

VICTORIA SQUARE

FINANCIAL STATEMENTS

PREPARED FOR THE BOARD OF DIRECTORS

NOVEMBER 2020



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

VICTORIA SQUARE CONDOMINIUM,

Page: 1

Balance Sheet
As of 11/30/20

ASSETS

CASH:

1010	Popular Bank Oper	\$ 56,589.82	
1020	Popular Bank Reserve	135,455.07	
	SUBTOTAL CASH		\$ 192,044.89

CURRENT ASSETS:

1110	A/R Maintenance	\$ 1,094.25	
1195	Attorney Fees Receivable	15.00	
1210	Utility Deposits	80.00	
	TOTAL CURRENT ASSETS		\$ 1,189.25
	TOTAL ASSETS		\$ 193,234.14
			=====

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3010	Accounts Payable	\$ 7,552.53	
3310	Prepaid Member Fees	2,353.00	
	SUBTOTAL CURRENT LIABILITIES		\$ 9,905.53

RESERVES

5010	Reserve Roof	\$ 26,502.17	
5015	Reserve Painting	23,158.55	
5020	Reserve Paving	83,257.96	
5030	Reserve Interest	2,536.39	
	RESERVES		\$ 135,455.07

EQUITY:

5510	Retained Earnings	\$ 36,546.97	
	Current Year Net Income/(Loss)	11,326.57	
	SUBTOTAL EQUITY		\$ 47,873.54
	TOTAL LIABILITIES & EQUITY		\$ 193,234.14
			=====

VICTORIA SQUARE CONDOMINIUM,

Page: 1

INCOME AND EXPENSE STATEMENT

Period: 11/01/20 to 11/30/20

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	165,044.00	164,877.90	166.10	179,866.79
.00	.00	.00	06170	Owner Late Fees	150.00	.00	150.00	.00
(9.96)	.00	(9.96)	06190	Admin/Collection Fees Reimb.	38.04	.00	38.04	.00
1.01	.00	1.01	06900	Interest	8.78	.00	8.78	.00
14,995.05	14,988.90	6.15		SUBTOTAL INCOME	165,240.82	164,877.90	362.92	179,866.79
EXPENSES								
UTILITIES								
1,407.55	1,416.67	9.12	07010	Refuse	14,035.50	15,583.37	1,547.87	17,000.00
126.55	133.33	6.78	07050	Electricity	1,253.85	1,466.63	212.78	1,600.00
2,864.29	4,666.67	1,802.38	07060	Water / Sewer	31,894.09	51,333.37	19,439.28	56,000.00
407.69	.00	(407.69)	07148	Fire Ext.	407.69	.00	(407.69)	.00
148.52	166.67	18.15	07150	Security	2,030.48	1,833.37	(197.11)	2,000.00
4,954.60	6,383.34	1,428.74		UTILITIES	49,621.61	70,216.74	20,595.13	76,600.00
BUILDING MAINTENANCE								
917.53	1,000.00	82.47	07210	Repair & Maintenance	2,674.53	11,000.00	8,325.47	12,000.00
.00	416.67	416.67	07220	Janitorial	4,525.00	4,583.37	58.37	5,000.00
.00	423.33	423.33	07230	Exterminating	1,035.00	4,656.63	3,621.63	5,080.00
.00	225.00	225.00	07240	Fire Equipment Maint & Repai	828.65	2,475.00	1,646.35	2,700.00
.00	125.00	125.00	07320	Plumbing Repairs	.00	1,375.00	1,375.00	1,500.00
175.00	.00	(175.00)	07340	Paving Repairs	175.00	.00	(175.00)	.00
1,092.53	2,190.00	1,097.47		BUILDING MAINTENANCE	9,238.18	24,090.00	14,851.82	26,280.00
GROUND MAINTENANCE								
1,500.00	541.67	(958.33)	08010	Lawn Maintenance	11,605.00	5,958.37	(5,646.63)	6,500.00
435.00	166.67	(268.33)	08020	Irrigation	1,298.00	1,833.37	535.37	2,000.00
5,650.00	416.67	(5,233.33)	08050	Landscape Extras	16,400.00	4,583.37	(11,816.63)	5,000.00
7,585.00	1,125.01	(6,459.99)		GROUND MAINTENANCE	29,303.00	12,375.11	(16,927.89)	13,500.00
MANAGEMENT								
603.83	603.83	.00	09000	Management Fees	6,642.13	6,642.13	.00	7,246.00
603.83	603.83	.00		MANAGEMENT	6,642.13	6,642.13	.00	7,246.00
ADMINISTRATIVE & OFFICE								
226.75	166.67	(60.08)	09110	Office Expense	851.18	1,833.37	982.19	2,000.00
.00	52.08	52.08	09120	CPA	.00	572.88	572.88	625.00

VICTORIA SQUARE CONDOMINIUM,

Page: 2

INCOME AND EXPENSE STATEMENT

Period: 11/01/20 to 11/30/20

Current Period					Year-To-Date			Yearly
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
.00	83.33	83.33	09125	Legal	.00	916.63	916.63	1,000.00
.00	.00	.00	09132	Bad Debt	26.25	.00	(26.25)	.00
.00	20.00	20.00	09140	Fees/Permits	567.25	220.00	(347.25)	240.00
.00	2,083.33	2,083.33	09150	General Insurance	32,570.13	22,916.63	(9,653.50)	25,000.00
226.75	2,405.41	2,178.66		ADMINISTRATIVE & OFFICE	34,014.81	26,459.51	(7,555.30)	28,865.00
14,462.71	12,707.59	(1,755.12)		TOTAL EXPENSES	128,819.73	139,783.49	10,963.76	152,491.00
RESERVES								
2,281.32	2,281.32	.00	09200	Reserve Transfer	25,094.52	25,094.52	.00	27,375.79
2,281.32	2,281.32	.00		TOTAL RESERVES	25,094.52	25,094.52	.00	27,375.79
(1,748.98)	(.01)	(1,748.97)		Current Year Net Income/(los	11,326.57	(.11)	11,326.68	.00

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 11/01/20
Ending date: 11/30/20

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1010	Popular Bank Oper	54,315.65	12,925.26	10,651.09	2,274.17	56,589.82

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
11/01/20	AP0098	300021		1,407.55	WASTE PRO 119-POMPANO	NOV TRASH AUTOPAY
11/01/20	AR4847	AR04	317.25		Owner Cash Receipts	
11/02/20	AR4848	AR04	682.00		Owner Cash Receipts	
11/03/20	AP0098	100053		44.63	CONSOLIDATED COMMUNITY MG	SPECIAL MAIL(NO SMOKING)
11/03/20	AR4852	AR04	682.00		Owner Cash Receipts	
11/04/20	AR4857	AR04	1,023.00		Owner Cash Receipts	
11/04/20	AR4858	AR04	341.00		Owner Cash Receipts	
11/04/20	AR6358	AR04	5,456.00		Owner Cash Receipts	
11/05/20	AP0098	100054		603.83	CONSOLIDATED COMMUNITY MG	NOV MGT FEE
11/05/20	AR4865	AR04	682.00		Owner Cash Receipts	
11/06/20	AR6276	AR04	341.00		Owner Cash Receipts	
11/09/20	AR4870	AR04	682.00		Owner Cash Receipts	
11/09/20	AR4871	AR04	341.00		Owner Cash Receipts	
11/10/20	AR4882	AR04	341.00		Owner Cash Receipts	
11/10/20	RJ0001	MONTHLY		2,281.32	MONTHLY RESERVE	
11/12/20	AP0098	100055		180.00	SUNSHINE BIZ SERVICES INC	2020-2021 WEB HOSTING
11/12/20	AP0098	100056		24.96	CONSOLIDATED COMMUNITY MG	REIMB OCT OFFICE EXP
11/12/20	AP0098	100057		850.00	BEST LAWN SERVICE OF AMER	SEPT LAWN SERVICE
11/12/20	AP0098	100058		200.00	BEST LAWN SERVICE OF AMER	REMOVAL OF ROOTS
11/12/20	AR4888	AR04	2,036.00		Owner Cash Receipts	
11/14/20	AP0098	300020		43.33	FLORIDA POWER & LIGHT	NOV FPL AUTOPAY
11/16/20	AP4194	4808		226.75	CONSOLIDATED COMMUNITY MG	2021 MAINT COUPONS
11/17/20	CR0000	ADJUST		83.22	FPL AUTOPAY	
11/20/20	AP0098	100059		95.00	CONSOLIDATED COMMUNITY MG	NOV IRRIGATION SVC
11/20/20	AP0098	100060		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 10/23-11/5
11/25/20	AP0098	300022		2,864.29	CITY OF CORAL SPRINGS	NOV WATER AUTOPAY
11/27/20	AP0098	100061		850.00	BEST LAWN SERVICE OF AMER	OCT LAWN SVC+ TREE TRIM
11/27/20	AP0098	100062		407.69	PYE BARKER FIRE & SAFETY	FIRE EXTING SVC/INSPECT
11/27/20	AP0098	100063		340.00	CONSOLIDATED COMMUNITY MG	SPRINKLER REPAIRS
11/27/20	AP0098	100064		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 11/6-11/19
11/30/20	CR0000	ADJUST	1.01		NOV INTEREST	

1020	Popular Bank Reserve	133,133.83	2,321.24	.00	2,321.24	135,455.07
------	----------------------	------------	----------	-----	----------	------------

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
11/10/20	RJ0001	MONTHLY	2,281.32		MONTHLY RESERVE	
11/30/20	CR0000	ADJUST	39.92		NOV INTEREST	

1110	A/R Maintenance	47.50	15,004.00	13,957.25	1,046.75	1,094.25
------	-----------------	-------	-----------	-----------	----------	----------

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
11/01/20	AR4181	AR01	15,004.00		Apply Assmt/Opt Charges	
11/01/20	AR4182	AR08		2,495.00	Prepaid Application	
11/01/20	AR4847	AR04		317.25	Owner Cash Receipts	
11/02/20	AR4848	AR04		619.00	Owner Cash Receipts	
11/03/20	AR4852	AR04		682.00	Owner Cash Receipts	

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 11/01/20
Ending date: 11/30/20

Acct-#	Description		Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	11/04/20	AR4857 AR04		682.00	Owner Cash Receipts		
	11/04/20	AR4858 AR04		341.00	Owner Cash Receipts		
	11/04/20	AR6358 AR04		5,428.00	Owner Cash Receipts		
	11/05/20	AR4865 AR04		679.00	Owner Cash Receipts		
	11/06/20	AR6276 AR04		341.00	Owner Cash Receipts		
	11/09/20	AR4870 AR04		682.00	Owner Cash Receipts		
	11/09/20	AR4871 AR04		341.00	Owner Cash Receipts		
	11/10/20	AR4882 AR04		341.00	Owner Cash Receipts		
	11/12/20	AR4888 AR04		1,009.00	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		.00	.00	.00	.00	.00
1180	NSF Fees Receivable		.00	.00	.00	.00	.00
1195	Attorney Fees Receivable		.00	15.00	.00	15.00	15.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	11/25/20	AR4198	AR05	15.00		Delinq. Action Adm. Chgs	
1210	Utility Deposits		80.00	.00	.00	.00	80.00
1215	Popular Roof Loan		.00	.00	.00	.00	.00
3010	Accounts Payable		1,434.63CR	8,286.55	14,404.45	6,117.90CR	7,552.53CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	11/01/20	AP0098	300021	1,407.55		WASTE PRO 119-POMPANO	NOV TRASH AUTOPAY
	11/01/20	AP0099	VH1660		603.83	CONSOLIDATED COMMUNITY MG	NOV MGT FEE
	11/03/20	AP0098	100053	44.63		CONSOLIDATED COMMUNITY MG	SPECIAL MAIL(NO SMOKING)
	11/04/20	AP0099	VH1664		24.96	CONSOLIDATED COMMUNITY MG	REIMB OCT OFFICE EXP
	11/04/20	AP0099	VH1665		43.33	FLORIDA POWER & LIGHT	NOV FPL AUTOPAY
	11/05/20	AP0098	100054	603.83		CONSOLIDATED COMMUNITY MG	NOV MGT FEE
	11/12/20	AP0098	100055	180.00		SUNSHINE BIZ SERVICES INC	2020-2021 WEB HOSTING
	11/12/20	AP0098	100056	24.96		CONSOLIDATED COMMUNITY MG	REIMB OCT OFFICE EXP
	11/12/20	AP0098	100057	850.00		BEST LAWN SERVICE OF AMER	SEPT LAWN SERVICE
	11/12/20	AP0098	100058	200.00		BEST LAWN SERVICE OF AMER	REMOVAL OF ROOTS
	11/12/20	AP0099	VH1667		95.00	CONSOLIDATED COMMUNITY MG	NOV IRRIGATION SVC
	11/12/20	AP0099	VH1668		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 10/23-11/5
	11/12/20	AP0099	VH1669		1,407.55	WASTE PRO 119-POMPANO	NOV TRASH AUTOPAY
	11/12/20	AP0099	VH1670		2,864.29	CITY OF CORAL SPRINGS	NOV WATER AUTOPAY
	11/14/20	AP0098	300020	43.33		FLORIDA POWER & LIGHT	NOV FPL AUTOPAY
	11/16/20	AP4193	VH1666		226.75	CONSOLIDATED COMMUNITY MG	2021 MAINT COUPONS
	11/16/20	AP4194	4808	226.75		CONSOLIDATED COMMUNITY MG	2021 MAINT COUPONS

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 11/01/20
Ending date: 11/30/20

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
11/20/20	AP0098 100059	95.00		CONSOLIDATED COMMUNITY MG	NOV IRRIGATION SVC	
11/20/20	AP0098 100060	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 10/23-11/5	
11/20/20	AP0099 VH1673		407.69	PYE BARKER FIRE & SAFETY	FIRE EXTING SVC/INSPECT	
11/20/20	AP0099 VH1674		340.00	CONSOLIDATED COMMUNITY MG	SPRINKLER REPAIRS	
11/20/20	AP0099 VH1675		850.00	BEST LAWN SERVICE OF AMER	OCT LAWN SVC+ TREE TRIM	
11/20/20	AP0099 VH1676		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 11/6-11/19	
11/20/20	AP0099 VH1678		175.00	CONSOLIDATED COMMUNITY MG	PKING LOT ASPHALT REPAIR	
11/24/20	AP0099 VH1679		917.53	RYAN ASSOCIATES, INC.	AC/MAINT REPAIRS	
11/25/20	AP0098 300022	2,864.29		CITY OF CORAL SPRINGS	NOV WATER AUTOPAY	
11/27/20	AP0098 100061	850.00		BEST LAWN SERVICE OF AMER	OCT LAWN SVC+ TREE TRIM	
11/27/20	AP0098 100062	407.69		PYE BARKER FIRE & SAFETY	FIRE EXTING SVC/INSPECT	
11/27/20	AP0098 100063	340.00		CONSOLIDATED COMMUNITY MG	SPRINKLER REPAIRS	
11/27/20	AP0098 100064	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 11/6-11/19	
11/27/20	AP0099 VH1680		1,200.00	BEST LAWN SERVICE OF AMER	SOD INSTALL/CLN UP	
11/27/20	AP0099 VH1681		650.00	BEST LAWN SERVICE OF AMER	NOV LAWN SERVICE	
11/27/20	AP0099 VH1682		2,700.00	BEST LAWN SERVICE OF AMER	REMV AND INSTL NEW PLNTS	
11/27/20	AP0099 VH1683		1,750.00	BEST LAWN SERVICE OF AMER	PLANTED NEW GRASS	

3025 Accrued Expenses .00 .00 .00 .00 .00

3050 Popular Loan Payable .00 .00 .00 .00 .00

3310 Prepaid Member Fees 3,386.00CR 2,495.00 1,462.00 1,033.00 2,353.00CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
11/01/20	AR4182	AR08	2,495.00		Prepaid Application	
11/02/20	AR4848	AR04		63.00	Owner Cash Receipts	
11/04/20	AR4857	AR04		341.00	Owner Cash Receipts	
11/04/20	AR6358	AR04		28.00	Owner Cash Receipts	
11/05/20	AR4865	AR04		3.00	Owner Cash Receipts	
11/12/20	AR4888	AR04		1,027.00	Owner Cash Receipts	

5010 Reserve Roof 25,782.26CR .00 719.91 719.91CR 26,502.17CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
11/10/20	RJ0001	MONTHLY		719.91	MONTHLY RESERVE	

5015 Reserve Painting 22,884.94CR .00 273.61 273.61CR 23,158.55CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
11/10/20	RJ0001	MONTHLY		273.61	MONTHLY RESERVE	

5020 Reserve Paving 81,970.16CR .00 1,287.80 1,287.80CR 83,257.96CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
11/10/20	RJ0001	MONTHLY		1,287.80	MONTHLY RESERVE	

5030 Reserve Interest 2,496.47CR .00 39.92 39.92CR 2,536.39CR

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 11/01/20
Ending date: 11/30/20

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	11/30/20	CR0000	ADJUST		39.92	NOV INTEREST		
5510	Retained Earnings			36,546.97CR	.00	.00	.00	36,546.97CR
6110	Maintenance Income			150,040.00CR	.00	15,004.00	15,004.00CR	165,044.00CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	11/01/20	AR4181	AR01		15,004.00	Apply Assmt/Opt Charges		
6170	Owner Late Fees			150.00CR	.00	.00	.00	150.00CR
6190	Admin/Collection Fees Reimb.			48.00CR	24.96	15.00	9.96	38.04CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	11/04/20	AP0099	VH1664	24.96		CONSOLIDATED COMMUNITY MG	REIMB OCT OFFICE EXP	
	11/25/20	AR4198	AR05		15.00	Delinq. Action Adm. Chgs		
6200	Misc Income			.00	.00	.00	.00	.00
6900	Interest			7.77CR	.00	1.01	1.01CR	8.78CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	11/30/20	CR0000	ADJUST		1.01	NOV INTEREST		
7010	Refuse			12,627.95	1,407.55	.00	1,407.55	14,035.50
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	11/12/20	AP0099	VH1669	1,407.55		WASTE PRO 119-POMPANO	NOV TRASH AUTOPAY	
7050	Electricity			1,127.30	126.55	.00	126.55	1,253.85
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	11/04/20	AP0099	VH1665	43.33		FLORIDA POWER & LIGHT	NOV FPL AUTOPAY	
	11/17/20	CR0000	ADJUST	83.22		FPL AUTOPAY		
7060	Water / Sewer			29,029.80	2,864.29	.00	2,864.29	31,894.09
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	11/12/20	AP0099	VH1670	2,864.29		CITY OF CORAL SPRINGS	NOV WATER AUTOPAY	
7148	Fire Ext.			.00	407.69	.00	407.69	407.69
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	11/20/20	AP0099	VH1673	407.69		PYE BARKER FIRE & SAFETY	FIRE EXTING SVC/INSPECT	
7150	Security			1,881.96	148.52	.00	148.52	2,030.48
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 11/01/20
Ending date: 11/30/20

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	11/12/20	AP0099	VH1668	74.26		GARING PARKING ENFORCEMEN		PKING ENFORCE 10/23-11/5
	11/20/20	AP0099	VH1676	74.26		GARING PARKING ENFORCEMEN		PKING ENFORCE 11/6-11/19
7210	Repair & Maintenance			1,757.00	917.53	.00	917.53	2,674.53
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	11/24/20	AP0099	VH1679	917.53		RYAN ASSOCIATES, INC.	AC/MAINT REPAIRS	
7220	Janitorial			4,525.00	.00	.00	.00	4,525.00
7230	Exterminating			1,035.00	.00	.00	.00	1,035.00
7240	Fire Equipment Maint & Repair			828.65	.00	.00	.00	828.65
7340	Paving Repairs			.00	175.00	.00	175.00	175.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	11/20/20	AP0099	VH1678	175.00		CONSOLIDATED COMMUNITY MG	PKING LOT ASPHALT REPAIR	
8010	Lawn Maintenance			10,105.00	1,500.00	.00	1,500.00	11,605.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	11/20/20	AP0099	VH1675	850.00		BEST LAWN SERVICE OF AMER	OCT LAWN SVC+ TREE TRIM	
	11/27/20	AP0099	VH1681	650.00		BEST LAWN SERVICE OF AMER	NOV LAWN SERVICE	
8020	Irrigation			863.00	435.00	.00	435.00	1,298.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	11/12/20	AP0099	VH1667	95.00		CONSOLIDATED COMMUNITY MG	NOV IRRIGATION SVC	
	11/20/20	AP0099	VH1674	340.00		CONSOLIDATED COMMUNITY MG	SPRINKLER REPAIRS	
8050	Landscape Extras			10,750.00	5,650.00	.00	5,650.00	16,400.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	11/27/20	AP0099	VH1680	1,200.00		BEST LAWN SERVICE OF AMER	SOD INSTALL/CLN UP	
	11/27/20	AP0099	VH1682	2,700.00		BEST LAWN SERVICE OF AMER	REMV AND INSTL NEW PLNTS	
	11/27/20	AP0099	VH1683	1,750.00		BEST LAWN SERVICE OF AMER	PLANTED NEW GRASS	
9000	Management Fees			6,038.30	603.83	.00	603.83	6,642.13
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	11/01/20	AP0099	VH1660	603.83		CONSOLIDATED COMMUNITY MG	NOV MGT FEE	
9110	Office Expense			624.43	226.75	.00	226.75	851.18
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	11/16/20	AP4193	VH1666	226.75		CONSOLIDATED COMMUNITY MG	2021 MAINT COUPONS	
9120	CPA			.00	.00	.00	.00	.00

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 11/01/20
Ending date: 11/30/20

Acct-#		Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
9132	Bad Debt		26.25	.00	.00	.00	26.25
9140	Fees/Permits		567.25	.00	.00	.00	567.25
9150	General Insurance		32,570.13	.00	.00	.00	32,570.13
9200	Reserve Transfer		22,813.20	2,281.32	.00	2,281.32	25,094.52
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	11/10/20	RJ0001	MONTHLY	2,281.32		MONTHLY RESERVE	
Gnd Total:			.00	57,816.04	57,816.04	.00	.00

CASH DISBURSEMENTS

Starting Check Date: 11/01/20 Cash account #: "All"
 Ending Check Date: 11/30/20

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
Cash account #: 1010			Popular Bank Oper		
11/01/20	300021	WP	WASTE PRO 119-POMPARO	1,407.55	NOV TRASH AUTOPAY
11/03/20	100053	CCM	CONSOLIDATED COMMUNITY MG	44.63	SPECIAL MAIL(NO SMOKING)
11/05/20	100054	CCM	CONSOLIDATED COMMUNITY MG	603.83	NOV MGT FEE
11/12/20	100055	SUNSB	SUNSHINE BIZ SERVICES INC.	180.00	2020-2021 WEB HOSTING
11/12/20	100056	CCM	CONSOLIDATED COMMUNITY MG	24.96	REIMB OCT OFFICE EXP
11/12/20	100057	BESTLA	BEST LAWN SERVICE OF AMERICA	850.00	SEPT LAWN SERVICE
11/12/20	100058	BESTLA	BEST LAWN SERVICE OF AMERICA	200.00	REMOVAL OF ROOTS
11/14/20	300020	FPL	FLORIDA POWER & LIGHT	43.33	NOV FPL AUTOPAY
11/16/20	4808	CCM	CONSOLIDATED COMMUNITY MG	226.75	2021 MAINT COUPONS
11/20/20	100059	CCM	CONSOLIDATED COMMUNITY MG	95.00	NOV IRRIGATION SVC
11/20/20	100060	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFORCE 10/23-11/5
11/25/20	300022	CITYCS	CITY OF CORAL SPRINGS	2,864.29	NOV WATER AUTOPAY
11/27/20	100061	BESTLA	BEST LAWN SERVICE OF AMERICA	850.00	OCT LAWN SVC+ TREE TRIM
11/27/20	100062	A.A.C.	PYE BARKER FIRE & SAFETY LLC	407.69	FIRE EXTING SVC/INSPECT
11/27/20	100063	CCM	CONSOLIDATED COMMUNITY MG	340.00	SPRINKLER REPAIRS
11/27/20	100064	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFORCE 11/6-11/19
Totals:				8,286.55	

AGED OWNER BALANCES: AS OF Nov. 30, 2020
ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
-----------	--------	------	---------	---------	---------	---------	-------	--------

REPORT SUMMARY

CODE	N/A	DESCRIPTION	ACCOUNT #	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
A1		MAINTENANCE	1110	1094.25	0.00	0.00	0.00	1094.25
03		Admin. Fees	1195	15.00	0.00	0.00	0.00	15.00
GRAND TOTAL:				1109.25	0.00	0.00	0.00	1109.25

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
01110	A/R Maintenance	1094.25
01195	Attorney Fees Receivable	15.00
TOTAL		\$1109.25

AGED ACCOUNTS PAYABLE SUMMARY

Starting vendor: "First"
Cut off date: 11/30/20

Ending vendor: "Last"

Contact	Vendor Phone	Current	31-60	61-90	Over 90
BEST LAWN SERVICE OF AMERICA		6,300.00	.00	.00	.00
CONSOLIDATED COMMUNITY MG	954-718-9903	175.00	.00	.00	.00
J&S IRRIGATION	954-648-8650	160.00	.00	.00	.00
RYAN ASSOCIATES, INC.		917.53	.00	.00	.00
	Totals:	7,552.53	.00	.00	.00
	Grand total:	7,552.53			

Date 12/04/20

VICTORIA SQUARE CONDOMINIUM,

#4204 Page: 1

RECONCILIATION

Bank #: 01 POPULAR COMMUNITY BANK OPER 1010 Popular Bank Oper
G/L Acct Bal: 56,589.82
Bank Balance: 56,589.82
Statement date: 11/30/20

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

OUTSTANDING ITEMS:

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

Bank Reconciliation Summary

=====

Checkbook Balance	56,589.82	Reconciling Balance	56,589.82
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	56,589.82
Uncleared Deposits, Debits	0.00	Difference	0.00



Last statement: October 30, 2020
This statement: November 30, 2020
Total days in statement period: 31

Page 1 of 4
5100842006
(2)

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

Pab Business Interest Checking

Account number	5100842006	Beginning balance	\$53,892.65
Enclosures	2	Total additions	13,948.26
Low balance	\$54,574.65	Total subtractions	11,251.09
Average balance	\$60,060.15	Ending balance	\$56,589.82
Avg collected balance	\$59,533.00		
Interest paid year to date	\$8.78		

CHECKS

Number	Date	Amount	Control
4807	11-17	600.00	000007031789910
4808	11-25	226.75	000005543401010

OTHER DEBITS

Date	Description	Subtractions
11-04	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100053*CONS OLIDATED COMMUNITYMG\52295790 000041001038665362	44.63
11-05	'Preauthorized Wd WASTE PRO MIAMI3056517011201105 000242071759426206	1,407.55
11-06	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100054*CONS OLIDATED COMMUNITYMG\52408886 000041001038200075	603.83
11-10	'Cash Mgmt Trsfr Dr REF 3150509LFUNDS TRANSFER TO DEP XXXXXX2233 FROM RESERVE TRANSFER MONTHLY 000997001110050916	2,281.32
11-13	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100056*CONS OLIDATED COMMUNITYMG\52802717 000041001038046762	24.96
11-13	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100055*SUNS HINE BIZ SERVICES INC\52802712 000041001038046772	180.00
11-13	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100058*BEST LAWN SERVICE OF AMERICA\52802726 000041001038046746	200.00

Thank you for banking with Popular

**POPULAR.**VICTORIA SQUARE CONDO
November 30, 2020Page 2 of 4
5100842006

Date	Description	Subtractions
11-13	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100057*BEST LAWN SERVICE OF AMERICA\52802710 000041001038046776	850.00
11-17	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT201117 000111000012167688	43.33
11-17	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT201117 000111000012167759	83.22
11-23	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100060*GARI NG PARKING ENFORCEMENT\53341513 000041001034801085	74.26
11-23	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100059*CONS OLIDATED COMMUNITYMG\53341512 000041001034801087	95.00
11-25	'Preauthorized Wd CORALCONCUTILITY201125 000211274459290281	2,864.29
11-30	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100064*GARI NG PARKING ENFORCEMENT\53617981 000041001036234937	74.26
11-30	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100063*CONS OLIDATED COMMUNITYMG\53617976 000041001036234947	340.00
11-30	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100062*PYE BARKER FIRE SAFETY LLC\53617978 000041001036234943	407.69
11-30	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100061*BEST LAWN SERVICE OF AMERICA\53617970 000041001036234959	850.00

CREDITS

Date	Description	Additions
11-02	'Lock Box Deposit 000000007030797970	682.00
11-03	'Preauthorized Credit PropayTransfer201103 000091000010139492	1,023.00
11-03	'Lock Box Deposit 000000007086402840	682.00
11-04	'Lock Box Deposit 000000007031037540	1,023.00
11-05	'Preauthorized Credit RENTPAYMENT REMITTANCE201104 21885380:75 000072000098947933	317.25
11-05	'Preauthorized Credit VICTORIA SQUARE CONDO FEES201105 000026008815997542	5,456.00
11-05	'Lock Box Deposit 000000007031146600	682.00
11-06	'Lock Box Deposit 000000007086559100	341.00

**POPULAR®**VICTORIA SQUARE CONDO
November 30, 2020Page 3 of 4
5100842006

Date	Description	Additions
11-09	'Preauthorized Credit PropayTransfer201109 000091000017462304	341.00
11-09	'Lock Box Deposit 000000007031376060	682.00
11-10	'Lock Box Deposit 000000007031483390	341.00
11-12	'Preauthorized Credit PropayTransfer201112 000091000018044534	341.00
11-12	'Lock Box Deposit 000000007031567340	2,036.00
11-30	'Interest Credit 000000000000000000	1.01

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
10-30	53,892.65	11-06	62,042.89	11-17	61,521.06
11-02	54,574.65	11-09	63,065.89	11-23	61,351.80
11-03	56,279.65	11-10	61,125.57	11-25	58,260.76
11-04	57,258.02	11-12	63,502.57	11-30	56,589.82
11-05	62,305.72	11-13	62,247.61		

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



POPULAR.

VICTORIA SQUARE CONDO
November 30, 2020

Page 4 of 4
5100842006

POPULAR COMMUNITY BANK
ORIGINATING ACCOUNT

CHECK NO. 4807 CHECK DATE 11/23/20 VENDOR NO. BESTLA

VICTORIA SQUARE CONDOMINIUM
CO CM
324 N. NICH HILL RD
TAMPA, FL 33611

CHECK AMOUNT *****600.00

SIX HUNDRED AND 00/100 DOLLARS

PAY TO THE ORDER OF BEST LAWN SERVICE OF AMERICA
P O BOX 19023
PORT LINDSEY, FL 33558

[Signature]

APPROVED SIGNATURE

POC4807P 40134426254 5100842006P

POPULAR COMMUNITY BANK
ORIGINATING ACCOUNT

CHECK NO. 4808 CHECK DATE 11/25/20 VENDOR NO. CM

VICTORIA SQUARE CONDOMINIUM
CO CM
324 N. NICH HILL RD
TAMPA, FL 33611

CHECK AMOUNT *****226.75

TWO HUNDRED TWENTY-SIX AND 51/100 DOLLARS

PAY TO THE ORDER OF CONSOLIDATE COMMUNITY INC
712 N NICH HILL RD
TAMPA, FL 33611

[Signature]

APPROVED SIGNATURE

POC4808P 40134426254 5100842006P

POPULAR COMMUNITY BANK
ORIGINATING ACCOUNT

CHECK NO. 4807 CHECK DATE 11/23/20 VENDOR NO. BESTLA

VICTORIA SQUARE CONDOMINIUM
CO CM
324 N. NICH HILL RD
TAMPA, FL 33611

CHECK AMOUNT *****600.00

SIX HUNDRED AND 00/100 DOLLARS

PAY TO THE ORDER OF BEST LAWN SERVICE OF AMERICA
P O BOX 19023
PORT LINDSEY, FL 33558

[Signature]

APPROVED SIGNATURE

POC4807P 40134426254 5100842006P

POPULAR COMMUNITY BANK
ORIGINATING ACCOUNT

CHECK NO. 4808 CHECK DATE 11/25/20 VENDOR NO. CM

VICTORIA SQUARE CONDOMINIUM
CO CM
324 N. NICH HILL RD
TAMPA, FL 33611

CHECK AMOUNT *****226.75

TWO HUNDRED TWENTY-SIX AND 51/100 DOLLARS

PAY TO THE ORDER OF CONSOLIDATE COMMUNITY INC
712 N NICH HILL RD
TAMPA, FL 33611

[Signature]

APPROVED SIGNATURE

POC4808P 40134426254 5100842006P

Check # 4807, Posted 11-17-20, Amount 600.00

Check # 4808, Posted 11-25-20, Amount 226.75

Date 12/04/20

VICTORIA SQUARE CONDOMINIUM,

#4203 Page: 1

RECONCILIATION

Bank #: 02 POPULAR COMMUNITY BANK RESERVE 1020 Popular Bank Reserve
G/L Acct Bal: 135,455.07
Bank Balance: 135,455.07
Statement date: 11/30/20

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

OUTSTANDING ITEMS:

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

Bank Reconciliation Summary

=====

Checkbook Balance	135,455.07	Reconciling Balance	135,455.07
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	135,455.07
Uncleared Deposits, Debits	0.00	Difference	0.00



Last statement: October 30, 2020
This statement: November 30, 2020
Total days in statement period: 31

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

Pab Platinum Bus MM

Account number	6808062233
Low balance	\$133,133.83
Average balance	\$134,679.24
Avg collected balance	\$134,679.00
Interest paid year to date	\$465.94

DAILY ACTIVITY

Date	Description	Additions	Subtractions	Balance
10-30	Beginning balance			\$133,133.83
11-10	'Cash Mgmt Trsfr Cr REF 3150509L FUNDS TRANSFER FRM DEP XXXXXX2006 FROM RESERVE TRANSFER M ONTHLY 997001110050916	2,281.32		135,415.15
11-30	'Interest Credit 0000000000000000	39.92		135,455.07
11-30	Ending totals	2,321.24	0.00	\$135,455.07

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



Last statement: October 30, 2020
This statement: November 30, 2020
Total days in statement period: 31

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 Bank
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 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