VICTORIA SQUARE

FINANCIAL STATEMENTS

PREPARED FOR THE BOARD OF DIRECTORS

JANUARY 2021

CONSOLIDATED Community Management

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

VICTORIA SQUARE CONDOMINIUM,

Balance Sheet
As of 01/31/21

ASSETS

CASH:			
1010	Popular Bank Oper	$ 58,809.99	
1020	Popular Bank Reserve	139,267.40	
	SUBTOTAL CASH		$ 198,077.39
CURRENT ASSETS:			
1110	A/R Maintenance	$ 118.75	
1210	Utility Deposits	80.00	
	TOTAL CURRENT ASSETS		$ 198.75
	TOTAL ASSETS		$ 198,276.14

LIABILITIES & EQUITY

CURRENT LIABILITIES:			
3010	Accounts Payable	$ 4,583.92	
3310	Prepaid Member Fees	3,060.00	
	SUBTOTAL CURRENT LIABILITIES		$ 7,643.92
RESERVES			
5010	Reserve Roof	$ 27,941.99	
5015	Reserve Painting	23,914.15	
5020	Reserve Paving	84,795.76	
5030	Reserve Interest	2,615.50	
	RESERVES		$ 139,267.40
EQUITY:			
5510	Retained Earnings	$ 52,121.26	
	Current Year Net Income/(Loss)	(756.44)	
	SUBTOTAL EQUITY		$ 51,364.82
	TOTAL LIABILITIES & EQUITY		$ 198,276.14

VICTORIA SQUARE CONDOMINIUM,

INCOME AND EXPENSE STATEMENT

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

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	15,004.00	15,018.57	(14.57)	180,222.81
.98	.00	.98	06900	Interest	.98	.00	.98	.00
15,004.98	15,018.57	(13.59)		SUBTOTAL INCOME	15,004.98	15,018.57	(13.59)	180,222.81
				EXPENSES				
UTILITIES								
1,662.55	1,500.00	(162.55)	07010	Refuse	1,662.55	1,500.00	(162.55)	18,000.00
145.80	116.67	(29.13)	07050	Electricity	145.80	116.67	(29.13)	1,400.00
3,335.37	4,083.33	747.96	07060	Water / Sewer	3,335.37	4,083.33	747.96	49,000.00
.00	62.50	62.50	07148	Fire Ext.	.00	62.50	62.50	750.00
148.52	166.67	18.15	07150	Security	148.52	166.67	18.15	2,000.00
5,292.24	5,929.17	636.93		UTILITIES	5,292.24	5,929.17	636.93	71,150.00
BUILDING MAINTENANCE								
.00	833.33	833.33	07210	Repair & Maintenance	.00	833.33	833.33	10,000.00
1,055.00	500.00	(555.00)	07220	Janitorial	1,055.00	500.00	(555.00)	6,000.00
.00	333.33	333.33	07230	Exterminating	.00	333.33	333.33	4,000.00
.00	83.33	83.33	07240	Fire Equipment Maint & Repai	.00	83.33	83.33	1,000.00
.00	83.33	83.33	07320	Plumbing Repairs	.00	83.33	83.33	1,000.00
1,055.00	1,833.32	778.32		BUILDING MAINTENANCE	1,055.00	1,833.32	778.32	22,000.00
GROUND MAINTENANCE								
1,750.00	1,250.00	(500.00)	08010	Lawn Maintenance	1,750.00	1,250.00	(500.00)	15,000.00
95.00	333.33	238.33	08020	Irrigation	95.00	333.33	238.33	4,000.00
5,250.59	250.00	(5,000.59)	08030	Tree Trim - Removal	5,250.59	250.00	(5,000.59)	3,000.00
.00	500.00	500.00	08050	Landscape Extras	.00	500.00	500.00	6,000.00
7,095.59	2,333.33	(4,762.26)		GROUND MAINTENANCE	7,095.59	2,333.33	(4,762.26)	28,000.00
MANAGEMENT								
666.67	666.67	.00	09000	Management Fees	666.67	666.67	.00	8,000.00
666.67	666.67	.00		MANAGEMENT	666.67	666.67	.00	8,000.00
ADMINISTRATIVE & OFFICE								
24.02	83.33	59.31	09110	Office Expense	24.02	83.33	59.31	1,000.00
.00	54.17	54.17	09120	CPA	.00	54.17	54.17	650.00
.00	83.33	83.33	09125	Legal	.00	83.33	83.33	1,000.00
176.00	83.33	(92.67)	09140	Fees/Permits	176.00	83.33	(92.67)	1,000.00

VICTORIA SQUARE CONDOMINIUM,

INCOME AND EXPENSE STATEMENT

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

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	2,500.00	2,500.00	09150	General Insurance	.00	2,500.00	2,500.00	30,000.00
200.02	2,804.16	2,604.14		ADMINISTRATIVE & OFFICE	200.02	2,804.16	2,604.14	33,650.00
14,309.52	13,566.65	(742.87)		TOTAL EXPENSES	14,309.52	13,566.65	(742.87)	162,800.00
RESERVES								
1,451.90	1,451.90	.00	09200	Reserve Transfer	1,451.90	1,451.90	.00	17,422.81
1,451.90	1,451.90	.00		TOTAL RESERVES	1,451.90	1,451.90	.00	17,422.81
(756.44)	.02	(756.46)		Current Year Net Income/(los	(756.44)	.02	(756.46)	.00

GENERAL LEDGER TRIAL BALANCE

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

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1010	Popular Bank Oper	55,302.26	14,685.23	11,177.50	3,507.73	58,809.99

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
01/01/21	AR5025	AR04	317.25		Owner Cash Receipts	
01/03/21	AR0702	AR04	341.00		Owner Cash Receipts	
01/04/21	AP0098	100075		666.67	CONSOLIDATED COMMUNITY MG	JAN MGMT FEES
01/04/21	AP0098	100076		95.00	CONSOLIDATED COMMUNITY MG	JAN SPRINKLR SVCS
01/04/21	AR5026	AR04	341.00		Owner Cash Receipts	
01/05/21	AR5030	AR04	1,364.00		Owner Cash Receipts	
01/05/21	RJ0001	MONTHLY		1,451.90	MONTHLY RESERVE	
01/06/21	AR6447	AR04	5,456.00		Owner Cash Receipts	
01/06/21	AR9653	AR04	341.00		Owner Cash Receipts	
01/07/21	AR5037	AR04	341.00		Owner Cash Receipts	
01/07/21	AR5038	AR04	712.00		Owner Cash Receipts	
01/08/21	AR0006	AR04	1,730.00		Owner Cash Receipts	
01/11/21	AP0098	100077		176.00	DBPR-DIV OF FL CONDOMINIU	2021 CONDO LICENSE
01/11/21	AP0098	100078		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 12/18-12/31
01/11/21	AR9664	AR04	682.00		Owner Cash Receipts	
01/12/21	AR0029	AR04	341.00		Owner Cash Receipts	
01/14/21	AR0043	AR04	341.00		Owner Cash Receipts	
01/15/21	AP0098	300028		1,662.55	WASTE PRO 119-POMPANO	JAN TRASH AUTOPAY
01/15/21	AR5055	AR04	1,695.00		Owner Cash Receipts	
01/16/21	AP0098	300030		47.16	FLORIDA POWER & LIGHT	JAN FPL AUTOPAY
01/16/21	AP0098	300031		98.64	FLORIDA POWER & LIGHT	JAN FPL AUTOPAY
01/19/21	AP0098	100079		24.02	CONSOLIDATED COMMUNITY MG	REIMB DEC OFFICE EXP
01/19/21	AP0098	100080		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 1/1-1/14/21
01/25/21	AR9690	AR04	341.00		Owner Cash Receipts	
01/28/21	AP0098	300029		3,335.37	CITY OF CORAL SPRINGS	JAN WATER AUTOPAY
01/29/21	AP0098	100081		505.00	ASAP TOTAL CONSTRUCTION C	DEC MAINT/CLN UP
01/29/21	AP0098	100082		550.00	ASAP TOTAL CONSTRUCTION C	JAN MAINT/CLN UP
01/29/21	AP0098	100083		666.67	CONSOLIDATED COMMUNITY MG	FEB MGT FEE
01/29/21	AP0098	100084		875.00	ALL AMERICAN SPRINKLERS,	DEC LAWN MAINT
01/29/21	AP0098	100085		875.00	ALL AMERICAN SPRINKLERS,	JAN LAWN MAINT
01/29/21	AR0098	AR04	341.00		Owner Cash Receipts	
01/31/21	CR0000	ADJUST	.98		JAN INTEREST	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1020	Popular Bank Reserve	137,777.03	1,490.37	.00	1,490.37	139,267.40

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
01/05/21	RJ0001	MONTHLY	1,451.90		MONTHLY RESERVE	
01/31/21	CR0000	ADJUST	38.47		JAN INTEREST	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1110	A/R Maintenance	436.00	15,004.00	15,321.25	317.25CR	118.75

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
01/01/21	AR4220	AR01	15,004.00		Apply Assmt/Opt Charges	
01/01/21	AR4221	AR08		3,069.00	Prepaid Application	
01/01/21	AR5025	AR04		317.25	Owner Cash Receipts	
01/03/21	AR0702	AR04		341.00	Owner Cash Receipts	

VICTORIA SQUARE CONDOMINIUM,

GENERAL LEDGER TRIAL BALANCE

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

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	01/04/21	AR5026	AR04		341.00	Owner Cash Receipts		
	01/05/21	AR5030	AR04		1,364.00	Owner Cash Receipts		
	01/06/21	AR6447	AR04		5,428.00	Owner Cash Receipts		
	01/06/21	AR9653	AR04		341.00	Owner Cash Receipts		
	01/07/21	AR5037	AR04		341.00	Owner Cash Receipts		
	01/07/21	AR5038	AR04		682.00	Owner Cash Receipts		
	01/08/21	AR0006	AR04		981.00	Owner Cash Receipts		
	01/11/21	AR9664	AR04		682.00	Owner Cash Receipts		
	01/12/21	AR0029	AR04		341.00	Owner Cash Receipts		
	01/15/21	AR5055	AR04		1,093.00	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			25.00	.00	25.00	25.00CR	.00
	DATE	**SOURCE**	**REFERENCE**	**DR-AMOUNT**	**CR-AMOUNT**	**DESCRIPTION**		**A/P REFERENCE**
	01/07/21	AR5038	AR04		25.00	Owner Cash Receipts		
1180	NSF Fees Receivable			.00	.00	.00	.00	.00
1195	Attorney Fees Receivable			5.00	.00	5.00	5.00CR	.00
	DATE	**SOURCE**	**REFERENCE**	**DR-AMOUNT**	**CR-AMOUNT**	**DESCRIPTION**		**A/P REFERENCE**
	01/07/21	AR5038	AR04		5.00	Owner Cash Receipts .		
1210	Utility Deposits			80.00	.00	.00	.00	80.00
1215	Popular Roof Loan			.00	.00	.00	.00	.00
3010	Accounts Payable			.00	9,725.60	14,309.52	4,583.92CR	4,583.92CR
	DATE	**SOURCE**	**REFERENCE**	**DR-AMOUNT**	**CR-AMOUNT**	**DESCRIPTION**		**A/P REFERENCE**
	01/01/21	AP0099	VH1696		666.67	CONSOLIDATED COMMUNITY MG		JAN MGMT FEES
	01/01/21	AP0099	VH1697		95.00	CONSOLIDATED COMMUNITY MG		JAN SPRINKLR SVCS
	01/01/21	AP0099	VH1699		74.26	GARING PARKING ENFORCEMEN		PKING ENFORCE 12/18-12/31
	01/01/21	AP0099	VH1700		176.00	DBPR-DIV OF FL CONDOMINIU		2021 CONDO LICENSE
	01/01/21	AP0099	VH1703		875.00	ALL AMERICAN SPRINKLERS,		DEC LAWN MAINT
	01/01/21	AP0099	VH1704		875.00	ALL AMERICAN SPRINKLERS,		JAN LAWN MAINT
	01/04/21	AP0098	100075	666.67		CONSOLIDATED COMMUNITY MG		JAN MGMT FEES
	01/04/21	AP0098	100076	95.00		CONSOLIDATED COMMUNITY MG		JAN SPRINKLR SVCS
	01/11/21	AP0098	100077	176.00		DBPR-DIV OF FL CONDOMINIU		2021 CONDO LICENSE
	01/11/21	AP0098	100078	74.26		GARING PARKING ENFORCEMEN		PKING ENFORCE 12/18-12/31
	01/12/21	AP0099	VH1701		24.02	CONSOLIDATED COMMUNITY MG		REIMB DEC OFFICE EXP
	01/12/21	AP0099	VH1702		74.26	GARING PARKING ENFORCEMEN		PKING ENFORCE 1/1-1/14/21
	01/15/21	AP0098	300028	1,662.55		WASTE PRO 119-POMPANO		JAN TRASH AUTOPAY

GENERAL LEDGER TRIAL BALANCE

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

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

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
01/16/21	AP0098	300030	47.16		FLORIDA POWER & LIGHT	JAN FPL AUTOPAY
01/16/21	AP0098	300031	98.64		FLORIDA POWER & LIGHT	JAN FPL AUTOPAY
01/19/21	AP0098	100079	24.02		CONSOLIDATED COMMUNITY MG	REIMB DEC OFFICE EXP
01/19/21	AP0098	100080	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 1/1-1/14/21
01/19/21	AP0099	VH1707		47.16	FLORIDA POWER & LIGHT	JAN FPL AUTOPAY
01/19/21	AP0099	VH1708		98.64	FLORIDA POWER & LIGHT	JAN FPL AUTOPAY
01/19/21	AP0099	VH1711		505.00	ASAP TOTAL CONSTRUCTION C	DEC MAINT/CLN UP
01/19/21	AP0099	VH1712		550.00	ASAP TOTAL CONSTRUCTION C	JAN MAINT/CLN UP
01/20/21	AP0099	VH1709		1,662.55	WASTE PRO 119-POMPANO	JAN TRASH AUTOPAY
01/20/21	AP0099	VH1710		3,335.37	CITY OF CORAL SPRINGS	JAN WATER AUTOPAY
01/27/21	AP0099	VH1705		5,250.59	ALL AMERICAN SPRINKLERS,	50% DEP INSTL TREES/REMV
01/28/21	AP0098	300029	3,335.37		CITY OF CORAL SPRINGS	JAN WATER AUTOPAY
01/29/21	AP0098	100081	505.00		ASAP TOTAL CONSTRUCTION C	DEC MAINT/CLN UP
01/29/21	AP0098	100082	550.00		ASAP TOTAL CONSTRUCTION C	JAN MAINT/CLN UP
01/29/21	AP0098	100083	666.67		CONSOLIDATED COMMUNITY MG	FEB MGT FEE
01/29/21	AP0098	100084	875.00		ALL AMERICAN SPRINKLERS,	DEC LAWN MAINT
01/29/21	AP0098	100085	875.00		ALL AMERICAN SPRINKLERS,	JAN LAWN MAINT

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	3,727.00CR	3,069.00	2,402.00	667.00	3,060.00CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
01/01/21	AR4221	AR08	3,069.00		Prepaid Application	
01/06/21	AR6447	AR04		28.00	Owner Cash Receipts	
01/08/21	AR0006	AR04		749.00	Owner Cash Receipts	
01/14/21	AR0043	AR04		341.00	Owner Cash Receipts	
01/15/21	AR5055	AR04		602.00	Owner Cash Receipts	
01/25/21	AR9690	AR04		341.00	Owner Cash Receipts	
01/29/21	AR0098	AR04		341.00	Owner Cash Receipts	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5010	Reserve Roof	27,222.08CR	.00	719.91	719.91CR	27,941.99CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
01/05/21	RJ0001	MONTHLY		719.91	MONTHLY RESERVE	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5015	Reserve Painting	23,432.16CR	.00	481.99	481.99CR	23,914.15CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
01/05/21	RJ0001	MONTHLY		481.99	MONTHLY RESERVE	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5020	Reserve Paving	84,545.76CR	.00	250.00	250.00CR	84,795.76CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
01/05/21	RJ0001	MONTHLY		250.00	MONTHLY RESERVE	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5030	Reserve Interest	2,577.03CR	.00	38.47	38.47CR	2,615.50CR

GENERAL LEDGER TRIAL BALANCE

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

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

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
01/31/21	CR0000	ADJUST		38.47	JAN 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	.00	.00	15,004.00	15,004.00CR	15,004.00CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
01/01/21	AR4220	AR01		15,004.00	Apply Assmt/Opt Charges	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
6900	Interest	.00	.00	.98	.98CR	.98CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
01/31/21	CR0000	ADJUST		.98	JAN INTEREST	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7010	Refuse	.00	1,662.55	.00	1,662.55	1,662.55

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
01/20/21	AP0099	VH1709	1,662.55		WASTE PRO 119-POMPANO	JAN TRASH AUTOPAY

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7050	Electricity	.00	145.80	.00	145.80	145.80

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
01/19/21	AP0099	VH1707	47.16		FLORIDA POWER & LIGHT	JAN FPL AUTOPAY
01/19/21	AP0099	VH1708	98.64		FLORIDA POWER & LIGHT	JAN FPL AUTOPAY

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7060	Water / Sewer	.00	3,335.37	.00	3,335.37	3,335.37

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
01/20/21	AP0099	VH1710	3,335.37		CITY OF CORAL SPRINGS	JAN WATER AUTOPAY

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7150	Security	.00	148.52	.00	148.52	148.52

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
01/01/21	AP0099	VH1699	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 12/18-12/31
01/12/21	AP0099	VH1702	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 1/1-1/14/21

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7220	Janitorial	.00	1,055.00	.00	1,055.00	1,055.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
01/19/21	AP0099	VH1711	505.00		ASAP TOTAL CONSTRUCTION C	DEC MAINT/CLN UP
01/19/21	AP0099	VH1712	550.00		ASAP TOTAL CONSTRUCTION C	JAN MAINT/CLN UP

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
8010	Lawn Maintenance	.00	1,750.00	.00	1,750.00	1,750.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
01/01/21	AP0099	VH1703	875.00		ALL AMERICAN SPRINKLERS,	DEC LAWN MAINT
01/01/21	AP0099	VH1704	875.00		ALL AMERICAN SPRINKLERS,	JAN LAWN MAINT

GENERAL LEDGER TRIAL BALANCE

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

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
8020	Irrigation	.00	95.00	.00	95.00	95.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
01/01/21	AP0099	VH1697	95.00		CONSOLIDATED COMMUNITY MG	JAN SPRINKLR SVCS

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
8030	Tree Trim - Removal	.00	5,250.59	.00	5,250.59	5,250.59

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
01/27/21	AP0099	VH1705	5,250.59		ALL AMERICAN SPRINKLERS,	50% DEP INSTL TREES/REMV

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
9000	Management Fees	.00	666.67	.00	666.67	666.67

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
01/01/21	AP0099	VH1696	666.67		CONSOLIDATED COMMUNITY MG	JAN MGMT FEES

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
9110	Office Expense	.00	24.02	.00	24.02	24.02

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
01/12/21	AP0099	VH1701	24.02		CONSOLIDATED COMMUNITY MG	REIMB DEC OFFICE EXP

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
9140	Fees/Permits	.00	176.00	.00	176.00	176.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
01/01/21	AP0099	VH1700	176.00		DBPR-DIV OF FL CONDOMINIU	2021 CONDO LICENSE

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

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
01/05/21	RJ0001	MONTHLY	1,451.90		MONTHLY RESERVE	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
Gnd Total:		.00	59,735.62	59,735.62	.00	.00

CASH DISBURSEMENTS

Starting Check Date: 1/01/21 Cash account #: "All"
Ending Check Date: 1/31/21

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
Cash account #:		1010	Popular Bank Oper		
1/04/21	100075	CCM	CONSOLIDATED COMMUNITY MG	666.67	JAN MGMT FEES
1/04/21	100076	CCM	CONSOLIDATED COMMUNITY MG	95.00	JAN SPRINKLR SVCS
1/11/21	100077	DBPR	DBPR-DIV OF FL CONDOMINIUMS	176.00	2021 CONDO LICENSE
1/11/21	100078	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFORCE 12/18-12/31
1/15/21	300028	WP	WASTE PRO 119-POMPANO	1,662.55	JAN TRASH AUTOPAY
1/16/21	300030	FPL	FLORIDA POWER & LIGHT	47.16	JAN FPL AUTOPAY
1/16/21	300031	FPL	FLORIDA POWER & LIGHT	98.64	JAN FPL AUTOPAY
1/19/21	100079	CCM	CONSOLIDATED COMMUNITY MG	24.02	REIMB DEC OFFICE EXP
1/19/21	100080	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFORCE 1/1-1/14/21
1/28/21	300029	CITYCS	CITY OF CORAL SPRINGS	3,335.37	JAN WATER AUTOPAY
1/29/21	100081	ASAPTO	ASAP TOTAL CONSTRUCTION CORP	505.00	DEC MAINT/CLN UP
1/29/21	100082	ASAPTO	ASAP TOTAL CONSTRUCTION CORP	550.00	JAN MAINT/CLN UP
1/29/21	100083	CCM	CONSOLIDATED COMMUNITY MG	666.67	FEB MGT FEE
1/29/21	100084	ALLAME	ALL AMERICAN SPRINKLERS, INC.	875.00	DEC LAWN MAINT
1/29/21	100085	ALLAME	ALL AMERICAN SPRINKLERS, INC.	875.00	JAN LAWN MAINT
			Totals:	9,725.60	

AGED ACCOUNTS PAYABLE SUMMARY

Starting vendor: "First" Ending vendor: "Last"
Cut off date: 01/31/21

Vendor Contact	Phone	Current	31-60	61-90	Over 90
ALL AMERICAN SPRINKLERS, INC.					
	954-642-6680	5,250.59	.00	.00	.00
CONSOLIDATED COMMUNITY MG					
	954-718-9903	666.67CR	.00	.00	.00
	Totals:	4,583.92	.00	.00	.00
	Grand total:	4,583.92			

RECONCILIATION

Bank #: 01 POPULAR COMMUNITY BANK OPER 1010 Popular Bank Oper
G/L Acct Bal: 58,809.99
Bank Balance: 62,310.66
Statement date: 01/31/21

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
OUTSTANDING ITEMS:					
4815	12/30/20	CONSOLIDATED COMMUNITY MG		29.00	
100081	01/29/21	ASAP TOTAL CONSTRUCTION C		505.00	
100082	01/29/21	ASAP TOTAL CONSTRUCTION C		550.00	
100083	01/29/21	CONSOLIDATED COMMUNITY MG		666.67	
100084	01/29/21	ALL AMERICAN SPRINKLERS,		875.00	
100085	01/29/21	ALL AMERICAN SPRINKLERS,		875.00	
		Total Outstanding		3,500.67	.00

Bank Reconciliation Summary

Checkbook Balance	58,809.99	Reconciling Balance	62,310.66
Uncleared Checks, Credits	3,500.67 +	Bank Stmt. Balance	62,310.66
Uncleared Deposits, Debits	0.00	Difference	0.00

POPULAR.

5100842006
(0)

Last statement: December 31, 2020
This statement: January 29, 2021
Total days in statement period: 29

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	$55,331.26
Low balance	$55,672.26	Total additions	14,685.23
Average balance	$62,378.78	Total subtractions	7,705.83
Avg collected balance	$61,471.00	Ending balance	$62,310.66
Interest paid year to date	$0.98		

DEBITS

Date	Description	Subtractions
01-05	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100076*CONS OLIDATED COMMUNITYMG\55474359 000041001032396908	95.00
01-05	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100075*CONS OLIDATED COMMUNITYMG\55474353 000041001032396920	666.67
01-07	'Preauthorized Wd WASTE PRO MIAMI3056517011210107 000242071755958040	1,662.55
01-11	'Cash Mgmt Trsfr Dr REF 0110509L FUNDS TRANSFER TODEP XXXXXX2233 FROMRESERVE TRANSFER MONTHLY 000997000111050947	1,451.90
01-12	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100078*GARI NG PARKING ENFORCEMENT\55863765 000041001038379660	74.26
01-12	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100077*DBPR DIV OF FL CONDOMINIUMS\55863753 000041001038379682	176.00

POPULAR.

Date	Description	Subtractions
01-20	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT210120 000111000018545971	47.16
01-20	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT210120 000111000018546106	98.64
01-20	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100079*CONS OLIDATED COMMUNITYMG\56315720 000041001037015186	24.02
01-20	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100080*GARI NG PARKING ENFORCEMENT\56315713 000041001037015198	74.26
01-28	'Preauthorized Wd CORALCONCUTILITY210128 000211274454361855	3,335.37

CREDITS

Date	Description	Additions
01-04	'Lock Box Deposit 000000007089675610	341.00
01-05	'Lock Box Deposit 000000007034131500	1,364.00
01-06	'Preauthorized Credit PropayTransfer210106 000091000011598459	341.00
01-06	'Lock Box Deposit 000000007089922730	341.00
01-07	'Preauthorized Credit RENTPAYMENT REMITTANCE210106 22154761:75 000072000094517487	317.25
01-07	'Preauthorized Credit VICTORIA SQUARECONDO FEES210107 000026008811565530	5,456.00
01-07	'Lock Box Deposit 000000007034386760	341.00
01-08	'Lock Box Deposit 000000007034507930	1,730.00
01-11	'Lock Box Deposit 000000007034605790	682.00
01-12	'Preauthorized Credit PropayTransfer210112 000091000017180259	712.00
01-12	'Lock Box Deposit 000000007034789110	341.00
01-14	'Lock Box Deposit 000000007035070710	341.00
01-15	'Lock Box Deposit 000000007035162000	1,695.00
01-25	'Lock Box Deposit 000000007035658180	341.00
01-29	'Lock Box Deposit 000000007001218510	341.00
01-29	'Interest Credit 000000000000000000	0.98

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DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
12-31	55,331.26	01-08	63,138.29	01-20	64,963.05
01-04	55,672.26	01-11	62,368.39	01-25	65,304.05
01-05	56,274.59	01-12	63,171.13	01-28	61,968.68
01-06	56,956.59	01-14	63,512.13	01-29	62,310.66
01-07	61,408.29	01-15	65,207.13		

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: 139,267.40
Bank Balance: 139,267.40
Statement date: 01/31/21

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

Bank Reconciliation Summary

==========================

Checkbook Balance	139,267.40	Reconciling Balance	139,267.40
Uncleared Checks, Credits	0.00+	Bank Stmt. Balance	139,267.40
Uncleared Deposits, Debits	0.00	Difference	0.00

POPULAR.

Last statement: December 31, 2020
This statement: January 29, 2021
Total days in statement period: 29

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

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Pab Platinum Bus MM

Account number	6808062233
Low balance	$137,777.03
Average balance	$138,728.27
Avg collected balance	$138,728.00
Interest paid year to date	$38.47

DAILY ACTIVITY

Date	Description	Additions	Subtractions	Balance
12-31	Beginning balance			$137,777.03
01-11	'Cash Mgmt Trsfr Cr REF 0110509L FUNDS TRANSFER FRM DEP XXXXXX2006 FROM RESERVE TRANSFER M ONTHLY 997000111050947	1,451.90		139,228.93
01-29	'Interest Credit 000000000000000	38.47		139,267.40
01-29	**Ending totals**	**1,490.37**	**0.00**	**$139,267.40**

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: December 31, 2020
This statement: January 29, 2021
Total days in statement period: 29

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

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