



VICTORIA SQUARE

JANUARY 2022

FINANCIAL STATEMENT

**VICTORIA SQUARE CONDOMINIUM ASSOCIATION,
INC.**

Run Date: 03/03/2022
Run Time: 12:04 PM

FUND BALANCE SHEET

As of: 01/31/2022

Assets

Account	Operating	Reserves	Total
01010 Popular Bank - Oper	\$61,863.87		\$61,863.87
01110 Popular Bank - Reserves		\$71,684.20	\$71,684.20
01310 Assessments Receivable	\$14,223.98		\$14,223.98
01690 Utility Deposits	\$80.00		\$80.00
Total Assets	\$76,167.85	\$71,684.20	\$147,852.05

Liabilities

Account	Operating	Reserves	Total
03010 Accounts Payable	(\$682.48)		(\$682.48)
03030 Exchange	\$1,362.22		\$1,362.22
03310 Prepaid Owner Assessments	\$7,332.00		\$7,332.00
Total Liabilities	\$8,011.74	\$0.00	\$8,011.74

Equity

Account	Operating	Reserves	Total
05010 Reserves - Roof		\$36,580.91	\$36,580.91
05020 Reserves - Painting		\$30,114.71	\$30,114.71
05030 Reserves - Paving		\$1,795.00	\$1,795.00
05040 Reserves - 40 Yr Inspection		\$277.78	\$277.78
05070 Reserves - Interest		\$2,915.80	\$2,915.80
05510 Retained Earnings	\$60,571.76		\$60,571.76
Current Year Net Income/(Loss)	\$7,584.35	\$0.00	\$7,584.35
Total Equity	\$68,156.11	\$71,684.20	\$139,840.31
Total Liabilities & Equity	\$76,167.85	\$71,684.20	\$147,852.05

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

Run Date: 03/03/2022
Run Time: 12:04 PM

INCOME STATEMENT

Start: 01/01/2022 | End: 01/31/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
06310 Maintenance Income	16,940.00	16,953.85	(13.85)	16,940.00	16,953.85	(13.85)	203,446.19
06910 Interest Income	1.12	0.00	1.12	1.12	0.00	1.12	0.00
Income Total	16,941.12	16,953.85	(12.73)	16,941.12	16,953.85	(12.73)	203,446.19
Total Income	16,941.12	16,953.85	(12.73)	16,941.12	16,953.85	(12.73)	203,446.19

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
General & Administrative							
07010 Management Fees	750.00	666.67	(83.33)	750.00	666.67	(83.33)	8,000.00
07020 Accountant	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
07160 Legal Fees	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
07280 Insurance	0.00	3,191.67	3,191.67	0.00	3,191.67	3,191.67	38,300.00
07305 License/Fees/Permits	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
07320 Office Expense	195.00	83.33	(111.67)	195.00	83.33	(111.67)	1,000.00
General & Administrative Total	945.00	4,191.66	3,246.66	945.00	4,191.66	3,246.66	50,300.00
Utilities							
08910 Electric	51.38	133.33	81.95	51.38	133.33	81.95	1,600.00
08920 Water & Sewer	3,923.99	3,333.33	(590.66)	3,923.99	3,333.33	(590.66)	40,000.00
08930 Trash Removal	0.00	1,500.00	1,500.00	0.00	1,500.00	1,500.00	18,000.00
Utilities Total	3,975.37	4,966.66	991.29	3,975.37	4,966.66	991.29	59,600.00
Building Maintenance							
09010 Repairs & Maint.	148.52	1,166.67	1,018.15	148.52	1,166.67	1,018.15	14,000.00
09040 Fire Extinguisher Maintenance	0.00	62.50	62.50	0.00	62.50	62.50	750.00
09045 Fire Equipment Maint & Rpr	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
09050 Plumbing Repairs	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
09055 Janitorial Service	1,110.00	666.67	(443.33)	1,110.00	666.67	(443.33)	8,000.00
09060 Security Services	0.00	1,416.67	1,416.67	0.00	1,416.67	1,416.67	17,000.00
09065 Paving Repairs	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
Building Maintenance Total	1,258.52	3,562.50	2,303.98	1,258.52	3,562.50	2,303.98	42,750.00
Ground Maintenance							
09610 Lawn Maintenance	0.00	875.00	875.00	0.00	875.00	875.00	10,500.00
09615 Tree Trimming - Removal	0.00	125.00	125.00	0.00	125.00	125.00	1,500.00
09620 Landscape Extras	0.00	500.00	500.00	0.00	500.00	500.00	6,000.00
09625 Sprinkler Maintenance	986.52	458.33	(528.19)	986.52	458.33	(528.19)	5,500.00
09630 Pest Control / Exterminating	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
Ground Maintenance Total	986.52	2,041.66	1,055.14	986.52	2,041.66	1,055.14	24,500.00
Reserves							
09910 Reserves - Roof	719.91	719.91	0.00	719.91	719.91	0.00	8,638.89
09920 Reserves - Painting	898.67	898.66	(0.01)	898.67	898.66	(0.01)	10,783.96
09930 Reserves - Paving	295.00	295.00	0.00	295.00	295.00	0.00	3,540.00
09940 40 Year Inspection	277.78	277.78	0.00	277.78	277.78	0.00	3,333.33
Reserves Total	2,191.36	2,191.35	(0.01)	2,191.36	2,191.35	(0.01)	26,296.18

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Expense	9,356.77	16,953.83	7,597.06	9,356.77	16,953.83	7,597.06	203,446.18
Net Income	7,584.35	0.02	7,584.33	7,584.35	0.02	7,584.33	0.01

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.
BANK RECONCILIATION
Statement Date: 1/31/2022

Run Date: 03/03/2022
Run Time: 12:01 PM

Reconciliation Summary: PCB - Popular Community Bank		GL Account: 01110 - Popular Bank - Reserves	
Bank Statement Balance	\$71,684.20	Account Balance	\$71,684.20
GL Account Balance	\$71,684.20	+ Uncleared Payments	\$0.00
Difference	\$0.00	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$71,684.20
		- Statement Balance	\$71,684.20
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
Totals				\$0.00	\$0.00



Last statement: December 31, 2021
 This statement: January 31, 2022
 Total days in statement period: 31

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 6808062233
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Direct inquiries to:
 Customer Care Center,
 1-800-377-0800

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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

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

Pab Platinum Bus MM

Account number 6808062233
 Low balance \$66,583.26
 Average balance \$68,041.16
 Avg collected balance \$68,041.00
 Interest paid year to date \$5.78

DAILY ACTIVITY

Date	Description	Additions	Subtractions	Balance
12-31	Beginning balance			\$66,583.26
01-18	Cash Mgmt Trsfr Cr REF 0180505L FUNDS TRANSFER FRM DEP XXXXXX2006 FROM MONTHLY RES TRFR 997000118050519	2,191.00		68,774.26
01-27	Cash Mgmt Trsfr Cr REF 0270945L FUNDS TRANSFER FRM DEP XXXXXX2006 FROM RES TRFR NOV AND D EC BAL OF JAN 997000127094540	2,904.16		71,678.42
01-31	Interest Credit 0000000000000000	5.78		71,684.20
01-31	Ending totals	5,100.94	0.00	\$71,684.20

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