



VICTORIA SQUARE

FEBRUARY 2022

FINANCIAL STATEMENT

**VICTORIA SQUARE CONDOMINIUM ASSOCIATION,
INC.**

Run Date: 03/25/2022
Run Time: 01:34 PM

FUND BALANCE SHEET

As of: 02/28/2022

Assets

Account	Operating	Reserves	Total
01010 Popular Bank - Oper	\$50,399.42		\$50,399.42
01110 Popular Bank - Reserves		\$73,881.15	\$73,881.15
01310 Assessments Receivable	\$13,752.00		\$13,752.00
01690 Utility Deposits	\$80.00		\$80.00
Total Assets	\$64,231.42	\$73,881.15	\$138,112.57

Liabilities

Account	Operating	Reserves	Total
03010 Accounts Payable	(\$802.54)		(\$802.54)
03030 Exchange	\$1,747.22		\$1,747.22
03310 Prepaid Owner Assessments	\$2,058.00		\$2,058.00
Total Liabilities	\$3,002.68	\$0.00	\$3,002.68

Equity

Account	Operating	Reserves	Total
05010 Reserves - Roof		\$37,300.82	\$37,300.82
05020 Reserves - Painting		\$31,013.38	\$31,013.38
05030 Reserves - Paving		\$2,090.00	\$2,090.00
05040 Reserves - 40 Yr Inspection		\$555.56	\$555.56
05070 Reserves - Interest		\$2,921.39	\$2,921.39
05510 Retained Earnings	\$60,571.76		\$60,571.76
Current Year Net Income/(Loss)	\$656.98	\$0.00	\$656.98
Total Equity	\$61,228.74	\$73,881.15	\$135,109.89
Total Liabilities & Equity	\$64,231.42	\$73,881.15	\$138,112.57

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

Run Date: 03/25/2022
Run Time: 01:34 PM

INCOME STATEMENT Start: 02/01/2022 | End: 02/28/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310 Maintenance Income	16,940.00	16,953.85	(13.85)	33,880.00	33,907.70	(27.70)	203,446.19
06910 Interest Income	0.96	0.00	0.96	2.08	0.00	2.08	0.00
Income Total	16,940.96	16,953.85	(12.89)	33,882.08	33,907.70	(25.62)	203,446.19
Total Income	16,940.96	16,953.85	(12.89)	33,882.08	33,907.70	(25.62)	203,446.19

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
07010 Management Fees	2,250.00	666.67	(1,583.33)	3,000.00	1,333.34	(1,666.66)	8,000.00
07020 Accountant	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
07160 Legal Fees	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
07280 Insurance	7,132.62	3,191.67	(3,940.95)	7,132.62	6,383.34	(749.28)	38,300.00
07305 License/Fees/Permits	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
07320 Office Expense	0.00	83.33	83.33	195.00	166.66	(28.34)	1,000.00
General & Administrative Total	9,382.62	4,191.66	(5,190.96)	10,327.62	8,383.32	(1,944.30)	50,300.00
Utilities							
08910 Electric	130.88	133.33	2.45	182.26	266.66	84.40	1,600.00
08920 Water & Sewer	3,923.99	3,333.33	(590.66)	7,847.98	6,666.66	(1,181.32)	40,000.00
08930 Trash Removal	0.00	1,500.00	1,500.00	0.00	3,000.00	3,000.00	18,000.00
Utilities Total	4,054.87	4,966.66	911.79	8,030.24	9,933.32	1,903.08	59,600.00
Building Maintenance							
09010 Repairs & Maint.	8,049.48	1,166.67	(6,882.81)	8,198.00	2,333.34	(5,864.66)	14,000.00
09040 Fire Extinguisher Maintenance	0.00	62.50	62.50	0.00	125.00	125.00	750.00
09045 Fire Equipment Maint & Rpr	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
09050 Plumbing Repairs	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
09055 Janitorial Service	190.00	666.67	476.67	1,300.00	1,333.34	33.34	8,000.00
09060 Security Services	0.00	1,416.67	1,416.67	0.00	2,833.34	2,833.34	17,000.00
09065 Paving Repairs	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
Building Maintenance Total	8,239.48	3,562.50	(4,676.98)	9,498.00	7,125.00	(2,373.00)	42,750.00
Ground Maintenance							
09610 Lawn Maintenance	0.00	875.00	875.00	0.00	1,750.00	1,750.00	10,500.00
09615 Tree Trimming - Removal	0.00	125.00	125.00	0.00	250.00	250.00	1,500.00
09620 Landscape Extras	0.00	500.00	500.00	0.00	1,000.00	1,000.00	6,000.00
09625 Sprinkler Maintenance	0.00	458.33	458.33	986.52	916.66	(69.86)	5,500.00
09630 Pest Control / Exterminating	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
Ground Maintenance Total	0.00	2,041.66	2,041.66	986.52	4,083.32	3,096.80	24,500.00
Reserves							
09910 Reserves - Roof	719.91	719.91	0.00	1,439.82	1,439.82	0.00	8,638.89
09920 Reserves - Painting	898.67	898.66	(0.01)	1,797.34	1,797.32	(0.02)	10,783.96
09930 Reserves - Paving	295.00	295.00	0.00	590.00	590.00	0.00	3,540.00
09940 40 Year Inspection	277.78	277.78	0.00	555.56	555.56	0.00	3,333.33
Reserves Total	2,191.36	2,191.35	(0.01)	4,382.72	4,382.70	(0.02)	26,296.18

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Expense	23,868.33	16,953.83	(6,914.50)	33,225.10	33,907.66	682.56	203,446.18
Net Income	(6,927.37)	0.02	(6,927.39)	656.98	0.04	656.94	0.01

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

Run Date: 03/25/2022
Run Time: 01:28 PM

BANK RECONCILIATION Statement Date: 2/28/2022

Reconciliation Summary: PCB - Popular Community Bank				GL Account: 01010 - Popular Bank - Oper	
Bank Statement Balance	\$56,694.76	Account Balance		\$52,590.77	
GL Account Balance	\$52,590.77	+ Uncleared Payments		\$4,103.99	
Difference	\$4,103.99	- Uncleared Deposits		\$0.00	
		Reconciling Balance		\$56,694.76	
		- Statement Balance		\$56,694.76	
		Difference		\$0.00	

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
01262022	2/7/2022	AP 416905 WATER-CTC - CITY OF CORAL SPRINGS	Uncleared	0.00	3,923.99
5006	12/2/2021	AP 283312 SUNBIZ - SUNSHINE BIZ SERVICES	Uncleared	0.00	180.00
Totals				\$0.00	\$4,103.99



Last statement: January 31, 2022
 This statement: February 28, 2022
 Total days in statement period: 28

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



00012710 JOB030108 02 MC00 0000
 VICTORIA SQUARE CONDO
 ASSOCIATION, INC.
 C/O PHOENIX MANAGEMENT
 4800 N STATE RD 7 SUITE 105
 LAUDERDALE LAKES FL 33319-5805

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

Pab Business Interest Checking

Account number	5100842006	Beginning balance	\$62,783.87
Low balance	\$56,693.80	Total additions	14,715.29
Average balance	\$63,325.12	Total subtractions	20,804.40
Avg collected balance	\$62,749.00	Ending balance	\$56,694.76
Interest paid year to date	\$2.08		

DEBITS

Date	Description	Subtractions
02-03	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100010*2202 02*Ryan AssociatesInc\79650110\26472620\79650110 000041001032228953	490.06
02-07	'Preauthorized Wd FIRST INSURANCEINSURANCE220207 900-94150752 000071925338451413	7,132.62
02-08	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100011*2202 07*GARING PARKINGENFORCEMENT\79953922\26818913\799539 000041001035720011	74.26
02-10	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100012*2202 09*Ryan AssociatesInc\80123674\26998996\80123674 000041001033869550	350.96
02-15	'Cash Mgmt Trsfr Dr REF 0460508LFUNDS TRANSFER TODEP XXXXXX2233 FROMMONTHLY RES TRFR 000997000215050814	2,191.36
02-15	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT220215 000111000018818505	57.30
02-15	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT220215 000111000018818537	73.58
02-15	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100013*2202 11*PHOENIX MANAGEMENT SERVICES\80417632\27351673\80417 000041001037180175	2,250.00
02-18	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100014*2202 17*GARING PARKINGENFORCEMENT\80786144\27674395\807861 000041001030790316	74.26

Thank you for banking with Popular



VICTORIA SQUARE CONDO
February 28, 2022

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Date	Description	Subtractions
02-24	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100015*2202 22*BUSY BEE PRESSURE CLEANING\81028715\28024652\810287 000041001035557672	7,350.00
02-25	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100017*2202 24*EVANS JESULA\81177139\28157489\81177139 000041001030312937	200.00
02-25	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100016*2202 24*PHOENIX MANAGEMENT SERVICES\81177145\28157495\81177 000041001030312911	560.00

CREDITS

Date	Description	Additions
02-02	'Preauthorized Credit VICTORIASQUA006ASSN DUES220202 000026008810023807	726.00
02-02	'Mail/Courier Deposit 000000005545242440	341.00
02-04	'Mail/Courier Deposit 000000005545255770	385.00
02-04	'Mail/Courier Deposit 000000005545255480	1,841.98
02-07	'Preauthorized Credit VICTORIA SQUAREAVIDPAYREF*CK*100008*2201 20*VICTORIA SQUARERESERVE\79734586\26624965\79734586 000041001030790585	2,191.35
02-07	'Lock Box Deposit 000000007021894540	770.00
02-08	'Preauthorized Credit PropayTransfer220208 000091000016890509	341.00
02-08	'Preauthorized Credit VICTORIASQUA006ASSN DUES220208 000026008810778170	2,178.00
02-08	'Lock Box Deposit 000000007056166250	385.00
02-09	'Mail/Courier Deposit 000000005545278520	341.00
02-09	'Mail/Courier Deposit 000000005545278150	385.00
02-11	'Preauthorized Credit VICTORIASQUA006ASSN DUES220211 000026008810312518	2,178.00
02-11	'Mail/Courier Deposit 000000005545292380	385.00
02-11	'Mail/Courier Deposit 000000005545292890	385.00
02-15	'Lock Box Deposit 000000007056584750	770.00
02-16	'Lock Box Deposit 000000007022458500	385.00
02-23	'Mail/Courier Deposit 000000005545330540	385.00
02-25	'Mail/Courier Deposit 000000005545338090	341.00
02-28	'Interest Credit 000000000000000000	0.96



VICTORIA SQUARE CONDO
February 28, 2022

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DAILY BALANCES

Date	Amount
01-31	62,783.87
02-02	63,850.87
02-03	63,360.81
02-04	65,587.79
02-07	61,416.52
02-08	64,246.26

Date	Amount
02-09	64,972.26
02-10	64,621.30
02-11	67,569.30
02-15	63,767.06
02-16	64,152.06

Date	Amount
02-18	64,077.80
02-23	64,462.80
02-24	57,112.80
02-25	56,693.80
02-28	56,694.76

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

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

Run Date: 03/25/2022
Run Time: 01:42 PM

BANK RECONCILIATION

Statement Date: 2/28/2022

Reconciliation Summary: PCB - Popular Community Bank		GL Account: 01110 - Popular Bank - Reserves	
Bank Statement Balance	\$73,881.15	Account Balance	\$73,881.15
GL Account Balance	\$73,881.15	+ Uncleared Payments	\$0.00
Difference	\$0.00	- Uncleared Deposits	\$5.59
		Reconciling Balance	\$73,875.56
		- Statement Balance	\$73,881.15
		Difference	(\$5.59)

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
	2/28/2022	GL 483444 Record Feb Reserve Interest	Uncleared	5.59	0.00
Totals				\$5.59	\$0.00



Last statement: January 31, 2022
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VICTORIA SQUARE CONDO ASSOC INC
RESERVES
C/O PHOENIX MANAGEMENT
4800 N STATE RD 7 SUITE 105
LAUDERDALE LAKES FL 33319-5805

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

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

Pab Platinum Bus MM

Account number	6808062233
Low balance	\$71,684.20
Average balance	\$72,779.88
Avg collected balance	\$72,779.00
Interest paid year to date	\$11.37

DAILY ACTIVITY

Date	Description	Additions	Subtractions	Balance
01-31	Beginning balance			\$71,684.20
02-15	Cash Mgmt Trsfr Cr REF 0460508L FUNDS TRANSFER FRM DEP XXXXXX2006 FROM MONTHLY RES TRFR 997000215050814	2,191.36		73,875.56
02-28	Interest Credit 0000000000000000	5.59		73,881.15
02-28	Ending totals	2,196.95	0.00	\$73,881.15

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 31, 2022
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VICTORIA SQUARE CONDO ASSOC INC
 LOAN PROCEEDS
 C/O PHOENIX MANAGEMENT
 4800 N STATE RD 7 SUITE 105
 LAUDERDALE LAKES FL 33319-5805

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

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

Pab Commercial Checking

Account number	6810668787	Beginning balance	\$0.00
Low balance	\$0.00	Total additions	0.00
Average balance	\$0.00	Total subtractions	.00
Avg collected balance	\$0.00	Ending balance	\$0.00

**** No Activity this statement period ****

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total overdraft fees	\$0.00	\$0.00
Total returned item fees	\$0.00	\$0.00



Thank you for banking with Popular