

VICTORIA SQUARE

FINANCIAL STATEMENTS

PREPARED FOR THE BOARD OF DIRECTORS

DECEMBER 2022



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

VICTORIA SQUARE CONDOMINIUM

Page: 1

Balance Sheet
As of 12/31/22

ASSETS

CASH:

1010	Popular Bank Oper	\$ 77,077.10
1020	Popular Bank Reserve	98,992.37

SUBTOTAL CASH	\$ 176,069.47
---------------	---------------

CURRENT ASSETS:

1110	A/R Maintenance	\$ 10,734.75
1210	Utility Deposits	80.00
1220	Prepaid Insurance	111.80

TOTAL CURRENT ASSETS	\$ 10,926.55
----------------------	--------------

TOTAL ASSETS	\$ 186,996.02
--------------	---------------

=====

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3010	Accounts Payable	\$ 3,436.61
3110	Exchange	1,747.22
3310	Prepaid Member Fees	3,348.00

SUBTOTAL CURRENT LIABILITIES	\$ 8,531.83
------------------------------	-------------

RESERVES

5010	Reserve Roof	\$ 45,940.46
5015	Reserve Painting	40,966.70
5020	Reserve Paving	5,540.00
5025	Reserve- 40 Year Inspection	3,327.10
5030	Reserve Interest	3,218.11

RESERVES	\$ 98,992.37
----------	--------------

EQUITY:

5510	Retained Earnings	\$ 48,331.76
	Current Year Net Income/(Loss)	31,140.06

SUBTOTAL EQUITY	\$ 79,471.82
-----------------	--------------

TOTAL LIABILITIES & EQUITY	\$ 186,996.02
----------------------------	---------------

=====

VICTORIA SQUARE CONDOMINIUM

Page: 1

INCOME AND EXPENSE STATEMENT

Period: 12/01/22 to 12/31/22

Current Period				Year-To-Date				Yearly
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
INCOME:								
16,555.00	.00	16,555.00	06110	Maintenance Income	214,293.00	.00	214,293.00	.00
.00	.00	.00	06160	Misc. Owner Income	100.00	.00	100.00	.00
.00	.00	.00	06165	Owners Interest Income	8.33	.00	8.33	.00
.00	.00	.00	06170	Owner Late Fees	10.00	.00	10.00	.00
.00	.00	.00	06200	Misc Income	(148.00)	.00	(148.00)	.00
1.10	.00	1.10	06900	Interest	1.98	.00	1.98	.00
16,556.10	.00	16,556.10		SUBTOTAL INCOME	214,265.31	.00	214,265.31	.00
EXPENSES								
UTILITIES								
1,843.08	.00	(1,843.08)	07010	Refuse	15,011.78	.00	(15,011.78)	.00
151.08	.00	(151.08)	07050	Electricity	1,310.35	.00	(1,310.35)	.00
5,770.66	.00	(5,770.66)	07060	Water / Sewer	35,759.69	.00	(35,759.69)	.00
789.05	.00	(789.05)	07148	Fire Ext.	789.05	.00	(789.05)	.00
445.56	.00	(445.56)	07150	Security	445.56	.00	(445.56)	.00
.00	.00	.00	07155	Parking Enforcement	10,788.78	.00	(10,788.78)	.00
8,999.43	.00	(8,999.43)		UTILITIES	64,105.21	.00	(64,105.21)	.00
BUILDING MAINTENANCE								
3,414.44	.00	(3,414.44)	07210	Repair & Maintenance	25,519.54	.00	(25,519.54)	.00
700.00	.00	(700.00)	07220	Janitorial	4,800.00	.00	(4,800.00)	.00
.00	.00	.00	07230	Exterminating	485.00	.00	(485.00)	.00
524.00	.00	(524.00)	07240	Fire Equipment Maint & Repai	524.00	.00	(524.00)	.00
4,638.44	.00	(4,638.44)		BUILDING MAINTENANCE	31,328.54	.00	(31,328.54)	.00
GROUND MAINTENANCE								
832.10	.00	(832.10)	08010	Lawn Maintenance	7,785.70	.00	(7,785.70)	.00
265.36	.00	(265.36)	08020	Irrigation	3,608.66	.00	(3,608.66)	.00
1,097.46	.00	(1,097.46)		GROUND MAINTENANCE	11,394.36	.00	(11,394.36)	.00
MANAGEMENT								
750.00	.00	(750.00)	09000	Management Fees	13,700.00	.00	(13,700.00)	.00
750.00	.00	(750.00)		MANAGEMENT	13,700.00	.00	(13,700.00)	.00
ADMINISTRATIVE & OFFICE								
70.68	.00	(70.68)	09110	Office Expense	2,001.24	.00	(2,001.24)	.00
.00	.00	.00	09120	CPA	1,000.00	.00	(1,000.00)	.00

VICTORIA SQUARE CONDOMINIUM

Page: 2

INCOME AND EXPENSE STATEMENT

Period: 12/01/22 to 12/31/22

Current Period					Year-To-Date			Yearly
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
.00	.00	.00	09125	Legal	407.71	.00	(407.71)	.00
.00	.00	.00	09140	Fees/Permits	756.75	.00	(756.75)	.00
2,845.72	.00	(2,845.72)	09150	General Insurance	29,234.22	.00	(29,234.22)	.00
2,916.40	.00	(2,916.40)		ADMINISTRATIVE & OFFICE	33,399.92	.00	(33,399.92)	.00
18,401.73	.00	(18,401.73)		TOTAL EXPENSES	153,928.03	.00	(153,928.03)	.00
RESERVES								
.00	.00	.00	09200	Reserve Transfer	29,197.22	.00	(29,197.22)	.00
.00	.00	.00		TOTAL RESERVES	29,197.22	.00	(29,197.22)	.00
(1,845.63)	.00	(1,845.63)		Current Year Net Income/(los	31,140.06	.00	31,140.06	.00
=====	=====	=====			=====	=====	=====	=====

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 12/01/22
Ending date: 12/31/22

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1010	Popular Bank Oper			71,715.86	19,471.18	14,109.94	5,361.24	77,077.10
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	12/01/22	AR7115	AR04	1,155.00		Owner Cash Receipts		
	12/02/22	AR0004	AR-004	1,158.00		Owner Cash Receipts		
	12/02/22	AR3652	AR04	770.00		Owner Cash Receipts		
	12/05/22	AR0000	AR04	385.00		Owner Cash Receipts		
	12/06/22	AR0020	AR04	2,310.00		Owner Cash Receipts		
	12/07/22	AR0000	AR04	1,155.00		Owner Cash Receipts		
	12/07/22	AR0006	AR-006	1,539.00		Owner Cash Receipts		
	12/08/22	AR0000	AR04	770.00		Owner Cash Receipts		
	12/09/22	AR0000	AR04	770.00		Owner Cash Receipts		
	12/09/22	AR0000	AR04	385.00		Owner Cash Receipts		
	12/09/22	AR0007	AR-007	1,925.00		Owner Cash Receipts		
	12/12/22	AR0000	AR04	1,925.00		Owner Cash Receipts		
	12/13/22	AP0098	100174		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 9/9-9/22/22	
	12/13/22	AP0098	100175		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 10/21-11/3	
	12/13/22	AP0098	100176		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 11/4-11/17	
	12/13/22	AP0098	100177		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 11/18-12/1	
	12/13/22	AP0098	100178		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 12/2-12/15	
	12/13/22	AR0000	AR04	385.00		Owner Cash Receipts		
	12/13/22	GJ0005	CORRECT	2,043.08		CORRECTION WASTEPRO		
	12/14/22	AP0098	300068		2,043.08	WASTE PRO 119-POMPANO	OCT TRASH AUTOPAY	
	12/14/22	AR0000	AR04	385.00		Owner Cash Receipts		
	12/15/22	AR0008	AR-008	795.00		Owner Cash Receipts		
	12/15/22	RJ0001	AUTOPAY		1,843.08	WASTEPRO 042603		
	12/16/22	AP0098	100179		750.00	CONSOLIDATED COMMUNITY MG	NOV MGT FEE	
	12/16/22	AP0098	100180		750.00	CONSOLIDATED COMMUNITY MG	DEC MGT FEE	
	12/16/22	AP0098	100181		.72	CONSOLIDATED COMMUNITY MG	REIMB NOV OFFICE EXP	
	12/16/22	AP0098	100182		69.96	CONSOLIDATED COMMUNITY MG	WELCOME LETTER MAILING	
	12/16/22	AP0098	100183		2,885.33	CITY OF CORAL SPRINGS	9206-21482	
	12/16/22	AP0098	100184		211.86	RYAN ASSOCIATES, INC.	(2) 12 VOLT BATTERIES	
	12/16/22	AR0000	AR04	1,155.00		Owner Cash Receipts		
	12/19/22	GJ0008	AUTOPAY		61.06	DEC FPL		
	12/19/22	GJ0008	AUTOPAY		90.02	DEC FPL		
	12/20/22	AP0098	100185		832.10	BEST LAWN SERVICE OF AMER	NOV LAWN MAINT	
	12/20/22	AP0098	100186		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 12/16-12/29	
	12/20/22	AP0098	100187		350.00	DIAMOND BRITE MAINT INC	NOV JANITORIAL	
	12/20/22	AP0098	100188		350.00	DIAMOND BRITE MAINT INC	DEC JANITORIAL	
	12/20/22	AP0098	100189		17.84	IRWIN NOZICK	REFUND LOCK PURCHASE	
	12/21/22	AP0098	100190		524.00	FIREWATCH	ANNUAL FIRE ALRM CERTIF	
	12/22/22	AR0009	AR-009	50.00		Owner Cash Receipts		
	12/27/22	GJ0007	AUTOPAY		2,885.33	DEC WATER 2ND CHG BY CITY		
	12/29/22	AR0010	AR-010	410.00		Owner Cash Receipts		
	12/31/22	CR0000	ADJUST	1.10		OPERATING INTEREST INCOME		
1020	Popular Bank Reserve			98,876.39	115.98	.00	115.98	98,992.37
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 12/01/22
Ending date: 12/31/22

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

12/30/22	CR0000	ADJUST	115.98	RESERVE INTEREST INCOME		
----------	--------	--------	--------	-------------------------	--	--

1110	A/R Maintenance		12,854.00	16,940.00	19,059.25	2,119.25CR	10,734.75
------	-----------------	--	-----------	-----------	-----------	------------	-----------

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
12/01/22	AR0014	AR01	16,940.00		Apply Assmt/Opt Charges	
12/01/22	AR0015	AR08		4,828.25	Prepaid Application	
12/01/22	AR7115	AR04		44.00	Owner Cash Receipts	
12/02/22	AR0004	AR-004		1,155.00	Owner Cash Receipts	
12/05/22	AR0000	AR04		385.00	Owner Cash Receipts	
12/06/22	AR0020	AR04		1,559.00	Owner Cash Receipts	
12/07/22	AR0000	AR04		1,155.00	Owner Cash Receipts	
12/07/22	AR0006	AR-006		1,489.00	Owner Cash Receipts	
12/08/22	AR0000	AR04		770.00	Owner Cash Receipts	
12/09/22	AR0000	AR04		770.00	Owner Cash Receipts	
12/09/22	AR0000	AR04		385.00	Owner Cash Receipts	
12/09/22	AR0007	AR-007		1,537.00	Owner Cash Receipts	
12/12/22	AR0000	AR04		1,925.00	Owner Cash Receipts	
12/13/22	AR0000	AR04		262.00	Owner Cash Receipts	
12/14/22	AR0000	AR04		385.00	Owner Cash Receipts	
12/14/22	AR0000	AR06		385.00	Owner Expense Adjust.	
12/15/22	AR0008	AR-008		795.00	Owner Cash Receipts	
12/16/22	AR0000	AR04		770.00	Owner Cash Receipts	
12/22/22	AR0009	AR-009		50.00	Owner Cash Receipts	
12/29/22	AR0010	AR-010		410.00	Owner Cash Receipts	

1210	Utility Deposits		80.00	.00	.00	.00	80.00
------	------------------	--	-------	-----	-----	-----	-------

1220	Prepaid Insurance		2,957.52	.00	2,845.72	2,845.72CR	111.80
------	-------------------	--	----------	-----	----------	------------	--------

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
12/01/22	GJ0011	PREPAID		2,845.72	PREPAID INSURANCE	

3010	Accounts Payable		52.54	9,230.45	12,719.60	3,489.15CR	3,436.61CR
------	------------------	--	-------	----------	-----------	------------	------------

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
12/12/22	AP0099	VH1		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 9/9-9/22/22
12/12/22	AP0099	VH2		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 10/21-11/3
12/12/22	AP0099	VH3		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 11/4-11/17
12/12/22	AP0099	VH4		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 11/18-12/1
12/12/22	AP0099	VH5		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 12/2-12/15
12/13/22	AP0098	100174	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 9/9-9/22/22
12/13/22	AP0098	100175	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 10/21-11/3
12/13/22	AP0098	100176	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 11/4-11/17
12/13/22	AP0098	100177	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 11/18-12/1
12/13/22	AP0098	100178	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 12/2-12/15
12/13/22	AP0099	VH10		2,043.08	WASTE PRO 119-POMPANO	OCT TRASH AUTOPAY
12/13/22	AP0099	VH11		169.06	RYAN ASSOCIATES, INC.	10/24 WET CK,IRRIG REPAIR
12/13/22	AP0099	VH12		750.00	CONSOLIDATED COMMUNITY MG	DEC MGT FEE

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 12/01/22
Ending date: 12/31/22

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
12/13/22	AP0099 VH13		2,885.33	CITY OF CORAL SPRINGS	9206-21482	
12/13/22	AP0099 VH14		.72	CONSOLIDATED COMMUNITY MG	REIMB NOV OFFICE EXP	
12/13/22	AP0099 VH15		350.00	DIAMOND BRITE MAINT INC	DEC JANITORIAL	
12/13/22	AP0099 VH16		350.00	DIAMOND BRITE MAINT INC	NOV JANITORIAL	
12/13/22	AP0099 VH6		69.96	CONSOLIDATED COMMUNITY MG	WELCOME LETTER MAILING	
12/13/22	AP0099 VH7		42.80	RYAN ASSOCIATES, INC.	(2) 12 VOLT BATTERIES	
12/14/22	AP0098 300068	2,043.08		WASTE PRO 119-POMPANO	OCT TRASH AUTOPAY	
12/16/22	AP0098 100179	750.00		CONSOLIDATED COMMUNITY MG	NOV MGT FEE	
12/16/22	AP0098 100180	750.00		CONSOLIDATED COMMUNITY MG	DEC MGT FEE	
12/16/22	AP0098 100181	.72		CONSOLIDATED COMMUNITY MG	REIMB NOV OFFICE EXP	
12/16/22	AP0098 100182	69.96		CONSOLIDATED COMMUNITY MG	WELCOME LETTER MAILING	
12/16/22	AP0098 100183	2,885.33		CITY OF CORAL SPRINGS	9206-21482	
12/16/22	AP0098 100184	211.86		RYAN ASSOCIATES, INC.	(2) 12 VOLT BATTERIES	
12/20/22	AP0098 100185	832.10		BEST LAWN SERVICE OF AMER	NOV LAWN MAINT	
12/20/22	AP0098 100186	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 12/16-12/29	
12/20/22	AP0098 100187	350.00		DIAMOND BRITE MAINT INC	NOV JANITORIAL	
12/20/22	AP0098 100188	350.00		DIAMOND BRITE MAINT INC	DEC JANITORIAL	
12/20/22	AP0098 100189	17.84		IRWIN NOZICK	REFUND LOCK PURCHASE	
12/20/22	AP0099 VH17		17.84	IRWIN NOZICK	REFUND LOCK PURCHASE	
12/20/22	AP0099 VH18		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 12/16-12/29	
12/20/22	AP0099 VH19		832.10	BEST LAWN SERVICE OF AMER	NOV LAWN MAINT	
12/20/22	AP0099 VH20		524.00	FIREWATCH	ANNUAL FIRE ALRM CERTIF	
12/21/22	AP0098 100190	524.00		FIREWATCH	ANNUAL FIRE ALRM CERTIF	
12/21/22	AP0099 VH21		850.00	BUSY BEE PRESSURE CLEANIN	PRESS CLN SDWLKS/STAIRS	
12/28/22	AP0099 VH25		789.05	PYE BARKER FIRE & SAFETY	C226864	
12/30/22	AP0099 VH23		2,503.80	A.M.S. LOCKS & DOORS INC	BAL DUE INSTL DOOR	
12/31/22	AP0099 VH24		96.30	RYAN ASSOCIATES, INC.	PL	
3110	Exchange	1,747.22CR	.00	.00	.00	1,747.22CR
3310	Prepaid Member Fees	4,595.25CR	4,828.25	3,581.00	1,247.25	3,348.00CR
DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
12/01/22	AR0015	AR08	4,828.25		Prepaid Application	
12/01/22	AR7115	AR04		1,111.00	Owner Cash Receipts	
12/02/22	AR0004	AR-004		3.00	Owner Cash Receipts	
12/02/22	AR3652	AR04		770.00	Owner Cash Receipts	
12/06/22	AR0020	AR04		751.00	Owner Cash Receipts	
12/07/22	AR0006	AR-006		50.00	Owner Cash Receipts	
12/09/22	AR0007	AR-007		388.00	Owner Cash Receipts	
12/13/22	AR0000	AR04		123.00	Owner Cash Receipts	
12/16/22	AR0000	AR04		385.00	Owner Cash Receipts	
5010	Reserve Roof		45,940.46CR	.00	.00	.00 45,940.46CR
5015	Reserve Painting		40,966.70CR	.00	.00	.00 40,966.70CR
5020	Reserve Paving		5,540.00CR	.00	.00	.00 5,540.00CR

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 12/01/22
Ending date: 12/31/22

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5025	Reserve- 40 Year Inspection			3,327.10CR	.00	.00	.00	3,327.10CR
5030	Reserve Interest			3,102.13CR	.00	115.98	115.98CR	3,218.11CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	12/30/22	CR0000	ADJUST		115.98	RESERVE INTEREST INCOME		
5510	Retained Earnings			48,331.76CR	.00	.00	.00	48,331.76CR
6110	Maintenance Income			197,738.00CR	385.00	16,940.00	16,555.00CR	214,293.00CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	12/01/22	AR0014	AR01		16,940.00	Apply Assmt/Opt Charges		
	12/14/22	AR0000	AR06	385.00		Owner Expense Adjust.		
6160	Misc. Owner Income			100.00CR	.00	.00	.00	100.00CR
6165	Owners Interest Income			8.33CR	.00	.00	.00	8.33CR
6170	Owner Late Fees			10.00CR	.00	.00	.00	10.00CR
6200	Misc Income			148.00	.00	.00	.00	148.00
6900	Interest			.88CR	.00	1.10	1.10CR	1.98CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	12/31/22	CR0000	ADJUST		1.10	OPERATING INTEREST INCOME		
7010	Refuse			13,168.70	3,886.16	2,043.08	1,843.08	15,011.78
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	12/13/22	AP0099	VH10	2,043.08		WASTE PRO 119-POMPANO	OCT TRASH AUTOPAY	
	12/13/22	GJ0005	CORRECT		2,043.08	CORRECTION WASTEPRO		
	12/15/22	RJ0001	AUTOPAY	1,843.08		WASTEPRO 042603		
7050	Electricity			1,159.27	151.08	.00	151.08	1,310.35
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	12/19/22	GJ0008	AUTOPAY	61.06		DEC FPL		
	12/19/22	GJ0008	AUTOPAY	90.02		DEC FPL		
7060	Water / Sewer			29,989.03	5,770.66	.00	5,770.66	35,759.69
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	12/13/22	AP0099	VH13	2,885.33		CITY OF CORAL SPRINGS	9206-21482	
	12/27/22	GJ0007	AUTOPAY	2,885.33		DEC WATER 2ND CHG BY CITY		
7148	Fire Ext.			.00	789.05	.00	789.05	789.05

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 12/01/22
Ending date: 12/31/22

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	12/28/22	AP0099	VH25	789.05		PYE BARKER FIRE & SAFETY	C226864	
7150	Security			.00	445.56		445.56	445.56
	12/12/22	AP0099	VH1	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 9/9-9/22/22	
	12/12/22	AP0099	VH2	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 10/21-11/3	
	12/12/22	AP0099	VH3	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 11/4-11/17	
	12/12/22	AP0099	VH4	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 11/18-12/1	
	12/12/22	AP0099	VH5	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 12/2-12/15	
	12/20/22	AP0099	VH18	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 12/16-12/29	
7155	Parking Enforcement			10,788.78	.00		.00	10,788.78
7210	Repair & Maintenance			22,105.10	3,414.44		3,414.44	25,519.54
	12/13/22	AP0099	VH7	42.80		RYAN ASSOCIATES, INC.	(2) 12 VOLT BATTERIES	
	12/20/22	AP0099	VH17	17.84		IRWIN NOZICK	REFUND LOCK PURCHASE	
	12/21/22	AP0099	VH21	850.00		BUSY BEE PRESSURE CLEANIN	PRESS CLN SDWLKS/STAIRS	
	12/30/22	AP0099	VH23	2,503.80		A.M.S. LOCKS & DOORS INC	BAL DUE INSTL DOOR	
7220	Janitorial			4,100.00	700.00		700.00	4,800.00
	12/13/22	AP0099	VH15	350.00		DIAMOND BRITE MAINT INC	DEC JANITORIAL	
	12/13/22	AP0099	VH16	350.00		DIAMOND BRITE MAINT INC	NOV JANITORIAL	
7230	Exterminating			485.00	.00		.00	485.00
7240	Fire Equipment Maint & Repair			.00	524.00		524.00	524.00
	12/20/22	AP0099	VH20	524.00		FIREWATCH	ANNUAL FIRE ALRM CERTIF	
8010	Lawn Maintenance			6,953.60	832.10		832.10	7,785.70
	12/20/22	AP0099	VH19	832.10		BEST LAWN SERVICE OF AMER	NOV LAWN MAINT	
8020	Irrigation			3,343.30	265.36		265.36	3,608.66
	12/13/22	AP0099	VH11	169.06		RYAN ASSOCIATES, INC.	10/24 WET CK,IRRIG REPAIR	
	12/31/22	AP0099	VH24	96.30		RYAN ASSOCIATES, INC.	PL	
9000	Management Fees			12,950.00	750.00		750.00	13,700.00

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 12/01/22
Ending date: 12/31/22

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	12/13/22	AP0099	VH12	750.00		CONSOLIDATED COMMUNITY MG	DEC MGT FEE	
9110	Office Expense			1,930.56	70.68	.00	70.68	2,001.24
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	12/13/22	AP0099	VH14	.72		CONSOLIDATED COMMUNITY MG	REIMB NOV OFFICE EXP	
	12/13/22	AP0099	VH6	69.96		CONSOLIDATED COMMUNITY MG	WELCOME LETTER MAILING	
9120	CPA			1,000.00	.00	.00	.00	1,000.00
9125	Legal			407.71	.00	.00	.00	407.71
9140	Fees/Permits			756.75	.00	.00	.00	756.75
9150	General Insurance			26,388.50	2,845.72	.00	2,845.72	29,234.22
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	12/01/22	GJ0011	PREPAID	2,845.72		PREPAID INSURANCE		
9200	Reserve Transfer			29,197.22	.00	.00	.00	29,197.22
Gnd Total:				.00	71,415.67	71,415.67	.00	.00

CASH DISBURSEMENTS

Starting Check Date: 12/01/22 Cash account #: "All"
 Ending Check Date: 12/31/22

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
Cash account #:		1010	Popular Bank Oper		
12/13/22	100174	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFORCE 9/9-9/22/22
12/13/22	100175	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFORCE 10/21-11/3
12/13/22	100176	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFORCE 11/4-11/17
12/13/22	100177	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFORCE 11/18-12/1
12/13/22	100178	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFORCE 12/2-12/15
12/14/22	300068	WP	WASTE PRO 119-POMPANO	2,043.08	OCT TRASH AUTOPAY
12/16/22	100179	CCM	CONSOLIDATED COMMUNITY MG	750.00	NOV MGT FEE
12/16/22	100180	CCM	CONSOLIDATED COMMUNITY MG	750.00	DEC MGT FEE
12/16/22	100181	CCM	CONSOLIDATED COMMUNITY MG	.72	REIMB NOV OFFICE EXP
12/16/22	100182	CCM	CONSOLIDATED COMMUNITY MG	69.96	WELCOME LETTER MAILING
12/16/22	100183	CITYCS	CITY OF CORAL SPRINGS	2,885.33	9206-21482
12/16/22	100184	RYAN	RYAN ASSOCIATES, INC.	211.86	
12/20/22	100185	BESTLA	BEST LAWN SERVICE OF AMERICA	832.10	NOV LAWN MAINT
12/20/22	100186	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFORCE 12/16-12/29
12/20/22	100187	DIAMON	DIAMOND BRITE MAINT INC	350.00	NOV JANITORIAL
12/20/22	100188	DIAMON	DIAMOND BRITE MAINT INC	350.00	DEC JANITORIAL
12/20/22	100189	IRWIN	IRWIN NOZICK	17.84	REFUND LOCK PURCHASE
12/21/22	100190	FIREWA	FIREWATCH	524.00	ANNUAL FIRE ALRM CERTIF
Totals:				9,230.45	

AGED ACCOUNTS PAYABLE SUMMARY

Starting vendor: "First"
Cut off date: 12/31/22

Ending vendor: "Last"

Contact	Vendor Phone	Current	31-60	61-90	Over 90
PYE BARKER FIRE & SAFETY LLC	954/942-7210	789.05	.00	.00	.00
A.M.S. LOCKS & DOORS INC	954-575-4600	2,503.80	.00	.00	.00
BUSY BEE PRESSURE CLEANING	954-255-7179	850.00	.00	.00	.00
RYAN ASSOCIATES, INC.		96.30	.00	.00	.00
	Totals:	4,239.15	.00	.00	.00
	Grand total:	4,239.15			

RECONCILIATION

Bank #: 01 POPULAR COMMUNITY BANK OPER 1010 Popular Bank Oper
 G/L Acct Bal: 77,077.10
 Bank Balance: 65,291.21
 Statement date: 12/31/22

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
-------	------	-----------	----------	------------------	--------------------

OUTSTANDING ITEMS:

AR-010	12/29/22	Owner cash receipts - 10			410.00
		Total Outstanding		<u>.00</u>	<u>410.00</u>

Bank Reconciliation Summary

=====

Checkbook Balance	77,077.10	Reconciling Balance	76,667.10
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	65,291.21
Uncleared Deposits, Debits	410.00 -	Difference	11,375.89



Last statement: November 30, 2022
This statement: December 30, 2022
Total days in statement period: 30

Page 1 of 3
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

Pab Business Interest Checking

Account number	5100842006	Beginning balance	\$59,954.97
Low balance	\$61,109.97	Total additions	17,403.10
Average balance	\$68,174.54	Total subtractions	12,066.86
Avg collected balance	\$66,829.00	Ending balance	\$65,291.21
Interest paid year to date	\$11.40		

DEBITS

Date	Description	Subtractions
12-06	'Preauthorized Wd WASTE PRO MIAMI3056517011221206 000242071753052528	1,843.08 X
12-14	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100177*2212 13*GARING PARKINGENFORCEMENT\102510817\51413199\10251 000041001032724522	74.26 X
12-14	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100174*2212 13*GARING PARKINGENFORCEMENT\102510821\51413201\10251 000041001032724524	74.26 X
12-14	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100175*2212 13*GARING PARKINGENFORCEMENT\102510823\51413202\10251 000041001032724526	74.26 X
12-14	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100178*2212 13*GARING PARKINGENFORCEMENT\102510828\51413205\10251 000041001032724528	74.26 X
12-14	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100176*2212 13*GARING PARKINGENFORCEMENT\102510825\51413203\10251 000041001032724530	74.26 X
12-19	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT221219 000111000011713028	61.06 X
12-19	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT221219 000111000011713040	90.02 X
12-19	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100181*2212 16*CONSOLIDATED COMMUNITY MG\102845861\51717039\102845 000041001035986264	0.72 X

Thank you for banking with Popular

**POPULAR.**VICTORIA SQUARE CONDO
December 30, 2022Page 2 of 3
5100842006

Date	Description	Subtractions
12-19	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100182*2212 16*CONSOLIDATED COMMUNITY MG\102845860\51717038\102845 000041001035986262	69.96 X
12-19	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100184*2212 16*RYAN ASSOCIATES INC\102845849\51717032\102845849 000041001035986302	211.86 X
12-19	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100179*2212 16*CONSOLIDATED COMMUNITY MG\102845846\51717030\102845 000041001035986266	750.00 X
12-19	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100180*2212 16*CONSOLIDATED COMMUNITY MG\102845872\51717046\102845 000041001035986268	750.00 X
12-19	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100183*2212 16*CITY OF CORAL SPRINGS\102845874\51717047\102845874 000041001035986294	2,885.33 X
12-21	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100189*2212 20*IRWIN NOZICK\103088953\51971156\103088953 000041001035244442	17.84 X
12-21	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100186*2212 20*GARING PARKING ENFORCEMENT\103088485\51971018\10308 000041001035244434	74.26 X
12-21	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100187*2212 20*DIAMOND BRITE MAINT INC\103088483\51971016\10308848 000041001035244416	350.00 X
12-21	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100188*2212 20*DIAMOND BRITE MAINT INC\103088486\51971019\10308848 000041001035244418	350.00 X
12-21	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100185*2212 20*BEST LAWN SERVICE OF AMERICA\103088484\51971017\103 000041001035244426	832.10 X
12-22	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100190*2212 21*FIREWATCH\103164535\52028290\103164535 000041001039431222	524.00 X
12-27	'Preauthorized Wd CORALCONCUTILITY221227 000211274453970311	2,885.33 X

CREDITS

Date	Description	Additions
12-01	'Lock Box Deposit 000000007071330880	1,155.00 X
12-02	'Lock Box Deposit 000000007037320470	770.00 X
12-02	'Mail/Courier Deposit 000000005546322990	1,158.00 X
12-05	'Lock Box Deposit 000000007037476780	385.00 X
12-05	'Mail/Courier Deposit 000000005546332970	385.00 X



VICTORIA SQUARE CONDO
December 30, 2022

Page 3 of 3
5100842006

Date	Description	Additions
12-06	'Lock Box Deposit 000000007037565600	2,310.00 ✕
12-07	'Lock Box Deposit 000000007071630520	1,155.00 ✕
12-07	'Mail/Courier Deposit 000000005546346150	1,539.00 ✕
12-08	'Lock Box Deposit 000000007037731970	770.00 ✕
12-09	'Lock Box Deposit 000000007037821590	385.00 ✕
12-12	'Lock Box Deposit 000000007071893300	1,925.00 ✕
12-12	'Mail/Courier Deposit 000000005546358510	1,925.00 ✕
12-13	'Preauthorized Credit PropayTransfer221213 000091000017619680	770.00 ✕
12-13	'Lock Box Deposit 000000007072007430	385.00 ✕
12-14	'Lock Box Deposit 000000007072106020	385.00 ✕
12-16	'Mail/Courier Deposit 000000005546384600	795.00 ✕
12-16	'Lock Box Deposit 000000007038111660	1,155.00 ✕
12-23	'Mail/Courier Deposit 000000005546406420	50.00 ✕
12-30	'Interest Credit 000000000000000000	1.10 ✕

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
11-30	59,954.97	12-08	67,738.89	12-19	70,273.64
12-01	61,109.97	12-09	68,123.89	12-21	68,649.44
12-02	63,037.97	12-12	71,973.89	12-22	68,125.44
12-05	63,807.97	12-13	73,128.89	12-23	68,175.44
12-06	64,274.89	12-14	73,142.59	12-27	65,290.11
12-07	66,968.89	12-16	75,092.59	12-30	65,291.21

Interest for 2022 to be reported to the Internal Revenue Service on your tax return is \$11.40.

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

RECONCILIATION

Bank #: 02 POPULAR COMMUNITY BANK RESERVE 1020 Popular Bank Reserve
G/L Acct Bal: 98,992.37
Bank Balance: 98,992.37
Statement date: 12/31/22

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
-------	------	-----------	----------	------------------	--------------------

OUTSTANDING ITEMS:

Total Outstanding	.00	.00
-------------------	-----	-----

Bank Reconciliation Summary

Checkbook Balance	98,992.37	Reconciling Balance	98,992.37
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	98,992.37
Uncleared Deposits, Debits	0.00	Difference	0.00

**POPULAR.**

Last statement: November 30, 2022
This statement: December 30, 2022
Total days in statement period: 30

Page 1 of 1
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	\$98,876.39
Average balance	\$98,876.39
Avg collected balance	\$98,876.00
Interest paid year to date	\$308.09

DAILY ACTIVITY

Date	Description	Additions	Subtractions	Balance
11-30	Beginning balance			\$98,876.39
12-30	Interest Credit	115.98		98,992.37
	0000000000000000			
12-30	Ending totals	115.98	0.00	\$98,992.37

Interest for 2022 to be reported to the Internal Revenue Service on your tax return is \$308.09.

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: November 30, 2022
This statement: December 30, 2022
Total days in statement period: 30

Page 1 of 1
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