VICTORIA SQUARE

FINANCIAL STATEMENTS

PREPARED FOR THE BOARD OF DIRECTORS

MARCH 2021

CONSOLIDATED
Community Management

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

VICTORIA SQUARE CONDOMINIUM,

Balance Sheet
As of 03/31/21

ASSETS

CASH:			
1010	Popular Bank Oper	$ 62,538.04	
1020	Popular Bank Reserve	142,253.43	
	SUBTOTAL CASH		$ 204,791.47
CURRENT ASSETS:			
1110	A/R Maintenance	$ 1,099.75	
1170	A/R Late Charges	25.00	
1195	Attorney Fees Receivable	20.00	
1210	Utility Deposits	80.00	
	TOTAL CURRENT ASSETS		$ 1,224.75
	TOTAL ASSETS		$ 206,016.22

LIABILITIES & EQUITY

CURRENT LIABILITIES:			
3010	Accounts Payable	$ 722.58	
3310	Prepaid Member Fees	4,818.00	
	SUBTOTAL CURRENT LIABILITIES		$ 5,540.58
RESERVES			
5010	Reserve Roof	$ 29,381.81	
5015	Reserve Painting	24,878.13	
5020	Reserve Paving	85,295.76	
5030	Reserve Interest	2,697.73	
	RESERVES		$ 142,253.43
EQUITY:			
5510	Retained Earnings	$ 52,121.26	
	Current Year Net Income/(Loss)	6,100.95	
	SUBTOTAL EQUITY		$ 58,222.21
	TOTAL LIABILITIES & EQUITY		$ 206,016.22

VICTORIA SQUARE CONDOMINIUM,

INCOME AND EXPENSE STATEMENT

Period: 03/01/21 to 03/31/21

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
INCOME:								
15,004.00	15,018.57	(14.57)	06110	Maintenance Income	45,012.00	45,055.71	(43.71)	180,222.81
30.00	.00	30.00	06170	Owner Late Fees	30.00	.00	30.00	.00
10.00	.00	10.00	06190	Admin/Collection Fees Reimb.	25.00	.00	25.00	.00
1.24	.00	1.24	06900	Interest	3.20	.00	3.20	.00
15,045.24	15,018.57	26.67		SUBTOTAL INCOME	45,070.20	45,055.71	14.49	180,222.81
				EXPENSES				
UTILITIES								
1,392.55	1,500.00	107.45	07010	Refuse	4,462.65	4,500.00	37.35	18,000.00
138.76	116.67	(22.09)	07050	Electricity	424.25	350.01	(74.24)	1,400.00
2,742.73	4,083.33	1,340.60	07060	Water / Sewer	9,025.97	12,249.99	3,224.02	49,000.00
.00	62.50	62.50	07148	Fire Ext.	.00	187.50	187.50	750.00
148.52	166.67	18.15	07150	Security	744.82	500.01	(244.81)	2,000.00
4,422.56	5,929.17	1,506.61		UTILITIES	14,657.69	17,787.51	3,129.82	71,150.00
BUILDING MAINTENANCE								
648.32	833.33	185.01	07210	Repair & Maintenance	883.71	2,499.99	1,616.28	10,000.00
.00	500.00	500.00	07220	Janitorial	1,585.00	1,500.00	(85.00)	6,000.00
270.00	333.33	63.33	07230	Exterminating	270.00	999.99	729.99	4,000.00
.00	83.33	83.33	07240	Fire Equipment Maint & Repai	.00	249.99	249.99	1,000.00
.00	83.33	83.33	07320	Plumbing Repairs	.00	249.99	249.99	1,000.00
918.32	1,833.32	915.00		BUILDING MAINTENANCE	2,738.71	5,499.96	2,761.25	22,000.00
GROUND MAINTENANCE								
.00	1,250.00	1,250.00	08010	Lawn Maintenance	2,625.00	3,750.00	1,125.00	15,000.00
.00	333.33	333.33	08020	Irrigation	95.00	999.99	904.99	4,000.00
5,250.59	250.00	(5,000.59)	08030	Tree Trim - Removal	10,501.18	750.00	(9,751.18)	3,000.00
.00	500.00	500.00	08050	Landscape Extras	.00	1,500.00	1,500.00	6,000.00
5,250.59	2,333.33	(2,917.26)		GROUND MAINTENANCE	13,221.18	6,999.99	(6,221.19)	28,000.00
MANAGEMENT								
666.67	666.67	.00	09000	Management Fees	2,000.01	2,000.01	.00	8,000.00
666.67	666.67	.00		MANAGEMENT	2,000.01	2,000.01	.00	8,000.00
ADMINISTRATIVE & OFFICE								
79.50	83.33	3.83	09110	Office Expense	174.66	249.99	75.33	1,000.00
.00	54.17	54.17	09120	CPA	900.00	162.51	(737.49)	650.00

VICTORIA SQUARE CONDOMINIUM,

INCOME AND EXPENSE STATEMENT

Period: 03/01/21 to 03/31/21

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
.00	83.33	83.33	09125	Legal	.00	249.99	249.99	1,000.00
61.25	83.33	22.08	09140	Fees/Permits	921.30	249.99	(671.31)	1,000.00
.00	2,500.00	2,500.00	09150	General Insurance	.00	7,500.00	7,500.00	30,000.00
140.75	2,804.16	2,663.41		ADMINISTRATIVE & OFFICE	1,995.96	8,412.48	6,416.52	33,650.00
11,398.89	13,566.65	2,167.76		TOTAL EXPENSES	34,613.55	40,699.95	6,086.40	162,800.00
RESERVES								
1,451.90	1,451.90	.00	09200	Reserve Transfer	4,355.70	4,355.70	.00	17,422.81
1,451.90	1,451.90	.00		TOTAL RESERVES	4,355.70	4,355.70	.00	17,422.81
2,194.45	.02	2,194.43		Current Year Net Income/(los	6,100.95	.06	6,100.89	.00

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 03/01/21
Ending account #: "Last" Ending date: 03/31/21

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1010	Popular Bank Oper	64,602.86	16,143.24	18,208.06	2,064.82CR	62,538.04

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
03/01/21	AP0098	100096		666.67	CONSOLIDATED COMMUNITY MG	MARCH MGT FEE
03/01/21	AP0098	100097		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 2/12-2/25
03/01/21	AP0098	100098		530.00	ARIGEN CONSTRUCTION LLC	FEB CLNING/BULK TRASH
03/01/21	AP0098	100099		225.00	AT&I SYSTEMS	SEC CAMERA REPAIRS
03/01/21	AR5203	AR04	682.00		Owner Cash Receipts	
03/02/21	AR4945	AR04	341.00		Owner Cash Receipts	
03/02/21	AR4946	AR04	1,800.00		Owner Cash Receipts	
03/03/21	AR0249	AR04	1,364.00		Owner Cash Receipts	
03/03/21	AR0250	AR04	341.00		Owner Cash Receipts	
03/04/21	AR5211	AR04	341.00		Owner Cash Receipts	
03/05/21	AR6498	AR04	5,456.00		Owner Cash Receipts	
03/05/21	AR9769	AR04	1,023.00		Owner Cash Receipts	
03/05/21	AR9770	AR04	341.00		Owner Cash Receipts	
03/05/21	RJ0001	MONTHLY		1,451.90	MONTHLY RESERVE	
03/08/21	AP0098	100100		66.82	CONSOLIDATED COMMUNITY MG	2ND ANNL MTG MAILING
03/08/21	AR1104	AR04	341.00		Owner Cash Receipts	
03/09/21	AR9793	AR04	341.00		Owner Cash Receipts	
03/12/21	AR9816	AR04	1,705.00		Owner Cash Receipts	
03/15/21	AP0098	100101		12.68	CONSOLIDATED COMMUNITY MG	REIMB FEB OFFICE EXP
03/15/21	AP0098	100102		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 2/26-3/11
03/15/21	AP0098	300036		1,392.55	WASTE PRO 119-POMPANO	MARCH TRASH AUTOPAY
03/15/21	AP0098	300038		91.19	FLORIDA POWER & LIGHT	AUTOPAY
03/15/21	AP0098	300039		47.57	FLORIDA POWER & LIGHT	AUTOPAY
03/15/21	AP4286	4816		5,250.59	ALL AMERICAN SPRINKLERS,	TREE REMOVE/ 50%UPFRNT
03/15/21	AR7276	AR04	672.00		Owner Cash Receipts	
03/22/21	AP4292	4817		5,250.59	ALL AMERICAN SPRINKLERS,	TREE REMOVE/ 50%UPFRNT
03/22/21	AR0375	AR-375	346.00		Owner Cash Receipts	
03/24/21	AP0098	100103		61.25	CONSOLIDATED COMMUNITY MG	FL DPT STATE 2021
03/24/21	AP0098	100104		270.00	TERM-PEST PEST CONTROL SE	WEEVIL CONTROL
03/24/21	AR5245	AR04	707.00		Owner Cash Receipts	
03/29/21	AP0098	300037		2,742.73	CITY OF CORAL SPRINGS	AUTOPAY
03/31/21	AR5267	AR04	341.00		Owner Cash Receipts	
03/31/21	CR0000	ADJUST	1.24		MAR INTEREST	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1020	Popular Bank Reserve	140,756.81	1,496.62	.00	1,496.62	142,253.43

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
03/05/21	RJ0001	MONTHLY	1,451.90		MONTHLY RESERVE	
03/31/21	CR0000	ADJUST	44.72		MAR INTEREST	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1110	A/R Maintenance	1,074.75	15,004.00	14,979.00	25.00	1,099.75

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
03/01/21	AR4267	AR01	15,004.00		Apply Assmt/Opt Charges	
03/01/21	AR4268	AR08		2,370.00	Prepaid Application	
03/01/21	AR5203	AR04		682.00	Owner Cash Receipts	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 03/01/21
Ending account #: "Last" Ending date: 03/31/21

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance

03/02/21	AR4945	AR04		296.00	Owner Cash Receipts	
03/02/21	AR4946	AR04		657.00	Owner Cash Receipts	
03/03/21	AR0249	AR04		1,023.00	Owner Cash Receipts	
03/03/21	AR0250	AR04		341.00	Owner Cash Receipts	
03/04/21	AR5211	AR04		341.00	Owner Cash Receipts	
03/05/21	AR6498	AR04		5,428.00	Owner Cash Receipts	
03/05/21	AR9769	AR04		1,020.00	Owner Cash Receipts	
03/05/21	AR9770	AR04		341.00	Owner Cash Receipts	
03/08/21	AR1104	AR04		341.00	Owner Cash Receipts	
03/09/21	AR9793	AR04		341.00	Owner Cash Receipts	
03/12/21	AR9816	AR04		1,023.00	Owner Cash Receipts	
03/15/21	AR7276	AR04		113.00	Owner Cash Receipts	
03/22/21	AR0375	AR-375		321.00	Owner Cash Receipts	
03/24/21	AR5245	AR04		341.00	Owner Cash Receipts	

1130	A/R Assessment	.00	.00	.00	.00	.00
1150	A/R Owners Interest	.00	.00	.00	.00	.00
1160	A/R Miscellaneous	.00	.00	.00	.00	.00
1170	A/R Late Charges	.00	30.00	5.00	25.00	25.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
03/22/21	AR0000	AR06	5.00		Owner Expense Adjust.	
03/22/21	AR0375	AR-375		5.00	Owner Cash Receipts	
03/26/21	AR4294	AR02	25.00		Apply Late Fees	

1180	NSF Fees Receivable	.00	.00	.00	.00	.00
1195	Attorney Fees Receivable	15.00	10.00	5.00	5.00	20.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
03/02/21	AR4946	AR04		5.00	Owner Cash Receipts	
03/26/21	AR4297	AR05	10.00		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	6,079.85CR	27,257.34	21,900.07	5,357.27	722.58CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
03/01/21	AP0098	100096	666.67		CONSOLIDATED COMMUNITY MG	MARCH MGT FEE
03/01/21	AP0098	100097	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 2/12-2/25
03/01/21	AP0098	100098	530.00		ARIGEN CONSTRUCTION LLC	FEB CLNING/BULK TRASH
03/01/21	AP0098	100099	225.00		AT&I SYSTEMS	SEC CAMERA REPAIRS
03/01/21	AP0099	VH1730		666.67	CONSOLIDATED COMMUNITY MG	MARCH MGT FEE
03/03/21	AP0099	VH1734		66.82	CONSOLIDATED COMMUNITY MG	2ND ANNL MTG MAILING

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 03/01/21
Ending account #: "Last" Ending date: 03/31/21

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
03/08/21	AP0098	100100	66.82		CONSOLIDATED COMMUNITY MG	2ND ANNL MTG MAILING
03/10/21	AP0099	VH1735		12.68	CONSOLIDATED COMMUNITY MG	REIMB FEB OFFICE EXP
03/10/21	AP0099	VH1736		1,392.55	WASTE PRO 119-POMPANO	MARCH TRASH AUTOPAY
03/10/21	AP0099	VH1737		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 2/26-3/11
03/15/21	AP0098	100101	12.68		CONSOLIDATED COMMUNITY MG	REIMB FEB OFFICE EXP
03/15/21	AP0098	100102	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 2/26-3/11
03/15/21	AP0098	300036	1,392.55		WASTE PRO 119-POMPANO	MARCH TRASH AUTOPAY
03/15/21	AP0098	300038	91.19		FLORIDA POWER & LIGHT	AUTOPAY
03/15/21	AP0098	300039	47.57		FLORIDA POWER & LIGHT	AUTOPAY
03/15/21	AP4284	VH1738		10,501.18	ALL AMERICAN SPRINKLERS,	TREE REMOVE/ 50%UPFRNT
03/15/21	AP4285	1705	5,250.59		ALL AMERICAN SPRINKLERS,	VOID, CUT MANUAL CK
03/15/21	AP4286	4816	5,250.59		ALL AMERICAN SPRINKLERS,	TREE REMOVE/ 50%UPFRNT
03/16/21	AP0099	VH1740		61.25	CONSOLIDATED COMMUNITY MG	FL DPT STATE 2021
03/16/21	AP0099	VH1741		2,742.73	CITY OF CORAL SPRINGS	AUTOPAY
03/16/21	AP0099	VH1742		270.00	TERM-PEST PEST CONTROL SE	WEEVIL CONTROL
03/16/21	AP0099	VH1743		91.19	FLORIDA POWER & LIGHT	AUTOPAY
03/16/21	AP0099	VH1744		47.57	FLORIDA POWER & LIGHT	AUTOPAY
03/16/21	AP0099	VH1748		35.21	IRWIN NOZICK	REIMB EXPENSES
03/22/21	AP4290	VH1739		5,250.59	ALL AMERICAN SPRINKLERS,	BAL DUE TREE REMOVAL
03/22/21	AP4291	1739	5,250.59		ALL AMERICAN SPRINKLERS,	VOID,
03/22/21	AP4292	4817	5,250.59		ALL AMERICAN SPRINKLERS,	TREE REMOVE/ 50%UPFRNT
03/24/21	AP0098	100103	61.25		CONSOLIDATED COMMUNITY MG	FL DPT STATE 2021
03/24/21	AP0098	100104	270.00		TERM-PEST PEST CONTROL SE	WEEVIL CONTROL
03/24/21	AP0099	VH1745		74.26	GARING PARKING ENFORCEMEN	PARKING ENFORCEMENT
03/25/21	AP0099	VH1747		613.11	RYAN ASSOCIATES, INC.	MAILBOX REPAIRS
03/29/21	AP0098	300037	2,742.73		CITY OF CORAL SPRINGS	AUTOPAY

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
3025	Accrued Expenses	.00	.00	.00	.00	.00
3050	Popular Loan Payable	.00	.00	.00	.00	.00
3310	Prepaid Member Fees	3,665.00CR	2,370.00	3,523.00	1,153.00CR	4,818.00CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
03/01/21	AR4268	AR08	2,370.00		Prepaid Application	
03/02/21	AR4945	AR04		45.00	Owner Cash Receipts	
03/02/21	AR4946	AR04		1,138.00	Owner Cash Receipts	
03/03/21	AR0249	AR04		341.00	Owner Cash Receipts	
03/05/21	AR6498	AR04		28.00	Owner Cash Receipts	
03/05/21	AR9769	AR04		3.00	Owner Cash Receipts	
03/12/21	AR9816	AR04		682.00	Owner Cash Receipts	
03/15/21	AR7276	AR04		559.00	Owner Cash Receipts	
03/22/21	AR0375	AR-375		20.00	Owner Cash Receipts	
03/24/21	AR5245	AR04		366.00	Owner Cash Receipts	
03/31/21	AR5267	AR04		341.00	Owner Cash Receipts	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5010	Reserve Roof	28,661.90CR	.00	719.91	719.91CR	29,381.81CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 03/01/21
Ending account #: "Last" Ending date: 03/31/21

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
03/05/21	RJ0001	MONTHLY		719.91	MONTHLY RESERVE	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5015	Reserve Painting	24,396.14CR	.00	481.99	481.99CR	24,878.13CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
03/05/21	RJ0001	MONTHLY		481.99	MONTHLY RESERVE	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5020	Reserve Paving	85,045.76CR	.00	250.00	250.00CR	85,295.76CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
03/05/21	RJ0001	MONTHLY		250.00	MONTHLY RESERVE	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5030	Reserve Interest	2,653.01CR	.00	44.72	44.72CR	2,697.73CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
03/31/21	CR0000	ADJUST		44.72	MAR 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	30,008.00CR	.00	15,004.00	15,004.00CR	45,012.00CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
03/01/21	AR4267	AR01		15,004.00	Apply Assmt/Opt Charges	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
6170	Owner Late Fees	.00	.00	30.00	30.00CR	30.00CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
03/22/21	AR0000	AR06		5.00	Owner Expense Adjust.	
03/26/21	AR4294	AR02		25.00	Apply Late Fees	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
6190	Admin/Collection Fees Reimb.	15.00CR	.00	10.00	10.00CR	25.00CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
03/26/21	AR4297	AR05		10.00	Delinq. Action Adm. Chgs	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
6900	Interest	1.96CR	.00	1.24	1.24CR	3.20CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
03/31/21	CR0000	ADJUST		1.24	MAR INTEREST	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7010	Refuse	3,070.10	1,392.55	.00	1,392.55	4,462.65

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
03/10/21	AP0099	VH1736	1,392.55		WASTE PRO 119-POMPANO	MARCH TRASH AUTOPAY

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7050	Electricity	285.49	138.76	.00	138.76	424.25

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
03/16/21	AP0099	VH1743	91.19		FLORIDA POWER & LIGHT	AUTOPAY

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 03/01/21
Ending date: 03/31/21

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	03/16/21	AP0099	VH1744	47.57		FLORIDA POWER & LIGHT	AUTOPAY	
7060	Water / Sewer			6,283.24	2,742.73	.00	2,742.73	9,025.97
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	03/16/21	AP0099	VH1741	2,742.73		CITY OF CORAL SPRINGS	AUTOPAY	
7150	Security			596.30	148.52	.00	148.52	744.82
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	03/10/21	AP0099	VH1737	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 2/26-3/11	
	03/24/21	AP0099	VH1745	74.26		GARING PARKING ENFORCEMEN	PARKING ENFORCEMENT	
7210	Repair & Maintenance			235.39	648.32	.00	648.32	883.71
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	03/16/21	AP0099	VH1748	35.21		IRWIN NOZICK	REIMB EXPENSES	
	03/25/21	AP0099	VH1747	613.11		RYAN ASSOCIATES, INC.	MAILBOX REPAIRS	
7220	Janitorial			1,585.00	.00	.00	.00	1,585.00
7230	Exterminating			.00	270.00	.00	270.00	270.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	03/16/21	AP0099	VH1742	270.00		TERM-PEST PEST CONTROL SE	WEEVIL CONTROL	
8010	Lawn Maintenance			2,625.00	.00	.00	.00	2,625.00
8020	Irrigation			95.00	.00	.00	.00	95.00
8030	Tree Trim - Removal			5,250.59	15,751.77	10,501.18	5,250.59	10,501.18
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	03/15/21	AP4284	VH1738	10,501.18		ALL AMERICAN SPRINKLERS,	TREE REMOVE/ 50%UPFRNT	
	03/15/21	AP4285	1705		5,250.59	ALL AMERICAN SPRINKLERS,	VOID, CUT MANUAL CK	
	03/22/21	AP4290	VH1739	5,250.59		ALL AMERICAN SPRINKLERS,	BAL DUE TREE REMOVAL	
	03/22/21	AP4291	1739		5,250.59	ALL AMERICAN SPRINKLERS,	VOID,	
9000	Management Fees			1,333.34	666.67	.00	666.67	2,000.01
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	03/01/21	AP0099	VH1730	666.67		CONSOLIDATED COMMUNITY MG	MARCH MGT FEE	
9110	Office Expense			95.16	79.50	.00	79.50	174.66
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	03/03/21	AP0099	VH1734	66.82		CONSOLIDATED COMMUNITY MG	2ND ANNL MTG MAILING	
	03/10/21	AP0099	VH1735	12.68		CONSOLIDATED COMMUNITY MG	REIMB FEB OFFICE EXP	

VICTORIA SQUARE CONDOMINIUM,

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 03/01/21
Ending date: 03/31/21

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
9120	CPA	900.00	.00	.00	.00	900.00
9140	Fees/Permits	860.05	61.25	.00	61.25	921.30

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
03/16/21	AP0099	VH1740	61.25		CONSOLIDATED COMMUNITY MG	FL DPT STATE 2021

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
9200	Reserve Transfer	2,903.80	1,451.90	.00	1,451.90	4,355.70

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
03/05/21	RJ0001	MONTHLY	1,451.90		MONTHLY RESERVE	

		Begin-balance	Total-DR	Total-CR	Net-change	End-balance
Gnd Total:		.00	85,663.17	85,663.17	.00	.00

CASH DISBURSEMENTS

Starting Check Date: 3/01/21 Cash account #: "All"
Ending Check Date: 3/31/21

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
Cash account #:		1010	Popular Bank Oper		
3/01/21	100096	CCM	CONSOLIDATED COMMUNITY MG	666.67	MARCH MGT FEE
3/01/21	100097	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFORCE 2/12-2/25
3/01/21	100098	ARIGEN	ARIGEN CONSTRUCTION LLC	530.00	FEB CLNING/BULK TRASH
3/01/21	100099	AT&I	AT&I SYSTEMS	225.00	SEC CAMERA REPAIRS
3/08/21	100100	CCM	CONSOLIDATED COMMUNITY MG	66.82	2ND ANNL MTG MAILING
3/15/21	4816	ALLAME	ALL AMERICAN SPRINKLERS, INC.	5,250.59	TREE REMOVE/ 50%UPFRNT
3/15/21	100101	CCM	CONSOLIDATED COMMUNITY MG	12.68	REIMB FEB OFFICE EXP
3/15/21	100102	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFORCE 2/26-3/11
3/15/21	300036	WP	WASTE PRO 119-POMPANO	1,392.55	MARCH TRASH AUTOPAY
3/15/21	300038	FPL	FLORIDA POWER & LIGHT	91.19	AUTOPAY
3/15/21	300039	FPL	FLORIDA POWER & LIGHT	47.57	AUTOPAY
3/22/21	4817	ALLAME	ALL AMERICAN SPRINKLERS, INC.	5,250.59	TREE REMOVE/ 50%UPFRNT
3/24/21	100103	CCM	CONSOLIDATED COMMUNITY MG	61.25	FL DPT STATE 2021
3/24/21	100104	TERM	TERM-PEST PEST CONTROL SERVICE	270.00	WEEVIL CONTROL
3/29/21	300037	CITYCS	CITY OF CORAL SPRINGS	2,742.73	AUTOPAY
			Totals:	16,756.16	

AGED OWNER BALANCES: AS OF Mar. 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	981.00	118.75	0.00	1099.75
01		Late Fees	1170	25.00	0.00	0.00	0.00	25.00
03		Admin. Fees	1195	10.00	10.00	0.00	0.00	20.00
			GRAND TOTAL:	35.00	991.00	118.75	0.00	1144.75

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
01110	A/R Maintenance	1099.75
01195	Attorney Fees Receivable	20.00
01170	A/R Late Charges	25.00
	TOTAL	$1144.75

AGED ACCOUNTS PAYABLE SUMMARY

Starting vendor: "First" Ending vendor: "Last"
Cut off date: 03/31/21

Vendor Contact	Phone	Current	31-60	61-90	Over 90
GARING PARKING ENFORCEMENT	954-975-2427	74.26	.00	.00	.00
IRWIN NOZICK		35.21	.00	.00	.00
RYAN ASSOCIATES, INC.		613.11	.00	.00	.00
	Totals:	722.58	.00	.00	.00
	Grand total:	722.58			

RECONCILIATION

Bank #: 01 POPULAR COMMUNITY BANK OPER 1010 Popular Bank Oper
G/L Acct Bal: 62,538.04
Bank Balance: 62,538.04
Statement date: 03/31/21

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
OUTSTANDING ITEMS:					
		Total Outstanding		.00	.00

Bank Reconciliation Summary

Checkbook Balance	62,538.04	Reconciling Balance	62,538.04
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	62,538.04
Uncleared Deposits, Debits	0.00	Difference	0.00

POPULAR.

Last statement: February 26, 2021
This statement: March 31, 2021
Total days in statement period: 33

5100842006
(2)

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

VICTORIA SQUARE CONDO
ASSOCIATION, INC.
C/O CCM
7124 N NOB HILL RD
TAMARAC FL 33321-1841

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

Pab Business Interest Checking

Account number	5100842006	Beginning balance	$67,550.73
Enclosures	2	Total additions	16,143.24
Low balance	$62,195.80	Total subtractions	21,155.93
Average balance	$69,150.26	Ending balance	$62,538.04
Avg collected balance	$68,540.00		
Interest paid year to date	$3.20		

CHECKS

Number	Date	Amount	Control
4816	03-19	5,250.59	000007004043600
4817	03-26	5,250.59	000007004320360

OTHER DEBITS

Date	Description	Subtractions
03-01	'Preauthorized Wd CORALCONCUTILITY210301 000211274453640524	2,947.87
03-02	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100097*2103 01*GARING PARKINGENFORCEMENT\58626013\7227126\5862601 000041001039058926	74.26
03-02	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100099*2103 01*ATI SYSTEMS\58626014\7227127\58626014 000041001039058934	225.00
03-02	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100098*2103 01*ARIGEN CONSTRUCTION LLC\58626012\7227125\58626012 000041001039058944	530.00
03-02	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100096*2103 01*CONSOLIDATED COMMUNITY MG\58626009\7227122\58626009 000041001039047484	666.67
03-04	'Preauthorized Wd WASTE PRO MIAMI3056517011210304 000242071753004220	1,392.55
03-09	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100100*2103 08*CONSOLIDATED COMMUNITY MG\59076935\7610520\59076935 000041001037415758	66.82

POPULAR.

Date	Description	Subtractions
03-11	'Cash Mgmt Trsfr Dr REF 0700504LFUNDS TRANSFER TODEP XXXXXX2233 FROMRESERVE TRANSFER MONTHLY 000997000311050423	1,451.90
03-16	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT210316 000111000012078010	47.57
03-16	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT210316 000111000012078099	91.19
03-16	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100101*2103 15*CONSOLIDATED COMMUNITY MG\59489268\7983784\59489268 000041001035369563	12.68
03-16	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100102*2103 15*GARING PARKINGENFORCEMENT\59489276\7983790\5948927 000041001035369555	74.26
03-25	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100103*2103 24*CONSOLIDATED COMMUNITY MG\60079768\8441695\60079768 000041001031583293	61.25
03-25	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100104*2103 24*TERMPEST PEST CONTROL SERVICE\60079771\8441698\6007 000041001031583307	270.00
03-29	'Preauthorized Wd CORALCONCUTILITY210329 000211274453729384	2,742.73

CREDITS

Date	Description	Additions
03-01	'Lock Box Deposit 000000007002968300	682.00
03-02	'Lock Box Deposit 000000007003070990	341.00
03-03	'Lock Box Deposit 000000007037509350	1,364.00
03-04	'Lock Box Deposit 000000007037596980	341.00
03-05	'Preauthorized Credit PropayTransfer210305 000091000014507572	1,800.00
03-05	'Lock Box Deposit 000000007003335380	1,023.00
03-08	'Preauthorized Credit PropayTransfer210308 000091000016785694	341.00
03-08	'Preauthorized Credit VICTORIA SQUARECONDO FEES210308 000026008814699688	5,456.00
03-08	'Lock Box Deposit 000000007037941020	341.00
03-09	'Preauthorized Credit PropayTransfer210309 000091000017501782	341.00
03-09	'Lock Box Deposit 000000007038097770	341.00
03-12	'Lock Box Deposit 000000007038275090	1,705.00

POPULAR.

VICTORIA SQUARE CONDO
March 31, 2021

5100842006

Date	Description	Additions
03-15	'Lock Box Deposit 000000007038383800	672.00
03-24	'Mail/Courier Deposit 000000005543932390	346.00
03-24	'Lock Box Deposit 000000007039004650	707.00
03-31	'Lock Box Deposit 000000007004678640	341.00
03-31	'Interest Credit 000000000000000000	1.24

DAILY BALANCES

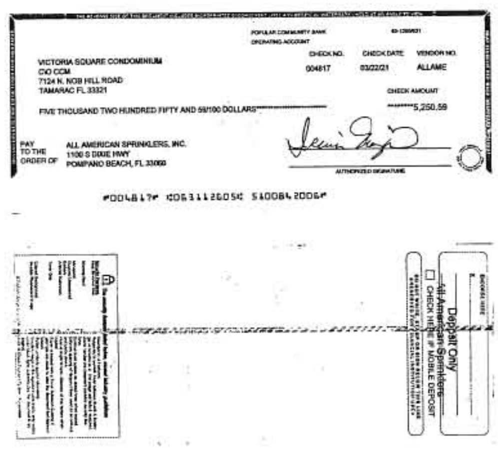
Date	Amount	Date	Amount	Date	Amount
02-26	67,550.73	03-08	73,403.38	03-19	69,467.37
03-01	65,284.86	03-09	74,018.56	03-24	70,520.37
03-02	64,129.93	03-11	72,566.66	03-25	70,189.12
03-03	65,493.93	03-12	74,271.66	03-26	64,938.53
03-04	64,442.38	03-15	74,943.66	03-29	62,195.80
03-05	67,265.38	03-16	74,717.96	03-31	62,538.04

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.

Check # 4816, Posted 03-19-21, Amount 5,250.59



Check # 4817, Posted 03-26-21, Amount 5,250.59

RECONCILIATION

Bank #: 02 POPULAR COMMUNITY BANK RESERVE 1020 Popular Bank Reserve
G/L Acct Bal: 142,253.43
Bank Balance: 142,253.43
Statement date: 03/31/21

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
OUTSTANDING ITEMS:					
		Total Outstanding		.00	.00

Bank Reconciliation Summary

Checkbook Balance	142,253.43	Reconciling Balance	142,253.43
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	142,253.43
Uncleared Deposits, Debits	0.00	Difference	0.00

POPULAR.

Last statement: February 26, 2021
This statement: March 31, 2021
Total days in statement period: 33

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

Pab Platinum Bus MM

Account number	6808062233
Low balance	$140,756.81
Average balance	$141,680.75
Avg collected balance	$141,680.00
Interest paid year to date	$120.70

DAILY ACTIVITY

Date	Description	Additions	Subtractions	Balance
02-26	Beginning balance			$140,756.81
03-11	'Cash Mgmt Trsfr Cr REF 0700504L FUNDS TRANSFER FRM DEP XXXXXX2006 FROM RESERVE TRANSFER M ONTHLY 997000311050423	1,451.90		142,208.71
03-31	'Interest Credit 000000000000000	44.72		142,253.43
03-31	**Ending totals**	**1,496.62**	**0.00**	**$142,253.43**

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

POPULAR

Last statement: February 26, 2021
This statement: March 31, 2021
Total days in statement period: 33

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

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