VICTORIA SQUARE

FINANCIAL STATEMENTS

PREPARED FOR THE BOARD OF DIRECTORS

OCTOBER 2020

CCM CONSOLIDATED
Community Management

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

VICTORIA SQUARE CONDOMINIUM,

Balance Sheet
As of 10/31/20

ASSETS

CASH:			
1010	Popular Bank Oper	$ 54,315.65	
1020	Popular Bank Reserve	133,133.83	
	SUBTOTAL CASH		$ 187,449.48
CURRENT ASSETS:			
1110	A/R Maintenance	$ 47.50	
1210	Utility Deposits	80.00	
	TOTAL CURRENT ASSETS		$ 127.50
	TOTAL ASSETS		$ 187,576.98

LIABILITIES & EQUITY

CURRENT LIABILITIES:			
3010	Accounts Payable	$ 44.63	
3310	Prepaid Member Fees	3,386.00	
	SUBTOTAL CURRENT LIABILITIES		$ 3,430.63
RESERVES			
5010	Reserve Roof	$ 25,782.26	
5015	Reserve Painting	22,884.94	
5020	Reserve Paving	81,970.16	
5030	Reserve Interest	2,496.47	
	RESERVES		$ 133,133.83
EQUITY:			
5510	Retained Earnings	$ 36,546.97	
	Current Year Net Income/(Loss)	14,465.55	
	SUBTOTAL EQUITY		$ 51,012.52
	TOTAL LIABILITIES & EQUITY		$ 187,576.98

VICTORIA SQUARE CONDOMINIUM,

INCOME AND EXPENSE STATEMENT

Period: 10/01/20 to 10/31/20

	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	150,040.00	149,889.00	151.00	179,866.79
.00	.00	.00	06170	Owner Late Fees	150.00	.00	150.00	.00
.00	.00	.00	06190	Admin/Collection Fees Reimb.	48.00	.00	48.00	.00
.97	.00	.97	06900	Interest	7.77	.00	7.77	.00
15,004.97	14,988.90	16.07		SUBTOTAL INCOME	150,245.77	149,889.00	356.77	179,866.79
				EXPENSES				
UTILITIES								
.00	1,416.67	1,416.67	07010	Refuse	12,627.95	14,166.70	1,538.75	17,000.00
142.03	133.33	(8.70)	07050	Electricity	1,127.30	1,333.30	206.00	1,600.00
4,290.13	4,666.67	376.54	07060	Water / Sewer	29,029.80	46,666.70	17,636.90	56,000.00
148.52	166.67	18.15	07150	Security	1,881.96	1,666.70	(215.26)	2,000.00
4,580.68	6,383.34	1,802.66		UTILITIES	44,667.01	63,833.40	19,166.39	76,600.00
BUILDING MAINTENANCE								
.00	1,000.00	1,000.00	07210	Repair & Maintenance	1,757.00	10,000.00	8,243.00	12,000.00
520.00	416.67	(103.33)	07220	Janitorial	4,525.00	4,166.70	(358.30)	5,000.00
225.00	423.33	198.33	07230	Exterminating	1,035.00	4,233.30	3,198.30	5,080.00
.00	225.00	225.00	07240	Fire Equipment Maint & Repai	828.65	2,250.00	1,421.35	2,700.00
.00	125.00	125.00	07320	Plumbing Repairs	.00	1,250.00	1,250.00	1,500.00
745.00	2,190.00	1,445.00		BUILDING MAINTENANCE	8,145.65	21,900.00	13,754.35	26,280.00
GROUND MAINTENANCE								
.00	541.67	541.67	08010	Lawn Maintenance	9,255.00	5,416.70	(3,838.30)	6,500.00
.00	166.67	166.67	08020	Irrigation	703.00	1,666.70	963.70	2,000.00
6,850.00	416.67	(6,433.33)	08050	Landscape Extras	10,550.00	4,166.70	(6,383.30)	5,000.00
6,850.00	1,125.01	(5,724.99)		GROUND MAINTENANCE	20,508.00	11,250.10	(9,257.90)	13,500.00
MANAGEMENT								
603.83	603.83	.00	09000	Management Fees	6,038.30	6,038.30	.00	7,246.00
603.83	603.83	.00		MANAGEMENT	6,038.30	6,038.30	.00	7,246.00
ADMINISTRATIVE & OFFICE								
115.22	166.67	51.45	09110	Office Expense	624.43	1,666.70	1,042.27	2,000.00
.00	52.08	52.08	09120	CPA	.00	520.80	520.80	625.00
.00	83.33	83.33	09125	Legal	.00	833.30	833.30	1,000.00
.00	.00	.00	09132	Bad Debt	26.25	.00	(26.25)	.00

VICTORIA SQUARE CONDOMINIUM,

INCOME AND EXPENSE STATEMENT

Period: 10/01/20 to 10/31/20

	Current Period				Year-To-Date			Yearly
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
.00	20.00	20.00	09140	Fees/Permits	387.25	200.00	(187.25)	240.00
.00	2,083.33	2,083.33	09150	General Insurance	32,570.13	20,833.30	(11,736.83)	25,000.00
115.22	2,405.41	2,290.19		ADMINISTRATIVE & OFFICE	33,608.06	24,054.10	(9,553.96)	28,865.00
12,894.73	12,707.59	(187.14)		TOTAL EXPENSES	112,967.02	127,075.90	14,108.88	152,491.00
RESERVES								
2,281.32	2,281.32	.00	09200	Reserve Transfer	22,813.20	22,813.20	.00	27,375.79
2,281.32	2,281.32	.00		TOTAL RESERVES	22,813.20	22,813.20	.00	27,375.79
(171.08)	(.01)	(171.07)		Current Year Net Income/(los	14,465.55	(.10)	14,465.65	.00

VICTORIA SQUARE CONDOMINIUM,

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 10/01/20
Ending date: 10/31/20

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1010	Popular Bank Oper	55,404.35	16,381.77	17,470.47	1,088.70CR	54,315.65

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/01/20	AR4712	AR04	317.25		Owner Cash Receipts	
10/02/20	AP0098	100042		460.00	BEST LAWN SERVICE OF AMER	AUGUST LAWN SERVICE
10/02/20	AP0098	100043		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 9/11-9/24
10/02/20	AP0098	100044		149.00	FIREWATCH	FIRE ALRM CERT/INSPECT
10/02/20	AR4718	AR04	341.00		Owner Cash Receipts	
10/02/20	AR4719	AR04	341.00		Owner Cash Receipts	
10/02/20	AR6321	AR04	5,456.00		Owner Cash Receipts	
10/05/20	AR4726	AR04	682.00		Owner Cash Receipts	
10/05/20	RJ0001	MONTHLY		2,281.32	MONTHLY RESERVE	
10/06/20	AR9480	AR04	1,026.00		Owner Cash Receipts	
10/06/20	CR0000	ADJUST		1,407.55	WASTE PRO	
10/06/20	CR0000	ADJUST	1,407.55		REVERSE DOUBLE ENTRY	
10/07/20	AR4734	AR04	1,364.00		Owner Cash Receipts	
10/08/20	AR4739	AR04	682.00		Owner Cash Receipts	
10/13/20	AP0098	100045		603.83	CONSOLIDATED COMMUNITY MG	OCTOBER MGT FEE
10/13/20	AP0098	100046		520.00	ASAP TOTAL CONSTRUCTION C	SEPT CLNING+TRASH RMV
10/14/20	AR4769	AR04	341.00		Owner Cash Receipts	
10/15/20	AR4774	AR04	2,036.00		Owner Cash Receipts	
10/16/20	AP0098	100047		248.24	HD SUPPLY FACILITIES MAIN	PACK PKING PERMITS
10/16/20	AP0098	300016		93.16	FLORIDA POWER & LIGHT	OCT FPL AUTOPAY
10/16/20	AP0098	300017		48.87	FLORIDA POWER & LIGHT	OCT FPL AUTOPAY
10/16/20	AR4780	AR04	682.00		Owner Cash Receipts	
10/21/20	AP0098	100048		17.41	CONSOLIDATED COMMUNITY MG	REIMB SEPT OFFICE EXP
10/21/20	AP0098	100049		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 9/25-10/8
10/21/20	AP0098	100050		225.00	TERM-PEST PEST CONTROL SE	OCT WEEVIL CONTROL
10/22/20	AP4174	4804		1,800.00	BEST LAWN SERVICE OF AMER	COMPLETE 3 DRAINAGES
10/22/20	AP4174	4805		2,700.00	BEST LAWN SERVICE OF AMER	50% DEP FICUS REPLCMNTS
10/22/20	AP4174	4806		1,750.00	BEST LAWN SERVICE OF AMER	50% DWN SOIL REMOVAL
10/22/20	AR4803	AR04	682.00		Owner Cash Receipts	
10/23/20	AP4176	4807		600.00	BEST LAWN SERVICE OF AMER	50% DEP 2 PALLET GRASS
10/26/20	AP0098	100051		53.18	CONSOLIDATED COMMUNITY MG	BUDGET MEETING MAILING
10/26/20	AP0098	100052		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 10/9-10/22
10/26/20	AP0098	300018		2,882.58	CITY OF CORAL SPRINGS	OCT WATER AUTOPAY
10/30/20	AP0098	300019		1,407.55	WASTE PRO 119-POMPANO	OCT TRASH AUTOPAY
10/30/20	AR4840	AR04	1,023.00		Owner Cash Receipts	
10/31/20	CR0000	ADJUST	.97		OCT INTEREST	

1020	Popular Bank Reserve	130,814.59	2,319.24	.00	2,319.24	133,133.83

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/05/20	RJ0001	MONTHLY	2,281.32		MONTHLY RESERVE	
10/31/20	CR0000	ADJUST	37.92		OCT INTEREST	

1110	A/R Maintenance	364.75	15,004.00	15,321.25	317.25CR	47.50

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

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 10/01/20
Ending date: 10/31/20

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

10/01/20	AR4153	AR01	15,004.00		Apply Assmt/Opt Charges
10/01/20	AR4154	AR08		2,735.00	Prepaid Application
10/01/20	AR4712	AR04		317.25	Owner Cash Receipts
10/02/20	AR4718	AR04		341.00	Owner Cash Receipts
10/02/20	AR4719	AR04		341.00	Owner Cash Receipts
10/02/20	AR6321	AR04		5,428.00	Owner Cash Receipts
10/05/20	AR4726	AR04		682.00	Owner Cash Receipts
10/06/20	AR9480	AR04		1,023.00	Owner Cash Receipts
10/07/20	AR4734	AR04		1,364.00	Owner Cash Receipts
10/08/20	AR4739	AR04		682.00	Owner Cash Receipts
10/14/20	AR4769	AR04		341.00	Owner Cash Receipts
10/15/20	AR4774	AR04		1,385.00	Owner Cash Receipts
10/16/20	AR4780	AR04		341.00	Owner Cash Receipts
10/22/20	AR4803	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	.00	.00	.00	.00	.00
1210	Utility Deposits	80.00	.00	.00	.00	80.00
1215	Popular Roof Loan	.00	.00	.00	.00	.00
3010	Accounts Payable	931.50CR	13,781.60	12,894.73	886.87	44.63CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/01/20	AP0099	VH1644		603.83	CONSOLIDATED COMMUNITY MG	OCTOBER MGT FEE
10/02/20	AP0098	100042	460.00		BEST LAWN SERVICE OF AMER	AUGUST LAWN SERVICE
10/02/20	AP0098	100043	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 9/11-9/24
10/02/20	AP0098	100044	149.00		FIREWATCH	FIRE ALRM CERT/INSPECT
10/07/20	AP0099	VH1645		93.16	FLORIDA POWER & LIGHT	OCT FPL AUTOPAY
10/07/20	AP0099	VH1646		48.87	FLORIDA POWER & LIGHT	OCT FPL AUTOPAY
10/07/20	AP0099	VH1650		17.41	CONSOLIDATED COMMUNITY MG	REIMB SEPT OFFICE EXP
10/07/20	AP0099	VH1652		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 9/25-10/8
10/08/20	AP0099	VH1647		520.00	ASAP TOTAL CONSTRUCTION C	SEPT CLNING+TRASH RMV
10/09/20	AP0099	VH1648		2,882.58	CITY OF CORAL SPRINGS	OCT WATER AUTOPAY
10/09/20	AP0099	VH1649		1,407.55	WASTE PRO 119-POMPANO	OCT TRASH AUTOPAY
10/09/20	AP0099	VH1651		225.00	TERM-PEST PEST CONTROL SE	OCT WEEVIL CONTROL
10/13/20	AP0098	100045	603.83		CONSOLIDATED COMMUNITY MG	OCTOBER MGT FEE
10/13/20	AP0098	100046	520.00		ASAP TOTAL CONSTRUCTION C	SEPT CLNING+TRASH RMV
10/16/20	AP0098	100047	248.24		HD SUPPLY FACILITIES MAIN	PACK PKING PERMITS

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

Starting date: 10/01/20
Ending date: 10/31/20

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

10/16/20	AP0098	300016	93.16		FLORIDA POWER & LIGHT	OCT FPL AUTOPAY
10/16/20	AP0098	300017	48.87		FLORIDA POWER & LIGHT	OCT FPL AUTOPAY
10/19/20	AP0099	VH1656		53.18	CONSOLIDATED COMMUNITY MG	BUDGET MEETING MAILING
10/19/20	AP0099	VH1657		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 10/9-10/22
10/21/20	AP0098	100048	17.41		CONSOLIDATED COMMUNITY MG	REIMB SEPT OFFICE EXP
10/21/20	AP0098	100049	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 9/25-10/8
10/21/20	AP0098	100050	225.00		TERM-PEST PEST CONTROL SE	OCT WEEVIL CONTROL
10/22/20	AP4173	VH1653		1,800.00	BEST LAWN SERVICE OF AMER	COMPLETE 3 DRAINAGES
10/22/20	AP4173	VH1654		2,700.00	BEST LAWN SERVICE OF AMER	50% DEP FICUS REPLCMNTS
10/22/20	AP4173	VH1655		1,750.00	BEST LAWN SERVICE OF AMER	50% DWN SOIL REMOVAL
10/22/20	AP4174	4804	1,800.00		BEST LAWN SERVICE OF AMER	COMPLETE 3 DRAINAGES
10/22/20	AP4174	4805	2,700.00		BEST LAWN SERVICE OF AMER	50% DEP FICUS REPLCMNTS
10/22/20	AP4174	4806	1,750.00		BEST LAWN SERVICE OF AMER	50% DWN SOIL REMOVAL
10/23/20	AP4175	VH1658		600.00	BEST LAWN SERVICE OF AMER	50% DEP 2 PALLET GRASS
10/23/20	AP4176	4807	600.00		BEST LAWN SERVICE OF AMER	50% DEP 2 PALLET GRASS
10/26/20	AP0098	100051	53.18		CONSOLIDATED COMMUNITY MG	BUDGET MEETING MAILING
10/26/20	AP0098	100052	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 10/9-10/22
10/26/20	AP0098	300018	2,882.58		CITY OF CORAL SPRINGS	OCT WATER AUTOPAY
10/28/20	AP0099	VH1659		44.63	CONSOLIDATED COMMUNITY MG	SPECIAL MAIL(NO SMOKING)
10/30/20	AP0098	300019	1,407.55		WASTE PRO 119-POMPANO	OCT TRASH AUTOPAY

3025	Accrued Expenses	.00	.00	.00	.00	.00
3050	Popular Loan Payable	.00	.00	.00	.00	.00
3310	Prepaid Member Fees	3,734.00CR	2,735.00	2,387.00	348.00	3,386.00CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/01/20	AR4154	AR08	2,735.00		Prepaid Application	
10/02/20	AR6321	AR04		28.00	Owner Cash Receipts	
10/06/20	AR9480	AR04		3.00	Owner Cash Receipts	
10/15/20	AR4774	AR04		651.00	Owner Cash Receipts	
10/16/20	AR4780	AR04		341.00	Owner Cash Receipts	
10/22/20	AR4803	AR04		341.00	Owner Cash Receipts	
10/30/20	AR4840	AR04		1,023.00	Owner Cash Receipts	

5010	Reserve Roof	25,062.35CR	.00	719.91	719.91CR	25,782.26CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/05/20	RJ0001	MONTHLY		719.91	MONTHLY RESERVE	

5015	Reserve Painting	22,611.33CR	.00	273.61	273.61CR	22,884.94CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/05/20	RJ0001	MONTHLY		273.61	MONTHLY RESERVE	

5020	Reserve Paving	80,682.36CR	.00	1,287.80	1,287.80CR	81,970.16CR

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

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 10/01/20
Ending account #: "Last" Ending date: 10/31/20

10/05/20	RJ0001	MONTHLY		1,287.80	MONTHLY RESERVE	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5030	Reserve Interest	2,458.55CR	.00	37.92	37.92CR	2,496.47CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/31/20	CR0000	ADJUST		37.92	OCT INTEREST	

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	135,036.00CR	.00	15,004.00	15,004.00CR	150,040.00CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/01/20	AR4153	AR01		15,004.00	Apply Assmt/Opt Charges	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
6170	Owner Late Fees	150.00CR	.00	.00	.00	150.00CR
6190	Admin/Collection Fees Reimb.	48.00CR	.00	.00	.00	48.00CR
6200	Misc Income	.00	.00	.00	.00	.00
6900	Interest	6.80CR	.00	.97	.97CR	7.77CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/31/20	CR0000	ADJUST		.97	OCT INTEREST	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7010	Refuse	12,627.95	1,407.55	1,407.55	.00	12,627.95

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/06/20	CR0000	ADJUST	1,407.55		WASTE PRO	
10/06/20	CR0000	ADJUST		1,407.55	REVERSE DOUBLE ENTRY	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7050	Electricity	985.27	142.03	.00	142.03	1,127.30

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/07/20	AP0099	VH1645	93.16		FLORIDA POWER & LIGHT	OCT FPL AUTOPAY
10/07/20	AP0099	VH1646	48.87		FLORIDA POWER & LIGHT	OCT FPL AUTOPAY

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7060	Water / Sewer	24,739.67	4,290.13	.00	4,290.13	29,029.80

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/09/20	AP0099	VH1648	2,882.58		CITY OF CORAL SPRINGS	OCT WATER AUTOPAY
10/09/20	AP0099	VH1649	1,407.55		WASTE PRO 119-POMPANO	OCT TRASH AUTOPAY

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7148	Fire Ext.	.00	.00	.00	.00	.00
7150	Security	1,733.44	148.52	.00	148.52	1,881.96

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/07/20	AP0099	VH1652	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 9/25-10/8

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 10/01/20
Ending date: 10/31/20

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

10/19/20	AP0099	VH1657	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 10/9-10/22

7210	Repair & Maintenance	1,757.00	.00	.00	.00	1,757.00
7220	Janitorial	4,005.00	520.00	.00	520.00	4,525.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/08/20	AP0099	VH1647	520.00		ASAP TOTAL CONSTRUCTION C	SEPT CLNING+TRASH RMV

7230	Exterminating	810.00	225.00	.00	225.00	1,035.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/09/20	AP0099	VH1651	225.00		TERM-PEST PEST CONTROL SE	OCT WEEVIL CONTROL

7240	Fire Equipment Maint & Repair	828.65	.00	.00	.00	828.65
8010	Lawn Maintenance	9,255.00	.00	.00	.00	9,255.00
8020	Irrigation	703.00	.00	.00	.00	703.00
8050	Landscape Extras	3,700.00	6,850.00	.00	6,850.00	10,550.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/22/20	AP4173	VH1653	1,800.00		BEST LAWN SERVICE OF AMER	COMPLETE 3 DRAINAGES
10/22/20	AP4173	VH1654	2,700.00		BEST LAWN SERVICE OF AMER	50% DEP FICUS REPLCMNTS
10/22/20	AP4173	VH1655	1,750.00		BEST LAWN SERVICE OF AMER	50% DWN SOIL REMOVAL
10/23/20	AP4175	VH1658	600.00		BEST LAWN SERVICE OF AMER	50% DEP 2 PALLET GRASS

9000	Management Fees	5,434.47	603.83	.00	603.83	6,038.30

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/01/20	AP0099	VH1644	603.83		CONSOLIDATED COMMUNITY MG	OCTOBER MGT FEE

9110	Office Expense	509.21	115.22	.00	115.22	624.43

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/07/20	AP0099	VH1650	17.41		CONSOLIDATED COMMUNITY MG	REIMB SEPT OFFICE EXP
10/19/20	AP0099	VH1656	53.18		CONSOLIDATED COMMUNITY MG	BUDGET MEETING MAILING
10/28/20	AP0099	VH1659	44.63		CONSOLIDATED COMMUNITY MG	SPECIAL MAIL(NO SMOKING)

9120	CPA	.00	.00	.00	.00	.00
9132	Bad Debt	26.25	.00	.00	.00	26.25
9140	Fees/Permits	387.25	.00	.00	.00	387.25
9150	General Insurance	32,570.13	.00	.00	.00	32,570.13
9200	Reserve Transfer	20,531.88	2,281.32	.00	2,281.32	22,813.20

VICTORIA SQUARE CONDOMINIUM,

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 10/01/20
Ending date: 10/31/20

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/05/20	RJ0001	MONTHLY	2,281.32		MONTHLY RESERVE	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
Gnd Total:		.00	66,805.21	66,805.21	.00	.00

VICTORIA SQUARE CONDOMINIUM,

CASH DISBURSEMENTS

Starting Check Date: 10/01/20 Cash account #: "All"
Ending Check Date: 10/31/20

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
Cash account #:		1010	Popular Bank Oper		
10/02/20	100042	BESTLA	BEST LAWN SERVICE OF AMERICA	460.00	AUGUST LAWN SERVICE
10/02/20	100043	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFORCE 9/11-9/24
10/02/20	100044	FIREWA	FIREWATCH	149.00	FIRE ALRM CERT/INSPECT
10/13/20	100045	CCM	CONSOLIDATED COMMUNITY MG	603.83	OCTOBER MGT FEE
10/13/20	100046	ASAPTO	ASAP TOTAL CONSTRUCTION CORP	520.00	SEPT CLNING+TRASH RMV
10/16/20	100047	HDSUPP	HD SUPPLY FACILITIES MAINTENAN	248.24	PACK PKING PERMITS
10/16/20	300016	FPL	FLORIDA POWER & LIGHT	93.16	OCT FPL AUTOPAY
10/16/20	300017	FPL	FLORIDA POWER & LIGHT	48.87	OCT FPL AUTOPAY
10/21/20	100048	CCM	CONSOLIDATED COMMUNITY MG	17.41	REIMB SEPT OFFICE EXP
10/21/20	100049	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFORCE 9/25-10/8
10/21/20	100050	TERM	TERM-PEST PEST CONTROL SERVICE	225.00	OCT WEEVIL CONTROL
10/22/20	4804	BESTLA	BEST LAWN SERVICE OF AMERICA	1,800.00	COMPLETE 3 DRAINAGES
10/22/20	4805	BESTLA	BEST LAWN SERVICE OF AMERICA	2,700.00	50% DEP FICUS REPLCMNTS
10/22/20	4806	BESTLA	BEST LAWN SERVICE OF AMERICA	1,750.00	50% DWN SOIL REMOVAL
10/23/20	4807	BESTLA	BEST LAWN SERVICE OF AMERICA	600.00	50% DEP 2 PALLET GRASS
10/26/20	100051	CCM	CONSOLIDATED COMMUNITY MG	53.18	BUDGET MEETING MAILING
10/26/20	100052	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFORCE 10/9-10/22
10/26/20	300018	CITYCS	CITY OF CORAL SPRINGS	2,882.58	OCT WATER AUTOPAY
10/30/20	300019	WP	WASTE PRO 119-POMPANO	1,407.55	OCT TRASH AUTOPAY
			Totals:	13,781.60	

AGED ACCOUNTS PAYABLE SUMMARY

Starting vendor: "First" Ending vendor: "Last"
Cut off date: 10/31/20

Vendor Contact	Phone	Current	31-60	61-90	Over 90
CONSOLIDATED COMMUNITY MG	954-718-9903	44.63	.00	.00	.00
	Totals:	44.63	.00	.00	.00
	Grand total:	44.63			

RECONCILIATION

Bank #: 01 POPULAR COMMUNITY BANK OPER 1010 Popular Bank Oper
G/L Acct Bal: 54,315.65
Bank Balance: 53,892.65
Statement date: 10/31/20

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
OUTSTANDING ITEMS:					
4807	10/23/20	BEST LAWN SERVICE OF AMER		600.00	
	10/30/20	Lockbox cash receipts			1,023.00
		Total Outstanding		600.00	1,023.00

Bank Reconciliation Summary

============================

Checkbook Balance	54,315.65	Reconciling Balance	53,892.65
Uncleared Checks, Credits	600.00 +	Bank Stmt. Balance	53,892.65
Uncleared Deposits, Debits	1,023.00 -	Difference	0.00

POPULAR.

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

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5100842006
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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	$55,063.35
Enclosures	3	Total additions	14,292.22
Low balance	$53,891.68	Total subtractions	15,462.92
Average balance	$59,698.58	Ending balance	$53,892.65
Avg collected balance	$59,040.00		
Interest paid year to date	$7.77		

CHECKS

Number	Date	Amount	Control
4804	10-23	1,800.00	000007030353540
4805	10-23	2,700.00	000007030353550
4806	10-23	1,750.00	000007030353560

OTHER DEBITS

Date	Description	Subtractions
10-05	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100043*GARI NG PARKING ENFORCEMENT\50612400 000041001030103811	74.26
10-05	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100044*FIRE WATCH\50612409 000041001030103795	149.00
10-05	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100042*BEST LAWN SERVICE OF AMERICA\50612394 000041001030103823	460.00
10-06	'Preauthorized Wd WASTE PRO MIAMI3056517011201006 000242071752938002	1,407.55
10-13	'Cash Mgmt Trsfr Dr REF 2870508LFUNDS TRANSFER TODEP XXXXXX2233 FROMRESERVE TRANSFER MONTHLY 000997001013050832	2,281.32
10-14	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100045*CONS OLIDATED COMMUNITYMG\51138481 000041001039444928	603.83

Date	Description	Subtractions
10-14	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100046*ASAP TOTAL CONSTRUCTION CORP\51138453 000041001039444980	520.00
10-19	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT201019 000111000018599461	48.87
10-19	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT201019 000111000018599480	93.16
10-19	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100047*HD SUPPLY FACILITIES MAINTENAN\51408184 000041001032393798	248.24
10-22	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100048*CONSOLIDATED COMMUNITYMG\51647449 000041001036352250	17.41
10-22	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100049*GARING PARKING ENFORCEMENT\51647453 000041001036352242	74.26
10-22	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100050*TERM PEST PEST CONTROLSERVICE\51647444 000041001036352260	225.00
10-26	'Preauthorized Wd CORALCONCUTILITY201026 000211274450592810	2,882.58
10-27	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100051*CONSOLIDATED COMMUNITYMG\51852774 000041001038110230	53.18
10-27	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100052*GARING PARKING ENFORCEMENT\51852759 000041001038110254	74.26

CREDITS

Date	Description	Additions
10-01	'Preauthorized Credit PropayTransfer201001 000091000013118261	341.00
10-02	'Lock Box Deposit 000000007029044390	341.00
10-05	'Preauthorized Credit VICTORIA SQUARECONDO FEES201005 000026008812316310	5,456.00
10-05	'Lock Box Deposit 000000007029240170	682.00
10-06	'Preauthorized Credit RENTPAYMENT REMITTANCE201005 21730721:75 000072000092646862	317.25
10-06	'Lock Box Deposit 000000007084840230	1,026.00
10-07	'Preauthorized Credit RENTPAYMENT REMITTANCE201006 21737926:75 000072000093923763	341.00

Date	Description	Additions
10-07	'Lock Box Deposit 000000007084982420	1,364.00
10-08	'Lock Box Deposit 000000007029497260	682.00
10-14	'Lock Box Deposit 000000007085339190	341.00
10-15	'Lock Box Deposit 000000007085409370	2,036.00
10-16	'Lock Box Deposit 000000007085484680	682.00
10-22	'Lock Box Deposit 000000007085758280	682.00
10-30	'Interest Credit 000000000000000000	0.97

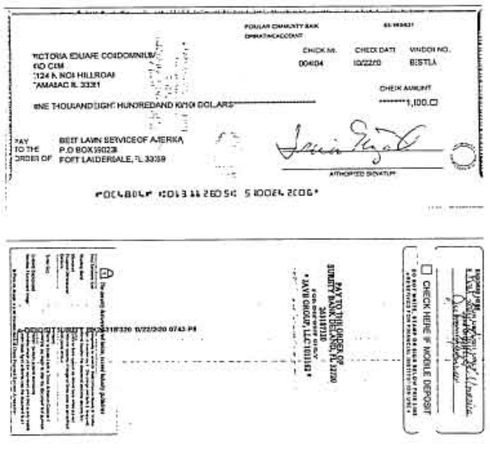
DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
09-30	55,063.35	10-08	63,522.79	10-22	63,151.70
10-01	55,404.35	10-13	61,241.47	10-23	56,901.70
10-02	55,745.35	10-14	60,458.64	10-26	54,019.12
10-05	61,200.09	10-15	62,494.64	10-27	53,891.68
10-06	61,135.79	10-16	63,176.64	10-30	53,892.65
10-07	62,840.79	10-19	62,786.37		

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

VICTORIA SQUARE CONDO
October 30, 2020



POULAR CMMUNTY BAK
OMMATINGACCOUNT

CHICK M. CHECI DATI VINDOI NO.
004804 10/22/20 BESTLA

ICTORIA SQUARE COIDOMNIUM
IO CCM
124 N. NOB HILLROAI
AMARAC FL 3321

CHEIK AMUNT
*******1,100.C

ONE THOUANDEIGHT HUNDREDAND 00/100 DOLLARS

PAY TO THE ORDER OF
BEST LAWN SERVICEOF AMERIKA
P.O BOX590238
FORT LAUDERDALE, FL 33359

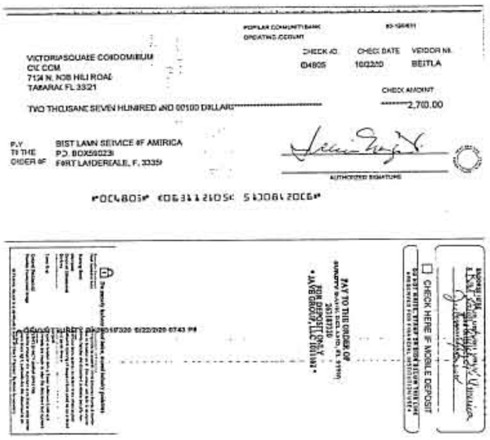
ATHORIZED SIGNATUR

⑈004804⑈ ⑆063112605⑆ 5100842006⑈

☐ CHECK HERE IF MOBILE DEPOSIT

PAY TO THE ORDER OF
SUNRITY BANK

Check # 4804, Posted 10-23-20, Amount 1,800.00



POPULAR COMMUNITY BANK
OPERATING ACCOUNT

CHECK NO. CHECK DATE VENDOR NO.
004805 10/22/20 BESTLA

VICTORIASQUARE CONDOMINIUM
C/O CCM
7124 N. NOB HILL ROAD
TAMARAC FL 3321

CHECK AMOUNT
*******2,700.00

TWO THOUSAND SEVEN HUNDRED AND 00/100 DOLLARS

PAY TO THE ORDER OF
BEST LAWN SERVICE OF AMERICA
P.O. BOX590238
FORT LAUDERDALE, F. 33359

AUTHORIZED SIGNATURE

⑈004805⑈ ⑆063112605⑆ 5100842006⑈

☐ CHECK HERE IF MOBILE DEPOSIT

PAY TO THE ORDER OF
SUNRITY BANK

Check # 4805, Posted 10-23-20, Amount 2,700.00

POPULAR COMMUNITYBANK
OPERATING ACCOUNT

CHECK NO. CHECK DATE VENDOR NO.
004806 10/22/20 BESTLA

VICTORIASQUARE CONDOMINIUM
C/O CCM
7124 N. NOB HILL ROAD
TAMARAC FL 3321

CHECK AMOUNT
*******1,750.00

ONE THOUSANDSEVEN HUNDRED FIFTY AND 00/00 DOLLARS

PAY TO THE ORDER OF
BEST LAWN SERVICE OF AMERICA -
P.O. BOX590238
FORT LAUDERDALE, F. 33359

AUTHORIZED SIGNATURE

⑈004806⑈ ⑆063112605⑆ 5100842006⑈

☐ CHECK HERE IF MOBILE DEPOSIT

PAY TO THE ORDER OF
SUNRITY BANK

Check # 4806, Posted 10-23-20, Amount 1,750.00

RECONCILIATION

Bank #: 02 POPULAR COMMUNITY BANK RESERVE 1020 Popular Bank Reserve
G/L Acct Bal: 133,133.83
Bank Balance: 133,133.83
Statement date: 10/31/20

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

Bank Reconciliation Summary

=========================

Checkbook Balance	133,133.83	Reconciling Balance	133,133.83
Uncleared Checks, Credits	0.00+	Bank Stmt. Balance	133,133.83
Uncleared Deposits, Debits	0.00	Difference	0.00

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

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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	$130,814.59
Average balance	$132,183.38
Avg collected balance	$132,183.00
Interest paid year to date	$426.02

DAILY ACTIVITY

Date	Description	Additions	Subtractions	Balance
09-30	Beginning balance			$130,814.59
10-13	'Cash Mgmt Trsfr Cr REF 2870508L FUNDS TRANSFER FRM DEP XXXXXX2006 FROM RESERVE TRANSFER M ONTHLY 997001013050832	2,281.32		133,095.91
10-30	'Interest Credit 000000000000000	37.92		133,133.83
10-30	**Ending totals**	**2,319.24**	**0.00**	**$133,133.83**

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: September 30, 2020
This statement: October 30, 2020
Total days in statement period: 30

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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