



VICTORIA SQUARE

DECEMBER 2021

FINANCIAL STATEMENT

Victoria Square Condominium Association, Inc.

Run Date: 01/27/2022

Run Time: 10:23 AM

FUND BALANCE SHEET

As of: 12/31/2021

Assets

Account	Operating	Reserves	Total
01010 Popular Bank - Oper	\$61,757.76		\$61,757.76
01110 Popular Bank - Reserves		\$66,583.26	\$66,583.26
01150 Due To / From Reserves		\$2,903.80	\$2,903.80
01310 Assessments Receivable	\$8,996.98		\$8,996.98
01690 Utility Deposits	\$80.00		\$80.00
Total Assets	\$70,834.74	\$69,487.06	\$140,321.80

Liabilities

Account	Operating	Reserves	Total
03010 Accounts Payable	\$3,236.18		\$3,236.18
03030 Exchange	\$1,530.00		\$1,530.00
03310 Prepaid Owner Assessments	\$2,593.00		\$2,593.00
03350 Due To / From Reserves	\$2,903.80		\$2,903.80
Total Liabilities	\$10,262.98	\$0.00	\$10,262.98

Equity

Account	Operating	Reserves	Total
05010 Reserves - Roof		\$35,861.00	\$35,861.00
05020 Reserves - Painting		\$29,216.04	\$29,216.04
05030 Reserves - Paving		\$1,500.00	\$1,500.00
05070 Reserves - Interest		\$2,910.02	\$2,910.02
05510 Retained Earnings	\$52,121.26		\$52,121.26
Current Year Net Income/(Loss)	\$8,450.50	\$0.00	\$8,450.50
Total Equity	\$60,571.76	\$69,487.06	\$130,058.82
Total Liabilities & Equity	\$70,834.74	\$69,487.06	\$140,321.80

Victoria Square Condominium Association, Inc.

Run Date: 01/27/2022

Run Time: 10:23 AM

INCOME STATEMENT

Start: 12/01/2021 | End: 12/31/2021

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310 Maintenance Income	15,004.00	15,018.54	(14.54)	180,048.00	180,222.81	(174.81)	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	1.06	0.00	1.06	12.91	0.00	12.91	0.00
Income Total	15,005.06	15,018.54	(13.48)	180,350.91	180,222.81	128.10	180,222.81
Total Income	15,005.06	15,018.54	(13.48)	180,350.91	180,222.81	128.10	180,222.81

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
07010 Management Fees	0.00	666.63	666.63	6,666.70	8,000.00	1,333.30	8,000.00
07020 Accountant	0.00	54.13	54.13	900.00	650.00	(250.00)	650.00
07160 Legal Fees	0.00	83.37	83.37	0.00	1,000.00	1,000.00	1,000.00
07280 Insurance	0.00	2,500.00	2,500.00	25,715.92	30,000.00	4,284.08	30,000.00
07305 License/Fees/Permits	176.00	83.37	(92.63)	1,097.30	1,000.00	(97.30)	1,000.00
07320 Office Expense	188.10	83.37	(104.73)	832.93	1,000.00	167.07	1,000.00
General & Administrative Total	364.10	3,470.87	3,106.77	35,212.85	41,650.00	6,437.15	41,650.00
Utilities							
08910 Electric	119.29	116.63	(2.66)	1,488.96	1,400.00	(88.96)	1,400.00
08920 Water & Sewer	3,467.64	4,083.37	615.73	37,069.29	49,000.00	11,930.71	49,000.00
08930 Trash Removal	3,275.08	1,500.00	(1,775.08)	19,578.12	18,000.00	(1,578.12)	18,000.00
Utilities Total	6,862.01	5,700.00	(1,162.01)	58,136.37	68,400.00	10,263.63	68,400.00
Building Maintenance							
09010 Repairs & Maint.	371.30	833.37	462.07	4,907.75	10,000.00	5,092.25	10,000.00
09040 Fire Extinguisher Maintenance	0.00	62.50	62.50	0.00	750.00	750.00	750.00
09045 Fire Equipment Maint & Rpr	0.00	83.37	83.37	399.00	1,000.00	601.00	1,000.00
09050 Plumbing Repairs	0.00	83.37	83.37	290.00	1,000.00	710.00	1,000.00
09055 Janitorial Service	740.00	500.00	(240.00)	5,645.00	6,000.00	355.00	6,000.00
09060 Security Services	0.00	166.63	166.63	3,269.38	2,000.00	(1,269.38)	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	1,111.30	1,729.24	617.94	29,426.03	20,750.00	(8,676.03)	20,750.00
Ground Maintenance							
09610 Lawn Maintenance	5,881.94	1,250.00	(4,631.94)	13,116.14	15,000.00	1,883.86	15,000.00
09615 Tree Trimming - Removal	0.00	250.00	250.00	13,328.88	3,000.00	(10,328.88)	3,000.00
09620 Landscape Extras	0.00	500.00	500.00	0.00	6,000.00	6,000.00	6,000.00
09625 Sprinkler Maintenance	354.95	333.37	(21.58)	4,987.34	4,000.00	(987.34)	4,000.00
09630 Pest Control / Exterminating	0.00	333.37	333.37	270.00	4,000.00	3,730.00	4,000.00
Ground Maintenance Total	6,236.89	2,666.74	(3,570.15)	31,702.36	32,000.00	297.64	32,000.00
Reserves							
09910 Reserves - Roof	719.91	719.91	0.00	8,638.92	8,638.92	0.00	8,638.92
09920 Reserves - Painting	481.99	481.99	0.00	5,783.88	5,783.88	0.00	5,783.88
09930 Reserves - Paving	250.00	250.01	0.01	3,000.00	3,000.01	0.01	3,000.01
Reserves Total	1,451.90	1,451.91	0.01	17,422.80	17,422.81	0.01	17,422.81

Account	Current			Year to Date			Yearly
	Actual	Budget	Varlance	Actual	Budget	Variance	Budget
Total Expense	16,026.20	15,018.76	(1,007.44)	171,900.41	180,222.81	8,322.40	180,222.81
Net Income	(1,021.14)	(0.22)	(1,020.92)	8,450.50	0.00	8,450.50	0.00

Victoria Square Condominium Association, Inc.

Run Date: 01/27/2022
Run Time: 10:23 AM

BANK RECONCILIATION
Statement Date: 12/31/2021

Reconciliation Summary: PCB - Popular Community Bank				GL Account: 01010 - Popular Bank - Oper	
Bank Statement Balance	\$62,752.02	Account Balance		\$61,757.76	
GL Account Balance	\$61,757.76	+ Uncleared Payments		\$994.26	
Difference	\$994.26	- Uncleared Deposits		\$0.00	
		Reconciling Balance		\$62,752.02	
		- Statement Balance		\$62,752.02	
		Difference		\$0.00	

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
	12/31/2021	382198 Dec Bank Interest	Cleared	1.06	0.00
	12/31/2021	GL 399799 Adj Beg Bal from Prev Mgmt	Cleared	1,530.00	0.00
	12/28/2021	AR 382499 Cash Receipts - Manual	Cleared	341.00	0.00
122721	12/27/2021	AP 386823 COCS - City Of Coral Springs	Cleared	0.00	3,467.64
100000	12/20/2021	329780 WASTE - 0119 Waste Pro-Pompano	Cleared	0.00	1,462.54
991221 tn	12/17/2021	AP 399499 FPL - FLORIDA POWER & LIGHT	Cleared	0.00	50.82
991221 tn	12/17/2021	AP 399504 FPL - FLORIDA POWER & LIGHT	Cleared	0.00	68.47
	12/16/2021	AR 319717 Cash Receipts - Manual	Cleared	2,046.00	0.00
	12/16/2021	AR 331961 Cash Receipts - Manual	Cleared	682.00	0.00
	12/16/2021	AR 331967 Cash Receipts - Manual	Cleared	682.00	0.00
	12/15/2021	AR 315442 Cash Receipts - Manual	Cleared	341.00	0.00
5012	12/15/2021	AP 317086 BESLAW - BEST LAWN SERVICE OF ...	Cleared	0.00	848.00
	12/13/2021	AR 309201 Cash Receipts - Manual	Cleared	2,718.00	0.00
5011	12/13/2021	AP 309506 ARICO - ARIGEN CONSTRUCTION, LLC	Uncleared	0.00	740.00
	12/10/2021	AR 331960 Cash Receipts - Manual	Cleared	341.00	0.00
	12/8/2021	AR 296683 Cash Receipts - Manual	Cleared	341.00	0.00
	12/8/2021	AR 296690 Cash Receipts - Manual	Cleared	341.00	0.00
	12/8/2021	AR 296697 Cash Receipts - Manual	Cleared	385.00	0.00
	12/8/2021	AR 296699 Cash Receipts - Manual	Cleared	316.00	0.00
	12/8/2021	AR 296700 Cash Receipts - Manual	Cleared	341.00	0.00
	12/8/2021	AR 296701 Cash Receipts - Manual	Cleared	341.00	0.00
	12/8/2021	AR 296702 Cash Receipts - Manual	Cleared	341.00	0.00
	12/8/2021	AR 296704 Cash Receipts - Manual	Cleared	341.00	0.00
	12/8/2021	AR 296705 Cash Receipts - Manual	Cleared	341.00	0.00
	12/8/2021	AR 296710 Cash Receipts - Manual	Cleared	682.00	0.00
	12/8/2021	AR 296711 Cash Receipts - Manual	Cleared	341.00	0.00
	12/8/2021	AR 296713 Cash Receipts - Manual	Cleared	341.00	0.00
	12/8/2021	AR 296717 Cash Receipts - Manual	Cleared	341.00	0.00
	12/8/2021	AR 296722 Cash Receipts - Manual	Cleared	341.00	0.00
	12/8/2021	AR 296724 Cash Receipts - Manual	Cleared	341.00	0.00
	12/8/2021	AR 296726 Cash Receipts - Manual	Cleared	341.00	0.00
	12/8/2021	AR 296734 Cash Receipts - Manual	Cleared	341.00	0.00
	12/8/2021	AR 296738 Cash Receipts - Manual	Cleared	341.00	0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
	12/8/2021	AR 296740	Cash Receipts - Manual	Cleared	331.00 0.00
	12/8/2021	AR 296748	Cash Receipts - Manual	Cleared	341.00 0.00
	12/8/2021	AR 296749	Cash Receipts - Manual	Cleared	341.00 0.00
	12/8/2021	AR 296753	Cash Receipts - Manual	Cleared	341.00 0.00
5010	12/8/2021	AP 297726	GPE - GARING PARKING ENFORCEMENT	Uncleared	0.00 74.26
5007	12/7/2021	AP 293315	ROSBAT - ROSANNA BATISTA	Cleared	55.00 0.00
	12/6/2021	AR 299833	Cash Receipts - Manual	Cleared	1,023.00 0.00
ACH	12/6/2021	AP 382174	WASTE - 0119 Waste Pro- Pompano	Cleared	0.00 1,462.54
5006	12/2/2021	AP 283312	SUNBIZ - SUNSHINE BIZ SERVICES	Uncleared	0.00 180.00
5009	12/2/2021	AP 283312	BESLAW - BEST LAWN SERVICE OF ...	Cleared	0.00 848.00
5005	12/2/2021	AP 283312	CCM - CONSOLIDATED COMMUNITY MGM	Cleared	0.00 8.10
5002	12/2/2021	AP 283312	DBPR-Condo - Dept of Bus & Pro...	Cleared	0.00 176.00
5004	12/2/2021	AP 283312	GPE - GARING PARKING ENFORCEMENT	Cleared	0.00 74.26
5008	12/2/2021	AP 283312	RA-VSC - Ryan Associates, Inc	Cleared	0.00 354.95
5007	12/2/2021	AP 283312	ROSBAT - ROSANNA BATISTA	Cleared	0.00 55.00
5003	12/2/2021	AP 283312	WASTE - 0119 Waste Pro- Pompano	Cleared	0.00 1,812.54
	12/1/2021	AR 299777	Cash Receipts - Manual	Cleared	341.00 0.00
	11/29/2021	AR 299106	Cash Receipts - Manual	Cleared	1,023.00 0.00
5001	11/16/2021	AP 236885	RA-VSC - Ryan Associates, Inc	Cleared	0.00 216.14
Totals				\$0.00	\$994.26



Last statement: November 30, 2021
This statement: December 31, 2021
Total days in statement period: 31

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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	\$54,680.96
Enclosures	7	Total additions	18,073.06
Low balance	\$54,582.42	Total subtractions	10,002.00
Average balance	\$63,092.50	Ending balance	\$62,752.02
Avg collected balance	\$62,510.00		
Interest paid year to date	\$12.91		

CHECKS

Number	Date	Amount	Control
5001	12-13	216.14	000007052913740
5002	12-17	176.00	000007019205220
5003	12-15	1,812.54	000007053047060
5004	12-14	74.26	000007018947890
5005	12-13	8.10	000005545057950
5008 *	12-16	354.95	000007019109330
5012 *	12-27	848.00	000007053508360

* Skip in check sequence

OTHER DEBITS

Date	Description	Subtractions
12-06	'Preauthorized Wd WASTE PRO MIAMI3056517011211206 000242071756342181	1,462.54
12-17	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT211217 000111000016318032	50.82
12-17	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT211217 000111000016318035	68.47
12-21	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100000*2112 20*0119 Waste Pro Pompano\76883866\23653392\76883866 000041001039010922	1,462.54
12-27	'Preauthorized Wd CORALCONCUTILITY211227 000211274458503367	3,467.64

Thank you for banking with Popular

VICTORIA SQUARE CONDO
December 31, 2021

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CREDITS

Date	Description	Additions
12-01	'Preauthorized Credit 11/29 COLL EXCEPTASSN DUES20211130 000149001201160315	1,023.00
12-02	'Preauthorized Credit 12/01 COLL EXCEPTASSN DUES12/02/2021 000100001202155742	341.00
12-07	'Preauthorized Credit PropayTransfer211207 000091000017976033	341.00
12-07	'Preauthorized Credit PropayTransfer211207 000091000017976742	341.00
12-07	'Preauthorized Credit 12/06 COLL EXCEPTASSN DUES12/07/2021 000100001207104105	1,023.00
12-08	'Mail/Courier Deposit 000000005545022790	7,852.00
12-13	'Preauthorized Credit VICTORIASQUA006ASSN DUES211213 000026008819991491	341.00
12-13	'Mail/Courier Deposit 000000005545055200	2,718.00
12-15	'Mail/Courier Deposit 000000005545067980	341.00
12-17	'Preauthorized Credit VICTORIASQUA006ASSN DUES211217 000026008818411837	1,364.00
12-20	'Mail/Courier Deposit 000000005545087790	2,046.00
12-29	'Preauthorized Credit VICTORIASQUA006ASSN DUES211229 000026008817404272	341.00
12-31	'Interest Credit 000000000000000000	1.06

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
11-30	54,680.96	12-13	66,974.18	12-20	68,188.14
12-01	55,703.96	12-14	66,899.92	12-21	66,725.60
12-02	56,044.96	12-15	65,428.38	12-27	62,409.96
12-06	54,582.42	12-16	65,073.43	12-29	62,750.96
12-07	56,287.42	12-17	66,142.14	12-31	62,752.02
12-08	64,139.42				

Interest for 2021 to be reported to the Internal Revenue Service on your tax return is \$12.91.

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
December 31, 2021

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Victoria Square Condominium Association, Inc.
c/o Phoenix Management Services, Inc.
4800 N. State Road 7 Suite # 109

Popular Community Bank
8401 W Oakland Park Blvd

Date: 12/14/2021

Pay To: Ryan Associates, Inc.
The Order of: 11102 NW 11th Terrace
Coral Springs FL 33073

Pay Exactly: ** TWO HUNDRED SIXTEEN DOLLARS AND 14/100 CENTS **

** \$16.14 **

Authorized Signature: [Signature]

Authorized Signature 2: [Signature]

⑆005001⑆ ⑆063112605⑆ ⑆100842006⑆

For Deposit Only - JPMC

⑆005001⑆ ⑆063112605⑆ ⑆100842006⑆

Victoria Square Condominium Association, Inc.
c/o Phoenix Management Services, Inc.
7580 N. Hub Hill Road

Popular Community Bank
8401 W Oakland Park Blvd

Date: 12/17/2021

Pay To: Dept of 602 & 604 K9
The Order of: Division of Property Condominiums
1605 Star Stone Road
Tallahassee FL 32301-0283

Pay Exactly: ** ONE HUNDRED SEVENTY SIX DOLLARS AND 00/100 CENTS **

** \$176.00 **

Authorized Signature: [Signature]

Authorized Signature 2: [Signature]

⑆005002⑆ ⑆063112605⑆ ⑆100842006⑆

For Deposit Only - JPMC

⑆005002⑆ ⑆063112605⑆ ⑆100842006⑆

Check # 5001, Posted 12-13-21, Amount 216.14

Check # 5002, Posted 12-17-21, Amount 176.00

Victoria Square Condominium Association, Inc.
c/o Phoenix Management Services, Inc.
7580 N. Hub Hill Road

Popular Community Bank
8401 W Oakland Park Blvd

Date: 12/17/2021

Pay To: 119 Waste Pro
The Order of: PO Box 948228
Atlanta GA 30394

Pay Exactly: ** ONE THOUSAND EIGHT HUNDRED TWELVE DOLLARS AND 54/100 CENTS **

** \$1,812.54 **

Authorized Signature: [Signature]

Authorized Signature 2: [Signature]

⑆005003⑆ ⑆063112605⑆ ⑆100842006⑆

For Deposit Only - JPMC

⑆005003⑆ ⑆063112605⑆ ⑆100842006⑆

Victoria Square Condominium Association, Inc.
c/o Phoenix Management Services, Inc.
7580 N. Hub Hill Road

Popular Community Bank
8401 W Oakland Park Blvd

Date: 12/13/2021

Pay To: GARING PARKING ENFORCEMENT
The Order of: 5197 N.W. 12th STREET #220
MARGATE FL 33063

Pay Exactly: ** SEVENTY FOUR DOLLARS AND 26/100 CENTS **

** \$74.26 **

Authorized Signature: [Signature]

Authorized Signature 2: [Signature]

⑆005004⑆ ⑆063112605⑆ ⑆100842006⑆

For Deposit Only - JPMC

⑆005004⑆ ⑆063112605⑆ ⑆100842006⑆

Check # 5003, Posted 12-15-21, Amount 1,812.54

Check # 5004, Posted 12-14-21, Amount 74.26

Victoria Square Condominium Association, Inc.
c/o Phoenix Management Services, Inc.
7580 N. Hub Hill Road

Popular Community Bank
8401 W Oakland Park Blvd

Date: 12/2/2021

Pay To: CONSOLIDATED COMMUNITY MGM
The Order of: 7126 N Hub Hill Rd
Tamarac FL 33321

Pay Exactly: ** EIGHT DOLLARS AND 10/100 CENTS **

** \$8.10 **

Authorized Signature: [Signature]

Authorized Signature 2: [Signature]

⑆005005⑆ ⑆063112605⑆ ⑆100842006⑆

For Deposit Only - JPMC

⑆005005⑆ ⑆063112605⑆ ⑆100842006⑆

Victoria Square Condominium Association, Inc.
c/o Phoenix Management Services, Inc.
7580 N. Hub Hill Road

Popular Community Bank
8401 W Oakland Park Blvd

Date: 12/2/2021

Pay To: Ryan Associates, Inc.
The Order of: 11102 NW 11th Terrace
Coral Springs FL 33073

Pay Exactly: ** THREE HUNDRED FIFTY FOUR DOLLARS AND 95/100 CENTS **

** \$354.95 **

Authorized Signature: [Signature]

Authorized Signature 2: [Signature]

⑆005008⑆ ⑆063112605⑆ ⑆100842006⑆

For Deposit Only - JPMC

⑆005008⑆ ⑆063112605⑆ ⑆100842006⑆

Check # 5005, Posted 12-13-21, Amount 8.10

Check # 5008, Posted 12-16-21, Amount 354.95



POPULAR.

VICTORIA SQUARE CONDO
December 31, 2021

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Victoria Square Condominium Association, Inc. c/o Phoenix Management Services, Inc. 7680 N Hob Hill Road		Popular Community Bank 8402 W Colonial Park Blvd	5012
		Date: 12/15/2021	
Pay Exactly:	** EIGHT HUNDRED FORTY EIGHT DOLLARS AND 00/100 CENTS **		** 848.00 **
Pay To The Order of:	BEST LAWN SERVICE OF AMERICA PO BOX 590233 FT LAUDERDALE FL 33359		<i>[Signature]</i>
		Amount in figures \$	
⑈005012⑈ ⑆05117605⑆		5100842006⑈	

	MICR LINE ⑈005012⑈ ⑆05117605⑆	PAY TO THE ORDER OF SUNBELT BANK, N.A. FOR DEPOSIT ONLY ANY OTHER USE IS VOID	<i>[Signature]</i> BET LAWN SERVICE

Check # 5012, Posted 12-27-21, Amount 848.00

Victoria Square Condominium Association, Inc.Run Date: 01/17/2022
Run Time: 12:50 PM**BANK RECONCILIATION**

Statement Date: 12/31/2021

Reconciliation Summary: PCB - Popular Community Bank		GL Account: 01110 - Popular Bank - Reserves	
Bank Statement Balance	\$66,583.26	Account Balance	\$66,583.26
GL Account Balance	\$66,583.26	+ Uncleared Payments	\$0.00
Difference	\$0.00	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$66,583.26
		- Statement Balance	\$66,583.26
		Difference	\$0.00

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



Last statement: November 30, 2021
 This statement: December 31, 2021
 Total days in statement period: 31

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 (0)



00007084 JOB010108 01 MC00 0000
 VICTORIA SQUARE CONDO ASSOC INC
 RESERVES
 C/O PHOENIX MANAGEMENT
 4800 N STATE RD 7 SUITE 105
 LAUDERDALE LAKES FL 33319-5805

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

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

Pab Platinum Bus MM

Account number	6808062233
Low balance	\$66,577.61
Average balance	\$66,577.61
Avg collected balance	\$66,577.00
Interest paid year to date	\$332.99

DAILY ACTIVITY

Date	Description	Additions	Subtractions	Balance
11-30	Beginning balance			\$66,577.61
12-31	'Interest Credit 0000000000000000	5.65		66,583.26
12-31	Ending totals	5.65	0.00	\$66,583.26

Interest for 2021 to be reported to the Internal Revenue Service on your tax return is \$332.99.

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: November 30, 2021
 This statement: December 31, 2021
 Total days in statement period: 31

Page 1 of 1
 6810668787
 (0)



00011210 JOB010108 01 MC00 0000
 VICTORIA SQUARE CONDO ASSOC INC
 LOAN PROCEEDS
 C/O PHOENIX MANAGEMENT
 4800 N STATE RD 7 SUITE 105
 LAUDERDALE LAKES FL 33319-5805

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

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.

CHECK REGISTER - DETAILED
START: 12/01/2021 | END: 12/31/2021

Run Date: 01/27/2022
Run Time: 10:23 AM

Date	Check	Vendor	Reference	Amount
Popular Community Bank Popular Bank - Oper				
12/27/2021	122721	COCS - City Of Coral Springs	920621482 10/25-11/22	\$3,467.64
12/27/2021	Inv: 122721	Acct: 08920 Water & Sewer	920621482 10/25-11/22	\$3,467.64
12/20/2021	100000	WASTE - 0119 Waste Pro- Pompano	042603 11/1-30	\$1,462.54
12/15/2021	Inv: 0001025192	Acct: 08930 Trash Removal	042603 11/1-30	\$1,462.54
12/17/2021	991221 tn	FPL - FLORIDA POWER & LIGHT	121721	\$119.29
12/17/2021	Inv: 121721	Acct: 08910 Electric	121721	\$68.47
12/17/2021	Inv: 121721	Acct: 08910 Electric	121721	\$50.82
12/15/2021	5012	BESLAW - BEST LAWN SERVICE OF AMERICA	AUG & SEPT LAWN SVC	\$848.00
12/15/2021	Inv: 003	Acct: 09610 Lawn Maintenance	AUG & SEPT LAWN SVC	\$848.00
12/13/2021	5011	ARICO - ARIGEN CONSTRUCTION, LLC	October janitorial	\$740.00
12/13/2021	Inv: 10121	Acct: 09055 Janitorial Service	October janitorial	\$370.00
12/13/2021	Inv: 11121	Acct: 09055 Janitorial Service	November janitorial	\$370.00
12/08/2021	5010	GPE - GARING PARKING ENFORCEMENT	PARKING SVC 12/3-16	\$74.26
12/08/2021	Inv: 68768	Acct: 09010 Repairs & Maint.	PARKING SVC 12/3-16	\$74.26
12/06/2021	ACH	WASTE - 0119 Waste Pro- Pompano	ACH	\$1,462.54
12/06/2021	Inv: 120621	Acct: 08930 Trash Removal	ACH	\$1,462.54
12/02/2021	5002	DBPR-Condo - Dept of Bus & Prog Reg	PRIS008978 2022	\$176.00
12/02/2021	Inv: 2021	Acct: 07305 License/Fees/Permits	PRIS008978 2022	\$176.00
12/02/2021	5003	WASTE - 0119 Waste Pro- Pompano	042603 10/1-31 TRASH	\$1,812.54
12/02/2021	Inv: 0001021792	Acct: 08930 Trash Removal	042603 10/1-31 TRASH	\$1,812.54
12/02/2021	5004	GPE - GARING PARKING ENFORCEMENT	PARKING 11/19-12/2	\$74.26
12/02/2021	Inv: 68679	Acct: 09010 Repairs & Maint.	PARKING 11/19-12/2	\$74.26

Date	Check	Vendor	Reference	Amount
12/02/2021	5005	CCM - CONSOLIDATED COMMUNITY MGM	OCT OFFICE SUPPLIES	\$8.10
12/02/2021	Inv: 107189	Acct: 07320 Office Expense	OCT OFFICE SUPPLIES	\$8.10
12/02/2021	5006	SUNBIZ - SUNSHINE BIZ SERVICES	ACCT#5539 ANNUAL HOSTING	\$180.00
12/02/2021	Inv: 110121	Acct: 07320 Office Expense	ACCT#5539 ANNUAL HOSTING	\$180.00
12/02/2021	5007	Void -	REIMB FOR SIGNS/REIMB FOR SIGNS	\$0.00
12/02/2021	5008	RA-VSC - Ryan Associates, Inc	NOV WET CHECK	\$354.95
12/02/2021	Inv: 2719	Acct: 09625 Sprinkler Maintenance	NOV WET CHECK	\$50.00
12/02/2021	Inv: 2720	Acct: 09625 Sprinkler Maintenance	IRRIGATION REPAIRS	\$304.95
12/02/2021	5009	BESLAW - BEST LAWN SERVICE OF AMERICA	AUG & SEPT LAWN SVC	\$848.00
12/02/2021	Inv: 003	Acct: 09610 Lawn Maintenance	AUG & SEPT LAWN SVC	\$848.00
Sub-Total:				\$11,628.12

Total: \$11,628.12

Victoria Square Condominium Association, Inc.

Run Date: 01/27/2022
Run Time: 10:23 AM

AGED OWNER BALANCE

As of: 12/31/2021

Account #	Lot	Name/Address	Current	Over 30	Over 60	Over 90	Total
3248		Perdizes LLC 3248 Coral Ridge Drive	\$321.00	\$0.00	\$10.00	\$0.00	\$331.00
3254		Luis Enrique Díaz Bahamonde 3254 Coral Ridge Drive	\$341.00	\$341.00	\$4.98	\$0.00	\$686.98
3258		Swamine LLC 3258 Coral Ridge Drive	\$208.00	\$0.00	\$0.00	\$0.00	\$208.00
3206		Oswaldo Bigott 3206 Coral Ridge Drive	\$341.00	\$0.00	\$0.00	\$0.00	\$341.00
3214		Rafael & Aracelis Oviedo 3214 Coral Ridge Drive	\$341.00	\$0.00	\$0.00	\$0.00	\$341.00
3222		Kalawattee Maharaj 3222 Coral Ridge Drive	\$341.00	\$341.00	\$0.00	\$0.00	\$682.00
3224		Kalawattee Maharaj 3224 Coral Ridge Drive	\$341.00	\$314.00	\$0.00	\$0.00	\$655.00
3226		Baron Ramirez 3226 Coral Ridge Drive	\$297.00	\$0.00	\$0.00	\$0.00	\$297.00
3232		Igal Hebron 3232 Coral Ridge Drive	\$341.00	\$341.00	\$0.00	\$0.00	\$682.00
3234		Richard Singh 3234 Coral Ridge Drive	\$341.00	\$340.00	\$0.00	\$0.00	\$681.00
3236		Xin Li 3236 Coral Ridge Drive	\$341.00	\$341.00	\$0.00	\$0.00	\$682.00
3238		Esther Cobenas 3238 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
3268		Michael & Georgina Sutton 3268 Coral Ridge Drive	\$341.00	\$341.00	\$0.00	\$0.00	\$682.00
3270		Roni Barr 3270 Coral Ridge Drive	\$341.00	\$341.00	\$0.00	\$0.00	\$682.00
3280		Margaret Shaver Trust 3280 Coral Ridge Drive	\$341.00	\$341.00	\$0.00	\$0.00	\$682.00
3286		Denise & Oswest Senior-Smith 3286 Coral Ridge Drive	\$341.00	\$341.00	\$0.00	\$0.00	\$682.00
Community Total			\$5,600.00	\$3,382.00	\$14.98	\$0.00	\$8,996.98

Report Summary

Code	Account#	Current	Over 30	Over 60	Over 90	Total
01 - Late Fees	01310	\$0.00	\$0.00	\$10.00	\$0.00	\$10.00
A1 - ASSESSMENT	01310	\$5,600.00	\$3,382.00	\$4.98	\$0.00	\$8,986.98
Grand Total:		\$5,600.00	\$3,382.00	\$14.98	\$0.00	\$8,996.98

Account#	Account Description	Delinquency Amount
01310	Assessments Receivable	\$8,996.98
Total:		\$8,996.98

Total Number of Homes: 17

Aged Open Items

Victoria Square Condominium Association, Inc.
As of: 12/31/2021

Run Date: 01/27/2022
Run Time: 10:10 AM

Item #	Vendor	Invoice	Date	Current	31-60	61-90	Over 90
351685	GPE-GARING PARKING ENFORCEMENT	68589	12/29/2021	\$74.26	\$0.00	\$0.00	\$0.00
	09010 Repairs & Maint.						
351686	GPE-GARING PARKING ENFORCEMENT	68768	12/16/2021	\$74.26	\$0.00	\$0.00	\$0.00
	09010 Repairs & Maint.						
351687	GPE-GARING PARKING ENFORCEMENT	68526	12/29/2021	\$74.26	\$0.00	\$0.00	\$0.00
	09010 Repairs & Maint.						
382156	WASTE-0119 Waste Pro- Pompano	Credit Memo	12/31/2021	(\$1,462.54)	\$0.00	\$0.00	\$0.00
	08930 Trash Removal	12/6/21					
387753	BESLAW-BEST LAWN SERVICE OF AMERICA	0018	12/31/2021	\$4,185.94	\$0.00	\$0.00	\$0.00
	09610 Lawn Maintenance						
Total				\$2,946.18	\$0.00	\$0.00	\$0.00

Grand Total

\$2,946.18

* Need vendor info to match Balance
Sheet \$290.00

\$ 2946.18
290 -

3236.18

Victoria Square Condominium Association, Inc.

Run Date: 01/27/2022

Run Time: 10:23 AM

PREPAID OWNERS

As of: 12/31/2021

Owner	Address	Account #	Lot #		Prepaid Balance
Jairajh & Soondardaye Chaitoo	3220 Coral Ridge Drive	3220		PP - General	\$27.00
				Total	\$27.00
AB1 LLC	3228 Coral Ridge Drive	3228		PP - General	\$63.00
				Total	\$63.00
Jairajh Chaitoo	3230 Coral Ridge Drive	3230		PP - General	\$341.00
				PP - A1 - ASSESSMENT	\$159.00
				Total	\$500.00
Esther Cobenas	3238 Coral Ridge Drive	3238		PP - General	\$341.00
				Total	\$341.00
Hing Yuen Henry Wong	3242 Coral Ridge Drive	3242		PP - General	\$539.00
				Total	\$539.00
Bertha Dooley	3256 Coral Ridge Drive	3256		PP - General	\$341.00
				Total	\$341.00
Guillermo Rivera Trustee	3264 Coral Ridge Drive	3264		PP - General	\$3.00
				Total	\$3.00
CAFPI Clementine LLC	3266 Coral Ridge Drive	3266		PP - General	\$45.00
				Total	\$45.00
Yoram Ozer	3278 Coral Ridge Drive	3278		PP - General	\$341.00
				PP - A1 - ASSESSMENT	\$25.00
				Total	\$366.00
Guice Properties LLC	3284 Coral Ridge Drive	3284		PP - General	\$368.00
				Total	\$368.00
				PP - General	\$2,409.00
				PP - A1 - ASSESSMENT	\$184.00
				Total	\$2,593.00

Victoria Square Condominium Association, Inc.

Run Date: 01/27/2022

Run Time: 10:23 AM

GENERAL LEDGER DETAIL

As of: Start: 12/01/2021 | End: 12/31/2021

Account		Balance Forward			Debits	Credits	Ending Balance
01010 Popular Bank - Oper		\$55,487.82			\$17,953.06	\$11,683.12	\$61,757.76
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/1/2021	AR 299777 - Cash Receipts - Manual	1			\$341.00	\$0.00	
12/2/2021	AP 283312 - Print Check	5005	CCM - CONSOLIDATED COMMUNITY MGM	OCT OFFICE SUPPLIES	\$0.00	\$8.10	
12/2/2021	AP 283312 - Print Check	5002	DBPR-Condo - Dept of Bus & Prog Reg	PRIS008978 2022	\$0.00	\$176.00	
12/2/2021	AP 283312 - Print Check	5004	GPE - GARING PARKING ENFORCEMENT	PARKING 11/19-12/2	\$0.00	\$74.26	
12/2/2021	AP 283312 - Print Check	5008	RA-VSC - Ryan Associates, Inc	IRRIGATION REPAIRS	\$0.00	\$354.95	
12/2/2021	AP 283312 - Print Check	5003	WASTE - 0119 Waste Pro-Pompano	042603 10/1-31 TRASH	\$0.00	\$1,812.54	
12/2/2021	AP 283312 - Print Check	5009	BESLAW - BEST LAWN SERVICE OF AMERICA	AUG & SEPT LAWN SVC	\$0.00	\$848.00	
12/2/2021	AP 283312 - Print Check	5007	ROSBAT - ROSANNA BATISTA	REIMB FOR SIGNS	\$0.00	\$55.00	
12/2/2021	AP 283312 - Print Check	5006	SUNBIZ - SUNSHINE BIZ SERVICES	ACCT#5539 ANNUAL HOSTING	\$0.00	\$180.00	
12/6/2021	AR 299833 - Cash Receipts - Manual	1			\$1,023.00	\$0.00	
12/6/2021	AP 382174 - Hand Written Check	ACH	WASTE - 0119 Waste Pro-Pompano	ACH	\$0.00	\$1,462.54	
12/7/2021	AP 293315 - Void Check	5007	ROSBAT - ROSANNA BATISTA	REIMB FOR SIGNS	\$55.00	\$0.00	
12/8/2021	AR 296683 - Cash Receipts - Manual	3834			\$341.00	\$0.00	
12/8/2021	AR 296690 - Cash Receipts - Manual	0000995102			\$341.00	\$0.00	
12/8/2021	AR 296697 - Cash Receipts - Manual	1109			\$385.00	\$0.00	
12/8/2021	AR 296699 - Cash Receipts - Manual	1001			\$316.00	\$0.00	
12/8/2021	AR 296700 - Cash Receipts - Manual	112			\$341.00	\$0.00	
12/8/2021	AR 296701 - Cash Receipts - Manual	190			\$341.00	\$0.00	
12/8/2021	AR 296702 - Cash Receipts - Manual	1847			\$341.00	\$0.00	
12/8/2021	AR 296704 - Cash Receipts - Manual	1714			\$341.00	\$0.00	
12/8/2021	AR 296705 - Cash Receipts - Manual	3613			\$341.00	\$0.00	
12/8/2021	AR 296710 - Cash Receipts - Manual	21007625969			\$682.00	\$0.00	
12/8/2021	AR 296711 - Cash Receipts - Manual	0000995098			\$341.00	\$0.00	
12/8/2021	AR 296713 - Cash Receipts - Manual	0000005877			\$341.00	\$0.00	
12/8/2021	AR 296717 - Cash Receipts - Manual	210			\$341.00	\$0.00	
12/8/2021	AR 296722 - Cash Receipts - Manual	19301236254			\$341.00	\$0.00	
12/8/2021	AR 296724 - Cash Receipts - Manual	19020282840			\$341.00	\$0.00	
12/8/2021	AR 296726 - Cash Receipts - Manual	1081			\$341.00	\$0.00	
12/8/2021	AR 296734 - Cash Receipts - Manual	103			\$341.00	\$0.00	
12/8/2021	AR 296738 - Cash Receipts - Manual	0034700776			\$341.00	\$0.00	
12/8/2021	AR 296740 - Cash	0054096011			\$331.00	\$0.00	

Account			Balance Forward		Debits	Credits	Ending Balance
12/8/2021	Receipts - Manual AR 296748 - Cash	138712605			\$341.00	\$0.00	
12/8/2021	Receipts - Manual AR 296749 - Cash	211			\$341.00	\$0.00	
12/8/2021	Receipts - Manual AR 296753 - Cash	0058461812			\$341.00	\$0.00	
12/8/2021	Receipts - Manual AP 297726 - Print Check	5010	GPE - GARING PARKING ENFORCEMENT	PARKING SVC 12/3-16	\$0.00	\$74.26	
12/10/2021	AR 331960 - Cash	1			\$341.00	\$0.00	
12/13/2021	Receipts - Manual AR 309201 - Cash	19336806657			\$2,718.00	\$0.00	
12/13/2021	Receipts - Manual AP 309506 - Print Check	5011	ARICO - ARIGEN CONSTRUCTION, LLC	November janitorial	\$0.00	\$740.00	
12/15/2021	AR 315442 - Cash	740695798			\$341.00	\$0.00	
12/15/2021	Receipts - Manual AP 317086 - Print Check	5012	BESLAW - BEST LAWN SERVICE OF AMERICA	AUG & SEPT LAWN SVC	\$0.00	\$848.00	
12/16/2021	AR 319717 - Cash	2014			\$2,046.00	\$0.00	
12/16/2021	Receipts - Manual AR 331961 - Cash	1			\$682.00	\$0.00	
12/16/2021	Receipts - Manual AR 331967 - Cash	1			\$682.00	\$0.00	
12/17/2021	Receipts - Manual AP 399499 - Hand Written Check	991221 tn	FPL - FLORIDA POWER & LIGHT	121721	\$0.00	\$50.82	
12/17/2021	AP 399504 - Hand Written Check	991221 tn	FPL - FLORIDA POWER & LIGHT	121721	\$0.00	\$68.47	
12/20/2021	AP 329780 - External Check	100000	WASTE - 0119 Waste Pro- Pompano	042603 11/1-30	\$0.00	\$1,462.54	
12/27/2021	AP 386823 - Hand Written Check	122721	COCS - City Of Coral Springs	920621482 10/25-11/22	\$0.00	\$3,467.64	
12/28/2021	AR 382499 - Cash	1			\$341.00	\$0.00	
12/31/2021	Receipts - Manual GL 382198 - Misc Deposit			Dec Bank Interest	\$1.06	\$0.00	
12/31/2021	GL 399799 - Journal Entry		Adj Beg Bal from Prev Mgmt	Adj Beg Bal form Pre	\$1,530.00	\$0.00	
01110 Popular Bank - Reserves				\$66,577.61	\$5.65	\$0.00	\$66,583.26
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/31/2021	GL 381894 - Misc Deposit			Dec Reserve Interest	\$5.65	\$0.00	
01150 Due To / From Reserves				\$1,451.90	\$1,451.90	\$0.00	\$2,903.80
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/31/2021	GL 399551 - Journal Entry		Record Dec Accrual for Reserve Transfer	Record Dec Accrual for Reserve Transfer	\$1,451.90	\$0.00	
01310 Assessments Receivable				\$9,306.98	\$15,004.00	\$15,314.00	\$8,996.98
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/1/2021	AR 295473 - Apply Charges				\$15,004.00	\$0.00	
12/1/2021	AR 295478 - Apply PrePays				\$0.00	\$929.00	
12/1/2021	AR 299777 - Cash	1			\$0.00	\$341.00	
12/6/2021	Receipts - Manual AR 299833 - Cash	1			\$0.00	\$1,023.00	
12/8/2021	Receipts - Manual AR 296683 - Cash	3834			\$0.00	\$341.00	
12/8/2021	Receipts - Manual AR 296690 - Cash	0000995102			\$0.00	\$341.00	
12/8/2021	Receipts - Manual AR 296697 - Cash	1109			\$0.00	\$385.00	

Account			Balance Forward	Debits	Credits	Ending Balance
12/8/2021	AR 296699 - Cash Receipts - Manual	1001		\$0.00	\$316.00	
12/8/2021	AR 296700 - Cash Receipts - Manual	112		\$0.00	\$341.00	
12/8/2021	AR 296701 - Cash Receipts - Manual	190		\$0.00	\$341.00	
12/8/2021	AR 296702 - Cash Receipts - Manual	1847		\$0.00	\$341.00	
12/8/2021	AR 296704 - Cash Receipts - Manual	1714		\$0.00	\$341.00	
12/8/2021	AR 296705 - Cash Receipts - Manual	3613		\$0.00	\$341.00	
12/8/2021	AR 296710 - Cash Receipts - Manual	21007625969		\$0.00	\$682.00	
12/8/2021	AR 296711 - Cash Receipts - Manual	0000995098		\$0.00	\$341.00	
12/8/2021	AR 296713 - Cash Receipts - Manual	0000005877		\$0.00	\$341.00	
12/8/2021	AR 296717 - Cash Receipts - Manual	210		\$0.00	\$341.00	
12/8/2021	AR 296722 - Cash Receipts - Manual	19301236254		\$0.00	\$182.00	
12/8/2021	AR 296724 - Cash Receipts - Manual	19020282840		\$0.00	\$341.00	
12/8/2021	AR 296726 - Cash Receipts - Manual	1081		\$0.00	\$341.00	
12/8/2021	AR 296734 - Cash Receipts - Manual	103		\$0.00	\$341.00	
12/8/2021	AR 296738 - Cash Receipts - Manual	0034700776		\$0.00	\$316.00	
12/8/2021	AR 296740 - Cash Receipts - Manual	0054096011		\$0.00	\$331.00	
12/8/2021	AR 296748 - Cash Receipts - Manual	138712605		\$0.00	\$341.00	
12/8/2021	AR 296749 - Cash Receipts - Manual	211		\$0.00	\$341.00	
12/8/2021	AR 296753 - Cash Receipts - Manual	0058461812		\$0.00	\$341.00	
12/10/2021	AR 331960 - Cash Receipts - Manual	1		\$0.00	\$341.00	
12/13/2021	AR 309201 - Cash Receipts - Manual	19336806657		\$0.00	\$1,665.00	
12/15/2021	AR 315442 - Cash Receipts - Manual	740695798		\$0.00	\$278.00	
12/16/2021	AR 319717 - Cash Receipts - Manual	2014		\$0.00	\$1,705.00	
12/16/2021	AR 331961 - Cash Receipts - Manual	1		\$0.00	\$682.00	
12/16/2021	AR 331967 - Cash Receipts - Manual	1		\$0.00	\$682.00	
01690 Utility Deposits			\$80.00	\$0.00	\$0.00	\$80.00
03010 Accounts Payable			(\$290.00)	\$8,151.19	\$11,097.37	(\$3,236.18)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
12/2/2021	AP 283193 - Enter Bill		RA-VSC - Ryan Associates, Inc	NOV WET CHECK	\$0.00	\$50.00
12/2/2021	AP 283197 - Enter Bill		BESLAW - BEST LAWN SERVICE OF AMERICA	AUG & SEPT LAWN SVC	\$0.00	\$848.00
12/2/2021	AP 283205 - Enter Bill		RA-VSC - Ryan Associates, Inc	IRRIGATION REPAIRS	\$0.00	\$304.95
12/2/2021	AP 283207 - Enter Bill		ROSBAT - ROSANNA BATISTA	REIMB FOR SIGNS	\$0.00	\$55.00
12/2/2021	AP 283215 - Enter Bill		SUNBIZ - SUNSHINE BIZ SERVICES	ACCT#5539 ANNUAL HOSTING	\$0.00	\$180.00
12/2/2021	AP 283216 - Enter Bill		CCM - CONSOLIDATED COMMUNITY MGM	OCT OFFICE SUPPLIES	\$0.00	\$8.10
12/2/2021	AP 283223 - Enter Bill		GPE - GARING PARKING	PARKING 11/19-	\$0.00	\$74.26

Account			Balance Forward	Debits	Credits	Ending Balance
12/2/2021	AP 283228 - Enter Bill		ENFORCEMENT WASTE - 0119 Waste Pro-Pompano	12/2 042603 10/1-31 TRASH	\$0.00	\$1,812.54
12/2/2021	AP 283306 - Enter Bill		DBPR-Condo - Dept of Bus & Prog Reg	PRIS008978 2022	\$0.00	\$176.00
12/2/2021	AP 283312 - Print Check	5005	CCM - CONSOLIDATED COMMUNITY MGM	OCT OFFICE SUPPLIES	\$8.10	\$0.00
12/2/2021	AP 283312 - Print Check	5002	DBPR-Condo - Dept of Bus & Prog Reg	PRIS008978 2022	\$176.00	\$0.00
12/2/2021	AP 283312 - Print Check	5004	GPE - GARING PARKING ENFORCEMENT	PARKING 11/19-12/2	\$74.26	\$0.00
12/2/2021	AP 283312 - Print Check	5008	RA-VSC - Ryan Associates, Inc	IRRIGATION REPAIRS	\$354.95	\$0.00
12/2/2021	AP 283312 - Print Check	5003	WASTE - 0119 Waste Pro-Pompano	042603 10/1-31 TRASH	\$1,812.54	\$0.00
12/2/2021	AP 283312 - Print Check	5009	BESLAW - BEST LAWN SERVICE OF AMERICA	AUG & SEPT LAWN SVC	\$848.00	\$0.00
12/2/2021	AP 283312 - Print Check	5007	ROSBAT - ROSANNA BATISTA	REIMB FOR SIGNS	\$55.00	\$0.00
12/2/2021	AP 283312 - Print Check	5006	SUNBIZ - SUNSHINE BIZ SERVICES	ACCT#5539 ANNUAL HOSTING	\$180.00	\$0.00
12/7/2021	AP 293315 - Void Check	5007	ROSBAT - ROSANNA BATISTA	REIMB FOR SIGNS	\$0.00	\$55.00
12/7/2021	AP 293321 - AP Adjustment		ROSBAT - ROSANNA BATISTA	REIMB FOR SIGNS	\$55.00	\$0.00
12/8/2021	AP 297725 - Enter Bill		GPE - GARING PARKING ENFORCEMENT	PARKING SVC 12/3-16	\$0.00	\$74.26
12/8/2021	AP 297726 - Print Check	5010	GPE - GARING PARKING ENFORCEMENT	PARKING SVC 12/3-16	\$74.26	\$0.00
12/13/2021	AP 309494 - Enter Bill		ARICO - ARIGEN CONSTRUCTION, LLC	October janitorial	\$0.00	\$370.00
12/13/2021	AP 309498 - Enter Bill		ARICO - ARIGEN CONSTRUCTION, LLC	November janitorial	\$0.00	\$370.00
12/13/2021	AP 309506 - Print Check	5011	ARICO - ARIGEN CONSTRUCTION, LLC	November janitorial	\$740.00	\$0.00
12/15/2021	AP 317085 - Enter Bill		BESLAW - BEST LAWN SERVICE OF AMERICA	AUG & SEPT LAWN SVC	\$0.00	\$848.00
12/15/2021	AP 317086 - Print Check	5012	BESLAW - BEST LAWN SERVICE OF AMERICA	AUG & SEPT LAWN SVC	\$848.00	\$0.00
12/15/2021	AP 327208 - Enter Bill		WASTE - 0119 Waste Pro-Pompano	042603 11/1-30	\$0.00	\$1,462.54
12/16/2021	AP 351686 - Enter Bill		GPE - GARING PARKING ENFORCEMENT	Dec Parking Svc	\$0.00	\$74.26
12/20/2021	AP 329780 - External Check	100000	WASTE - 0119 Waste Pro-Pompano	042603 11/1-30	\$1,462.54	\$0.00
12/29/2021	AP 351685 - Enter Bill		GPE - GARING PARKING ENFORCEMENT	Nov Parking Svc	\$0.00	\$74.26
12/29/2021	AP 351687 - Enter Bill		GPE - GARING PARKING ENFORCEMENT	Nov Parking Svc	\$0.00	\$74.26
12/31/2021	AP 382156 - Credit Memo		WASTE - 0119 Waste Pro-Pompano	ACH Dupl Pmt	\$1,462.54	\$0.00
12/31/2021	AP 387753 - Enter Bill		BESLAW - BEST LAWN SERVICE OF AMERICA	Lawn Maint Oct-Dec	\$0.00	\$4,185.94
03030 Exchange				\$0.00	\$0.00	\$1,530.00
						(\$1,530.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
12/31/2021	GL 399799 - Journal Entry		Adj Beg Bal from Prev Mgmt	Adj Beg Bal form Pre	\$0.00	\$1,530.00
03310 Prepaid Owner Assessments				(\$1,540.00)	\$0.00	\$1,053.00
						(\$2,593.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
12/28/2021	AR 382499 - Cash Receipts - Manual	1			\$0.00	\$341.00
12/31/2021	GL 399864 - Journal Entry		Adj Prepaid Owner Assessments	Adj Prepaid Owner Assessments	\$0.00	\$712.00
03350 Due To / From Reserves				(\$1,451.90)	\$0.00	\$1,451.90
						(\$2,903.80)

Account				Balance Forward	Debits	Credits	Ending Balance
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/31/2021	GL 399551 - Journal Entry		Record Dec Accrual for Reserve Transfer	Record Dec Accrual for Reserve Transfer	\$0.00	\$1,451.90	
05010 Reserves - Roof				(\$35,141.09)	\$0.00	\$719.91	(\$35,861.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/31/2021	GL 296344 - Journal Entry		Monthly Reserve	Monthly Reserve	\$0.00	\$719.91	
05020 Reserves - Painting				(\$28,734.05)	\$0.00	\$481.99	(\$29,216.04)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/31/2021	GL 296344 - Journal Entry		Monthly Reserve	Monthly Reserve	\$0.00	\$481.99	
05030 Reserves - Paving				(\$1,250.00)	\$0.00	\$250.00	(\$1,500.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/31/2021	GL 296344 - Journal Entry		Monthly Reserve	Monthly Reserve	\$0.00	\$250.00	
05070 Reserves - Interest				(\$2,904.37)	\$0.00	\$5.65	(\$2,910.02)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/31/2021	GL 381894 - Misc Deposit			Dec Reserve Interest	\$0.00	\$5.65	
05510 Retained Earnings				(\$52,121.26)	\$0.00	\$0.00	(\$52,121.26)
06310 Maintenance Income				(\$165,044.00)	\$1,641.00	\$16,645.00	(\$180,048.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/1/2021	AR 295473 - Apply Charges				\$0.00	\$15,004.00	
12/1/2021	AR 295478 - Apply PrePays				\$929.00	\$0.00	
12/8/2021	AR 296722 - Cash Receipts - Manual	19301236254			\$0.00	\$159.00	
12/8/2021	AR 296738 - Cash Receipts - Manual	0034700776			\$0.00	\$25.00	
12/13/2021	AR 309201 - Cash Receipts - Manual	19336806657			\$0.00	\$1,053.00	
12/15/2021	AR 315442 - Cash Receipts - Manual	740695798			\$0.00	\$63.00	
12/16/2021	AR 319717 - Cash Receipts - Manual	37877104			\$0.00	\$341.00	
12/31/2021	GL 399864 - Journal Entry		Adj Prepaid Owner Assessments	Adj Prepaid Owner Assessments	\$712.00	\$0.00	
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				(\$11.85)	\$0.00	\$1.06	(\$12.91)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/31/2021	GL 382198 - Misc Deposit			Dec Bank Interest	\$0.00	\$1.06	
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	\$176.00	\$0.00	\$1,097.30
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/2/2021	AP 283306 - Enter Bill		DBPR-Condo - Dept of Bus & Prog Reg	PRIS008978 2022	\$176.00	\$0.00	
07320 Office Expense				\$644.83	\$188.10	\$0.00	\$832.93
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/2/2021	AP 283215 - Enter Bill		SUNBIZ - SUNSHINE BIZ SERVICES	ACCT#5539 ANNUAL HOSTING	\$180.00	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
12/2/2021 AP 283216 - Enter Bill				CCM - CONSOLIDATED COMMUNITY MGM	OCT OFFICE SUPPLIES	\$8.10	\$0.00
08910 Electric				\$1,369.67	\$119.29	\$0.00	\$1,488.96
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/17/2021	AP 399499 - Hand Written Check	991221 tn	FPL - FLORIDA POWER & LIGHT	121721	\$50.82	\$0.00	
12/17/2021	AP 399504 - Hand Written Check	991221 tn	FPL - FLORIDA POWER & LIGHT	121721	\$68.47	\$0.00	
08920 Water & Sewer				\$33,601.65	\$3,467.64	\$0.00	\$37,069.29
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/27/2021	AP 386823 - Hand Written Check	122721	COCS - City Of Coral Springs	920621482 10/25-11/22	\$3,467.64	\$0.00	
08930 Trash Removal				\$16,303.04	\$4,737.62	\$1,462.54	\$19,578.12
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/2/2021	AP 283228 - Enter Bill		WASTE - 0119 Waste Pro-Pompano	042603 10/1-31 TRASH	\$1,812.54	\$0.00	
12/6/2021	AP 382174 - Hand Written Check	ACH	WASTE - 0119 Waste Pro-Pompano	ACH	\$1,462.54	\$0.00	
12/15/2021	AP 327208 - Enter Bill		WASTE - 0119 Waste Pro-Pompano	042603 11/1-30	\$1,462.54	\$0.00	
12/31/2021	AP 382156 - Credit Memo		WASTE - 0119 Waste Pro-Pompano	ACH Dupl Pmt	\$0.00	\$1,462.54	
09010 Repairs & Maint.				\$4,536.45	\$426.30	\$55.00	\$4,907.75
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/2/2021	AP 283207 - Enter Bill		ROSBAT - ROSANNA BATISTA	REIMB FOR SIGNS	\$55.00	\$0.00	
12/2/2021	AP 283223 - Enter Bill		GPE - GARING PARKING ENFORCEMENT	PARKING 11/19-12/2	\$74.26	\$0.00	
12/7/2021	AP 293321 - AP Adjustment		ROSBAT - ROSANNA BATISTA	REIMB FOR SIGNS	\$0.00	\$55.00	
12/8/2021	AP 297725 - Enter Bill		GPE - GARING PARKING ENFORCEMENT	PARKING SVC 12/3-16	\$74.26	\$0.00	
12/16/2021	AP 351686 - Enter Bill		GPE - GARING PARKING ENFORCEMENT	Dec Parking Svc	\$74.26	\$0.00	
12/29/2021	AP 351685 - Enter Bill		GPE - GARING PARKING ENFORCEMENT	Nov Parking Svc	\$74.26	\$0.00	
12/29/2021	AP 351687 - Enter Bill		GPE - GARING PARKING ENFORCEMENT	Nov Parking Svc	\$74.26	\$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				\$4,905.00	\$740.00	\$0.00	\$5,645.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/13/2021	AP 309494 - Enter Bill		ARICO - ARIGEN CONSTRUCTION, LLC	October janitorial	\$370.00	\$0.00	
12/13/2021	AP 309498 - Enter Bill		ARICO - ARIGEN CONSTRUCTION, LLC	November janitorial	\$370.00	\$0.00	
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	\$5,881.94	\$0.00	\$13,116.14
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/2/2021	AP 283197 - Enter Bill		BESLAW - BEST LAWN SERVICE OF AMERICA	AUG & SEPT LAWN SVC	\$848.00	\$0.00	
12/15/2021	AP 317085 - Enter Bill		BESLAW - BEST LAWN SERVICE OF AMERICA	AUG & SEPT LAWN SVC	\$848.00	\$0.00	
12/31/2021	AP 387753 - Enter Bill		BESLAW - BEST LAWN SERVICE OF AMERICA	Lawn Maint Oct-Dec	\$4,185.94	\$0.00	
09615 Tree Trimming - Removal				\$13,328.88	\$0.00	\$0.00	\$13,328.88
09625 Sprinkler Maintenance				\$4,632.39	\$354.95	\$0.00	\$4,987.34
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	

Account			Balance Forward	Debits	Credits	Ending Balance
12/2/2021 AP 283193 - Enter Bill			RA-VSC - Ryan Associates, Inc	NOV WET CHECK	\$50.00	\$0.00
12/2/2021 AP 283205 - Enter Bill			RA-VSC - Ryan Associates, Inc	IRRIGATION REPAIRS	\$304.95	\$0.00
09630 Pest Control / Exterminating			\$270.00	\$0.00	\$0.00	\$270.00
09910 Reserves - Roof			\$7,919.01	\$719.91	\$0.00	\$8,638.92
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
12/31/2021	GL 296344 - Journal Entry		Monthly Reserve	Monthly Reserve	\$719.91	\$0.00
09920 Reserves - Painting			\$5,301.89	\$481.99	\$0.00	\$5,783.88
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
12/31/2021	GL 296344 - Journal Entry		Monthly Reserve	Monthly Reserve	\$481.99	\$0.00
09930 Reserves - Paving			\$2,750.00	\$250.00	\$0.00	\$3,000.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
12/31/2021	GL 296344 - Journal Entry		Monthly Reserve	Monthly Reserve	\$250.00	\$0.00
Total:			\$0.00	\$61,750.54	\$61,750.54	\$0.00