



VICTORIA SQUARE

NOVEMBER 2021

FINANCIAL STATEMENT

Victoria Square Condominium Association, Inc.

Run Date: 12/22/2021

Run Time: 03:14 PM

FUND BALANCE SHEET

As of: 11/30/2021

Assets

Account	Operating	Reserves	Total
Assets			
01010 Popular Bank - Oper	\$55,487.82	\$0.00	\$55,487.82
01110 Popular Bank - Reserves	\$0.00	\$66,577.61	\$66,577.61
01150 Due To / From Reserves	\$0.00	\$1,451.90	\$1,451.90
01310 Assessments Receivable	\$9,306.98	\$0.00	\$9,306.98
01690 Utility Deposits	\$80.00	\$0.00	\$80.00
Assets Total	\$64,874.80	\$68,029.51	\$132,904.31
Total Assets:	\$64,874.80	\$68,029.51	\$132,904.31

Liabilities

Account	Operating	Reserves	Total
Liabilities			
03010 Accounts Payable	\$290.00	\$0.00	\$290.00
03310 Prepaid Owner Assessments	\$1,540.00	\$0.00	\$1,540.00
03350 Due To / From Reserves	\$1,451.90	\$0.00	\$1,451.90
Liabilities Total	\$3,281.90	\$0.00	\$3,281.90
Total Liabilities:	\$3,281.90	\$0.00	\$3,281.90

Equity

Account	Operating	Reserves	Total
Reserves			
05010 Reserves - Roof	\$0.00	\$35,141.09	\$35,141.09
05020 Reserves - Painting	\$0.00	\$28,734.05	\$28,734.05
05030 Reserves - Paving	\$0.00	\$1,250.00	\$1,250.00
05070 Reserves - Interest	\$0.00	\$2,904.37	\$2,904.37
Reserves Total	\$0.00	\$68,029.51	\$68,029.51
Members Equity			
05510 Retained Earnings	\$52,121.26	\$0.00	\$52,121.26
Members Equity Total	\$52,121.26	\$0.00	\$52,121.26
Current Year Net Income/(Loss)	\$9,471.64	\$0.00	\$9,471.64
Total Equity:	\$61,592.90	\$68,029.51	\$129,622.41
Total Liabilities & Equity	\$64,874.80	\$68,029.51	\$132,904.31

Victoria Square Condominium Association, Inc.

Run Date: 12/22/2021

Run Time: 03:15 PM

INCOME STATEMENT

Start: 11/01/2021 | End: 11/30/2021

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
06310 Maintenance Income	15,004.00	15,018.57	(14.57)	165,044.00	165,204.27	(160.27)	180,222.81
06340 Late Fee Income	0.00	0.00	0.00	55.00	0.00	55.00	0.00
06360 Misc. Owner Income	0.00	0.00	0.00	180.00	0.00	180.00	0.00
06380 Owner Admin. Fees Income	0.00	0.00	0.00	55.00	0.00	55.00	0.00
06910 Interest Income	1.00	0.00	1.00	11.85	0.00	11.85	0.00
Income Total	15,005.00	15,018.57	(13.57)	165,345.85	165,204.27	141.58	180,222.81
Total Income	15,005.00	15,018.57	(13.57)	165,345.85	165,204.27	141.58	180,222.81

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
General & Administrative							
07010 Management Fees	0.00	666.67	666.67	6,666.70	7,333.37	666.67	8,000.00
07020 Accountant	0.00	54.17	54.17	900.00	595.87	(304.13)	650.00
07160 Legal Fees	0.00	83.33	83.33	0.00	916.63	916.63	1,000.00
07280 Insurance	0.00	2,500.00	2,500.00	25,715.92	27,500.00	1,784.08	30,000.00
07305 License/Fees/Permits	0.00	83.33	83.33	921.30	916.63	(4.67)	1,000.00
07320 Office Expense	0.00	83.33	83.33	644.83	916.63	271.80	1,000.00
General & Administrative Total	0.00	3,470.83	3,470.83	34,848.75	38,179.13	3,330.38	41,650.00
Utilities							
08910 Electric	106.64	116.67	10.03	1,369.67	1,283.37	(86.30)	1,400.00
08920 Water & Sewer	3,796.21	4,083.33	287.12	33,601.65	44,916.63	11,314.98	49,000.00
08930 Trash Removal	1,812.54	1,500.00	(312.54)	16,303.04	16,500.00	196.96	18,000.00
Utilities Total	5,715.39	5,700.00	(15.39)	51,274.36	62,700.00	11,425.64	68,400.00
Building Maintenance							
09010 Repairs & Maint.	216.14	833.33	617.19	4,536.45	9,166.63	4,630.18	10,000.00
09040 Fire Extinguisher Maintenance	0.00	62.50	62.50	0.00	687.50	687.50	750.00
09045 Fire Equipment Maint & Rpr	0.00	83.33	83.33	399.00	916.63	517.63	1,000.00
09050 Plumbing Repairs	0.00	83.33	83.33	290.00	916.63	626.63	1,000.00
09055 Janitorial Service	(370.00)	500.00	870.00	4,905.00	5,500.00	595.00	6,000.00
09060 Security Services	0.00	166.67	166.67	3,269.38	1,833.37	(1,436.01)	2,000.00
09065 Paving Repairs	0.00	0.00	0.00	14,914.90	0.00	(14,914.90)	0.00
Building Maintenance Total	(153.86)	1,729.16	1,883.02	28,314.73	19,020.76	(9,293.97)	20,750.00
Ground Maintenance							
09610 Lawn Maintenance	0.00	1,250.00	1,250.00	7,234.20	13,750.00	6,515.80	15,000.00
09615 Tree Trimming - Removal	0.00	250.00	250.00	13,328.88	2,750.00	(10,578.88)	3,000.00
09620 Landscape Extras	0.00	500.00	500.00	0.00	5,500.00	5,500.00	6,000.00
09625 Sprinkler Maintenance	0.00	333.33	333.33	4,632.39	3,666.63	(965.76)	4,000.00
09630 Pest Control / Exterminating	0.00	333.33	333.33	270.00	3,666.63	3,396.63	4,000.00
Ground Maintenance Total	0.00	2,666.66	2,666.66	25,465.47	29,333.26	3,867.79	32,000.00
Reserves							
09910 Reserves - Roof	719.91	719.91	0.00	7,919.01	7,919.01	0.00	8,638.92
09920 Reserves - Painting	481.99	481.99	0.00	5,301.89	5,301.89	0.00	5,783.88
09930 Reserves - Paving	250.00	250.00	0.00	2,750.00	2,750.00	0.00	3,000.01
Reserves Total	1,451.90	1,451.90	0.00	15,970.90	15,970.90	0.00	17,422.81

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Expense	7,013.43	15,018.55	8,005.12	155,874.21	165,204.05	9,329.84	180,222.81
Net Income	7,991.57	0.02	7,991.55	9,471.64	0.22	9,471.42	0.00

Victoria Square Condominium Association, Inc.

BANK RECONCILIATION

Statement Date: 11/30/2021

Run Date: 12/22/2021
Run Time: 02:06 PM

Reconciliation Summary: PCB - Popular Community Bank		GL Account: 01010 - Popular Bank - Oper	
Bank Statement Balance	\$54,680.96	Account Balance	\$55,487.82
GL Account Balance	\$55,487.82	+ Uncleared Payments	\$216.14
Difference	(\$806.86)	- Uncleared Deposits	\$1,023.00
		Reconciling Balance	\$54,680.96
		- Statement Balance	\$54,680.96
		Difference	\$0.00

Check #	Date	Source / Batch Reference		Status	Deposits	Payments
5001	11/29/2021	AR 299106	Cash Receipts - Manual	Uncleared	1,023.00	0.00
	11/16/2021	AP 236885	RA-VSC - Ryan Associates, Inc		Uncleared	0.00
Totals					\$1,023.00	\$216.14



Last statement: October 29, 2021
This statement: November 30, 2021
Total days in statement period: 32

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

VICTORIA SQUARE CONDO
ASSOCIATION, INC.
C/O PHOENIX MANAGEMENT
4800 N STATE RD 7 SUITE 105
LAUDERDALE LAKES FL 33319-5805

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

Pab Business Interest Checking

Account number	5100842006	Beginning balance	\$59,000.01
Low balance	\$54,679.96	Total additions	2,417.00
Average balance	\$57,230.71	Total subtractions	6,736.05
Avg collected balance	\$57,134.00	Ending balance	\$54,680.96
Interest paid year to date	\$11.85		

DEBITS

Date	Description	Subtractions
11-01	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100173*2110 29*BH PHOTOVIDEO INC\73559473\20354545\73559473 000041001034806385	1,020.66
11-08	'Preauthorized Wd WASTE PRO MIAMI3056517011211108 000242071757719117	1,812.54
11-16	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT211116 000111000014455281	45.19
11-16	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT211116 000111000014455318	61.45
11-23	'Preauthorized Wd CORALCONCUTILITY211123 000211274453729682	3,796.21

CREDITS

Date	Description	Additions
11-01	'Lock Box Deposit 000000007016484740	341.00
11-02	'Lock Box Deposit 000000007016647530	341.00
11-08	'Preauthorized Credit PropayTransfer211108 000091000016309841	341.00
11-09	'Preauthorized Credit PropayTransfer211109 000091000017520998	341.00
11-18	'Lock Box Deposit 000000007017647870	682.00

Thank you for banking with Popular

**POPULAR.**VICTORIA SQUARE CONDO
November 30, 2021Page 2 of 2
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Date	Description	Additions
11-22	'Preauthorized Credit VICTORIA SQUARE AVIDPAY REF*CK*100150*2108 20*ARIGEN CONSTRUCTION LLC\74910571\21708107\74910571 000041001038626304	370.00
11-30	'Interest Credit 000000000000000000	1.00

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
10-29	59,000.01	11-09	57,530.81	11-22	58,476.17
11-01	58,320.35	11-16	57,424.17	11-23	54,679.96
11-02	58,661.35	11-18	58,106.17	11-30	54,680.96
11-08	57,189.81				

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



Last statement: October 29, 2021
This statement: November 30, 2021
Total days in statement period: 32

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

VICTORIA SQUARE CONDO ASSOC INC
LOAN PROCEEDS
C/O PHOENIX MANAGEMENT
4800 N STATE RD 7 SUITE 105
LAUDERDALE LAKES FL 33319-5805

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

Victoria Square Condominium Association, Inc.

BANK RECONCILIATION

Statement Date: 11/30/2021

Run Date: 12/08/2021
Run Time: 10:36 AM

Reconciliation Summary: PCB - Popular Community Bank		GL Account: 01110 - Popular Bank - Reserves	
Bank Statement Balance	\$66,577.61	Account Balance	\$66,577.61
GL Account Balance	\$66,577.61	+ Uncleared Payments	\$0.00
Difference	\$0.00	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$66,577.61
		- Statement Balance	\$66,577.61
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
Totals				\$0.00	\$0.00



Last statement: October 29, 2021
This statement: November 30, 2021
Total days in statement period: 32

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

VICTORIA SQUARE CONDO ASSOC INC
RESERVES
C/O PHOENIX MANAGEMENT
4800 N STATE RD 7 SUITE 105
LAUDERDALE LAKES FL 33319-5805

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

Pab Platinum Bus MM

Account number	6808062233
Low balance	\$66,571.77
Average balance	\$66,571.77
Avg collected balance	\$66,571.00
Interest paid year to date	\$327.34

DAILY ACTIVITY

Date	Description	Additions	Subtractions	Balance
10-29	Beginning balance			\$66,571.77
11-30	Interest Credit 0000000000000000	5.84		66,577.61
11-30	Ending totals	5.84	0.00	\$66,577.61

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

Thank you for banking with Popular

Victoria Square Condominium Association, Inc.

CHECK REGISTER - DETAILED

START: 11/01/2021 | END: 11/30/2021

Run Date: 12/22/2021
Run Time: 02:07 PM

Date	Check	Vendor	Reference	Amount
Popular Community Bank Popular Bank - Oper				
11/30/2021	112321	CITY-RIV - CITY OF CORAL SPRINGS-...	920621482 9/22-10/25	\$3,796.21
11/30/2021	Inv: 112321	Acct: 08920 Water & Sewer	920621482 9/22-10/25	\$3,796.21
11/16/2021	5001	RA-VSC - Ryan Associates, Inc	R&R Bulb 100-Watt	\$216.14
11/16/2021	Inv: 2710	Acct: 09010 Repairs & Maint.	R&R Bulb 100-Watt	\$216.14
11/16/2021	99112021	FPL - FLORIDA POWER & LIGHT	11162021	\$106.64
	tn			
11/16/2021	Inv: 11162021	Acct: 08910 Electric	11162021	\$61.45
11/16/2021	Inv: 11162021	Acct: 08910 Electric	11162021	\$45.19
11/08/2021	991121 tn	WASTE - 119 - WASTE PRO POMPANO	110821	\$1,812.54
11/08/2021	Inv: 110821	Acct: 08930 Trash Removal	110821	\$1,812.54
				Sub-Total: \$5,931.53

Total: \$5,931.53

Victoria Square Condominium Association, Inc.

Run Date: 12/22/2021
Run Time: 02:07 PM

AGED OWNER BALANCE

As of: 11/30/2021

Account #	Lot	Name/Address	Current	Over 30	Over 60	Over 90	Total
3248		Perdizes LLC 3248 Coral Ridge Drive	\$331.00	\$0.00	\$0.00	\$0.00	\$331.00
3254		Luis Enrique Diaz Bahamonde 3254 Coral Ridge Drive	\$345.98	\$0.00	\$0.00	\$0.00	\$345.98
3258		Swamine LLC 3258 Coral Ridge Drive	\$529.00	\$0.00	\$0.00	\$0.00	\$529.00
3208		Plazamar Investments LLC 3208 Coral Ridge Drive	\$316.00	\$0.00	\$0.00	\$0.00	\$316.00
3210		Victor Rodriguez 3210 Coral Ridge Drive	\$341.00	\$0.00	\$0.00	\$0.00	\$341.00
3218		Hau Yin Chung 3218 Coral Ridge Drive	\$341.00	\$0.00	\$0.00	\$0.00	\$341.00
3220		Jairajh & Soondardaye Chaitoo 3220 Coral Ridge Drive	\$314.00	\$0.00	\$0.00	\$0.00	\$314.00
3222		Kalawattee Maharaj 3222 Coral Ridge Drive	\$341.00	\$0.00	\$0.00	\$0.00	\$341.00
3224		Kalawattee Maharaj 3224 Coral Ridge Drive	\$314.00	\$0.00	\$0.00	\$0.00	\$314.00
3226		Baron Ramirez 3226 Coral Ridge Drive	\$341.00	\$0.00	\$0.00	\$0.00	\$341.00
3232		Igal Hebron 3232 Coral Ridge Drive	\$341.00	\$0.00	\$0.00	\$0.00	\$341.00
3234		Richard Singh 3234 Coral Ridge Drive	\$340.00	\$0.00	\$0.00	\$0.00	\$340.00
3236		Xin Li 3236 Coral Ridge Drive	\$341.00	\$0.00	\$0.00	\$0.00	\$341.00
3238		Esther Cobenas 3238 Coral Ridge Drive	\$341.00	\$0.00	\$0.00	\$0.00	\$341.00
3240		Martha & Alvaro Delgado 3240 Coral Ridge Drive	\$341.00	\$0.00	\$0.00	\$0.00	\$341.00
3244		Nauman Khan 3244 Coral Ridge Drive	\$341.00	\$0.00	\$0.00	\$0.00	\$341.00
3246		Florida Affordable Rentals LLC 3246 Coral Ridge Drive	\$341.00	\$0.00	\$0.00	\$0.00	\$341.00
3252		Bannghyss Diaz 3252 Coral Ridge Drive	\$341.00	\$0.00	\$0.00	\$0.00	\$341.00
3260		Servio Diaz 3260 Coral Ridge Drive	\$341.00	\$0.00	\$0.00	\$0.00	\$341.00
3262		Factory 26 LLC 3262 Coral Ridge Drive	\$341.00	\$0.00	\$0.00	\$0.00	\$341.00
3264		Guillermo Rivera Trustee 3264 Coral Ridge Drive	\$338.00	\$0.00	\$0.00	\$0.00	\$338.00
3268		Michael & Georgina Sutton 3268 Coral Ridge Drive	\$341.00	\$0.00	\$0.00	\$0.00	\$341.00
3270		Roni Barr 3270 Coral Ridge Drive	\$341.00	\$0.00	\$0.00	\$0.00	\$341.00
3272		Jonathan Dieusauve Cadette 3272 Coral Ridge Drive	\$341.00	\$0.00	\$0.00	\$0.00	\$341.00
3280		Margaret Shaver Trust 3280 Coral Ridge Drive	\$341.00	\$0.00	\$0.00	\$0.00	\$341.00
3282		Mango Investments Group LLC 3282 Coral Ridge Drive	\$341.00	\$0.00	\$0.00	\$0.00	\$341.00
3286		Denise & Oswest Senior-Smith 3286 Coral Ridge Drive	\$341.00	\$0.00	\$0.00	\$0.00	\$341.00

Account #	Lot	Name/Address	Current	Over 30	Over 60	Over 90	Total
Community Total			\$9,306.98	\$0.00	\$0.00	\$0.00	\$9,306.98

Report Summary

Code	Account#	Current	Over 30	Over 60	Over 90	Total
01 - Late Fees	01310	\$10.00	\$0.00	\$0.00	\$0.00	\$10.00
A1 - ASSESSMENT	01310	\$9,296.98	\$0.00	\$0.00	\$0.00	\$9,296.98
Grand Total:		\$9,306.98	\$0.00	\$0.00	\$0.00	\$9,306.98

Account#	Account Description	Delinquency Amount
01310	Assessments Receivable	\$9,306.98
Total:		\$9,306.98

Aged Open Items

Victoria Square Condominium Association, Inc.
As of: 11/30/2021

Run Date: 12/22/2021
Run Time: 03:18 PM

Item #	Vendor	Invoice	Date	Current	31-60	61-90	Over 90
Total				\$0.00	\$0.00	\$0.00	\$0.00

Grand Total

\$0.00

* Need vendor info to match ledger \$290.00

Victoria Square Condominium Association, Inc.

Run Date: 12/22/2021
Run Time: 02:07 PM

PREPAID OWNERS

As of: 11/30/2021

Owner	Address	Account #	Lot #	Prepaid Balance
AB1 LLC	3228 Coral Ridge Drive	3228	PP - General	\$63.00
			Total	\$63.00
Jairajh Chaitoo	3230 Coral Ridge Drive	3230	PP - General	\$159.00
			Total	\$159.00
Hing Yuen Henry Wong	3242 Coral Ridge Drive	3242	PP - General	\$880.00
			Total	\$880.00
CAFPI Clementine LLC	3266 Coral Ridge Drive	3266	PP - General	\$45.00
			Total	\$45.00
Yoram Ozer	3278 Coral Ridge Drive	3278	PP - General	\$25.00
			Total	\$25.00
Guice Properties LLC	3284 Coral Ridge Drive	3284	PP - General	\$368.00
			Total	\$368.00
			PP - General	\$1,540.00
			Total	\$1,540.00

Victoria Square Condominium Association, Inc.

Run Date: 12/22/2021
Run Time: 03:18 PM

GENERAL LEDGER DETAIL

As of: Start: 11/01/2021 | End: 11/30/2021

Account					Balance Forward	Debits	Credits	Ending Balance
01010 Popular Bank - Oper					\$57,979.35	\$3,440.00	\$5,931.53	\$55,487.82
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/1/2021	AR 334748 Cash Receipt...	5210670...						
11/2/2021	AR 334749 Cash Receipt...	3000003...			\$341.00	\$0.00		
11/8/2021	AP 297778 Hand Written...	991121 ...	WASTE - 119 - WASTE ...	110821	\$341.00	\$0.00		
11/9/2021	AR 311001 Cash Receipt...	Propay			\$0.00	\$1,812.54		
11/9/2021	AR 311005 Cash Receipt...	Propay			\$341.00	\$0.00		
11/16/2021	AP 236885 Print Check	5001	RA-VSC - Ryan Associ...	R&R Bulb 100...	\$341.00	\$0.00		
11/16/2021	AP 297779 Hand Written...	9911202...	FPL - FLORIDA POWER ...	11162021	\$0.00	\$216.14		
11/16/2021	AP 297784 Hand Written...	9911202...	FPL - FLORIDA POWER ...	11162021	\$0.00	\$45.19		
11/18/2021	AR 299005 Cash Receipt...	1066			\$0.00	\$61.45		
11/22/2021	GL 299776 Journal Entr...		VOID AVIDPAY CK #100...	VOID AVIDPAY...	\$682.00	\$0.00		
11/29/2021	AR 299106 Cash Receipt...	1			\$370.00	\$0.00		
11/30/2021	AP 283233 Hand Written...	112321	CITY-RIV - CITY OF C...	920621482 9/...	\$1,023.00	\$0.00		
11/30/2021	GL 297793 Misc Deposit			Nov Bank Int...	\$0.00	\$3,796.21		
					\$1.00	\$0.00		
01110 Popular Bank - Reserves					\$66,571.77	\$5.84	\$0.00	\$66,577.61
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/30/2021	GL 297701 Misc Deposit			Nov Reserves...	\$5.84	\$0.00		
01150 Due To / From Reserves					\$0.00	\$1,451.90	\$0.00	\$1,451.90
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/30/2021	GL 335719 Journal Entr...		Record Nov Accrual f...	Record Accru...	\$1,451.90	\$0.00		
01310 Assessments Receivable					\$202.98	\$15,004.00	\$5,900.00	\$9,306.98
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/1/2021	AR 295469 Apply Charge...				\$15,004.00	\$0.00		
11/1/2021	AR 295470 Apply PrePai...				\$0.00	\$2,876.00		
11/1/2021	AR 334748 Cash Receipt...	5210670...			\$0.00	\$341.00		
11/2/2021	AR 334749 Cash Receipt...	3000003...			\$0.00	\$296.00		
11/9/2021	AR 311001 Cash Receipt...	Propay			\$0.00	\$341.00		
11/9/2021	AR 311005 Cash Receipt...	Propay			\$0.00	\$341.00		
11/18/2021	AR 299005 Cash Receipt...	1066			\$0.00	\$682.00		
11/29/2021	AR 299106 Cash Receipt...	1			\$0.00	\$1,023.00		
01690 Utility Deposits					\$80.00	\$0.00	\$0.00	\$80.00
03010 Accounts Payable					(\$290.00)	\$216.14	\$216.14	(\$290.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/16/2021	AP 236880 Enter Bill		RA-VSC - Ryan Associ...	R&R Bulb 100...	\$0.00	\$216.14		
11/16/2021	AP 236885 Print Check	5001	RA-VSC - Ryan Associ...	R&R Bulb 100...	\$216.14	\$0.00		
03310 Prepaid Owner Assessments					(\$4,371.00)	\$2,876.00	\$45.00	(\$1,540.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/30/2021	GL 335886 Journal Entr...			Reclass Prep...	\$2,876.00	\$45.00		
03350 Due To / From Reserves					\$0.00	\$0.00	\$1,451.90	(\$1,451.90)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/30/2021	GL 335719 Journal Entr...		Record Nov Accrual f...	Record Accru...	\$0.00	\$1,451.90		
05010 Reserves - Roof					(\$34,421.18)	\$0.00	\$719.91	(\$35,141.09)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/30/2021	GL 295481 Journal Entr...		Monthly Reserve	Monthly Rese...	\$0.00	\$719.91		
05020 Reserves - Painting					(\$28,252.06)	\$0.00	\$481.99	(\$28,734.05)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/30/2021	GL 295481 Journal Entr...		Monthly Reserve	Monthly Rese...	\$0.00	\$481.99		
05030 Reserves - Paving					(\$1,000.00)	\$0.00	\$250.00	(\$1,250.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/30/2021	GL 295481 Journal Entr...		Monthly Reserve	Monthly Rese...	\$0.00	\$250.00		

Account			Balance Forward	Debits	Credits	Ending Balance
05070 Reserves - Interest			(\$2,898.53)	\$0.00	\$5.84	(\$2,904.37)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/30/2021	GL 297701 Misc Deposit			Nov Reserves...	\$0.00	\$5.84
05510 Retained Earnings			(\$52,121.26)	\$0.00	\$0.00	(\$52,121.26)
06310 Maintenance Income			(\$150,040.00)	\$2,921.00	\$17,925.00	(\$165,044.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/1/2021	AR 295469 Apply Charge...				\$0.00	\$15,004.00
11/1/2021	AR 295470 Apply PrePai...				\$2,876.00	\$0.00
11/2/2021	AR 334749 Cash Receipt...	3000003...			\$0.00	\$45.00
11/30/2021	GL 335886 Journal Entr...			Reclass Prep...	\$45.00	\$2,876.00
06340 Late Fee Income			(\$55.00)	\$0.00	\$0.00	(\$55.00)
06360 Misc. Owner Income			(\$180.00)	\$0.00	\$0.00	(\$180.00)
06380 Owner Admin. Fees Income			(\$55.00)	\$0.00	\$0.00	(\$55.00)
06910 Interest Income			(\$10.85)	\$0.00	\$1.00	(\$11.85)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/30/2021	GL 297793 Misc Deposit			Nov Bank Int...	\$0.00	\$1.00
07010 Management Fees			\$6,666.70	\$0.00	\$0.00	\$6,666.70
07020 Accountant			\$900.00	\$0.00	\$0.00	\$900.00
07280 Insurance			\$25,715.92	\$0.00	\$0.00	\$25,715.92
07305 License/Fees/Permits			\$921.30	\$0.00	\$0.00	\$921.30
07320 Office Expense			\$644.83	\$0.00	\$0.00	\$644.83
08910 Electric			\$1,263.03	\$106.64	\$0.00	\$1,369.67
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/16/2021	AP 297779 Hand Written...	9911202...	FPL - FLORIDA POWER ...	11162021	\$45.19	\$0.00
11/16/2021	AP 297784 Hand Written...	9911202...	FPL - FLORIDA POWER ...	11162021	\$61.45	\$0.00
08920 Water & Sewer			\$29,805.44	\$3,796.21	\$0.00	\$33,601.65
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/30/2021	AP 283233 Hand Written...	112321	CITY-RIV - CITY OF C...	920621482 9/...	\$3,796.21	\$0.00
08930 Trash Removal			\$14,490.50	\$1,812.54	\$0.00	\$16,303.04
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/8/2021	AP 297778 Hand Written...	991121 ...	WASTE - 119 - WASTE ...	110821	\$1,812.54	\$0.00
09010 Repairs & Maint.			\$4,320.31	\$216.14	\$0.00	\$4,536.45
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/16/2021	AP 236880 Enter Bill		RA-VSC - Ryan Associ...	R&R Bulb 100...	\$216.14	\$0.00
09045 Fire Equipment Maint & Rpr			\$399.00	\$0.00	\$0.00	\$399.00
09050 Plumbing Repairs			\$290.00	\$0.00	\$0.00	\$290.00
09055 Janitorial Service			\$5,275.00	\$0.00	\$370.00	\$4,905.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/22/2021	GL 299776 Journal Entr...		VOID AVIDPAY CK #100...	VOID AVIDPAY...	\$0.00	\$370.00
09060 Security Services			\$3,269.38	\$0.00	\$0.00	\$3,269.38
09065 Paving Repairs			\$14,914.90	\$0.00	\$0.00	\$14,914.90
09610 Lawn Maintenance			\$7,234.20	\$0.00	\$0.00	\$7,234.20
09615 Tree Trimming - Removal			\$13,328.88	\$0.00	\$0.00	\$13,328.88
09625 Sprinkler Maintenance			\$4,632.39	\$0.00	\$0.00	\$4,632.39
09630 Pest Control / Exterminating			\$270.00	\$0.00	\$0.00	\$270.00
09910 Reserves - Roof			\$7,199.10	\$719.91	\$0.00	\$7,919.01
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/30/2021	GL 295481 Journal Entr...		Monthly Reserve	Monthly Rese...	\$719.91	\$0.00
09920 Reserves - Painting			\$4,819.90	\$481.99	\$0.00	\$5,301.89
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/30/2021	GL 295481 Journal Entr...		Monthly Reserve	Monthly Rese...	\$481.99	\$0.00

Account				Balance Forward	Debits	Credits	Ending Balance
09930 Reserves - Paving				\$2,500.00	\$250.00	\$0.00	\$2,750.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/30/2021	GL 295481 Journal Entr...		Monthly Reserve	Monthly Rese...	\$250.00	\$0.00	
Total:				\$0.00	\$33,298.31	\$33,298.31	\$0.00