

VICTORIA SQUARE

FINANCIAL STATEMENTS

PREPARED FOR THE BOARD OF DIRECTORS

September 2020



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

VICTORIA SQUARE CONDOMINIUM,

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Balance Sheet
As of 09/30/20**ASSETS****CASH:**

1010	Popular Bank Oper	\$	55,404.35	
1020	Popular Bank Reserve		130,814.59	
SUBTOTAL CASH				\$ 186,218.94

CURRENT ASSETS:

1110	A/R Maintenance	\$	364.75	
1210	Utility Deposits		80.00	
TOTAL CURRENT ASSETS				\$ 444.75
TOTAL ASSETS				\$ 186,663.69

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LIABILITIES & EQUITY**CURRENT LIABILITIES:**

3010	Accounts Payable	\$	931.50	
3310	Prepaid Member Fees		3,734.00	
SUBTOTAL CURRENT LIABILITIES				\$ 4,665.50

RESERVES

5010	Reserve Roof	\$	25,062.35	
5015	Reserve Painting		22,611.33	
5020	Reserve Paving		80,682.36	
5030	Reserve Interest		2,458.55	
RESERVES				\$ 130,814.59

EQUITY:

5510	Retained Earnings	\$	36,546.97	
	Current Year Net Income/(Loss)		14,636.63	
SUBTOTAL EQUITY				\$ 51,183.60
TOTAL LIABILITIES & EQUITY				\$ 186,663.69

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VICTORIA SQUARE CONDOMINIUM,

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INCOME AND EXPENSE STATEMENT

Period: 09/01/20 to 09/30/20

Current Period			Account	Description	Year-To-Date			Yearly
Actual	Budget	Variance			Actual	Budget	Variance	Budget
INCOME:								
15,004.00	14,988.90	15.10	06110	Maintenance Income	135,036.00	134,900.10	135.90	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
.88	.00	.88	06900	Interest	6.80	.00	6.80	.00
15,004.88	14,988.90	15.98		SUBTOTAL INCOME	135,240.80	134,900.10	340.70	179,866.79
EXPENSES								
UTILITIES								
1,407.55	1,416.67	9.12	07010	Refuse	12,627.95	12,750.03	122.08	17,000.00
96.88	133.33	36.45	07050	Electricity	985.27	1,199.97	214.70	1,600.00
2,794.52	4,666.67	1,872.15	07060	Water / Sewer	24,739.67	42,000.03	17,260.36	56,000.00
(543.72)	.00	543.72	07148	Fire Ext.	.00	.00	.00	.00
396.76	166.67	(230.09)	07150	Security	1,733.44	1,500.03	(233.41)	2,000.00
4,151.99	6,383.34	2,231.35		UTILITIES	40,086.33	57,450.06	17,363.73	76,600.00
BUILDING MAINTENANCE								
60.00	1,000.00	940.00	07210	Repair & Maintenance	1,757.00	9,000.00	7,243.00	12,000.00
520.00	416.67	(103.33)	07220	Janitorial	4,005.00	3,750.03	(254.97)	5,000.00
270.00	423.33	153.33	07230	Exterminating	810.00	3,809.97	2,999.97	5,080.00
828.65	225.00	(603.65)	07240	Fire Equipment Maint & Repai	828.65	2,025.00	1,196.35	2,700.00
.00	125.00	125.00	07320	Plumbing Repairs	.00	1,125.00	1,125.00	1,500.00
1,678.65	2,190.00	511.35		BUILDING MAINTENANCE	7,400.65	19,710.00	12,309.35	26,280.00
GROUND MAINTENANCE								
460.00	541.67	81.67	08010	Lawn Maintenance	9,255.00	4,875.03	(4,379.97)	6,500.00
.00	166.67	166.67	08020	Irrigation	703.00	1,500.03	797.03	2,000.00
.00	416.67	416.67	08050	Landscape Extras	3,700.00	3,750.03	50.03	5,000.00
460.00	1,125.01	665.01		GROUND MAINTENANCE	13,658.00	10,125.09	(3,532.91)	13,500.00
MANAGEMENT								
603.83	603.83	.00	09000	Management Fees	5,434.47	5,434.47	.00	7,246.00
603.83	603.83	.00		MANAGEMENT	5,434.47	5,434.47	.00	7,246.00
ADMINISTRATIVE & OFFICE								
10.02	166.67	156.65	09110	Office Expense	509.21	1,500.03	990.82	2,000.00
.00	52.08	52.08	09120	CPA	.00	468.72	468.72	625.00
.00	83.33	83.33	09125	Legal	.00	749.97	749.97	1,000.00

VICTORIA SQUARE CONDOMINIUM,

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INCOME AND EXPENSE STATEMENT

Period: 09/01/20 to 09/30/20

Current Period			Account	Description	Year-To-Date			Yearly Budget
Actual	Budget	Variance			Actual	Budget	Variance	
.00	.00	.00	09132	Bad Debt	26.25	.00	(26.25)	.00
(135.93)	20.00	155.93	09140	Fees/Permits	387.25	180.00	(207.25)	240.00
.00	2,083.33	2,083.33	09150	General Insurance	32,570.13	18,749.97	(13,820.16)	25,000.00
(125.91)	2,405.41	2,531.32		ADMINISTRATIVE & OFFICE	33,492.84	21,648.69	(11,844.15)	28,865.00
6,768.56	12,707.59	5,939.03		TOTAL EXPENSES	100,072.29	114,368.31	14,296.02	152,491.00
RESERVES								
2,281.32	2,281.32	.00	09200	Reserve Transfer	20,531.88	20,531.88	.00	27,375.79
2,281.32	2,281.32	.00		TOTAL RESERVES	20,531.88	20,531.88	.00	27,375.79
5,955.00	(.01)	5,955.01		Current Year Net Income/(los)	14,636.63	(.09)	14,636.72	.00
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GENERAL LEDGER TRIAL BALANCE

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

Starting date: 09/01/20
Ending date: 09/30/20

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1010	Popular Bank Oper	48,966.86	14,630.13	8,192.64	6,437.49	55,404.35

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
09/01/20	AP0098	100035		603.83	CONSOLIDATED COMMUNITY MG	SEPT MGT FEE
09/01/20	AP0098	100036		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 8/14-8/27
09/01/20	AR4607	AR04	317.25		Owner Cash Receipts	
09/02/20	AR4613	AR04	1,023.00		Owner Cash Receipts	
09/03/20	AR4617	AR04	682.00		Owner Cash Receipts	
09/04/20	AR4625	AR04	341.00		Owner Cash Receipts	
09/04/20	AR4626	AR04	682.00		Owner Cash Receipts	
09/04/20	AR6426	AR04	5,456.00		Owner Cash Receipts	
09/05/20	RJ0001	MONTHLY		2,281.32	MONTHLY RESERVE	
09/08/20	AP0098	100037		10.02	CONSOLIDATED COMMUNITY MG	REIMB AUG OFFICE EXP
09/08/20	AP0098	100038		60.00	ASAP TOTAL CONSTRUCTION C	REMOVE STAIN FROM STAIRS
09/08/20	AP0098	100039		520.00	ASAP TOTAL CONSTRUCTION C	AUG CLEAN /TRASH REMOVE
09/08/20	AR4633	AR04	341.00		Owner Cash Receipts	
09/09/20	AR4638	AR04	341.00		Owner Cash Receipts	
09/10/20	AR4647	AR04	2,036.00		Owner Cash Receipts	
09/11/20	AR9450	AR04	1,023.00		Owner Cash Receipts	
09/14/20	AP0098	300012		42.00	FLORIDA POWER & LIGHT	SEPT FPL AUTOPAY
09/14/20	AP0098	300013		54.88	FLORIDA POWER & LIGHT	SEPT FPL AUTOPAY
09/15/20	AP0098	300015		1,407.55	WASTE PRO 119-POMPANO	SEPT TRASH AUTOPAY
09/15/20	AR4666	AR04	682.00		Owner Cash Receipts	
09/21/20	AP0098	100040		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 8/28-9/10
09/21/20	AP0098	100041		270.00	TERM-PEST PEST CONTROL SE	WHITE FLY TREATMENT
09/24/20	AP0098	300014		2,794.52	CITY OF CORAL SPRINGS	SEPT WATER AUTOPAY
09/28/20	AR6239	AR04	341.00		Owner Cash Receipts	
09/29/20	AR4580	AR04	682.00		Owner Cash Receipts	
09/30/20	AR4709	AR04	682.00		Owner Cash Receipts	
09/30/20	CR0000	ADJUST	.88		SEP INTEREST	

1020	Popular Bank Reserve	128,495.94	2,318.65	.00	2,318.65	130,814.59
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DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
09/05/20	RJ0001	MONTHLY	2,281.32		MONTHLY RESERVE	
09/30/20	CR0000	ADJUST	37.33		SEP INTEREST	

1110	A/R Maintenance	.00	15,004.00	14,639.25	364.75	364.75
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DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
09/01/20	AR4133	AR01	15,004.00		Apply Assmt/Opt Charges	
09/01/20	AR4134	AR08		3,427.00	Prepaid Application	
09/01/20	AR4607	AR04		317.25	Owner Cash Receipts	
09/02/20	AR4613	AR04		1,023.00	Owner Cash Receipts	
09/03/20	AR4617	AR04		682.00	Owner Cash Receipts	
09/04/20	AR4625	AR04		341.00	Owner Cash Receipts	
09/04/20	AR4626	AR04		682.00	Owner Cash Receipts	
09/04/20	AR6426	AR04		5,428.00	Owner Cash Receipts	
09/08/20	AR4633	AR04		341.00	Owner Cash Receipts	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
Ending account #: "Last"Starting date: 09/01/20
Ending date: 09/30/20

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	09/09/20 AR4638 AR04		341.00	Owner Cash Receipts		
	09/10/20 AR4647 AR04		1,076.00	Owner Cash Receipts		
	09/11/20 AR9450 AR04		640.00	Owner Cash Receipts		
	09/15/20 AR4666 AR04		341.00	Owner Cash Receipts		
1130	A/R Assessment	.00	.00	.00	.00	.00
1150	A/R Owners Interest	.00	.00	.00	.00	.00
1160	A/R Miscellaneous	.00	.00	.00	.00	.00
1170	A/R Late Charges	.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	74.26CR	5,911.32	6,768.56	857.24CR	931.50CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
09/01/20	AP0098	100035	603.83		CONSOLIDATED COMMUNITY MG	SEPT MGT FEE
09/01/20	AP0098	100036	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 8/14-8/27
09/01/20	AP0099	VH1630		603.83	CONSOLIDATED COMMUNITY MG	SEPT MGT FEE
09/01/20	AP0099	VH1631		520.00	ASAP TOTAL CONSTRUCTION C	AUG CLEAN /TRASH REMOVE
09/01/20	AP0099	VH1632		60.00	ASAP TOTAL CONSTRUCTION C	REMOVE STAIN FROM STAIRS
09/02/20	AP0099	VH1633		10.02	CONSOLIDATED COMMUNITY MG	REIMB AUG OFFICE EXP
09/04/20	AP0099	VH1634		42.00	FLORIDA POWER & LIGHT	SEPT FPL AUTOPAY
09/04/20	AP0099	VH1635		54.88	FLORIDA POWER & LIGHT	SEPT FPL AUTOPAY
09/08/20	AP0098	100037	10.02		CONSOLIDATED COMMUNITY MG	REIMB AUG OFFICE EXP
09/08/20	AP0098	100038	60.00		ASAP TOTAL CONSTRUCTION C	REMOVE STAIN FROM STAIRS
09/08/20	AP0098	100039	520.00		ASAP TOTAL CONSTRUCTION C	AUG CLEAN /TRASH REMOVE
09/11/20	AP0099	VH1637		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 8/28-9/10
09/14/20	AP0098	300012	42.00		FLORIDA POWER & LIGHT	SEPT FPL AUTOPAY
09/14/20	AP0098	300013	54.88		FLORIDA POWER & LIGHT	SEPT FPL AUTOPAY
09/15/20	AP0098	300015	1,407.55		WASTE PRO 119-POMPANO	SEPT TRASH AUTOPAY
09/16/20	AP0099	VH1636		2,794.52	CITY OF CORAL SPRINGS	SEPT WATER AUTOPAY
09/16/20	AP0099	VH1638		270.00	TERM-PEST PEST CONTROL SE	WHITE FLY TREATMENT
09/16/20	AP0099	VH1639		1,407.55	WASTE PRO 119-POMPANO	SEPT TRASH AUTOPAY
09/21/20	AP0098	100040	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 8/28-9/10
09/21/20	AP0098	100041	270.00		TERM-PEST PEST CONTROL SE	WHITE FLY TREATMENT
09/24/20	AP0098	300014	2,794.52		CITY OF CORAL SPRINGS	SEPT WATER AUTOPAY
09/25/20	AP0099	VH1640		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 9/11-9/24
09/25/20	AP0099	VH1641		149.00	FIREWATCH	FIRE ALRM CERT/INSPECT
09/25/20	AP0099	VH1642		460.00	BEST LAWN SERVICE OF AMER	AUGUST LAWN SERVICE
09/25/20	AP0099	VH1643		248.24	HD SUPPLY FACILITIES MAIN	PACK PKING PERMITS

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 09/01/20
Ending date: 09/30/20

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
3025	Accrued Expenses			.00	.00	.00	.00	.00
3050	Popular Loan Payable			.00	.00	.00	.00	.00
3310	Prepaid Member Fees			3,744.00CR	3,427.00	3,417.00	10.00	3,734.00CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	09/01/20	AR4134	AR08	3,427.00		Prepaid Application		
	09/04/20	AR6426	AR04		28.00	Owner Cash Receipts		
	09/10/20	AR4647	AR04		960.00	Owner Cash Receipts		
	09/11/20	AR9450	AR04		383.00	Owner Cash Receipts		
	09/15/20	AR4666	AR04		341.00	Owner Cash Receipts		
	09/28/20	AR6239	AR04		341.00	Owner Cash Receipts		
	09/29/20	AR4580	AR04		682.00	Owner Cash Receipts		
	09/30/20	AR4709	AR04		682.00	Owner Cash Receipts		
5010	Reserve Roof			24,342.44CR	.00	719.91	719.91CR	25,062.35CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	09/05/20	RJ0001	MONTHLY		719.91	MONTHLY RESERVE		
5015	Reserve Painting			22,337.72CR	.00	273.61	273.61CR	22,611.33CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	09/05/20	RJ0001	MONTHLY		273.61	MONTHLY RESERVE		
5020	Reserve Paving			79,394.56CR	.00	1,287.80	1,287.80CR	80,682.36CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	09/05/20	RJ0001	MONTHLY		1,287.80	MONTHLY RESERVE		
5030	Reserve Interest			2,421.22CR	.00	37.33	37.33CR	2,458.55CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	09/30/20	CR0000	ADJUST		37.33	SEP INTEREST		
5510	Retained Earnings			36,546.97CR	.00	.00	.00	36,546.97CR
6110	Maintenance Income			120,032.00CR	.00	15,004.00	15,004.00CR	135,036.00CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	09/01/20	AR4133	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	.00	.00	.00	48.00CR
6200	Misc Income			.00	.00	.00	.00	.00

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 09/01/20
Ending date: 09/30/20

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
6900	Interest			5.92CR	.00	.88	.88CR	6.80CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	09/30/20	CR0000	ADJUST		.88	SEP INTEREST		
7010	Refuse			11,220.40	1,407.55	.00	1,407.55	12,627.95
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	09/16/20	AP0099	VH1639	1,407.55		WASTE PRO 119-POMPANO	SEPT TRASH AUTOPAY	
7050	Electricity			888.39	96.88	.00	96.88	985.27
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	09/04/20	AP0099	VH1634	42.00		FLORIDA POWER & LIGHT	SEPT FPL AUTOPAY	
	09/04/20	AP0099	VH1635	54.88		FLORIDA POWER & LIGHT	SEPT FPL AUTOPAY	
7060	Water / Sewer			21,945.15	2,794.52	.00	2,794.52	24,739.67
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	09/16/20	AP0099	VH1636	2,794.52		CITY OF CORAL SPRINGS	SEPT WATER AUTOPAY	
7148	Fire Ext.			543.72	.00	543.72	543.72CR	.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	09/22/20	GJ0195	RECLASS		543.72	RECLASS FIRE INSPECTION		
7150	Security			1,336.68	396.76	.00	396.76	1,733.44
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	09/11/20	AP0099	VH1637	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 8/28-9/10	
	09/25/20	AP0099	VH1640	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 9/11-9/24	
	09/25/20	AP0099	VH1643	248.24		HD SUPPLY FACILITIES MAIN	PACK PKING PERMITS	
7210	Repair & Maintenance			1,697.00	60.00	.00	60.00	1,757.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	09/01/20	AP0099	VH1632	60.00		ASAP TOTAL CONSTRUCTION C	REMOVE STAIN FROM STAIRS	
7220	Janitorial			3,485.00	520.00	.00	520.00	4,005.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	09/01/20	AP0099	VH1631	520.00		ASAP TOTAL CONSTRUCTION C	AUG CLEAN /TRASH REMOVE	
7230	Exterminating			540.00	270.00	.00	270.00	810.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	09/16/20	AP0099	VH1638	270.00		TERM-PEST PEST CONTROL SE	WHITE FLY TREATMENT	

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 09/01/20
Ending date: 09/30/20

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7240	Fire Equipment Maint & Repair			.00	828.65	.00	828.65	828.65
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	09/22/20	GJ0195	RECLASS	135.93		RECLASS FIRE INSPECTION		
	09/22/20	GJ0195	RECLASS	135.93		RECLASS FIRE INSPECTION		
	09/22/20	GJ0195	RECLASS	135.93		RECLASS FIRE INSPECTION		
	09/22/20	GJ0195	RECLASS	135.93		RECLASS FIRE INSPECTION		
	09/22/20	GJ0195	RECLASS	135.93		RECLASS FIRE INSPECTION		
	09/25/20	AP0099	VH1641	149.00		FIREWATCH	FIRE ALRM CERT/INSPECT	
8010	Lawn Maintenance			8,795.00	460.00	.00	460.00	9,255.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	09/25/20	AP0099	VH1642	460.00		BEST LAWN SERVICE OF AMER	AUGUST LAWN SERVICE	
8020	Irrigation			703.00	.00	.00	.00	703.00
8050	Landscape Extras			3,700.00	.00	.00	.00	3,700.00
9000	Management Fees			4,830.64	603.83	.00	603.83	5,434.47
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	09/01/20	AP0099	VH1630	603.83		CONSOLIDATED COMMUNITY MG	SEPT MGT FEE	
9110	Office Expense			499.19	10.02	.00	10.02	509.21
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	09/02/20	AP0099	VH1633	10.02		CONSOLIDATED COMMUNITY MG	REIMB AUG OFFICE EXP	
9120	CPA			.00	.00	.00	.00	.00
9132	Bad Debt			26.25	.00	.00	.00	26.25
9140	Fees/Permits			523.18	.00	135.93	135.93CR	387.25
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	09/22/20	GJ0195	RECLASS		135.93	RECLASS FIRE INSPECTION		
9150	General Insurance			32,570.13	.00	.00	.00	32,570.13
9200	Reserve Transfer			18,250.56	2,281.32	.00	2,281.32	20,531.88
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	09/05/20	RJ0001	MONTHLY	2,281.32		MONTHLY RESERVE		
Gnd Total:				.00	51,020.63	51,020.63	.00	.00

CASH DISBURSEMENTS

Starting Check Date: 9/01/20 Cash account #: "All"
 Ending Check Date: 9/30/20

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
Cash account #: 1010			Popular Bank Oper		
9/01/20	100035	CCM	CONSOLIDATED COMMUNITY MG	603.83	SEPT MGT FEE
9/01/20	100036	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFORCE 8/14-8/27
9/08/20	100037	CCM	CONSOLIDATED COMMUNITY MG	10.02	REIMB AUG OFFICE EXP
9/08/20	100038	ASAPTO	ASAP TOTAL CONSTRUCTION CORP	60.00	REMOVE STAIN FROM STAIRS
9/08/20	100039	ASAPTO	ASAP TOTAL CONSTRUCTION CORP	520.00	AUG CLEAN /TRASH REMOVE
9/14/20	300012	FPL	FLORIDA POWER & LIGHT	42.00	SEPT FPL AUTOPAY
9/14/20	300013	FPL	FLORIDA POWER & LIGHT	54.88	SEPT FPL AUTOPAY
9/15/20	300015	WP	WASTE PRO 119-POMPANO	1,407.55	SEPT TRASH AUTOPAY
9/21/20	100040	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFORCE 8/28-9/10
9/21/20	100041	TERM	TERM-PEST PEST CONTROL SERVICE	270.00	WHITE FLY TREATMENT
9/24/20	300014	CITYCS	CITY OF CORAL SPRINGS	2,794.52	SEPT WATER AUTOPAY
Totals:				5,911.32	

PREPAYS AS OF Sept. 30, 2020

Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
CURRENT OWNERS				
Hau Yin Chung 3218 Coral Ridge Drive	3218	3218	PP	682.00
Jairajh & Soondardaye Chaitoo 3220 Coral Ridge Drive	3220	3220	PP	42.00
Kalawattee Maharaj 3224 Coral Ridge Drive	3224	3224	PP	27.00
ABI LLC 3228 Coral Ridge Drive	3228	3228	PP	404.00
Jairajh Chaitoo 3230 Coral Ridge Drive	3230	3230	PP	500.00
Richard R. Singh 3234 Coral Ridge Drive	3234	3234	PP	1.00
Hing Yuen Henry Wong 3242 Coral Ridge Drive	3242	3242	PP	366.00
Swamine LLC 3258 Coral Ridge Drive	3258	3258	PP	278.00
CAFPI USA LLC 3266 Coral Ridge Drive	3266	3266	PP	386.00
Yoram Ozer 3278 Coral Ridge Drive	3278	3278	PP	366.00
James C. & Constance R. Guice 3284 Coral Ridge Drive	3284	3284	PP	682.00
TOTAL HOMES: 11				=====
TOTAL PREPAYS				3,734.00
TOTAL DISTR: PP				3,734.00

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

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
3212	3212	Eduardo & Caridad De La Plata	341.00	0.00	0.00	0.00	341.00	
3206	3206	Oswaldo Bigott & Liz Perez	23.75	0.00	0.00	0.00	23.75	First Warning
TOTAL:			364.75	0.00	0.00	0.00	364.75	

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

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
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REPORT SUMMARY

CODE	N/A	DESCRIPTION	ACCOUNT #	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
A1		MAINTENANCE	1110	364.75	0.00	0.00	0.00	364.75
GRAND TOTAL:				364.75	0.00	0.00	0.00	364.75

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
01110	A/R Maintenance	364.75
TOTAL		\$364.75

VICTORIA SQUARE CONDOMINIUM,

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Activity Report From 09/01/20 To 09/30/20

* - Previous Owner or Renter

Sorted by		Beginning	Charges		Payments		Adjustment(+/-)		Ending
Account Number	Name	Balance	Date	Amount	Date	Amount	Date	Amount	Balance
3200	GENOV	\$0.00	09/01/20	341.00	09/04/20	341.00			\$0.00
3202	SIDDIQUI	\$341.00CR	09/01/20	341.00					\$0.00
3204	SIDDIQUI	\$341.00CR	09/01/20	341.00					\$0.00
3206	BIGOTT	\$0.00	09/01/20	341.00	09/01/20	317.25			\$23.75
3208	PLAZAMAR	\$0.00	09/01/20	341.00	09/04/20	341.00			\$0.00
3210	RODRIGUEZ	\$0.00	09/01/20	341.00	09/10/20	341.00			\$0.00
3212	DE LA PLATA	\$0.00	09/01/20	341.00					\$341.00
3214	OVIDEO	\$0.00	09/01/20	341.00	09/03/20	341.00			\$0.00
3216	ORIHUELA	\$0.00	09/01/20	341.00	09/08/20	341.00			\$0.00
3218	CHUNG	\$341.00CR	09/01/20	341.00	09/29/20	682.00			\$682.00CR
3220	CHAITOO	\$42.00CR	09/01/20	341.00	09/11/20	341.00			\$42.00CR
3222	MAHARAJ	\$0.00	09/01/20	341.00	09/04/20	341.00			\$0.00
3224	MAHARAJ	\$27.00CR	09/01/20	341.00	09/04/20	341.00			\$27.00CR
3226	RAMIREZ	\$0.00	09/01/20	341.00	09/04/20	341.00			\$0.00
3228	ABI	\$404.00CR	09/01/20	341.00	09/30/20	341.00			\$404.00CR
3230	CHAITOO	\$500.00CR	09/01/20	341.00	09/11/20	341.00			\$500.00CR
3232	HEBRON	\$0.00	09/01/20	341.00	09/04/20	341.00			\$0.00
3234	SINGH	\$1.00CR	09/01/20	341.00	09/04/20	341.00			\$1.00CR
3236	LI	\$0.00	09/01/20	341.00	09/04/20	341.00			\$0.00
3238	COBENAS	\$0.00	09/01/20	341.00	09/02/20	341.00			\$0.00
3240	DELGADO	\$0.00	09/01/20	341.00	09/04/20	341.00			\$0.00
3242	WONG	\$366.00CR	09/01/20	341.00	09/28/20	341.00			\$366.00CR
3244	KHAN	\$0.00	09/01/20	341.00	09/04/20	341.00			\$0.00
3246	FLORIDA	\$0.00	09/01/20	341.00	09/02/20	341.00			\$0.00
3248	DOWNS	\$0.00	09/01/20	341.00	09/10/20	341.00			\$0.00
3250	PATEL	\$0.00	09/01/20	341.00	09/04/20	341.00			\$0.00
3252	DIAZ	\$0.00	09/01/20	341.00	09/10/20	341.00			\$0.00
3254	BAHAMONDE	\$0.00	09/01/20	341.00	09/11/20	341.00			\$0.00
3256	DOOLEY	\$0.00	09/01/20	341.00	09/15/20	341.00			\$0.00
3258	SWAMINE	\$288.00CR	09/01/20	341.00	09/10/20	331.00			\$278.00CR
3260	DIAZ	\$0.00	09/01/20	341.00	09/04/20	341.00			\$0.00
3262	FACTORY	\$0.00	09/01/20	341.00	09/09/20	341.00			\$0.00
3264	RIVERA	\$0.00	09/01/20	341.00	09/04/20	341.00			\$0.00
3266	CAFPI	\$386.00CR	09/01/20	341.00	09/30/20	341.00			\$386.00CR
3268	SUTTON	\$0.00	09/01/20	341.00	09/04/20	341.00			\$0.00
3270	BARR	\$0.00	09/01/20	341.00	09/04/20	341.00			\$0.00
3272	CADETTE	\$0.00	09/01/20	341.00	09/02/20	341.00			\$0.00
3274	G TWO G	\$0.00	09/01/20	341.00	09/04/20	341.00			\$0.00
3276	NOZICK	\$0.00	09/01/20	341.00	09/03/20	341.00			\$0.00
3278	OZER	\$366.00CR	09/01/20	341.00	09/15/20	341.00			\$366.00CR
3280	SHAVER	\$0.00	09/01/20	341.00	09/04/20	341.00			\$0.00
3282	MANGO	\$0.00	09/01/20	341.00	09/04/20	341.00			\$0.00
3284	GUICE	\$341.00CR	09/01/20	341.00	09/10/20	341.00			\$682.00CR
					09/10/20	341.00			\$682.00CR
3286	SENIOR	\$0.00	09/01/20	341.00	09/04/20	341.00			\$0.00
TOTAL:		\$3,744.00CR		15,004.00		14,629.25			\$3,369.25CR

AGED ACCOUNTS PAYABLE SUMMARY

Starting vendor: "First"
Cut off date: 09/30/20

Ending vendor: "Last"

Contact	Vendor Phone	Current	31-60	61-90	Over 90
BEST LAWN SERVICE OF AMERICA		460.00	.00	.00	.00
FIREWATCH	954-475-0197	149.00	.00	.00	.00
GARING PARKING ENFORCEMENT	954-975-2427	74.26	.00	.00	.00
HD SUPPLY FACILITIES MAINTENAN		248.24	.00	.00	.00
	Totals:	931.50	.00	.00	.00
	Grand total:	931.50			

Date 10/06/20

VICTORIA SQUARE CONDOMINIUM,

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RECONCILIATION

Bank #: 01 POPULAR COMMUNITY BANK OPER 1010 Popular Bank Oper
G/L Acct Bal: 55,404.35
Bank Balance: 55,063.35
Statement date: 09/30/20

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
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OUTSTANDING ITEMS:

09/28/20	Lockbox cash receipts				341.00
	Total Outstanding			<u>.00</u>	<u>341.00</u>

Bank Reconciliation Summary

=====

Checkbook Balance	55,404.35	Reconciling Balance	55,063.35
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	55,063.35
Uncleared Deposits, Debits	341.00 -	Difference	0.00



Last statement: August 31, 2020
This statement: September 30, 2020
Total days in statement period: 30

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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	\$48,625.86
Low balance	\$48,966.86	Total additions	14,630.13
Average balance	\$54,205.00	Total subtractions	8,192.64
Avg collected balance	\$53,387.00	Ending balance	\$55,063.35
Interest paid year to date	\$6.80		

DEBITS

Date	Description	Subtractions
09-02	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100036*GARI NG PARKING ENFORCEMENT\48930937 000041001034049205	74.26
09-02	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100035*CONS OLIDATED COMMUNITYMG\48930945 000041001034049191	603.83
09-04	'Preauthorized Wd WASTE PRO MIAMI3056517011200904 000242071753701329	1,407.55
09-09	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100037*CONS OLIDATED COMMUNITYMG\49242792 000041001034025959	10.02
09-09	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100038*ASAP TOTAL CONSTRUCTION CORP\49242793 000041001034025957	60.00
09-09	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100039*ASAP TOTAL CONSTRUCTION CORP\49242796 000041001034025955	520.00
09-10	'Cash Mgmt Trsfr Dr REF 2540507LFUNDS TRANSFER TODEP XXXXXX2233 FROMRESERVE TRANSFER MONTHLY 000997000910050712	2,281.32
09-15	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT200915 000111000019849715	42.00
09-15	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT200915 000111000019849740	54.88

Thank you for banking with Popular



VICTORIA SQUARE CONDO
September 30, 2020

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5100842006

Date	Description	Subtractions
09-22	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100040*GARI NG PARKING ENFORCEMENT\49970821 000041001032663536	74.26
09-22	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100041*TERM PEST PEST CONTROLSERVICE\49970811 000041001032663556	270.00
09-24	'Preauthorized Wd CORALCONCUTILITY200924 000211274455333242	2,794.52

CREDITS

Date	Description	Additions
09-01	'Preauthorized Credit PropayTransfer200901 000091000012077811	341.00
09-02	'Lock Box Deposit 000000007027390490	1,023.00
09-03	'Lock Box Deposit 000000007083089670	682.00
09-04	'Preauthorized Credit RENTPAYMENT REMITTANCE200903 21583391:75 000072000094336487	317.25
09-04	'Lock Box Deposit 000000007083175640	682.00
09-08	'Preauthorized Credit VICTORIA SQUARE CONDO FEES200908 000026008815825343	5,456.00
09-08	'Lock Box Deposit 000000007027610100	341.00
09-09	'Lock Box Deposit 000000007083493830	341.00
09-10	'Preauthorized Credit RENTPAYMENT REMITTANCE200909 21620565:75 000072000099724390	341.00
09-10	'Lock Box Deposit 000000007027777340	2,036.00
09-11	'Lock Box Deposit 000000007027911270	1,023.00
09-15	'Lock Box Deposit 000000007083728200	682.00
09-29	'Lock Box Deposit 000000007028785510	682.00
09-30	'Lock Box Deposit 000000007084523810	682.00
09-30	'Interest Credit 000000000000000000	0.88

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
08-31	48,625.86	09-04	49,585.47	09-11	56,252.13
09-01	48,966.86	09-08	55,382.47	09-15	56,837.25
09-02	49,311.77	09-09	55,133.45	09-22	56,492.99
09-03	49,993.77	09-10	55,229.13	09-24	53,698.47



POPULAR®

VICTORIA SQUARE CONDO
September 30, 2020

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<u>Date</u>	<u>Amount</u>
09-29	54,380.47

<u>Date</u>	<u>Amount</u>
09-30	55,063.35

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

RECONCILIATION

Bank #: 02 POPULAR COMMUNITY BANK RESERVE 1020 Popular Bank Reserve
G/L Acct Bal: 130,814.59
Bank Balance: 130,814.59
Statement date: 09/30/20

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
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OUTSTANDING ITEMS:

Total Outstanding				.00	.00
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Bank Reconciliation Summary

=====

Checkbook Balance	130,814.59	Reconciling Balance	130,814.59
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	130,814.59
Uncleared Deposits, Debits	0.00	Difference	0.00



Last statement: August 31, 2020
This statement: September 30, 2020
Total days in statement period: 30

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6808062233
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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	\$128,495.94
Average balance	\$130,092.86
Avg collected balance	\$130,092.00
Interest paid year to date	\$388.10

DAILY ACTIVITY

Date	Description	Additions	Subtractions	Balance
08-31	Beginning balance			\$128,495.94
09-10	'Cash Mgmt Trsfr Cr REF 2540507L FUNDS TRANSFER FRM DEP XXXXXX2006 FROM RESERVE TRANSFER M ONTHLY 997000910050712	2,281.32		130,777.26
09-30	'Interest Credit 0000000000000000	37.33		130,814.59
09-30	Ending totals	2,318.65	0.00	\$130,814.59

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: August 31, 2020
This statement: September 30, 2020
Total days in statement period: 30

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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