VICTORIA SQUARE

FINANCIAL STATEMENTS

PREPARED FOR THE BOARD OF DIRECTORS

JULY 2021

CONSOLIDATED
Community Management

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

VICTORIA SQUARE CONDOMINIUM,

Balance Sheet
As of 07/31/21

ASSETS

CASH:			
1010	Popular Bank Oper	$ 46,377.35	
1020	Popular Bank Reserve	62,155.36	
	SUBTOTAL CASH		$ 108,532.71
CURRENT ASSETS:			
1110	A/R Maintenance	$ 226.00	
1160	A/R Miscellaneous	5.00	
1210	Utility Deposits	80.00	
	TOTAL CURRENT ASSETS		$ 311.00
	TOTAL ASSETS		$ 108,843.71

LIABILITIES & EQUITY

CURRENT LIABILITIES:			
3010	Accounts Payable	$ 74.26	
3310	Prepaid Member Fees	3,642.02	
	SUBTOTAL CURRENT LIABILITIES		$ 3,716.28
RESERVES			
5010	Reserve Roof	$ 32,261.45	
5015	Reserve Painting	26,806.09	
5020	Reserve Paving	250.00	
5030	Reserve Interest	2,837.82	
	RESERVES		$ 62,155.36
EQUITY:			
5510	Retained Earnings	$ 52,121.26	
	Current Year Net Income/(Loss)	(9,149.19)	
	SUBTOTAL EQUITY		$ 42,972.07
	TOTAL LIABILITIES & EQUITY		$ 108,843.71

VICTORIA SQUARE CONDOMINIUM,

INCOME AND EXPENSE STATEMENT

Period: 07/01/21 to 07/31/21

Current Period Actual	Current Period Budget	Variance	Account	Description	Year-To-Date Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
15,004.00	15,018.57	(14.57)	06110	Maintenance Income	105,028.00	105,129.99	(101.99)	180,222.81
.00	.00	.00	06160	Misc. Owner Income	180.00	.00	180.00	.00
.00	.00	.00	06170	Owner Late Fees	30.00	.00	30.00	.00
.00	.00	.00	06190	Admin/Collection Fees Reimb.	35.00	.00	35.00	.00
1.09	.00	1.09	06900	Interest	7.43	.00	7.43	.00
15,005.09	15,018.57	(13.48)		SUBTOTAL INCOME	105,280.43	105,129.99	150.44	180,222.81
				EXPENSES				
UTILITIES								
1,392.55	1,500.00	107.45	07010	Refuse	10,062.85	10,500.00	437.15	18,000.00
136.02	116.67	(19.35)	07050	Electricity	952.81	816.69	(136.12)	1,400.00
2,894.69	4,083.33	1,188.64	07060	Water / Sewer	20,559.13	28,583.31	8,024.18	49,000.00
.00	62.50	62.50	07148	Fire Ext.	.00	437.50	437.50	750.00
222.78	166.67	(56.11)	07150	Security	1,603.16	1,166.69	(436.47)	2,000.00
4,646.04	5,929.17	1,283.13		UTILITIES	33,177.95	41,504.19	8,326.24	71,150.00
BUILDING MAINTENANCE								
164.79	833.33	668.54	07210	Repair & Maintenance	4,167.30	5,833.31	1,666.01	10,000.00
550.00	500.00	(50.00)	07220	Janitorial	3,425.00	3,500.00	75.00	6,000.00
.00	333.33	333.33	07230	Exterminating	270.00	2,333.31	2,063.31	4,000.00
.00	83.33	83.33	07240	Fire Equipment Maint & Repai	250.00	583.31	333.31	1,000.00
.00	83.33	83.33	07320	Plumbing Repairs	.00	583.31	583.31	1,000.00
14,914.90	.00	(14,914.90)	07340	Paving Repairs	14,914.90	.00	(14,914.90)	.00
15,629.69	1,833.32	(13,796.37)		BUILDING MAINTENANCE	23,027.20	12,833.24	(10,193.96)	22,000.00
GROUND MAINTENANCE								
.00	1,250.00	1,250.00	08010	Lawn Maintenance	4,775.00	8,750.00	3,975.00	15,000.00
1,839.70	333.33	(1,506.37)	08020	Irrigation	4,162.77	2,333.31	(1,829.46)	4,000.00
.00	250.00	250.00	08030	Tree Trim - Removal	13,328.88	1,750.00	(11,578.88)	3,000.00
.00	500.00	500.00	08050	Landscape Extras	.00	3,500.00	3,500.00	6,000.00
1,839.70	2,333.33	493.63		GROUND MAINTENANCE	22,266.65	16,333.31	(5,933.34)	28,000.00
MANAGEMENT								
666.67	666.67	.00	09000	Management Fees	4,666.69	4,666.69	.00	8,000.00
666.67	666.67	.00		MANAGEMENT	4,666.69	4,666.69	.00	8,000.00
ADMINISTRATIVE & OFFICE								

VICTORIA SQUARE CONDOMINIUM,

INCOME AND EXPENSE STATEMENT

Period: 07/01/21 to 07/31/21

Current Period Actual	Current Period Budget	Current Period Variance	Account	Description	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
29.01	83.33	54.32	09110	Office Expense	383.58	583.31	199.73	1,000.00
.00	54.17	54.17	09120	CPA	900.00	379.19	(520.81)	650.00
.00	83.33	83.33	09125	Legal	.00	583.31	583.31	1,000.00
.00	83.33	83.33	09140	Fees/Permits	921.30	583.31	(337.99)	1,000.00
6,792.97	2,500.00	(4,292.97)	09150	General Insurance	18,922.95	17,500.00	(1,422.95)	30,000.00
6,821.98	2,804.16	(4,017.82)		ADMINISTRATIVE & OFFICE	21,127.83	19,629.12	(1,498.71)	33,650.00
29,604.08	13,566.65	(16,037.43)		TOTAL EXPENSES	104,266.32	94,966.55	(9,299.77)	162,800.00
RESERVES								
1,451.90	1,451.90	.00	09200	Reserve Transfer	10,163.30	10,163.30	.00	17,422.81
1,451.90	1,451.90	.00		TOTAL RESERVES	10,163.30	10,163.30	.00	17,422.81
(16,050.89)	.02	(16,050.91)		Current Year Net Income/(los	(9,149.19)	.14	(9,149.33)	.00

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 07/01/21
Ending account #: "Last" Ending date: 07/31/21

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1010	Popular Bank Oper	63,308.98	15,005.30	31,936.93	16,931.63CR	46,377.35

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
07/01/21	AP0098	100135		666.67	CONSOLIDATED COMMUNITY MG	JULY MGT FEE
07/01/21	AP0098	100136		550.00	ASAP TOTAL CONSTRUCTION C	APRIL MAINT/BULK TRSH
07/01/21	AP0098	100137		370.00	ASAP TOTAL CONSTRUCTION C	MAY MAINT/CLN
07/01/21	AP0098	300056		1,392.55	WASTE PRO 119-POMPANO	JULY TRASH AUTOPAY
07/01/21	AR5592	AR04	682.00		Owner Cash Receipts	
07/02/21	AR7123	AR04	1,705.00		Owner Cash Receipts	
07/03/21	AR7125	AR04	341.00		Owner Cash Receipts	
07/04/21	AR7126	AR04	341.00		Owner Cash Receipts	
07/05/21	RJ0001	MONTHLY		1,451.90	MONTHLY RESERVE	
07/06/21	AP0098	100138		550.00	ARIGEN CONSTRUCTION LLC	JUNE CLN/MAINT/TRSH REMV
07/06/21	AR6539	AR04	341.00		Owner Cash Receipts	
07/06/21	AR6649	AR04	5,456.00		Owner Cash Receipts	
07/07/21	AR5599	AR04	682.00		Owner Cash Receipts	
07/07/21	AR5600	AR04	341.00		Owner Cash Receipts	
07/09/21	AP0098	100139		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 6/18-7/1
07/09/21	AR5612	AR04	1,329.00		Owner Cash Receipts	
07/12/21	AR5621	AR04	1,023.00		Owner Cash Receipts	
07/14/21	AR5636	AR04	682.00		Owner Cash Receipts	
07/15/21	AP0098	300053		45.52	FLORIDA POWER & LIGHT	JULY FPL AUTOPAY
07/15/21	AP0098	300054		90.50	FLORIDA POWER & LIGHT	JULY FPL AUTOPAY
07/16/21	AP0098	100140		29.01	CONSOLIDATED COMMUNITY MG	REIMB JUNE OFFICE EXP
07/20/21	AP0098	100141		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 7/2-7/15
07/22/21	AP4446	4821		14,914.90	ATLANTIC SOUTHERN PAVING	BAL DUE PAVING PROJECT
07/22/21	AR3108	AR04	682.00		Owner Cash Receipts	
07/22/21	GJ0198	PDBYPHN		6,792.97	JULY INS PYMNT 94150752	
07/23/21	AP0098	100142		200.00	J & J TOWING INC	TOW 4 CARS DUE TO PAVING
07/26/21	AP0098	100143		1,839.70	BOB IRSAY IRRIGATION DESI	IRRIG REPAIRS/NEW PUMP
07/27/21	AP0098	300055		2,894.69	CITY OF CORAL SPRINGS	JULY WATER AUTOPAY
07/29/21	AR7162	AR04	682.00		Owner Cash Receipts	
07/30/21	AR5691	AR04	682.00		Owner Cash Receipts	
07/31/21	AP4458	100109	35.21		Void chk, IRWIN NOZICK	VOID
07/31/21	CR0000	ADJUST	1.09		JUL INTEREST	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1020	Popular Bank Reserve	106,883.49	1,482.83	46,210.96	44,728.13CR	62,155.36

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
07/05/21	RJ0001	MONTHLY	1,451.90		MONTHLY RESERVE	
07/22/21	AP4445	1011		46,210.96	ATLANTIC SOUTHERN PAVING	BAL DUE PAVING PROJECT
07/31/21	CR0000	ADJUST	30.93		JUL INTEREST	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1110	A/R Maintenance	460.00	15,345.00	15,579.00	234.00CR	226.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
07/01/21	AR4417	AR01	15,004.00		Apply Assmt/Opt Charges	
07/01/21	AR4418	AR08		2,791.00	Prepaid Application	
07/01/21	AR5592	AR04		682.00	Owner Cash Receipts	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 07/01/21
Ending account #: "Last" Ending date: 07/31/21

Acct-#	Description		Begin-balance	Total-DR	Total-CR	Net-change	End-balance
07/02/21	AR7123	AR04		1,660.00	Owner Cash Receipts		
07/03/21	AR7125	AR04		341.00	Owner Cash Receipts		
07/04/21	AR7126	AR04		341.00	Owner Cash Receipts		
07/06/21	AR6539	AR04		341.00	Owner Cash Receipts		
07/06/21	AR6649	AR04		5,428.00	Owner Cash Receipts		
07/07/21	AR5599	AR04		682.00	Owner Cash Receipts		
07/07/21	AR5600	AR04		341.00	Owner Cash Receipts		
07/09/21	AR5612	AR04		1,148.00	Owner Cash Receipts		
07/12/21	AR0000	AR06	341.00		Owner Expense Adjust.		
07/12/21	AR0000	AR06		341.00	Owner Expense Adjust.		
07/12/21	AR5621	AR04		640.00	Owner Cash Receipts		
07/14/21	AR5636	AR04		341.00	Owner Cash Receipts		
07/22/21	AR3108	AR04		502.00	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		180.00	.00	175.00	175.00CR	5.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
07/22/21	AR3108	AR04		175.00	Owner Cash Receipts	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1170	A/R Late Charges	.00	.00	.00	.00	.00
1180	NSF Fees Receivable	.00	.00	.00	.00	.00
1195	Attorney Fees Receivable	20.00	.00	20.00	20.00CR	.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
07/12/21	AR5621	AR04		15.00	Owner Cash Receipts	
07/22/21	AR3108	AR04		5.00	Owner Cash Receipts	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1210	Utility Deposits	80.00	.00	.00	.00	80.00
1215	Popular Roof Loan	.00	.00	.00	.00	.00
3010	Accounts Payable	920.00CR	69,938.23	69,092.49	845.74	74.26CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
07/01/21	AP0098	100135	666.67		CONSOLIDATED COMMUNITY MG	JULY MGT FEE
07/01/21	AP0098	100136	550.00		ASAP TOTAL CONSTRUCTION C	APRIL MAINT/BULK TRSH
07/01/21	AP0098	100137	370.00		ASAP TOTAL CONSTRUCTION C	MAY MAINT/CLN
07/01/21	AP0098	300056	1,392.55		WASTE PRO 119-POMPANO	JULY TRASH AUTOPAY
07/01/21	AP0099	VH1795		666.67	CONSOLIDATED COMMUNITY MG	JULY MGT FEE
07/02/21	AP0099	VH1796		550.00	ARIGEN CONSTRUCTION LLC	JUNE CLN/MAINT/TRSH REMV
07/02/21	AP0099	VH1797		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 6/18-7/1
07/06/21	AP0098	100138	550.00		ARIGEN CONSTRUCTION LLC	JUNE CLN/MAINT/TRSH REMV
07/08/21	AP0099	VH1798		29.01	CONSOLIDATED COMMUNITY MG	REIMB JUNE OFFICE EXP

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 07/01/21
Ending account #: "Last" Ending date: 07/31/21

Acct-#	Description		Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	07/09/21	AP0098	100139	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 6/18-7/1
	07/15/21	AP0098	300053	45.52		FLORIDA POWER & LIGHT	JULY FPL AUTOPAY
	07/15/21	AP0098	300054	90.50		FLORIDA POWER & LIGHT	JULY FPL AUTOPAY
	07/15/21	AP0099	VH1799		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 7/2-7/15
	07/16/21	AP0098	100140	29.01		CONSOLIDATED COMMUNITY MG	REIMB JUNE OFFICE EXP
	07/16/21	AP0099	VH1800		200.00	J & J TOWING INC	TOW 4 CARS DUE TO PAVING
	07/20/21	AP0098	100141	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 7/2-7/15
	07/20/21	AP0099	VH1803		1,839.70	BOB IRSAY IRRIGATION DESI	IRRIG REPAIRS/NEW PUMP
	07/22/21	AP0099	VH1807		1,392.55	WASTE PRO 119-POMPANO	JULY TRASH AUTOPAY
	07/22/21	AP4444	VH1801		46,210.96	ATLANTIC SOUTHERN PAVING	BAL DUE PAVING PROJECT
	07/22/21	AP4444	VH1802		14,914.90	ATLANTIC SOUTHERN PAVING	BAL DUE PAVING PROJECT
	07/22/21	AP4445	1011	46,210.96		ATLANTIC SOUTHERN PAVING	BAL DUE PAVING PROJECT
	07/22/21	AP4446	4821	14,914.90		ATLANTIC SOUTHERN PAVING	BAL DUE PAVING PROJECT
	07/23/21	AP0098	100142	200.00		J & J TOWING INC	TOW 4 CARS DUE TO PAVING
	07/25/21	AP0099	VH1804		45.52	FLORIDA POWER & LIGHT	JULY FPL AUTOPAY
	07/25/21	AP0099	VH1805		90.50	FLORIDA POWER & LIGHT	JULY FPL AUTOPAY
	07/25/21	AP0099	VH1808		2,894.69	CITY OF CORAL SPRINGS	JULY WATER AUTOPAY
	07/26/21	AP0098	100143	1,839.70		BOB IRSAY IRRIGATION DESI	IRRIG REPAIRS/NEW PUMP
	07/27/21	AP0098	300055	2,894.69		CITY OF CORAL SPRINGS	JULY WATER AUTOPAY
	07/31/21	AP0099	VH1809		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 7/14-7/27
	07/31/21	AP4458	100109		35.21	Void chk, IRWIN NOZICK	VOID
	07/31/21	AP4459	1748	35.21		IRWIN NOZICK	VOID
3025	Accrued Expenses		.00	.00	.00	.00	.00
3050	Popular Loan Payable		.00	.00	.00	.00	.00
3310	Prepaid Member Fees		4,106.02CR	2,791.00	2,327.00	464.00	3,642.02CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
07/01/21	AR4418	AR08	2,791.00		Prepaid Application	
07/02/21	AR7123	AR04		45.00	Owner Cash Receipts	
07/06/21	AR6649	AR04		28.00	Owner Cash Receipts	
07/09/21	AR5612	AR04		181.00	Owner Cash Receipts	
07/12/21	AR5621	AR04		368.00	Owner Cash Receipts	
07/14/21	AR5636	AR04		341.00	Owner Cash Receipts	
07/29/21	AR7162	AR04		682.00	Owner Cash Receipts	
07/30/21	AR5691	AR04		682.00	Owner Cash Receipts	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5010	Reserve Roof	31,541.54CR	.00	719.91	719.91CR	32,261.45CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
07/05/21	RJ0001	MONTHLY		719.91	MONTHLY RESERVE	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5015	Reserve Painting	26,324.10CR	.00	481.99	481.99CR	26,806.09CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
07/05/21	RJ0001	MONTHLY		481.99	MONTHLY RESERVE	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 07/01/21
Ending account #: "Last" Ending date: 07/31/21

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5020	Reserve Paving	46,210.96CR	46,210.96	250.00	45,960.96	250.00CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
07/05/21	RJ0001	MONTHLY		250.00	MONTHLY RESERVE	
07/22/21	AP4444	VH1801	46,210.96		ATLANTIC SOUTHERN PAVING	BAL DUE PAVING PROJECT

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5030	Reserve Interest	2,806.89CR	.00	30.93	30.93CR	2,837.82CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
07/31/21	CR0000	ADJUST		30.93	JUL INTEREST	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5510	Retained Earnings	52,121.26CR	.00	.00	.00	52,121.26CR
6110	Maintenance Income	90,024.00CR	341.00	15,345.00	15,004.00CR	105,028.00CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
07/01/21	AR4417	AR01		15,004.00	Apply Assmt/Opt Charges	
07/12/21	AR0000	AR06		341.00	Owner Expense Adjust.	
07/12/21	AR0000	AR06	341.00		Owner Expense Adjust.	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
6160	Misc. Owner Income	180.00CR	.00	.00	.00	180.00CR
6170	Owner Late Fees	30.00CR	.00	.00	.00	30.00CR
6190	Admin/Collection Fees Reimb.	35.00CR	.00	.00	.00	35.00CR
6900	Interest	6.34CR	.00	1.09	1.09CR	7.43CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
07/31/21	CR0000	ADJUST		1.09	JUL INTEREST	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7010	Refuse	8,670.30	1,392.55	.00	1,392.55	10,062.85

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
07/22/21	AP0099	VH1807	1,392.55		WASTE PRO 119-POMPANO	JULY TRASH AUTOPAY

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7050	Electricity	816.79	136.02	.00	136.02	952.81

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
07/25/21	AP0099	VH1804	45.52		FLORIDA POWER & LIGHT	JULY FPL AUTOPAY
07/25/21	AP0099	VH1805	90.50		FLORIDA POWER & LIGHT	JULY FPL AUTOPAY

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7060	Water / Sewer	17,664.44	2,894.69	.00	2,894.69	20,559.13

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
07/25/21	AP0099	VH1808	2,894.69		CITY OF CORAL SPRINGS	JULY WATER AUTOPAY

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7150	Security	1,380.38	222.78	.00	222.78	1,603.16

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 07/01/21
Ending account #: "Last" Ending date: 07/31/21

Acct-#	Description		Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE / SOURCE / REFERENCE		DR-AMOUNT	CR-AMOUNT	DESCRIPTION		A/P REFERENCE
	07/02/21 AP0099	VH1797	74.26		GARING PARKING ENFORCEMEN		PKING ENFORCE 6/18-7/1
	07/15/21 AP0099	VH1799	74.26		GARING PARKING ENFORCEMEN		PKING ENFORCE 7/2-7/15
	07/31/21 AP0099	VH1809	74.26		GARING PARKING ENFORCEMEN		PKING ENFORCE 7/14-7/27
7210	Repair & Maintenance		4,002.51	200.00	35.21	164.79	4,167.30
	DATE / SOURCE / REFERENCE		DR-AMOUNT	CR-AMOUNT	DESCRIPTION		A/P REFERENCE
	07/16/21 AP0099	VH1800	200.00		J & J TOWING INC		TOW 4 CARS DUE TO PAVING
	07/31/21 AP4459	1748		35.21	IRWIN NOZICK		REIMB EXPENSES
7220	Janitorial		2,875.00	550.00	.00	550.00	3,425.00
	DATE / SOURCE / REFERENCE		DR-AMOUNT	CR-AMOUNT	DESCRIPTION		A/P REFERENCE
	07/02/21 AP0099	VH1796	550.00		ARIGEN CONSTRUCTION LLC		JUNE CLN/MAINT/TRSH REMV
7230	Exterminating		270.00	.00	.00	.00	270.00
7240	Fire Equipment Maint & Repair		250.00	.00	.00	.00	250.00
7340	Paving Repairs		.00	14,914.90	.00	14,914.90	14,914.90
	DATE / SOURCE / REFERENCE		DR-AMOUNT	CR-AMOUNT	DESCRIPTION		A/P REFERENCE
	07/22/21 AP4444	VH1802	14,914.90		ATLANTIC SOUTHERN PAVING		BAL DUE PAVING PROJECT
8010	Lawn Maintenance		4,775.00	.00	.00	.00	4,775.00
8020	Irrigation		2,323.07	1,839.70	.00	1,839.70	4,162.77
	DATE / SOURCE / REFERENCE		DR-AMOUNT	CR-AMOUNT	DESCRIPTION		A/P REFERENCE
	07/20/21 AP0099	VH1803	1,839.70		BOB IRSAY IRRIGATION DESI		IRRIG REPAIRS/NEW PUMP
8030	Tree Trim - Removal		13,328.88	.00	.00	.00	13,328.88
9000	Management Fees		4,000.02	666.67	.00	666.67	4,666.69
	DATE / SOURCE / REFERENCE		DR-AMOUNT	CR-AMOUNT	DESCRIPTION		A/P REFERENCE
	07/01/21 AP0099	VH1795	666.67		CONSOLIDATED COMMUNITY MG		JULY MGT FEE
9110	Office Expense		354.57	29.01	.00	29.01	383.58
	DATE / SOURCE / REFERENCE		DR-AMOUNT	CR-AMOUNT	DESCRIPTION		A/P REFERENCE
	07/08/21 AP0099	VH1798	29.01		CONSOLIDATED COMMUNITY MG		REIMB JUNE OFFICE EXP
9120	CPA		900.00	.00	.00	.00	900.00
9140	Fees/Permits		921.30	.00	.00	.00	921.30
9150	General Insurance		12,129.98	6,792.97	.00	6,792.97	18,922.95

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 07/01/21
Ending account #: "Last" Ending date: 07/31/21

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/22/21	GJ0198	PDBYPHN	6,792.97		JULY INS PYMNT 94150752		
9200	Reserve Transfer			8,711.40	1,451.90	.00	1,451.90	10,163.30
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/05/21	RJ0001	MONTHLY	1,451.90		MONTHLY RESERVE		
Gnd Total:				.00	182,205.51	182,205.51	.00	.00

VICTORIA SQUARE CONDOMINIUM,

CASH DISBURSEMENTS

Starting Check Date: 7/01/21 Cash account #: "All"
Ending Check Date: 7/31/21

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
Cash account #:	1010		Popular Bank Oper		
7/01/21	100135	CCM	CONSOLIDATED COMMUNITY MG	666.67	JULY MGT FEE
7/01/21	100136	ASAPTO	ASAP TOTAL CONSTRUCTION CORP	550.00	APRIL MAINT/BULK TRSH
7/01/21	100137	ASAPTO	ASAP TOTAL CONSTRUCTION CORP	370.00	MAY MAINT/CLN
7/01/21	300056	WP	WASTE PRO 119-POMPANO	1,392.55	JULY TRASH AUTOPAY
7/06/21	100138	ARIGEN	ARIGEN CONSTRUCTION LLC	550.00	JUNE CLN/MAINT/TRSH REMV
7/09/21	100139	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFORCE 6/18-7/1
7/15/21	300053	FPL	FLORIDA POWER & LIGHT	45.52	JULY FPL AUTOPAY
7/15/21	300054	FPL	FLORIDA POWER & LIGHT	90.50	JULY FPL AUTOPAY
7/16/21	100140	CCM	CONSOLIDATED COMMUNITY MG	29.01	REIMB JUNE OFFICE EXP
7/20/21	100141	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFORCE 7/2-7/15
7/22/21	4821	ATLANT	ATLANTIC SOUTHERN PAVING	14,914.90	BAL DUE PAVING PROJECT
7/23/21	100142	J&J TO	J & J TOWING INC	200.00	TOW 4 CARS DUE TO PAVING
7/26/21	100143	BOB	BOB IRSAY IRRIGATION DESIGN	1,839.70	IRRIG REPAIRS/NEW PUMP
7/27/21	300055	CITYCS	CITY OF CORAL SPRINGS	2,894.69	JULY WATER AUTOPAY
7/31/21	100109	VOID		.00	Void
			Totals:	23,692.06	
Cash account #:	1020		Popular Bank Reserve		
7/22/21	1011	ATLANT	ATLANTIC SOUTHERN PAVING	46,210.96	BAL DUE PAVING PROJECT
			Totals:	46,210.96	

AGED OWNER BALANCES: AS OF July 31, 2021
ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

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

REPORT SUMMARY

CODE	N/A	DESCRIPTION	ACCOUNT #	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
A1		MAINTENANCE	1110	0.00	226.00	0.00	0.00	226.00
07		Misc. Charges	1160	0.00	0.00	0.00	5.00	5.00
			GRAND TOTAL:	0.00	226.00	0.00	5.00	231.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
01110	A/R Maintenance	226.00
01160	A/R Miscellaneous	5.00
	TOTAL	$231.00

VICTORIA SQUARE CONDOMINIUM,

Activity Report
From 07/01/21 To 07/31/21

* - Previous Owner or Renter

Sorted by Account Number	Name	Beginning Balance	Charges Date	Charges Amount	Payments Date	Payments Amount	Adjustment(+/-) Date	Adjustment(+/-) Amount	Ending Balance
TOTAL:		$3,446.02CR		15,004.00		14,969.00			$3,411.02CR

AGED ACCOUNTS PAYABLE SUMMARY

Starting vendor: "First" Ending vendor: "Last"
Cut off date: 07/31/21

Vendor Contact	Phone	Current	31-60	61-90	Over 90
GARING PARKING ENFORCEMENT	954-975-2427	74.26	.00	.00	.00
	Totals:	74.26	.00	.00	.00
	Grand total:	74.26			

RECONCILIATION

Bank #: 01 POPULAR COMMUNITY BANK OPER 1010 Popular Bank Oper
G/L Acct Bal: 46,377.35
Bank Balance: 61,292.25
Statement date: 07/31/21

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
OUTSTANDING ITEMS:					
4821	07/22/21	ATLANTIC SOUTHERN PAVING		14,914.90	
		Total Outstanding		14,914.90	.00

Bank Reconciliation Summary

Checkbook Balance	46,377.35	Reconciling Balance	61,292.25
Uncleared Checks, Credits	14,914.90+	Bank Stmt. Balance	61,292.25
Uncleared Deposits, Debits	0.00	Difference	0.00

POPULAR.

Last statement: June 30, 2021
This statement: July 30, 2021
Total days in statement period: 30

5100842006
(0)

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

TO OUR VALUED CUSTOMERS WITH ICS ACCOUNTS: OUR ICSù (ALSO KNOWN AS INSURED CASH SWEEPù) AND CDARSù PRODUCTS ARE NOW BEING OFFERED UNDER ONE NEW NAME: INTRAFIù NETWORK DEPOSITS (SM) AS OF AUGUST 2021. ALTHOUGH THE PRODUCT NAMES ARE CHANGING, THE BENEFITS YOU ENJOY WILL REMAIN EXACTLY THE SAME AND YOU WILL STILL RECEIVE ACCESS TO MULTI-MILLION-DOLLAR FDIC INSURANCE.

Pab Business Interest Checking

Account number	5100842006	Beginning balance	$63,308.98
Low balance	$59,927.16	Total additions	15,005.30
Average balance	$67,279.43	Total subtractions	17,022.03
Avg collected balance	$66,522.00	Ending balance	$61,292.25
Interest paid year to date	$7.43		

DEBITS

Date	Description	Subtractions
07-02	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100137*2107 01*ASAP TOTAL CONS TRUCTION CORP\65996248\13469861\6599 000041001038853017	370.00
07-02	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100135*2107 01*CONSOLIDATED COMMUNITY MG\65954585\13447115\6595458 000041001038752095	666.67
07-02	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100136*2107 01*ASAP TOTAL CONS TRUCTION CORP\65996260\13469873\6599 000041001038853019	550.00
07-07	'Preauthorized Wd WASTE PRO MIAMI3056517011210707 000242071755930910	1,392.55
07-07	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100138*2107 06*ARIGEN CONSTRUCTION LLC\66124257\13604808\66124257 000041001031838703	550.00
07-12	'Cash Mgmt Trsfr Dr REF 1930509LFUNDS TRANSFER TODEP XXXXXX2233 FROMRESERVE TRANSFER MONTHLY 000997000712050911	1,451.90

POPULAR.

Date	Description	Subtractions
07-12	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100139*2107 09*GARING PARKINGENFORCEMENT\66434329\13958143\664343 000041001035058657	74.26
07-16	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT210716 000111000010744972	45.52
07-16	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT210716 000111000010744987	90.50
07-19	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100140*2107 16*CONSOLIDATED COMMUNITY MG\66904558\14350615\6690455 000041001030514015	29.01
07-21	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100141*2107 20*GARING PARKINGENFORCEMENT\67059021\14483835\670590 000041001031854077	74.26
07-23	'Preauthorized Wd FIRST INSURANCEINSURANCE210723 900-94150752 000071925336056374	6,792.97
07-26	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100142*2107 23*J J TOWING INC\67343178\14899821\67343178 000041001033511573	200.00
07-27	'Preauthorized Wd CORALCONCUTILITY210727 000211274451472129	2,894.69
07-27	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100143*2107 26*BOB IRSAY IRRIGATION DESIGN\67415812\14943641\67415 000041001030344673	1,839.70

CREDITS

Date	Description	Additions
07-01	'Lock Box Deposit 000000007009821200	682.00
07-02	'Lock Box Deposit 000000007009957800	1,705.00
07-06	'Preauthorized Credit PropayTransfer210706 000091000011202238	341.00
07-06	'Lock Box Deposit 000000007010148390	341.00
07-07	'Preauthorized Credit PropayTransfer210707 000091000018621547	341.00
07-07	'Preauthorized Credit VICTORIA SQUARECONDO FEES210707 000026008813026823	5,456.00
07-07	'Lock Box Deposit 000000007010291970	682.00
07-09	'Preauthorized Credit VICTORIA SQUAREAVIDPAY REF*CK*100109*2104 05*IRWIN NOZICK\66204885\13913976\66204885 000041001031467729	35.21
07-09	'Lock Box Deposit 000000007010549410	1,329.00

POPULAR.

VICTORIA SQUARE CONDO
July 30, 2021

5100842006

Date	Description	Additions
07-12	'Preauthorized Credit PropayTransfer210712 000091000016905842	341.00
07-12	'Lock Box Deposit 000000007010659370	1,023.00
07-14	'Lock Box Deposit 000000007010725940	682.00
07-22	'Lock Box Deposit 000000007045358690	682.00
07-29	'Lock Box Deposit 000000007011451670	682.00
07-30	'Lock Box Deposit 000000007045754720	682.00
07-30	'Interest Credit 000000000000000000	1.09

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
06-30	63,308.98	07-12	70,529.81	07-23	64,861.55
07-01	63,990.98	07-14	71,211.81	07-26	64,661.55
07-02	64,109.31	07-16	71,075.79	07-27	59,927.16
07-06	64,791.31	07-19	71,046.78	07-29	60,609.16
07-07	69,327.76	07-21	70,972.52	07-30	61,292.25
07-09	70,691.97	07-22	71,654.52		

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.

Last statement: June 30, 2021
This statement: July 30, 2021
Total days in statement period: 30

6810668787
(0)

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

VICTORIA SQUARE CONDO ASSOC INC
LOAN PROCEEDS
C/O CCM
7124 N NOB HILL RD
TAMARAC FL 33321-1841

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

TO OUR VALUED CUSTOMERS WITH ICS ACCOUNTS OUR ICSù (ALSO KNOWN AS INSURED CASH SWEEPù) AND CDARSù PRODUCTS ARE NOW BEING OFFERED UNDER ONE NEW NAME: INTRAFIù NETWORK DEPOSITS (SM) AS OF AUGUST 2021. ALTHOUGH THE PRODUCT NAMES ARE CHANGING, THE BENEFITS YOU ENJOY WILL REMAIN EXACTLY THE SAME AND YOU WILL STILL RECEIVE ACCESS TO MULTI-MILLION-DOLLAR FDIC INSURANCE.

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

RECONCILIATION

Bank #: 02 POPULAR COMMUNITY BANK RESERVE 1020 Popular Bank Reserve
G/L Acct Bal: 62,155.36
Bank Balance: 108,366.32
Statement date: 07/31/21

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
OUTSTANDING ITEMS:					
1011	07/22/21	ATLANTIC SOUTHERN PAVING		46,210.96	
		Total Outstanding		46,210.96	.00

Bank Reconciliation Summary

Checkbook Balance	62,155.36	Reconciling Balance	108,366.32
Uncleared Checks, Credits	46,210.96 +	Bank Stmt. Balance	108,366.32
Uncleared Deposits, Debits	0.00	Difference	0.00

POPULAR.

Last statement: June 30, 2021
This statement: July 30, 2021
Total days in statement period: 30

6808062233
(0)

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

VICTORIA SQUARE CONDO ASSOC INC
RESERVES
C/O CCM
7124 N NOB HILL RD
TAMARAC FL 33321-1841

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

TO OUR VALUED CUSTOMERS WITH ICS ACCOUNTS: OUR ICSù (ALSO KNOWN AS INSURED CASH SWEEPù) AND CDARSù PRODUCTS ARE NOW BEING OFFERED UNDER ONE NEW NAME: INTRAFIù NETWORK DEPOSITS (SM) AS OF AUGUST 2021. ALTHOUGH THE PRODUCT NAMES ARE CHANGING, THE BENEFITS YOU ENJOY WILL REMAIN EXACTLY THE SAME AND YOU WILL STILL RECEIVE ACCESS TO MULTI-MILLION-DOLLAR FDIC INSURANCE.

Pab Platinum Bus MM

Account number	6808062233
Low balance	$106,883.49
Average balance	$107,803.03
Avg collected balance	$107,803.00
Interest paid year to date	$260.79

DAILY ACTIVITY

Date	Description	Additions	Subtractions	Balance
06-30	Beginning balance			$106,883.49
07-12	'Cash Mgmt Trsfr Cr REF 1930509L FUNDS TRANSFER FRM DEP XXXXXX2006 FROM RESERVE TRANSFER M ONTHLY 997000712050911	1,451.90		108,335.39
07-30	'Interest Credit 000000000000000	30.93		108,366.32
07-30	**Ending totals**	**1,482.83**	**0.00**	**$108,366.32**

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