

VICTORIA SQUARE

FINANCIAL STATEMENTS

PREPARED FOR THE BOARD OF DIRECTORS

FEBRUARY 2021



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

VICTORIA SQUARE CONDOMINIUM,

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Balance Sheet
As of 02/28/21**ASSETS****CASH:**

1010	Popular Bank Oper	\$	64,602.86
1020	Popular Bank Reserve		140,756.81

SUBTOTAL CASH		\$	205,359.67
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CURRENT ASSETS:

1110	A/R Maintenance	\$	1,074.75
1195	Attorney Fees Receivable		15.00
1210	Utility Deposits		80.00

TOTAL CURRENT ASSETS		\$	1,169.75
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TOTAL ASSETS		\$	206,529.42
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LIABILITIES & EQUITY**CURRENT LIABILITIES:**

3010	Accounts Payable	\$	6,079.85
3310	Prepaid Member Fees		3,665.00

SUBTOTAL CURRENT LIABILITIES		\$	9,744.85
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RESERVES

5010	Reserve Roof	\$	28,661.90
5015	Reserve Painting		24,396.14
5020	Reserve Paving		85,045.76
5030	Reserve Interest		2,653.01

RESERVES		\$	140,756.81
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EQUITY:

5510	Retained Earnings	\$	52,121.26
	Current Year Net Income/(Loss)		3,906.50

SUBTOTAL EQUITY		\$	56,027.76
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TOTAL LIABILITIES & EQUITY		\$	206,529.42
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VICTORIA SQUARE CONDOMINIUM,

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INCOME AND EXPENSE STATEMENT

Period: 02/01/21 to 02/28/21

Current Period			Account	Description	Year-To-Date			Yearly
Actual	Budget	Variance			Actual	Budget	Variance	Budget
INCOME:								
15,004.00	15,018.57	(14.57)	06110	Maintenance Income	30,008.00	30,037.14	(29.14)	180,222.81
15.00	.00	15.00	06190	Admin/Collection Fees Reimb.	15.00	.00	15.00	.00
.98	.00	.98	06900	Interest	1.96	.00	1.96	.00
15,019.98	15,018.57	1.41		SUBTOTAL INCOME	30,024.96	30,037.14	(12.18)	180,222.81
EXPENSES								
UTILITIES								
1,407.55	1,500.00	92.45	07010	Refuse	3,070.10	3,000.00	(70.10)	18,000.00
139.69	116.67	(23.02)	07050	Electricity	285.49	233.34	(52.15)	1,400.00
2,947.87	4,083.33	1,135.46	07060	Water / Sewer	6,283.24	8,166.66	1,883.42	49,000.00
.00	62.50	62.50	07148	Fire Ext.	.00	125.00	125.00	750.00
447.78	166.67	(281.11)	07150	Security	596.30	333.34	(262.96)	2,000.00
4,942.89	5,929.17	986.28		UTILITIES	10,235.13	11,858.34	1,623.21	71,150.00
BUILDING MAINTENANCE								
235.39	833.33	597.94	07210	Repair & Maintenance	235.39	1,666.66	1,431.27	10,000.00
530.00	500.00	(30.00)	07220	Janitorial	1,585.00	1,000.00	(585.00)	6,000.00
.00	333.33	333.33	07230	Exterminating	.00	666.66	666.66	4,000.00
.00	83.33	83.33	07240	Fire Equipment Maint & Repai	.00	166.66	166.66	1,000.00
.00	83.33	83.33	07320	Plumbing Repairs	.00	166.66	166.66	1,000.00
765.39	1,833.32	1,067.93		BUILDING MAINTENANCE	1,820.39	3,666.64	1,846.25	22,000.00
GROUND MAINTENANCE								
875.00	1,250.00	375.00	08010	Lawn Maintenance	2,625.00	2,500.00	(125.00)	15,000.00
.00	333.33	333.33	08020	Irrigation	95.00	666.66	571.66	4,000.00
.00	250.00	250.00	08030	Tree Trim - Removal	5,250.59	500.00	(4,750.59)	3,000.00
.00	500.00	500.00	08050	Landscape Extras	.00	1,000.00	1,000.00	6,000.00
875.00	2,333.33	1,458.33		GROUND MAINTENANCE	7,970.59	4,666.66	(3,303.93)	28,000.00
MANAGEMENT								
666.67	666.67	.00	09000	Management Fees	1,333.34	1,333.34	.00	8,000.00
666.67	666.67	.00		MANAGEMENT	1,333.34	1,333.34	.00	8,000.00
ADMINISTRATIVE & OFFICE								
71.14	83.33	12.19	09110	Office Expense	95.16	166.66	71.50	1,000.00
900.00	54.17	(845.83)	09120	CPA	900.00	108.34	(791.66)	650.00
.00	83.33	83.33	09125	Legal	.00	166.66	166.66	1,000.00

VICTORIA SQUARE CONDOMINIUM,

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INCOME AND EXPENSE STATEMENT

Period: 02/01/21 to 02/28/21

Current Period			Account	Description	Year-To-Date			Yearly Budget
Actual	Budget	Variance			Actual	Budget	Variance	
684.05	83.33	(600.72)	09140	Fees/Permits	860.05	166.66	(693.39)	1,000.00
.00	2,500.00	2,500.00	09150	General Insurance	.00	5,000.00	5,000.00	30,000.00
1,655.19	2,804.16	1,148.97		ADMINISTRATIVE & OFFICE	1,855.21	5,608.32	3,753.11	33,650.00
8,905.14	13,566.65	4,661.51		TOTAL EXPENSES	23,214.66	27,133.30	3,918.64	162,800.00
RESERVES								
1,451.90	1,451.90	.00	09200	Reserve Transfer	2,903.80	2,903.80	.00	17,422.81
1,451.90	1,451.90	.00		TOTAL RESERVES	2,903.80	2,903.80	.00	17,422.81
4,662.94	.02	4,662.92		Current Year Net Income/(los)	3,906.50	.04	3,906.46	.00
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GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
Ending account #: "Last"Starting date: 02/01/21
Ending date: 02/28/21

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1010	Popular Bank Oper	58,809.99	14,682.98	8,890.11	5,792.87	64,602.86

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
02/01/21	AR5095	AR04	682.00		Owner Cash Receipts	
02/02/21	AR2419	AR04	341.00		Owner Cash Receipts	
02/03/21	AR5098	AR04	341.00		Owner Cash Receipts	
02/03/21	AR5099	AR04	341.00		Owner Cash Receipts	
02/05/21	AP4245	4815	29.00		Void chk, CONSOLIDATED CO	VOID, PUT IN SR
02/05/21	AR6473	AR04	5,456.00		Owner Cash Receipts	
02/05/21	AR9713	AR04	341.00		Owner Cash Receipts	
02/05/21	AR9714	AR04	341.00		Owner Cash Receipts	
02/05/21	RJ0001	MONTHLY		1,451.90	MONTHLY RESERVE	
02/08/21	AR5114	AR04	341.00		Owner Cash Receipts	
02/09/21	AP0098	100086		136.81	CITY OF CORAL SPRINGS	3244-3254 FIRE INSPECT
02/09/21	AP0098	100087		6.96	CONSOLIDATED COMMUNITY MG	REIMB JAN OFFICE EXP
02/09/21	AP0098	100088		235.39	CONSOLIDATED COMMUNITY MG	REIMB BATTERY BK UP
02/09/21	AP0098	100089		64.18	CONSOLIDATED COMMUNITY MG	ANNUAL MTG MAILING
02/09/21	AP0098	100090		29.00	CONSOLIDATED COMMUNITY MG	DEC SPRINKLR PARTS/SVC
02/09/21	AP0098	100091		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 1/15-1/28
02/09/21	AP0098	100092		900.00	FELDMAN, FELDMAN & ASSOCI	2020 INC TAX PREP/FIN
02/09/21	AR5125	AR04	682.00		Owner Cash Receipts	
02/10/21	AR5132	AR04	2,387.00		Owner Cash Receipts	
02/11/21	AR5134	AR04	341.00		Owner Cash Receipts	
02/12/21	AR5139	AR04	1,013.00		Owner Cash Receipts	
02/14/21	AP0098	300034		91.82	FLORIDA POWER & LIGHT	FEB FPL AUTOPAY
02/14/21	AP0098	300035		47.87	FLORIDA POWER & LIGHT	FEB FPL AUTOPAY
02/15/21	AP0098	300032		1,407.55	WASTE PRO 119-POMPANO	FEB TRASH AUTOPAY
02/16/21	AP0098	100093		875.00	ALL AMERICAN SPRINKLERS,	FEB LAWN SERVICE
02/16/21	AP0098	100094		547.24	CITY OF CORAL SPRINGS	3264-3286 FIRE INSPECT
02/16/21	AR5148	AR04	1,705.00		Owner Cash Receipts	
02/17/21	AP0098	100095		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 1/29-2/11
02/26/21	AR5193	AR04	341.00		Owner Cash Receipts	
02/28/21	AP0098	300033		2,947.87	CITY OF CORAL SPRINGS	FEB WATER AUTOPAY
02/28/21	CR0000	ADJUST	.98		INTEREST INCOME	

1020	Popular Bank Reserve	139,267.40	1,489.41	.00	1,489.41	140,756.81
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DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
02/05/21	RJ0001	MONTHLY	1,451.90		MONTHLY RESERVE	
02/28/21	CR0000	ADJUST	37.51		INTEREST INCOME	

1110	A/R Maintenance	118.75	15,004.00	14,048.00	956.00	1,074.75
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DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
02/01/21	AR4243	AR01	15,004.00		Apply Assmt/Opt Charges	
02/01/21	AR4244	AR08		2,743.00	Prepaid Application	
02/01/21	AR5095	AR04		682.00	Owner Cash Receipts	
02/02/21	AR2419	AR04		341.00	Owner Cash Receipts	
02/03/21	AR5098	AR04		341.00	Owner Cash Receipts	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
Ending account #: "Last"Starting date: 02/01/21
Ending date: 02/28/21

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
02/03/21	AR5099 AR04		341.00	Owner Cash Receipts		
02/05/21	AR6473 AR04		5,428.00	Owner Cash Receipts		
02/05/21	AR9713 AR04		341.00	Owner Cash Receipts		
02/05/21	AR9714 AR04		341.00	Owner Cash Receipts		
02/08/21	AR5114 AR04		341.00	Owner Cash Receipts		
02/09/21	AR5125 AR04		682.00	Owner Cash Receipts		
02/10/21	AR5132 AR04		1,020.00	Owner Cash Receipts		
02/11/21	AR5134 AR04		341.00	Owner Cash Receipts		
02/12/21	AR5139 AR04		444.00	Owner Cash Receipts		
02/16/21	AR5148 AR04		662.00	Owner Cash Receipts		

1130	A/R Assessment	.00	.00	.00	.00	.00
1150	A/R Owners Interest	.00	.00	.00	.00	.00
1160	A/R Miscellaneous	.00	.00	.00	.00	.00
1170	A/R Late Charges	.00	.00	.00	.00	.00
1180	NSF Fees Receivable	.00	.00	.00	.00	.00
1195	Attorney Fees Receivable	.00	15.00	.00	15.00	15.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
02/26/21	AR4265	AR05	15.00		Delinq. Action Adm. Chgs	

1210	Utility Deposits	80.00	.00	.00	.00	80.00
1215	Popular Roof Loan	.00	.00	.00	.00	.00
3010	Accounts Payable	4,583.92CR	7,467.21	8,963.14	1,495.93CR	6,079.85CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
02/01/21	AP0099	VH1706		666.67	CONSOLIDATED COMMUNITY MG	FEB MGT FEE
02/02/21	AP0099	VH1714		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 1/15-1/28
02/02/21	AP0099	VH1715		6.96	CONSOLIDATED COMMUNITY MG	REIMB JAN OFFICE EXP
02/02/21	AP0099	VH1716		235.39	CONSOLIDATED COMMUNITY MG	REIMB BATTERY BK UP
02/02/21	AP0099	VH1717		64.18	CONSOLIDATED COMMUNITY MG	ANNUAL MTG MAILING
02/02/21	AP0099	VH1718		900.00	FELDMAN, FELDMAN & ASSOCI	2020 INC TAX PREP/FIN
02/02/21	AP0099	VH1719		136.81	CITY OF CORAL SPRINGS	3244-3254 FIRE INSPECT
02/02/21	AP0099	VH1720		136.81	CITY OF CORAL SPRINGS	3264-3286 FIRE INSPECT
02/02/21	AP0099	VH1721		136.81	CITY OF CORAL SPRINGS	3256-3262 FIRE INSPECT
02/02/21	AP0099	VH1722		136.81	CITY OF CORAL SPRINGS	3228-3242 FIRE INSPECT
02/02/21	AP0099	VH1723		136.81	CITY OF CORAL SPRINGS	3200-3226 FIRE INSPECT
02/05/21	AP0099	VH1713		29.00	CONSOLIDATED COMMUNITY MG	DEC SPRINKLR PARTS/SVC
02/05/21	AP4245	4815		29.00	Void chk, CONSOLIDATED CO	VOID, PUT IN SR
02/05/21	AP4246	1698	29.00		CONSOLIDATED COMMUNITY MG	VOID, PUT IN SR
02/09/21	AP0098	100086	136.81		CITY OF CORAL SPRINGS	3244-3254 FIRE INSPECT
02/09/21	AP0098	100087	6.96		CONSOLIDATED COMMUNITY MG	REIMB JAN OFFICE EXP

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 02/01/21
Ending date: 02/28/21

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
02/09/21	AP0098 100088	235.39		CONSOLIDATED COMMUNITY MG	REIMB BATTERY BK UP	
02/09/21	AP0098 100089	64.18		CONSOLIDATED COMMUNITY MG	ANNUAL MTG MAILING	
02/09/21	AP0098 100090	29.00		CONSOLIDATED COMMUNITY MG	DEC SPRINKLR PARTS/SVC	
02/09/21	AP0098 100091	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 1/15-1/28	
02/09/21	AP0098 100092	900.00		FELDMAN, FELDMAN & ASSOCI	2020 INC TAX PREP/FIN	
02/10/21	AP0099 VH1724		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 1/29-2/11	
02/11/21	AP0099 VH1725		1,407.55	WASTE PRO 119-POMPANO	FEB TRASH AUTOPAY	
02/11/21	AP0099 VH1726		2,947.87	CITY OF CORAL SPRINGS	FEB WATER AUTOPAY	
02/11/21	AP0099 VH1727		47.87	FLORIDA POWER & LIGHT	FEB FPL AUTOPAY	
02/11/21	AP0099 VH1728		91.82	FLORIDA POWER & LIGHT	FEB FPL AUTOPAY	
02/11/21	AP0099 VH1729		875.00	ALL AMERICAN SPRINKLERS,	FEB LAWN SERVICE	
02/14/21	AP0098 300034	91.82		FLORIDA POWER & LIGHT	FEB FPL AUTOPAY	
02/14/21	AP0098 300035	47.87		FLORIDA POWER & LIGHT	FEB FPL AUTOPAY	
02/15/21	AP0098 300032	1,407.55		WASTE PRO 119-POMPANO	FEB TRASH AUTOPAY	
02/16/21	AP0098 100093	875.00		ALL AMERICAN SPRINKLERS,	FEB LAWN SERVICE	
02/16/21	AP0098 100094	547.24		CITY OF CORAL SPRINGS	3264-3286 FIRE INSPECT	
02/16/21	AP0099 VH1732		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 2/12-2/25	
02/17/21	AP0098 100095	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 1/29-2/11	
02/23/21	AP0099 VH1731		530.00	ARIGEN CONSTRUCTION LLC	FEB CLNING/BULK TRASH	
02/23/21	AP0099 VH1733		225.00	AT&I SYSTEMS	SEC CAMERA REPAIRS	
02/28/21	AP0098 300033	2,947.87		CITY OF CORAL SPRINGS	FEB WATER AUTOPAY	

3025	Accrued Expenses	.00	.00	.00	.00	.00
3050	Popular Loan Payable	.00	.00	.00	.00	.00
3310	Prepaid Member Fees	3,060.00CR	2,743.00	3,348.00	605.00CR	3,665.00CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
02/01/21	AR4244	AR08	2,743.00		Prepaid Application	
02/05/21	AR6473	AR04		28.00	Owner Cash Receipts	
02/10/21	AR5132	AR04		1,367.00	Owner Cash Receipts	
02/12/21	AR5139	AR04		569.00	Owner Cash Receipts	
02/16/21	AR5148	AR04		1,043.00	Owner Cash Receipts	
02/26/21	AR5193	AR04		341.00	Owner Cash Receipts	

5010	Reserve Roof	27,941.99CR	.00	719.91	719.91CR	28,661.90CR
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DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
02/05/21	RJ0001	MONTHLY		719.91	MONTHLY RESERVE	

5015	Reserve Painting	23,914.15CR	.00	481.99	481.99CR	24,396.14CR
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DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
02/05/21	RJ0001	MONTHLY		481.99	MONTHLY RESERVE	

5020	Reserve Paving	84,795.76CR	.00	250.00	250.00CR	85,045.76CR
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DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
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GENERAL LEDGER TRIAL BALANCE

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

Starting date: 02/01/21
Ending date: 02/28/21

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	02/05/21	RJ0001	MONTHLY		250.00	MONTHLY RESERVE		
5030	Reserve Interest			2,615.50CR	.00	37.51	37.51CR	2,653.01CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/28/21	CR0000	ADJUST		37.51	INTEREST INCOME		
5510	Retained Earnings			52,121.26CR	.00	.00	.00	52,121.26CR
6110	Maintenance Income			15,004.00CR	.00	15,004.00	15,004.00CR	30,008.00CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/01/21	AR4243	AR01		15,004.00	Apply Assmt/Opt Charges		
6190	Admin/Collection Fees Reimb.			.00	.00	15.00	15.00CR	15.00CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/26/21	AR4265	AR05		15.00	Delinq. Action Adm. Chgs		
6900	Interest			.98CR	.00	.98	.98CR	1.96CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/28/21	CR0000	ADJUST		.98	INTEREST INCOME		
7010	Refuse			1,662.55	1,407.55	.00	1,407.55	3,070.10
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/11/21	AP0099	VH1725	1,407.55		WASTE PRO 119-POMPANO	FEB TRASH AUTOPAY	
7050	Electricity			145.80	139.69	.00	139.69	285.49
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/11/21	AP0099	VH1727	47.87		FLORIDA POWER & LIGHT	FEB FPL AUTOPAY	
	02/11/21	AP0099	VH1728	91.82		FLORIDA POWER & LIGHT	FEB FPL AUTOPAY	
7060	Water / Sewer			3,335.37	2,947.87	.00	2,947.87	6,283.24
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/11/21	AP0099	VH1726	2,947.87		CITY OF CORAL SPRINGS	FEB WATER AUTOPAY	
7150	Security			148.52	447.78	.00	447.78	596.30
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/02/21	AP0099	VH1714	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 1/15-1/28	
	02/10/21	AP0099	VH1724	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 1/29-2/11	
	02/16/21	AP0099	VH1732	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 2/12-2/25	
	02/23/21	AP0099	VH1733	225.00		AT&I SYSTEMS	SEC CAMERA REPAIRS	
7210	Repair & Maintenance			.00	235.39	.00	235.39	235.39

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 02/01/21
Ending date: 02/28/21

Acct-#	Description		Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/02/21	AP0099	VH1716	235.39		CONSOLIDATED COMMUNITY MG	REIMB BATTERY BK UP
7220	Janitorial			1,055.00	530.00	.00	530.00 1,585.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/23/21	AP0099	VH1731	530.00		ARIGEN CONSTRUCTION LLC	FEB CLNING/BULK TRASH
8010	Lawn Maintenance			1,750.00	875.00	.00	875.00 2,625.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/11/21	AP0099	VH1729	875.00		ALL AMERICAN SPRINKLERS,	FEB LAWN SERVICE
8020	Irrigation			95.00	29.00	29.00	.00 95.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/05/21	AP0099	VH1713	29.00		CONSOLIDATED COMMUNITY MG	DEC SPRINKLR PARTS/SVC
	02/05/21	AP4246	1698		29.00	CONSOLIDATED COMMUNITY MG	DEC SPRINKLR PARTS
8030	Tree Trim - Removal			5,250.59	.00	.00	.00 5,250.59
9000	Management Fees			666.67	666.67	.00	666.67 1,333.34
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/01/21	AP0099	VH1706	666.67		CONSOLIDATED COMMUNITY MG	FEB MGT FEE
9110	Office Expense			24.02	71.14	.00	71.14 95.16
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/02/21	AP0099	VH1715	6.96		CONSOLIDATED COMMUNITY MG	REIMB JAN OFFICE EXP
	02/02/21	AP0099	VH1717	64.18		CONSOLIDATED COMMUNITY MG	ANNUAL MTG MAILING
9120	CPA			.00	900.00	.00	900.00 900.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/02/21	AP0099	VH1718	900.00		FELDMAN, FELDMAN & ASSOCI	2020 INC TAX PREP/FIN
9140	Fees/Permits			176.00	684.05	.00	684.05 860.05
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/02/21	AP0099	VH1719	136.81		CITY OF CORAL SPRINGS	3244-3254 FIRE INSPECT
	02/02/21	AP0099	VH1720	136.81		CITY OF CORAL SPRINGS	3264-3286 FIRE INSPECT
	02/02/21	AP0099	VH1721	136.81		CITY OF CORAL SPRINGS	3256-3262 FIRE INSPECT
	02/02/21	AP0099	VH1722	136.81		CITY OF CORAL SPRINGS	3228-3242 FIRE INSPECT
	02/02/21	AP0099	VH1723	136.81		CITY OF CORAL SPRINGS	3200-3226 FIRE INSPECT
9200	Reserve Transfer			1,451.90	1,451.90	.00	1,451.90 2,903.80

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"

Ending account #: "Last"

Starting date: 02/01/21

Ending date: 02/28/21

Acct#	Description		Begin-balance	Total-DR	Total-CR	Net-change	End-balance
DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
02/05/21	RJ0001	MONTHLY	1,451.90		MONTHLY RESERVE		
Gnd Total:			.00	51,787.64	51,787.64	.00	.00

CASH DISBURSEMENTS

Starting Check Date: 2/01/21 Cash account #: "All"
 Ending Check Date: 2/28/21

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
Cash account #: 1010			Popular Bank Oper		
2/05/21	4815	VOID		.00	Void
2/09/21	100086	CITYCS	CITY OF CORAL SPRINGS	136.81	3244-3254 FIRE INSPECT
2/09/21	100087	CCM	CONSOLIDATED COMMUNITY MG	6.96	REIMB JAN OFFICE EXP
2/09/21	100088	CCM	CONSOLIDATED COMMUNITY MG	235.39	REIMB BATTERY BK UP
2/09/21	100089	CCM	CONSOLIDATED COMMUNITY MG	64.18	ANNUAL MTG MAILING
2/09/21	100090	CCM	CONSOLIDATED COMMUNITY MG	29.00	DEC SPRINKLR PARTS/SVC
2/09/21	100091	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFORCE 1/15-1/28
2/09/21	100092	FELDMA	FELDMAN, FELDMAN & ASSOCIATES	900.00	2020 INC TAX PREP/FIN
2/14/21	300034	FPL	FLORIDA POWER & LIGHT	91.82	FEB FPL AUTOPAY
2/14/21	300035	FPL	FLORIDA POWER & LIGHT	47.87	FEB FPL AUTOPAY
2/15/21	300032	WP	WASTE PRO 119-POMPANO	1,407.55	FEB TRASH AUTOPAY
2/16/21	100093	ALLAME	ALL AMERICAN SPRINKLERS, INC.	875.00	FEB LAWN SERVICE
2/16/21	100094	CITYCS	CITY OF CORAL SPRINGS	547.24	
2/17/21	100095	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFORCE 1/29-2/11
2/28/21	300033	CITYCS	CITY OF CORAL SPRINGS	2,947.87	FEB WATER AUTOPAY
Totals:				7,438.21	

AGED ACCOUNTS PAYABLE SUMMARY

Starting vendor: "First"
Cut off date: 02/28/21

Ending vendor: "Last"

Contact	Vendor Phone	Current	31-60	61-90	Over 90
ALL AMERICAN SPRINKLERS, INC.	954-642-6680	5,250.59	.00	.00	.00
ARIGEN CONSTRUCTION LLC					
MARY QUINTERO	954-867-6501	530.00	.00	.00	.00
AT&I SYSTEMS					
	866-436-3516	225.00	.00	.00	.00
GARING PARKING ENFORCEMENT					
	954-975-2427	74.26	.00	.00	.00
	Totals:	6,079.85	.00	.00	.00
	Grand total:	6,079.85			

RECONCILIATION

Bank #: 01 POPULAR COMMUNITY BANK OPER 1010 Popular Bank Oper
G/L Acct Bal: 64,602.86
Bank Balance: 67,550.73
Statement date: 02/28/21

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

300033	02/28/21	CITY OF CORAL SPRINGS		2,947.87	
Total Outstanding				2,947.87	.00

Bank Reconciliation Summary

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Checkbook Balance	64,602.86	Reconciling Balance	67,550.73
Uncleared Checks, Credits	2,947.87 +	Bank Stmt. Balance	67,550.73
Uncleared Deposits, Debits	0.00	Difference	0.00



Last statement: January 29, 2021
This statement: February 26, 2021
Total days in statement period: 28

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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

AS OF 01/01/2021, YOU WILL BE ABLE TO INITIATE ACH CREDIT TRANSACTIONS FOR SAME DAY PROCESSING VIA POPULAR BANK. ONLY DOMESTIC ACH CREDIT TRANSACTIONS, NOT EXCEEDING \$100,000 WITH SAME DAY EFFECTIVE DATE, ARE ENABLED FOR SAME DAY ACH PROCESSING. A PER ITEM FEE, RANGING FROM \$1-\$2 DEPENDING ON TRANSACTION VOLUME, WILL APPLY. FOR MORE INFORMATION, PLEASE CONTACT YOUR BRANCH OR TREASURY SALES OFFICER.

Pab Business Interest Checking

Account number	5100842006	Beginning balance	\$62,310.66
Low balance	\$58,795.44	Total additions	14,653.98
Average balance	\$64,830.58	Total subtractions	9,413.91
Avg collected balance	\$64,150.00	Ending balance	\$67,550.73
Interest paid year to date	\$1.96		

DEBITS

Date	Description	Subtractions
02-01	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100081*2101 29*ASAP TOTAL CONS TRUCTION CORP\56961289\6208146\56961 000041001035642726	505.00
02-01	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100082*2101 29*ASAP TOTAL CONS TRUCTION CORP\56961301\6208154\56961 000041001035642728	550.00
02-01	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100083*2101 29*CONSOLIDATED COMMUNITY MG\56961291\6208148\56961291 000041001035642736	666.67
02-01	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100084*2101 29*ALL AMERICAN SPRINKLERS INC\56961288\6208145\569612 000041001035642716	875.00
02-01	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100085*2101 29*ALL AMERICAN SPRINKLERS INC\56961292\6208149\569612 000041001035642718	875.00
02-04	'Preauthorized Wd WASTE PRO MIAMI3056517011210204 000242071751389266	1,407.55

Thank you for banking with Popular



VICTORIA SQUARE CONDO
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Date	Description	Subtractions
02-10	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100088*2102 09*CONSOLIDATED COMMUNITY MG\57551694\6481936\57551694 000041001035263036	235.39
02-10	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100087*2102 09*CONSOLIDATED COMMUNITY MG\57551685\6481927\57551685 000041001035263042	6.96
02-10	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100090*2102 09*CONSOLIDATED COMMUNITY MG\57551698\6481940\57551698 000041001035263040	29.00
02-10	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100089*2102 09*CONSOLIDATED COMMUNITY MG\57551689\6481931\57551689 000041001035263038	64.18
02-10	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100091*2102 09*GARING PARKING ENFORCEMENT\57551699\6481941\5755169 000041001035374436	74.26
02-10	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100086*2102 09*CITY OF CORAL SPRINGS\57551695\6481937\57551695 000041001035374428	136.81
02-10	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100092*2102 09*FELDMAN FELDMAN ASSOCIATES\57551696\6481938\575516 000041001035374420	900.00
02-11	'Cash Mgmt Trsfr Dr REF 0420508LFUNDS TRANSFER TO DEP XXXXXX2233 FROM RESERVE TRANSFER MONTHLY 000997000211050847	1,451.90
02-17	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT210217 000111000014070663	47.87
02-17	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT210217 000111000014070798	91.82
02-17	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100094*2102 16*CITY OF CORAL SPRINGS\57951502\6693766\57951502 000041001038359504	547.24
02-17	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100093*2102 16*ALL AMERICAN SPRINKLERS INC\57951499\6693764\579514 000041001038252810	875.00
02-18	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100095*2102 17*GARING PARKING ENFORCEMENT\58031062\6737295\5803106 000041001033154000	74.26

CREDITS

Date	Description	Additions
02-01	'Lock Box Deposit 000000007035972220	682.00
02-02	'Lock Box Deposit 000000007001312480	341.00
02-03	'Lock Box Deposit 000000007036188610	341.00
02-05	'Lock Box Deposit 000000007001613620	341.00



VICTORIA SQUARE CONDO
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Date	Description	Additions
02-08	'Preauthorized Credit PropayTransfer210208 000091000017121506	341.00
02-08	'Preauthorized Credit VICTORIA SQUARE CONDO FEES210208 000026008815552111	5,456.00
02-08	'Lock Box Deposit 000000007001696320	341.00
02-09	'Preauthorized Credit PropayTransfer210209 000091000010556691	341.00
02-09	'Lock Box Deposit 000000007036576920	682.00
02-10	'Lock Box Deposit 000000007036717350	2,387.00
02-11	'Lock Box Deposit 000000007001911740	341.00
02-12	'Lock Box Deposit 000000007002014950	1,013.00
02-16	'Lock Box Deposit 000000007002223970	1,705.00
02-26	'Lock Box Deposit 000000007037199710	341.00
02-26	'Interest Credit 000000000000000000	0.98

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
01-29	62,310.66	02-05	59,136.44	02-12	67,139.94
02-01	59,520.99	02-08	65,274.44	02-16	68,844.94
02-02	59,861.99	02-09	66,297.44	02-17	67,283.01
02-03	60,202.99	02-10	67,237.84	02-18	67,208.75
02-04	58,795.44	02-11	66,126.94	02-26	67,550.73

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: 140,756.81
Bank Balance: 140,756.81
Statement date: 02/28/21

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

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Checkbook Balance	140,756.81	Reconciling Balance	140,756.81
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	140,756.81
Uncleared Deposits, Debits	0.00	Difference	0.00



Last statement: January 29, 2021
This statement: February 26, 2021
Total days in statement period: 28

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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

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Pab Platinum Bus MM

Account number	6808062233
Low balance	\$139,267.40
Average balance	\$140,097.06
Avg collected balance	\$140,097.00
Interest paid year to date	\$75.98

DAILY ACTIVITY

Date	Description	Additions	Subtractions	Balance
01-29	Beginning balance			\$139,267.40
02-11	'Cash Mgmt Trsfr Cr REF 0420508L FUNDS TRANSFER FRM DEP XXXXXX2006 FROM RESERVE TRANSFER M ONTHLY 997000211050847	1,451.90		140,719.30
02-26	'Interest Credit 0000000000000000	37.51		140,756.81
02-26	Ending totals	1,489.41	0.00	\$140,756.81

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

Thank you for banking with Popular



Last statement: January 29, 2021
This statement: February 26, 2021
Total days in statement period: 28

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6810668787
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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

AS OF 01/01/2021, YOU WILL BE ABLE TO INITIATE ACH CREDIT TRANSACTIONS FOR SAME DAY PROCESSING VIA POPULAR BANK. ONLY DOMESTIC ACH CREDIT TRANSACTIONS, NOT EXCEEDING \$100,000 WITH SAME DAY EFFECTIVE DATE, ARE ENABLED FOR SAME DAY ACH PROCESSING. A PER ITEM FEE, RANGING FROM \$1-\$2 DEPENDING ON TRANSACTION VOLUME, WILL APPLY. FOR MORE INFORMATION, PLEASE CONTACT YOUR BRANCH OR TREASURY SALES OFFICER.

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