CR	.00	5.00	5.00CR	20.00CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/19/20	AR4056	AR05		5.00	Delinq. Action Adm. Chgs	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
6200	Misc Income	.09	.00	.00	.00	.09
6900	Interest	3.20CR	.00	.52	.52CR	3.72CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/31/20	CR0000	ADJUST		.52	MAY INTEREST	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7010	Refuse	5,570.20	1,392.55	.00	1,392.55	6,962.75

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/15/20	RJ0006	AUTOPAY	1,392.55		WASTE PRO 042603	

VICTORIA SQUARE CONDOMINIUM,

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 05/01/20
Ending account #: "Last" Ending date: 05/31/20

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7050	Electricity	539.37	101.67	.00	101.67	641.04

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/15/20	RJ0004	AUTOPAY	40.59		FPL 53411	
05/15/20	RJ0004	AUTOPAY	61.08		FPL 55412	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7060	Water / Sewer	10,495.54	2,853.23	.00	2,853.23	13,348.77

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/15/20	RJ0007	AUTOPAY	2,853.23		CITY OF C/SPRING 21482	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7150	Security	668.34	148.52	.00	148.52	816.86

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/06/20	AP0099	VH1585	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 4/24-5/7/20
05/18/20	AP0099	VH1588	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 5/8-5/21

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7210	Repair & Maintenance	967.92	.00	.00	.00	967.92
7220	Janitorial	1,780.00	370.00	.00	370.00	2,150.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/18/20	AP0099	VH1587	370.00		ASAP TOTAL CONSTRUCTION C	APRIL CLEANING SVC

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7230	Exterminating	270.00	.00	.00	.00	270.00
8010	Lawn Maintenance	6,845.00	.00	.00	.00	6,845.00
8020	Irrigation	503.00	100.00	.00	100.00	603.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/20/20	AP0099	VH1589	100.00		J&S IRRIGATION	MAY WET CHK/IRRIG REPAIR

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
8050	Landscape Extras	3,700.00	.00	.00	.00	3,700.00
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
05/01/20	AP0099	VH1582	603.83		CONSOLIDATED COMMUNITY MG	MAY MGT FEE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
9110	Office Expense	458.16	11.38	.00	11.38	469.54

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/06/20	AP0099	VH1586	11.38		CONSOLIDATED COMMUNITY MG	REIMB APRIL OFFICE EXP

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
9120	CPA	675.00	.00	.00	.00	675.00
9140	Fees/Permits	387.25	.00	.00	.00	387.25

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 05/01/20
Ending date: 05/31/20

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
9150	General Insurance	30,529.13	.00	.00	.00	30,529.13
9200	Reserve Transfer	9,125.28	2,281.32	.00	2,281.32	11,406.60

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/05/20	RJ0001	MONTHLY	2,281.32		MONTHLY RESERVE	

Gnd Total:	.00	43,816.34	43,816.34	.00	.00

VICTORIA SQUARE CONDOMINIUM,

CASH DISBURSEMENTS

Starting Check Date: 5/01/20 Cash account #: "All"
Ending Check Date: 5/31/20

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
Cash account #:		1010	Popular Bank Oper		
5/01/20	100005	CCM	CONSOLIDATED COMMUNITY MG	603.83	MAY MGT FEE
5/08/20	100006	CCM	CONSOLIDATED COMMUNITY MG	11.38	REIMB APRIL OFFICE EXP
5/08/20	100007	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFORCE 4/24-5/7/20
5/22/20	100008	ASAPTO	ASAP TOTAL CONSTRUCTION CORP	370.00	APRIL CLEANING SVC
5/22/20	100009	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFORCE 5/8-5/21
5/28/20	100010	J&S IR	J&S IRRIGATION	100.00	MAY WET CHK/IRRIG REPAIR
			Totals:	1,233.73	

VICTORIA SQUARE CONDOMINIUM,

Activity Report
From 05/01/20 To 05/31/20

* - Previous Owner or Renter

Sorted by Account Number	Name	Beginning Balance	Charges Date	Charges Amount	Payments Date	Payments Amount	Adjustment(+/-) Date	Adjustment(+/-) Amount	Ending Balance
TOTAL:		$3,144.25CR		15,009.00		14,790.25			$2,925.50CR

AGED ACCOUNTS PAYABLE SUMMARY

Starting vendor: "First" Ending vendor: "Last"
Cut off date: 05/31/20

Vendor Contact	Phone	Current	31-60	61-90	Over 90
	Totals:	.00	.00	.00	.00
	Grand total:	.00			

RECONCILIATION

Bank #: 01 POPULAR COMMUNITY BANK OPER 1010 Popular Bank Oper
G/L Acct Bal: 32,369.18
Bank Balance: 32,369.18
Statement date: 05/31/20

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
OUTSTANDING ITEMS:					
		Total Outstanding		.00	.00

Bank Reconciliation Summary

Checkbook Balance	32,369.18	Reconciling Balance	32,369.18
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	32,369.18
Uncleared Deposits, Debits	0.00	Difference	0.00

POPULAR.

5100842006
(2)

Last statement: April 30, 2020
This statement: May 29, 2020
Total days in statement period: 29

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

EFFECTIVE 7/1/2020, THE FIRST $225 FROM A CHECK DEPOSIT WILL BE AVAILABLE THE FIRST BUSINESS DAY AFTER THE DAY OF YOUR DEPOSIT. THE REMAINDER OF YOUR DEPOSIT WILL BE AVAILABLE ON THE SECOND BUSINESS DAY. LARGE DEPOSIT CHECKS TOTALING MORE THAN $5,525 ON ANY ONE DAY MAY BE FURTHER DELAYED. THRESHOLDS FOR DETERMINING A REPEAT OVERDRAFT WILL INCREASE FROM $5,000 TO $5,525. CALL 1 800 377 0800 FOR DETAILS.

Pab Business Interest Checking

Account number	5100842006	Beginning balance	$29,090.91
Enclosures	2	Total additions	14,790.77
Low balance	$28,649.08	Total subtractions	11,512.50
Average balance	$33,147.04	Ending balance	$32,369.18
Avg collected balance	$32,571.00		
Interest paid year to date	$3.72		

CHECKS

Number	Date	Amount	Control
4799	05-04	520.00	000007020211100
4800	05-07	3,130.00	000007020459760

OTHER DEBITS

Date	Description	Subtractions
05-04	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100005*CONS OLIDATED COMMUNITYMG\43221039 000041001038107876	603.83
05-06	'Preauthorized Wd WASTE PRO MIAMI3056517011200506 000242071755285554	1,392.55
05-11	'Cash Mgmt Trsfr Dr REF 1320507LFUNDS TRANSFER TODEP XXXXXX2233 FROMRESERVE TRANSFER MONTHLY 000997000511050754	2,281.32
05-11	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100006*CONS OLIDATED COMMUNITYMG\43530437 000041001031964281	11.38

POPULAR.

VICTORIA SQUARE CONDO
May 29, 2020

5100842006

Date	Description	Subtractions
05-11	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100007*GARI NG PARKING ENFORCEMENT\43530435 000041001031964285	74.26
05-18	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT200518 000111000012118996	40.59
05-18	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT200518 000111000012119003	61.08
05-26	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100009*GARI NG PARKING ENFORCEMENT\44206243 000041001031131898	74.26
05-26	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100008*ASAP TOTAL CONSTRUCTIO N CORP\44206256 000041001031131872	370.00
05-27	'Preauthorized Wd CORALCONCUTILITY200527 000211274454718895	2,853.23
05-29	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100010*JS I RRIGATION\44365445 000041001030757147	100.00

CREDITS

Date	Description	Additions
05-04	'Lock Box Deposit 000000007076667070	682.00
05-05	'Lock Box Deposit 000000007020288830	1,364.00
05-06	'Preauthorized Credit RENTPAYMENT REMITTANCE200505 20835588:75 000072000094795569	317.25
05-06	'Lock Box Deposit 000000007076904680	341.00
05-07	'Preauthorized Credit VICTORIA SQUARECONDO FEES200507 000026008812753226	5,456.00
05-07	'Lock Box Deposit 000000007076994060	682.00
05-08	'Lock Box Deposit 000000007077064950	1,023.00
05-12	'Preauthorized Credit PropayTransfer200512 000091000016231105	502.00
05-12	'Lock Box Deposit 000000007077280800	170.50
05-13	'Lock Box Deposit 000000007077369480	3,570.50
05-20	'Preauthorized Credit RENTPAYMENT REMITTANCE200519 20919006:75 000072000098604931	341.00
05-26	'Lock Box Deposit 000000007078003060	341.00
05-29	'Interest Credit 000000000000000000	0.52

POPULAR.

VICTORIA SQUARE CONDO
May 29, 2020

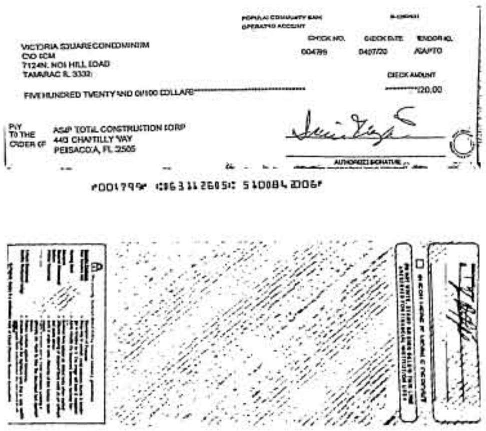
5100842006

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
04-30	29,090.91	05-08	33,309.78	05-20	35,425.15
05-04	28,649.08	05-11	30,942.82	05-26	35,321.89
05-05	30,013.08	05-12	31,615.32	05-27	32,468.66
05-06	29,278.78	05-13	35,185.82	05-29	32,369.18
05-07	32,286.78	05-18	35,084.15		

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	$0.00	$0.00
Total Returned Item Fees	$0.00	$0.00



Check # 4799, Posted 05-04-20, Amount 520.00

Check # 4800, Posted 05-07-20, Amount 3,130.00

RECONCILIATION

Bank #: 02 POPULAR COMMUNITY BANK RESERVE 1020 Popular Bank Reserve
G/L Acct Bal: 121,537.75
Bank Balance: 121,537.75
Statement date: 05/31/20

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
OUTSTANDING ITEMS:					
		Total Outstanding		.00	.00

Bank Reconciliation Summary

Checkbook Balance	121,537.75	Reconciling Balance	121,537.75
Uncleared Checks, Credits	0.00+	Bank Stmt. Balance	121,537.75
Uncleared Deposits, Debits	0.00	Difference	0.00

POPULAR.

Last statement: April 30, 2020
This statement: May 29, 2020
Total days in statement period: 29

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

EFFECTIVE 7/1/2020, THE FIRST $225 FROM A CHECK DEPOSIT WILL BE AVAILABLE THE FIRST BUSINESS DAY AFTER THE DAY OF YOUR DEPOSIT. THE REMAINDER OF YOUR DEPOSIT WILL BE AVAILABLE ON THE SECOND BUSINESS DAY. LARGE DEPOSIT CHECKS TOTALING MORE THAN $5,525 ON ANY ONE DAY MAY BE FURTHER DELAYED. THRESHOLDS FOR DETERMINING A REPEAT OVERDRAFT WILL INCREASE FROM $5,000 TO $5,525. CALL 1 800 377 0800 FOR DETAILS.

Pab Platinum Bus MM

Account number	6808062233
Low balance	$119,218.16
Average balance	$120,712.82
Avg collected balance	$120,712.00
Interest paid year to date	$236.54

DAILY ACTIVITY

Date	Description	Additions	Subtractions	Balance
04-30	Beginning balance			$119,218.16
05-11	'Cash Mgmt Trsfr Cr REF 1320507L FUNDS TRANSFER FRM DEP XXXXXX2006 FROM RESERVE TRANSFER M ONTHLY 997000511050754	2,281.32		121,499.48
05-29	'Interest Credit 000000000000000	38.27		121,537.75
05-29	**Ending totals**	**2,319.59**	**0.00**	**$121,537.75**

OVERDRAFT/RETURN ITEM FEES

	Total For This Period	Total 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: April 30, 2020
This statement: May 29, 2020
Total days in statement period: 29

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

EFFECTIVE 7/1/2020, THE FIRST $225 FROM A CHECK DEPOSIT WILL BE AVAILABLE THE FIRST BUSINESS DAY AFTER THE DAY OF YOUR DEPOSIT. THE REMAINDER OF YOUR DEPOSIT WILL BE AVAILABLE ON THE SECOND BUSINESS DAY. LARGE DEPOSIT CHECKS TOTALING MORE THAN $5,525 ON ANY ONE DAY MAY BE FURTHER DELAYED. THRESHOLDS FOR DETERMINING A REPEAT OVERDRAFT WILL INCREASE FROM $5,000 TO $5,525. CALL 1 800 377 0800 FOR DETAILS.

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 this period	Total year-to-date
Total overdraft fees	$0.00	$0.00
Total returned item fees	$0.00	$0.00

Thank you for banking with Popular