Victoria Square

FINANCIAL STATEMENTS

PREPARED FOR THE BOARD OF DIRECTORS

April 2023

CONSOLIDATED
Community Management

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

VICTORIA SQUARE CONDOMINIUM

Balance Sheet
As of 04/30/23

ASSETS

CASH:			
1010	Popular Bank Oper	$ 81,739.98	
1020	Popular Bank Reserve	110,781.84	
	SUBTOTAL CASH		$ 192,521.82
CURRENT ASSETS:			
1110	A/R Maintenance	$ 6,896.75	
1160	A/R Miscellaneous	400.00	
1195	Attorney Fees Receivable	225.00	
1210	Utility Deposits	80.00	
	TOTAL CURRENT ASSETS		$ 7,601.75
	TOTAL ASSETS		$ 200,123.57
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LIABILITIES & EQUITY

CURRENT LIABILITIES:			
3010	Accounts Payable	$ 622.88	
3110	Exchange	1,747.22	
3310	Prepaid Member Fees	3,359.93	
	SUBTOTAL CURRENT LIABILITIES		$ 5,730.03
RESERVES			
5010	Reserve Roof	$ 50,108.46	
5015	Reserve Painting	44,598.02	
5020	Reserve Paving	7,262.68	
5025	Reserve- 40 Year Inspection	4,992.42	
5030	Reserve Interest	3,820.26	
	RESERVES		$ 110,781.84
EQUITY:			
5510	Retained Earnings	$ 73,834.48	
	Current Year Net Income/(Loss)	9,777.22	
	SUBTOTAL EQUITY		$ 83,611.70
	TOTAL LIABILITIES & EQUITY		$ 200,123.57
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VICTORIA SQUARE CONDOMINIUM

INCOME AND EXPENSE STATEMENT

Period: 04/01/23 to 04/30/23

Current Period Actual	Budget	Variance	Account	Description	Year-To-Date Actual	Budget	Variance	Yearly Budget
INCOME:								
16,995.00	17,388.83	(393.83)	06110	Maintenance Income	69,135.00	69,555.32	(420.32)	208,666.00
.00	.00	.00	06160	Misc. Owner Income	650.00	.00	650.00	.00
(10.00)	.00	(10.00)	06170	Owner Late Fees	110.00	.00	110.00	.00
225.00	.00	225.00	06190	Admin/Collection Fees Reimb.	225.00	.00	225.00	.00
1.09	.00	1.09	06900	Interest	4.25	.00	4.25	.00
17,211.09	17,388.83	(177.74)		SUBTOTAL INCOME	70,124.25	69,555.32	568.93	208,666.00
				EXPENSES				
UTILITIES								
1,993.08	1,666.67	(326.41)	07010	Refuse	7,672.32	6,666.68	(1,005.64)	20,000.00
139.04	141.67	2.63	07050	Electricity	569.71	566.68	(3.03)	1,700.00
3,541.54	3,500.00	(41.54)	07060	Water / Sewer	10,405.91	14,000.00	3,594.09	42,000.00
445.12	62.50	(382.62)	07148	Fire Ext.	445.12	250.00	(195.12)	750.00
.00	233.33	233.33	07150	Security	551.78	933.32	381.54	2,800.00
148.52	166.67	18.15	07155	Parking Enforcement	519.82	666.68	146.86	2,000.00
6,267.30	5,770.84	(496.46)		UTILITIES	20,164.66	23,083.36	2,918.70	69,250.00
BUILDING MAINTENANCE								
92.00	1,666.67	1,574.67	07210	Repair & Maintenance	1,099.58	6,666.68	5,567.10	20,000.00
400.00	350.00	(50.00)	07220	Janitorial	1,525.00	1,400.00	(125.00)	4,200.00
.00	.00	.00	07222	Supplies	23.49	.00	(23.49)	.00
.00	83.33	83.33	07230	Exterminating	.00	333.32	333.32	1,000.00
.00	116.67	116.67	07240	Fire Equipment Maint & Repai	.00	466.68	466.68	1,400.00
.00	83.33	83.33	07320	Plumbing Repairs	212.93	333.32	120.39	1,000.00
.00	83.33	83.33	07340	Paving Repairs	.00	333.32	333.32	1,000.00
133.75	.00	(133.75)	07390	Miscellanous Expense	267.50	.00	(267.50)	.00
625.75	2,383.33	1,757.58		BUILDING MAINTENANCE	3,128.50	9,533.32	6,404.82	28,600.00
GROUND MAINTENANCE								
.00	875.00	875.00	08010	Lawn Maintenance	3,180.00	3,500.00	320.00	10,500.00
53.50	458.33	404.83	08020	Irrigation	1,068.64	1,833.32	764.68	5,500.00
.00	208.33	208.33	08030	Tree Trim - Removal	8,151.40	833.32	(7,318.08)	2,500.00
.00	500.00	500.00	08050	Landscape Extras	.00	2,000.00	2,000.00	6,000.00
53.50	2,041.66	1,988.16		GROUND MAINTENANCE	12,400.04	8,166.64	(4,233.40)	24,500.00
MANAGEMENT								
750.00	666.67	(83.33)	09000	Management Fees	3,000.00	2,666.68	(333.32)	8,000.00

VICTORIA SQUARE CONDOMINIUM

INCOME AND EXPENSE STATEMENT

Period: 04/01/23 to 04/30/23

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
750.00	666.67	(83.33)		MANAGEMENT	3,000.00	2,666.68	(333.32)	8,000.00
ADMINISTRATIVE & OFFICE								
188.26	100.00	(88.26)	09110	Office Expense	672.79	400.00	(272.79)	1,200.00
.00	100.00	100.00	09120	CPA	.00	400.00	400.00	1,200.00
.00	83.33	83.33	09125	Legal	.00	333.32	333.32	1,000.00
.00	83.33	83.33	09140	Fees/Permits	600.16	333.32	(266.84)	1,000.00
5,488.79	4,458.33	(1,030.46)	09150	General Insurance	13,575.56	17,833.32	4,257.76	53,500.00
5,677.05	4,824.99	(852.06)		ADMINISTRATIVE & OFFICE	14,848.51	19,299.96	4,451.45	57,900.00
13,373.60	15,687.49	2,313.89		TOTAL EXPENSES	53,541.71	62,749.96	9,208.25	188,250.00
RESERVES								
1,701.33	1,701.33	.00	09200	Reserve Transfer	6,805.32	6,805.32	.00	20,416.00
1,701.33	1,701.33	.00		TOTAL RESERVES	6,805.32	6,805.32	.00	20,416.00
2,136.16	.01	2,136.15		Current Year Net Income/(los	9,777.22	.04	9,777.18	.00

VICTORIA SQUARE CONDOMINIUM

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"   Starting date: 04/01/23
Ending account #: "Last"   Ending date: 04/30/23

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1010	Popular Bank Oper	74,096.85	22,814.02	15,170.89	7,643.13	81,739.98

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
04/01/23	AR0000	AR04	538.00		Owner Cash Receipts	
04/01/23	AR7051	AR04	3,160.00		Owner Cash Receipts	
04/02/23	AR0000	AR04	405.00		Owner Cash Receipts	
04/03/23	AP0098	100231		750.00	CONSOLIDATED COMMUNITY MG	APRIL MGT FEE
04/03/23	AR0000	AR04	2,930.00		Owner Cash Receipts	
04/04/23	AR0000	AR04	780.00		Owner Cash Receipts	
04/05/23	AR0000	AR04	1,580.00		Owner Cash Receipts	
04/06/23	AP0098	100232		350.00	DIAMOND BRITE MAINT INC	APRIL JANITORIAL SVC
04/06/23	AP0098	100233		333.84	RYAN ASSOCIATES, INC.	MAR IRRIG WET CK/REPAIRS
04/06/23	AR0000	AR04	790.00		Owner Cash Receipts	
04/07/23	AR0000	AR04	1,980.93		Owner Cash Receipts	
04/11/23	AR0013	AR-013	800.00		Owner Cash Receipts	
04/12/23	AR0000	AR04	790.00		Owner Cash Receipts	
04/13/23	AP0098	100234		127.01	CONSOLIDATED COMMUNITY MG	REIMB MARCH OFFICE EXP
04/14/23	AR0000	AR04	1,965.00		Owner Cash Receipts	
04/15/23	AP0098	300077		1,993.08	WASTE PRO 119-POMPANO	APRIL TRASH AUTOPAY
04/17/23	AP0098	100235		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 4/7-4/20
04/19/23	AR0000	AR04	1,540.00		Owner Cash Receipts	
04/19/23	AR0000	AR07		385.00	Payment Adjustment	
04/19/23	AR0014	AR-014	385.00		Owner Cash Receipts	
04/20/23	AP0098	100236		133.75	ACC BUSIINESS	APRIL AT&T MAINT
04/20/23	AR0000	AR04	439.00		Owner Cash Receipts	
04/20/23	AR0015	AR-015	385.00		Owner Cash Receipts	
04/24/23	AP0098	100237		61.25	CONSOLIDATED COMMUNITY MG	REIMB 2023 ANNUAL REPORT
04/24/23	AR0016	AR-016	2,785.00		Owner Cash Receipts	
04/24/23	GJ0022	PDONLINE		5,488.79	2023-2024 INS DWN PYMNT	
04/25/23	AP0098	100238		92.00	IRWIN NOZICK	REIMB METER RM SIGN
04/26/23	AR0000	AR04	1,165.00		Owner Cash Receipts	
04/27/23	AP0098	300076		3,541.54	CITY OF CORAL SPRINGS	APRIL WATER AUTOPAY
04/27/23	AR0017	AR-017	395.00		Owner Cash Receipts	
04/30/23	CR0000	ADJUST		139.04	FPL	
04/30/23	RJ0004	INTEREST	1.09		OPERATING INTEREST	
04/30/23	RJ0006	TRANSFER		1,701.33	RESERVE TRANSFER	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1020	Popular Bank Reserve	108,920.13	1,861.71	.00	1,861.71	110,781.84

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
04/30/23	RJ0005	INTEREST	160.38		RESERVES INTEREST	
04/30/23	RJ0006	TRANSFER	1,701.33		RESERVE TRANSFER	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1025	Due To/From Reserves	.00	.00	.00	.00	.00
1110	A/R Maintenance	12,720.75	17,380.00	23,204.00	5,824.00CR	6,896.75

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
04/01/23	AR0000	AR04		528.00	Owner Cash Receipts	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 04/01/23
Ending account #: "Last" Ending date: 04/30/23

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

04/01/23	AR0166	AR01	17,380.00		Apply Assmt/Opt Charges
04/01/23	AR0167	AR08		3,220.00	Prepaid Application
04/01/23	AR7051	AR04		3,150.00	Owner Cash Receipts
04/02/23	AR0000	AR04		395.00	Owner Cash Receipts
04/03/23	AR0000	AR04		2,680.00	Owner Cash Receipts
04/04/23	AR0000	AR04		395.00	Owner Cash Receipts
04/05/23	AR0000	AR04		1,214.00	Owner Cash Receipts
04/06/23	AR0000	AR04		780.00	Owner Cash Receipts
04/07/23	AR0000	AR04		1,890.00	Owner Cash Receipts
04/11/23	AR0013	AR-013		800.00	Owner Cash Receipts
04/12/23	AR0000	AR04		790.00	Owner Cash Receipts
04/14/23	AR0000	AR04		1,175.00	Owner Cash Receipts
04/19/23	AR0000	AR04		1,540.00	Owner Cash Receipts
04/19/23	AR0000	AR06		341.00	Owner Expense Adjust.
04/19/23	AR0014	AR-014		385.00	Owner Cash Receipts
04/20/23	AR0000	AR04		44.00	Owner Cash Receipts
04/20/23	AR0015	AR-015		302.00	Owner Cash Receipts
04/24/23	AR0016	AR-016		2,775.00	Owner Cash Receipts
04/26/23	AR0000	AR04		760.00	Owner Cash Receipts
04/27/23	AR0017	AR-017		40.00	Owner Cash Receipts

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1160	A/R Miscellaneous	650.00	.00	250.00	250.00CR	400.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
04/03/23	AR0000	AR04		250.00	Owner Cash Receipts	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1170	A/R Late Charges	70.00	.00	70.00	70.00CR	.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
04/01/23	AR0000	AR04		10.00	Owner Cash Receipts	
04/01/23	AR7051	AR04		10.00	Owner Cash Receipts	
04/02/23	AR0000	AR04		10.00	Owner Cash Receipts	
04/06/23	AR0000	AR04		10.00	Owner Cash Receipts	
04/20/23	AR0000	AR06		10.00	Owner Expense Adjust.	
04/24/23	AR0016	AR-016		10.00	Owner Cash Receipts	
04/26/23	AR0000	AR04		10.00	Owner Cash Receipts	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1195	Attorney Fees Receivable	.00	300.00	75.00	225.00	225.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
04/17/23	AR0000	AR06	75.00		Owner Expense Adjust.	
04/17/23	AR0000	AR06	75.00		Owner Expense Adjust.	
04/17/23	AR0000	AR06	75.00		Owner Expense Adjust.	
04/17/23	AR0000	AR06	75.00		Owner Expense Adjust.	
04/20/23	AR0000	AR06		75.00	Owner Expense Adjust.	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1210	Utility Deposits	80.00	.00	.00	.00	80.00
1220	Prepaid Insurance	.00	.00	.00	.00	.00

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 04/01/23
Ending account #: "Last" Ending date: 04/30/23

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
3010	Accounts Payable	333.84CR	7,456.73	7,745.77	289.04CR	622.88CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
04/01/23	AP0099	VH75		750.00	CONSOLIDATED COMMUNITY MG	APRIL MGT FEE
04/01/23	AP0099	VH78		350.00	DIAMOND BRITE MAINT INC	APRIL JANITORIAL SVC
04/03/23	AP0098	100231	750.00		CONSOLIDATED COMMUNITY MG	APRIL MGT FEE
04/06/23	AP0098	100232	350.00		DIAMOND BRITE MAINT INC	APRIL JANITORIAL SVC
04/06/23	AP0098	100233	333.84		RYAN ASSOCIATES, INC.	MAR IRRIG WET CK/REPAIRS
04/11/23	AP0099	VH79		127.01	CONSOLIDATED COMMUNITY MG	REIMB MARCH OFFICE EXP
04/13/23	AP0098	100234	127.01		CONSOLIDATED COMMUNITY MG	REIMB MARCH OFFICE EXP
04/13/23	AP0099	VH80		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 4/7-4/20
04/15/23	AP0098	300077	1,993.08		WASTE PRO 119-POMPANO	APRIL TRASH AUTOPAY
04/17/23	AP0098	100235	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 4/7-4/20
04/17/23	AP0099	VH81		3,541.54	CITY OF CORAL SPRINGS	APRIL WATER AUTOPAY
04/17/23	AP0099	VH82		133.75	ACC BUSIINESS	APRIL AT&T MAINT
04/18/23	AP0099	VH83		61.25	CONSOLIDATED COMMUNITY MG	REIMB 2023 ANNUAL REPORT
04/20/23	AP0098	100236	133.75		ACC BUSIINESS	APRIL AT&T MAINT
04/20/23	AP0099	VH84		1,993.08	WASTE PRO 119-POMPANO	APRIL TRASH AUTOPAY
04/21/23	AP0099	VH85		92.00	IRWIN NOZICK	REIMB METER RM SIGN
04/24/23	AP0098	100237	61.25		CONSOLIDATED COMMUNITY MG	REIMB 2023 ANNUAL REPORT
04/25/23	AP0098	100238	92.00		IRWIN NOZICK	REIMB METER RM SIGN
04/25/23	AP0099	VH87		50.00	DIAMOND BRITE MAINT INC	UNIT 3246 BLK TRSH P/U
04/26/23	AP0099	VH89		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 4/21-5/4
04/27/23	AP0098	300076	3,541.54		CITY OF CORAL SPRINGS	APRIL WATER AUTOPAY
04/27/23	AP0099	VH90		445.12	PYE BARKER FIRE & SAFETY	SVC CALL JAN FIRE INSPECT
04/29/23	AP0099	VH91		53.50	RYAN ASSOCIATES, INC.	IRRIG WET CK/CLN HEADS

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
3030	Due To/From Reserves	.00	.00	.00	.00	.00
3110	Exchange	1,747.22CR	.00	.00	.00	1,747.22CR
3310	Prepaid Member Fees	4,061.00CR	3,605.00	2,903.93	701.07	3,359.93CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
04/01/23	AR0167	AR08	3,220.00		Prepaid Application	
04/04/23	AR0000	AR04		385.00	Owner Cash Receipts	
04/05/23	AR0000	AR04		366.00	Owner Cash Receipts	
04/07/23	AR0000	AR04		90.93	Owner Cash Receipts	
04/14/23	AR0000	AR04		790.00	Owner Cash Receipts	
04/19/23	AR0000	AR06		44.00	Owner Expense Adjust.	
04/19/23	AR0000	AR07	385.00		Payment Adjustment	
04/20/23	AR0000	AR04		395.00	Owner Cash Receipts	
04/20/23	AR0015	AR-015		83.00	Owner Cash Receipts	
04/26/23	AR0000	AR04		395.00	Owner Cash Receipts	
04/27/23	AR0017	AR-017		355.00	Owner Cash Receipts	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5010	Reserve Roof	49,426.46CR	.00	682.00	682.00CR	50,108.46CR

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 04/01/23
Ending account #: "Last" Ending date: 04/30/23

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

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
04/30/23	RJ0002	RESERVES		682.00	MONTHLY RESERVES	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5015	Reserve Painting	44,139.69CR	.00	458.33	458.33CR	44,598.02CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
04/30/23	RJ0002	RESERVES		458.33	MONTHLY RESERVES	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5020	Reserve Paving	6,979.51CR	.00	283.17	283.17CR	7,262.68CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
04/30/23	RJ0002	RESERVES		283.17	MONTHLY RESERVES	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5025	Reserve- 40 Year Inspection	4,714.59CR	.00	277.83	277.83CR	4,992.42CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
04/30/23	RJ0002	RESERVES		277.83	MONTHLY RESERVES	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5030	Reserve Interest	3,659.88CR	.00	160.38	160.38CR	3,820.26CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
04/30/23	RJ0005	INTEREST		160.38	RESERVES INTEREST	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5510	Retained Earnings	73,834.48CR	.00	.00	.00	73,834.48CR
6110	Maintenance Income	52,140.00CR	385.00	17,380.00	16,995.00CR	69,135.00CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
04/01/23	AR0166	AR01		17,380.00	Apply Assmt/Opt Charges	
04/19/23	AR0000	AR06	385.00		Owner Expense Adjust.	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
6160	Misc. Owner Income	650.00CR	.00	.00	.00	650.00CR
6170	Owner Late Fees	120.00CR	10.00	.00	10.00	110.00CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
04/20/23	AR0000	AR06	10.00		Owner Expense Adjust.	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
6190	Admin/Collection Fees Reimb.	.00	75.00	300.00	225.00CR	225.00CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
04/17/23	AR0000	AR06		75.00	Owner Expense Adjust.	
04/17/23	AR0000	AR06		75.00	Owner Expense Adjust.	
04/17/23	AR0000	AR06		75.00	Owner Expense Adjust.	
04/17/23	AR0000	AR06		75.00	Owner Expense Adjust.	
04/20/23	AR0000	AR06	75.00		Owner Expense Adjust.	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
6900	Interest	3.16CR	.00	1.09	1.09CR	4.25CR

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 04/01/23
Ending account #: "Last" Ending date: 04/30/23

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

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
04/30/23	RJ0004	INTEREST		1.09	OPERATING INTEREST	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7010	Refuse	5,679.24	1,993.08	.00	1,993.08	7,672.32

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
04/20/23	AP0099	VH84	1,993.08		WASTE PRO 119-POMPANO	APRIL TRASH AUTOPAY

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7050	Electricity	430.67	139.04	.00	139.04	569.71

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
04/30/23	CR0000	ADJUST	139.04		FPL	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7060	Water / Sewer	6,864.37	3,541.54	.00	3,541.54	10,405.91

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
04/17/23	AP0099	VH81	3,541.54		CITY OF CORAL SPRINGS	APRIL WATER AUTOPAY

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7148	Fire Ext.	.00	445.12	.00	445.12	445.12

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
04/27/23	AP0099	VH90	445.12		PYE BARKER FIRE & SAFETY	SVC CALL JAN FIRE INSPECT

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7150	Security	551.78	.00	.00	.00	551.78
7155	Parking Enforcement	371.30	148.52	.00	148.52	519.82

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
04/13/23	AP0099	VH80	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 4/7-4/20
04/26/23	AP0099	VH89	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 4/21-5/4

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7210	Repair & Maintenance	1,007.58	92.00	.00	92.00	1,099.58

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
04/21/23	AP0099	VH85	92.00		IRWIN NOZICK	REIMB METER RM SIGN

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7220	Janitorial	1,125.00	400.00	.00	400.00	1,525.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
04/01/23	AP0099	VH78	350.00		DIAMOND BRITE MAINT INC	APRIL JANITORIAL SVC
04/25/23	AP0099	VH87	50.00		DIAMOND BRITE MAINT INC	UNIT 3246 BLK TRSH P/U

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7222	Supplies	23.49	.00	.00	.00	23.49
7320	Plumbing Repairs	212.93	.00	.00	.00	212.93
7390	Miscellanous Expense	133.75	133.75	.00	133.75	267.50

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

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 04/01/23
Ending account #: "Last" Ending date: 04/30/23

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	04/17/23	AP0099	VH82	133.75		ACC BUSIINESS		APRIL AT&T MAINT
8010	Lawn Maintenance			3,180.00	.00	.00	.00	3,180.00
8020	Irrigation			1,015.14	53.50	.00	53.50	1,068.64
	DATE	**SOURCE**	**REFERENCE**	**DR-AMOUNT**	**CR-AMOUNT**	**DESCRIPTION**		**A/P REFERENCE**
	04/29/23	AP0099	VH91	53.50		RYAN ASSOCIATES, INC.		IRRIG WET CK/CLN HEADS
8030	Tree Trim - Removal			8,151.40	.00	.00	.00	8,151.40
9000	Management Fees			2,250.00	750.00	.00	750.00	3,000.00
	DATE	**SOURCE**	**REFERENCE**	**DR-AMOUNT**	**CR-AMOUNT**	**DESCRIPTION**		**A/P REFERENCE**
	04/01/23	AP0099	VH75	750.00		CONSOLIDATED COMMUNITY MG		APRIL MGT FEE
9110	Office Expense			484.53	188.26	.00	188.26	672.79
	DATE	**SOURCE**	**REFERENCE**	**DR-AMOUNT**	**CR-AMOUNT**	**DESCRIPTION**		**A/P REFERENCE**
	04/11/23	AP0099	VH79	127.01		CONSOLIDATED COMMUNITY MG		REIMB MARCH OFFICE EXP
	04/18/23	AP0099	VH83	61.25		CONSOLIDATED COMMUNITY MG		REIMB 2023 ANNUAL REPORT
9140	Fees/Permits			600.16	.00	.00	.00	600.16
9150	General Insurance			8,086.77	5,488.79	.00	5,488.79	13,575.56
	DATE	**SOURCE**	**REFERENCE**	**DR-AMOUNT**	**CR-AMOUNT**	**DESCRIPTION**		**A/P REFERENCE**
	04/24/23	GJ0022	PDONLINE	5,488.79		2023-2024 INS DWN PYMNT		
9200	Reserve Transfer			5,103.99	1,701.33	.00	1,701.33	6,805.32
	DATE	**SOURCE**	**REFERENCE**	**DR-AMOUNT**	**CR-AMOUNT**	**DESCRIPTION**		**A/P REFERENCE**
	04/30/23	RJ0002	RESERVES	1,701.33		MONTHLY RESERVES		
Gnd Total:				.00	68,962.39	68,962.39	.00	.00

CASH DISBURSEMENTS

Starting Check Date: 4/01/23 Cash account #: "All"
Ending Check Date: 4/30/23

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
Cash account #:		1010	Popular Bank Oper		
4/03/23	100231	CCM	CONSOLIDATED COMMUNITY MG	750.00	APRIL MGT FEE
4/06/23	100232	DIAMON	DIAMOND BRITE MAINT INC	350.00	APRIL JANITORIAL SVC
4/06/23	100233	RYAN	RYAN ASSOCIATES, INC.	333.84	MAR IRRIG WET CK/REPAIRS
4/13/23	100234	CCM	CONSOLIDATED COMMUNITY MG	127.01	REIMB MARCH OFFICE EXP
4/15/23	300077	WP	WASTE PRO 119-POMPANO	1,993.08	APRIL TRASH AUTOPAY
4/17/23	100235	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFORCE 4/7-4/20
4/20/23	100236	ACCBUS	ACC BUSIINESS	133.75	APRIL AT&T MAINT
4/24/23	100237	CCM	CONSOLIDATED COMMUNITY MG	61.25	REIMB 2023 ANNUAL REPORT
4/25/23	100238	IRWIN	IRWIN NOZICK	92.00	REIMB METER RM SIGN
4/27/23	300076	CITYCS	CITY OF CORAL SPRINGS	3,541.54	APRIL WATER AUTOPAY
			Totals:	7,456.73	

AGED ACCOUNTS PAYABLE SUMMARY

Starting vendor: "First" Ending vendor: "Last"
Cut off date: 04/30/23

Vendor Contact	Phone	Current	31-60	61-90	Over 90
PYE BARKER FIRE & SAFETY LLC					
	954/942-7210	445.12	.00	.00	.00
DIAMOND BRITE MAINT INC					
	954-599-3970	50.00	.00	.00	.00
GARING PARKING ENFORCEMENT					
	954-975-2427	74.26	.00	.00	.00
RYAN ASSOCIATES, INC.					
		53.50	.00	.00	.00
	Totals:	622.88	.00	.00	.00
	Grand total:	622.88			

RECONCILIATION

Bank #: 01 POPULAR COMMUNITY BANK OPER 1010 Popular Bank Oper
G/L Acct Bal: 81,739.98
Bank Balance: 70,364.09
Statement date: 04/30/23

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

Bank Reconciliation Summary

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

Checkbook Balance	70,364.09	Reconciling Balance	70,364.09
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	70,364.09
Uncleared Deposits, Debits	0.00	Difference	0.00

POPULAR.

Last statement: March 31, 2023
This statement: April 28, 2023
Total days in statement period: 28

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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	$62,720.96
Low balance	$65,650.96	Total additions	22,429.02
Average balance	$72,524.50	Total subtractions	14,785.89
Avg collected balance	$71,057.00	Ending balance	$70,364.09
Interest paid year to date	$4.25		

DEBITS

Date	Description	Subtractions
04-04	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100231*2304 03*CONSOLIDATED COMMUNITY MG\110802709\59942203\110802 000041001034985961	750.00
04-06	'Preauthorized Wd WASTE PRO MIAMI3056517011230406 000242071759881590	1,993.08
04-07	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100233*2304 06*RYAN ASSOCIATESINC\111111604\60263076\111111604 000041001030189483	333.84
04-07	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100232*2304 06*DIAMOND BRITE MAINT INC\111111605\60263077\11111160 000041001030189475	350.00
04-14	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100234*2304 13*CONSOLIDATED COMMUNITY MG\111645103\60735936\111645 000041001032560388	127.01
04-18	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT230418 000111000012456982	52.85
04-18	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT230418 000111000012457038	86.19
04-18	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100235*2304 17*GARING PARKINGENFORCEMENT\111910513\61284696\11191 000041001033005396	74.26
04-21	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100236*2304 20*ACC BUSIINESS\112231483\61569892\112231483 000041001036637846	133.75

POPULAR.

Date	Description	Subtractions
04-25	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100237*2304 24*CONSOLIDATED COMMUNITY MG\112456734\61766503\112456 000041001035451202	61.25
04-25	'Preauthorized Wd FIRST INSURANCEINSURANCE230425 48800908 000071925336803346	5,488.79
04-26	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100238*2304 25*IRWIN NOZICK\112548098\61884757\112548098 000041001030377597	92.00
04-27	'Preauthorized Wd CORALCONCUTILITY230427 000211274450439845	3,541.54
04-28	'Cash Mgmt Trsfr Dr REF 1181622LFUNDS TRANSFER TODEP XXXXXX2233 FROMAPRIL RESERVES 000997000428162225	1,701.33

CREDITS

Date	Description	Additions
04-03	'Lock Box Deposit 000000007043706350	2,930.00
04-04	'Preauthorized Credit PropayTransfer230404 000091000017941061	405.00
04-04	'Preauthorized Credit PropayTransfer230404 000091000017941060	538.00
04-04	'Lock Box Deposit 000000007043814960	780.00
04-05	'Preauthorized Credit VICTORIA SQUARECONDO FEES230405 000026008816961592	3,160.00
04-05	'Lock Box Deposit 000000007043925670	1,580.00
04-06	'Lock Box Deposit 000000007077850890	790.00
04-07	'Lock Box Deposit 000000007078015840	1,980.93
04-12	'Lock Box Deposit 000000007044196220	790.00
04-13	'Mail/Courier Deposit 000000005546818940	800.00
04-14	'Lock Box Deposit 000000007078438590	1,965.00
04-19	'Lock Box Deposit 000000007044569500	1,540.00
04-20	'Lock Box Deposit 000000007078622820	439.00
04-21	'Mail/Courier Deposit 000000005546856700	385.00
04-24	'Mail/Courier Deposit 000000005546857600	2,785.00
04-26	'Lock Box Deposit 000000007044888250	1,165.00
04-28	'Mail/Courier Deposit 000000005546869530	395.00

POPULAR.

Date	Description	Additions
04-28	'Interest Credit 000000000000000000	1.09

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
03-31	62,720.96	04-12	72,247.97	04-21	76,902.91
04-03	65,650.96	04-13	73,047.97	04-24	79,687.91
04-04	66,623.96	04-14	74,885.96	04-25	74,137.87
04-05	71,363.96	04-18	74,672.66	04-26	75,210.87
04-06	70,160.88	04-19	76,212.66	04-27	71,669.33
04-07	71,457.97	04-20	76,651.66	04-28	70,364.09

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

RECONCILIATION

Bank #: 02 POPULAR COMMUNITY BANK RESERVE 1020 Popular Bank Reserve
G/L Acct Bal: 110,781.84
Bank Balance: 110,781.84
Statement date: 04/30/23

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

Bank Reconciliation Summary

Checkbook Balance	110,781.84	Reconciling Balance	110,781.84
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	110,781.84
Uncleared Deposits, Debits	0.00	Difference	0.00

POPULAR.

Last statement: March 31, 2023
This statement: April 28, 2023
Total days in statement period: 28

6808062233
(0)

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

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

VICTORIA SQUARE CONDO ASSOC INC
RESERVES
C/O CCM
7124 N NOB HILL RD
TAMARAC FL 33321-1841

Pab Platinum Bus MM

Account number	6808062233
Low balance	$108,920.13
Average balance	$108,980.89
Avg collected balance	$108,980.00
Interest paid year to date	$602.15

DAILY ACTIVITY

Date	Description	Additions	Subtractions	Balance
03-31	Beginning balance			$108,920.13
04-28	'Cash Mgmt Trsfr Cr REF 1181622L FUNDS TRANSFER FRM DEP XXXXXX2006 FROM APRIL RESERVES 997000428162225	1,701.33		110,621.46
04-28	'Interest Credit 000000000000000	160.38		110,781.84
04-28	**Ending totals**	**1,861.71**	**0.00**	**$110,781.84**

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