

# Victoria Square

## FINANCIAL STATEMENTS

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*PREPARED FOR THE BOARD OF DIRECTORS*

**August 2023**



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

# VICTORIA SQUARE CONDOMINIUM

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Balance Sheet  
As of 08/31/23

## ASSETS

### CASH:

|      |                      |               |
|------|----------------------|---------------|
| 1010 | Popular Bank Oper    | \$ 127,512.51 |
| 1020 | Popular Bank Reserve | 68,956.25     |

|               |  |               |
|---------------|--|---------------|
| SUBTOTAL CASH |  | \$ 196,468.76 |
|---------------|--|---------------|

### CURRENT ASSETS:

|      |                  |             |
|------|------------------|-------------|
| 1110 | A/R Maintenance  | \$ 3,835.00 |
| 1210 | Utility Deposits | 80.00       |

|                      |  |             |
|----------------------|--|-------------|
| TOTAL CURRENT ASSETS |  | \$ 3,915.00 |
|----------------------|--|-------------|

|              |  |               |
|--------------|--|---------------|
| TOTAL ASSETS |  | \$ 200,383.76 |
|--------------|--|---------------|

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## LIABILITIES & EQUITY

### CURRENT LIABILITIES:

|      |                     |           |
|------|---------------------|-----------|
| 3010 | Accounts Payable    | \$ 370.22 |
| 3110 | Exchange            | 1,747.22  |
| 3310 | Prepaid Member Fees | 4,845.11  |

|                              |  |             |
|------------------------------|--|-------------|
| SUBTOTAL CURRENT LIABILITIES |  | \$ 6,962.55 |
|------------------------------|--|-------------|

### RESERVES

|      |                             |              |
|------|-----------------------------|--------------|
| 5010 | Reserve Roof                | \$ 52,154.46 |
| 5015 | Reserve Painting            | 1,973.01     |
| 5020 | Reserve Paving              | 8,112.19     |
| 5025 | Reserve- 40 Year Inspection | 650.91       |
| 5030 | Reserve Interest            | 4,364.35     |

|          |  |              |
|----------|--|--------------|
| RESERVES |  | \$ 67,254.92 |
|----------|--|--------------|

### EQUITY:

|      |                                |              |
|------|--------------------------------|--------------|
| 5510 | Retained Earnings              | \$ 73,834.48 |
|      | Current Year Net Income/(Loss) | 52,331.81    |

|                 |  |               |
|-----------------|--|---------------|
| SUBTOTAL EQUITY |  | \$ 126,166.29 |
|-----------------|--|---------------|

|                            |  |               |
|----------------------------|--|---------------|
| TOTAL LIABILITIES & EQUITY |  | \$ 200,383.76 |
|----------------------------|--|---------------|

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# VICTORIA SQUARE CONDOMINIUM

Page: 1

## INCOME AND EXPENSE STATEMENT

Period: 08/01/23 to 08/31/23

| Current Period       |           |          |         | Year-To-Date                 |             |            | Yearly     |            |
|----------------------|-----------|----------|---------|------------------------------|-------------|------------|------------|------------|
| Actual               | Budget    | Variance | Account | Description                  | Actual      | Budget     | Variance   | Budget     |
| INCOME:              |           |          |         |                              |             |            |            |            |
| 17,380.00            | 17,388.83 | (8.83)   | 06110   | Maintenance Income           | 138,655.00  | 139,110.64 | (455.64)   | 208,666.00 |
| .00                  | .00       | .00      | 06160   | Misc. Owner Income           | 650.00      | .00        | 650.00     | .00        |
| .00                  | .00       | .00      | 06165   | Owners Interest Income       | 53.00       | .00        | 53.00      | .00        |
| .00                  | .00       | .00      | 06170   | Owner Late Fees              | 110.00      | .00        | 110.00     | .00        |
| .00                  | .00       | .00      | 06190   | Admin/Collection Fees Reimb. | 225.00      | .00        | 225.00     | .00        |
| 1.22                 | .00       | 1.22     | 06900   | Interest                     | 8.99        | .00        | 8.99       | .00        |
| 17,381.22            | 17,388.83 | (7.61)   |         | SUBTOTAL INCOME              | 139,701.99  | 139,110.64 | 591.35     | 208,666.00 |
| EXPENSES             |           |          |         |                              |             |            |            |            |
| UTILITIES            |           |          |         |                              |             |            |            |            |
| 1,843.08             | 1,666.67  | (176.41) | 07010   | Refuse                       | 15,194.64   | 13,333.36  | (1,861.28) | 20,000.00  |
| 117.19               | 141.67    | 24.48    | 07050   | Electricity                  | 1,130.57    | 1,133.36   | 2.79       | 1,700.00   |
| 3,042.69             | 3,500.00  | 457.31   | 07060   | Water / Sewer                | 24,643.88   | 28,000.00  | 3,356.12   | 42,000.00  |
| .00                  | 62.50     | 62.50    | 07148   | Fire Ext.                    | 445.12      | 500.00     | 54.88      | 750.00     |
| .00                  | 233.33    | 233.33   | 07150   | Security                     | 551.78      | 1,866.64   | 1,314.86   | 2,800.00   |
| 74.26                | 166.67    | 92.41    | 07155   | Parking Enforcement          | 1,039.64    | 1,333.36   | 293.72     | 2,000.00   |
| 5,077.22             | 5,770.84  | 693.62   |         | UTILITIES                    | 43,005.63   | 46,166.72  | 3,161.09   | 69,250.00  |
| BUILDING MAINTENANCE |           |          |         |                              |             |            |            |            |
| 503.97               | 1,666.67  | 1,162.70 | 07210   | Repair & Maintenance         | (37,356.52) | 13,333.36  | 50,689.88  | 20,000.00  |
| 350.00               | 350.00    | .00      | 07220   | Janitorial                   | 2,975.00    | 2,800.00   | (175.00)   | 4,200.00   |
| .00                  | .00       | .00      | 07222   | Supplies                     | 23.49       | .00        | (23.49)    | .00        |
| 270.00               | 83.33     | (186.67) | 07230   | Exterminating                | 270.00      | 666.64     | 396.64     | 1,000.00   |
| .00                  | 116.67    | 116.67   | 07240   | Fire Equipment Maint & Repai | .00         | 933.36     | 933.36     | 1,400.00   |
| .00                  | 83.33     | 83.33    | 07320   | Plumbing Repairs             | 212.93      | 666.64     | 453.71     | 1,000.00   |
| .00                  | 83.33     | 83.33    | 07340   | Paving Repairs               | .00         | 666.64     | 666.64     | 1,000.00   |
| .00                  | .00       | .00      | 07390   | Miscellaneous Expense        | 668.75      | .00        | (668.75)   | .00        |
| 1,123.97             | 2,383.33  | 1,259.36 |         | BUILDING MAINTENANCE         | (33,206.35) | 19,066.64  | 52,272.99  | 28,600.00  |
| GROUND MAINTENANCE   |           |          |         |                              |             |            |            |            |
| 636.00               | 875.00    | 239.00   | 08010   | Lawn Maintenance             | 7,208.00    | 7,000.00   | (208.00)   | 10,500.00  |
| 50.00                | 458.33    | 408.33   | 08020   | Irrigation                   | 1,228.85    | 3,666.64   | 2,437.79   | 5,500.00   |
| .00                  | 208.33    | 208.33   | 08030   | Tree Trim - Removal          | 8,151.40    | 1,666.64   | (6,484.76) | 2,500.00   |
| .00                  | 500.00    | 500.00   | 08050   | Landscape Extras             | .00         | 4,000.00   | 4,000.00   | 6,000.00   |
| 686.00               | 2,041.66  | 1,355.66 |         | GROUND MAINTENANCE           | 16,588.25   | 16,333.28  | (254.97)   | 24,500.00  |
| MANAGEMENT           |           |          |         |                              |             |            |            |            |
| 750.00               | 666.67    | (83.33)  | 09000   | Management Fees              | 6,000.00    | 5,333.36   | (666.64)   | 8,000.00   |

# VICTORIA SQUARE CONDOMINIUM

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## INCOME AND EXPENSE STATEMENT

Period: 08/01/23 to 08/31/23

| Current Period          |           |            |         |                              |           |            |            | Year-To-Date |          | Yearly     |
|-------------------------|-----------|------------|---------|------------------------------|-----------|------------|------------|--------------|----------|------------|
| Actual                  | Budget    | Variance   | Account | Description                  | Actual    | Budget     | Variance   | Budget       | Variance | Budget     |
| 750.00                  | 666.67    | (83.33)    |         | MANAGEMENT                   | 6,000.00  | 5,333.36   | (666.64)   |              |          | 8,000.00   |
| ADMINISTRATIVE & OFFICE |           |            |         |                              |           |            |            |              |          |            |
| 19.01                   | 100.00    | 80.99      | 09110   | Office Expense               | 747.87    | 800.00     | 52.13      |              |          | 1,200.00   |
| .00                     | 100.00    | 100.00     | 09120   | CPA                          | .00       | 800.00     | 800.00     |              |          | 1,200.00   |
| .00                     | 83.33     | 83.33      | 09125   | Legal                        | 250.00    | 666.64     | 416.64     |              |          | 1,000.00   |
| .00                     | .00       | .00        | 09132   | Bad Debt                     | 682.00    | .00        | (682.00)   |              |          | .00        |
| .00                     | 83.33     | 83.33      | 09140   | Fees/Permits                 | 661.41    | 666.64     | 5.23       |              |          | 1,000.00   |
| 5,518.50                | 4,458.33  | (1,060.17) | 09150   | General Insurance            | 40,732.06 | 35,666.64  | (5,065.42) |              |          | 53,500.00  |
| 5,537.51                | 4,824.99  | (712.52)   |         | ADMINISTRATIVE & OFFICE      | 43,073.34 | 38,599.92  | (4,473.42) |              |          | 57,900.00  |
| 13,174.70               | 15,687.49 | 2,512.79   |         | TOTAL EXPENSES               | 75,460.87 | 125,499.92 | 50,039.05  |              |          | 188,250.00 |
| RESERVES                |           |            |         |                              |           |            |            |              |          |            |
| .00                     | 1,701.33  | 1,701.33   | 09200   | Reserve Transfer             | 11,909.31 | 13,610.64  | 1,701.33   |              |          | 20,416.00  |
| .00                     | 1,701.33  | 1,701.33   |         | TOTAL RESERVES               | 11,909.31 | 13,610.64  | 1,701.33   |              |          | 20,416.00  |
| 4,206.52                | .01       | 4,206.51   |         | Current Year Net Income/(los | 52,331.81 | .08        | 52,331.73  |              |          | .00        |
| =====                   | =====     | =====      |         |                              | =====     | =====      | =====      |              |          | =====      |

## GENERAL LEDGER TRIAL BALANCE

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

Starting date: 08/01/23  
Ending date: 08/31/23

| Acct-# | Description          |        | Begin-balance | Total-DR  | Total-CR  | Net-change                | End-balance               |
|--------|----------------------|--------|---------------|-----------|-----------|---------------------------|---------------------------|
| 1010   | Popular Bank Oper    |        | 122,716.17    | 19,687.15 | 14,890.81 | 4,796.34                  | 127,512.51                |
|        | DATE                 | SOURCE | REFERENCE     | DR-AMOUNT | CR-AMOUNT | DESCRIPTION               | A/P REFERENCE             |
|        | 08/01/23             | AP0098 | 100272        |           | 750.00    | CONSOLIDATED COMMUNITY MG | AUG MGT FEE               |
|        | 08/02/23             | AR5205 | AR04          | 1,175.00  |           | Owner Cash Receipts       |                           |
|        | 08/03/23             | AR5206 | AR04          | 1,585.93  |           | Owner Cash Receipts       |                           |
|        | 08/04/23             | AP0098 | 100273        |           | 350.00    | DIAMOND BRITE MAINT INC   | AUG JANITORIAL SVC        |
|        | 08/04/23             | AR3967 | AR04          | 790.00    |           | Owner Cash Receipts       |                           |
|        | 08/07/23             | AR2452 | AR04          | 1,955.00  |           | Owner Cash Receipts       |                           |
|        | 08/08/23             | AP0098 | 100274        |           | 74.26     | GARING PARKING ENFORCEMEN | PKING ENFORCE 7/28-8/10   |
|        | 08/08/23             | AR6309 | AR04          | 395.00    |           | Owner Cash Receipts       |                           |
|        | 08/08/23             | AR6310 | AR04          | 1,580.00  |           | Owner Cash Receipts       |                           |
|        | 08/09/23             | AR1130 | AR04          | 395.00    |           | Owner Cash Receipts       |                           |
|        | 08/09/23             | AR7288 | AR04          | 5,925.00  |           | Owner Cash Receipts       |                           |
|        | 08/10/23             | AR6329 | AR04          | 395.00    |           | Owner Cash Receipts       |                           |
|        | 08/11/23             | AR0025 | AR-025        | 395.00    |           | Owner Cash Receipts       |                           |
|        | 08/11/23             | AR4276 | AR04          | 1,175.00  |           | Owner Cash Receipts       |                           |
|        | 08/14/23             | AR4112 | AR04          | 770.00    |           | Owner Cash Receipts       |                           |
|        | 08/15/23             | AP0098 | 300088        |           | 1,843.08  | WASTE PRO 119-POMPANO     | AUG TRASH AUTOPAY         |
|        | 08/15/23             | AR0589 | AR04          | 790.00    |           | Owner Cash Receipts       |                           |
|        | 08/16/23             | AP0098 | 100275        |           | 19.01     | CONSOLIDATED COMMUNITY MG | REIMB JULY OFFICE EXP     |
|        | 08/16/23             | AP0098 | 100276        |           | 50.00     | RYAN ASSOCIATES, INC.     | IRRIG WET CHECK           |
|        | 08/16/23             | AP0098 | 100277        |           | 133.75    | ACC BUSIINESS             | AUG AT&T MAINT            |
|        | 08/23/23             | AP0098 | 100278        |           | 385.00    | RICHARD R. SINGH          | REFND OVRPYMNT # 3234     |
|        | 08/23/23             | AP0098 | 100279        |           | 270.00    | NATIVE PEST MANAGEMENT    | AUG PEST CONTROL          |
|        | 08/24/23             | AR6728 | AR04          | 395.00    |           | Owner Cash Receipts       |                           |
|        | 08/24/23             | GJ0028 | PDONLINE      |           | 109.00    | INS ENDORSE PREMIUM INC   |                           |
|        | 08/25/23             | AR4467 | AR04          | 1,185.00  |           | Owner Cash Receipts       |                           |
|        | 08/28/23             | AP0098 | 300087        |           | 3,042.69  | CITY OF CORAL SPRINGS     | AUG WATER AUTOPAY         |
|        | 08/29/23             | AP0098 | 100280        |           | 636.00    | BEST LAWN SERVICE OF AMER | JULY LAWN MAINT           |
|        | 08/29/23             | AR3978 | AR04          | 395.00    |           | Owner Cash Receipts       |                           |
|        | 08/30/23             | AP0098 | 300089        |           | 5,409.50  | FIRST INSURANCE FUNDING C | AUG INS AUTOPAY           |
|        | 08/31/23             | AR4313 | AR04          | 385.00    |           | Owner Cash Receipts       |                           |
|        | 08/31/23             | RJ0004 | INTEREST      | 1.22      |           | OPERATING INTEREST        |                           |
|        | 08/31/23             | RJ0006 | TRANSFER      |           | 1,701.33  | RESERVE TRANSFER          |                           |
|        | 08/31/23             | RJ0007 | MONTHLY       |           | 50.76     | FPL ACH PAYMENTS          |                           |
|        | 08/31/23             | RJ0007 | MONTHLY       |           | 66.43     | FPL ACH PAYMENTS          |                           |
| 1020   | Popular Bank Reserve |        | 72,332.29     | 1,798.96  | 5,175.00  | 3,376.04CR                | 68,956.25                 |
|        | DATE                 | SOURCE | REFERENCE     | DR-AMOUNT | CR-AMOUNT | DESCRIPTION               | A/P REFERENCE             |
|        | 08/21/23             | AP0347 | 2             |           | 5,175.00  | DHP ENGINEERING INC       | 50%DEP 40 YR INSPECT RPTS |
|        | 08/31/23             | CR0000 | ADJUST        | 97.63     |           | INTEREST INCOME           |                           |
|        | 08/31/23             | RJ0006 | TRANSFER      | 1,701.33  |           | RESERVE TRANSFER          |                           |
| 1025   | Due To/From Reserves |        | .00           | .00       | .00       | .00                       | .00                       |
| 1110   | A/R Maintenance      |        | 4,829.82      | 17,380.00 | 18,374.82 | 994.82CR                  | 3,835.00                  |

## GENERAL LEDGER TRIAL BALANCE

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

Starting date: 08/01/23  
Ending date: 08/31/23

| Acct-# | Description              |        |           | Begin-balance | Total-DR  | Total-CR                  | Net-change              | End-balance |
|--------|--------------------------|--------|-----------|---------------|-----------|---------------------------|-------------------------|-------------|
|        | DATE                     | SOURCE | REFERENCE | DR-AMOUNT     | CR-AMOUNT | DESCRIPTION               | A/P REFERENCE           |             |
|        | 08/01/23                 | AR0323 | AR01      | 17,380.00     |           | Apply Assmt/Opt Charges   |                         |             |
|        | 08/01/23                 | AR0324 | AR08      |               | 2,593.00  | Prepaid Application       |                         |             |
|        | 08/02/23                 | AR5205 | AR04      |               | 1,155.00  | Owner Cash Receipts       |                         |             |
|        | 08/03/23                 | AR5206 | AR04      |               | 788.07    | Owner Cash Receipts       |                         |             |
|        | 08/04/23                 | AR3967 | AR04      |               | 746.00    | Owner Cash Receipts       |                         |             |
|        | 08/07/23                 | AR2452 | AR04      |               | 1,955.00  | Owner Cash Receipts       |                         |             |
|        | 08/08/23                 | AR6309 | AR04      |               | 345.00    | Owner Cash Receipts       |                         |             |
|        | 08/08/23                 | AR6310 | AR04      |               | 395.00    | Owner Cash Receipts       |                         |             |
|        | 08/09/23                 | AR1130 | AR04      |               | 395.00    | Owner Cash Receipts       |                         |             |
|        | 08/09/23                 | AR7288 | AR04      |               | 5,830.00  | Owner Cash Receipts       |                         |             |
|        | 08/11/23                 | AR0025 | AR-025    |               | 10.00     | Owner Cash Receipts       |                         |             |
|        | 08/11/23                 | AR4276 | AR04      |               | 1,175.00  | Owner Cash Receipts       |                         |             |
|        | 08/14/23                 | AR4112 | AR04      |               | 727.00    | Owner Cash Receipts       |                         |             |
|        | 08/15/23                 | AR0589 | AR04      |               | 395.00    | Owner Cash Receipts       |                         |             |
|        | 08/24/23                 | AR6728 | AR04      |               | 395.00    | Owner Cash Receipts       |                         |             |
|        | 08/25/23                 | AR4467 | AR04      |               | 1,185.00  | Owner Cash Receipts       |                         |             |
|        | 08/31/23                 | AR4313 | AR04      |               | 285.75    | Owner Cash Receipts       |                         |             |
| 1150   | A/R Owners Interest      |        |           | .00           | .00       |                           | .00                     | .00         |
| 1160   | A/R Miscellaneous        |        |           | .00           | .00       |                           | .00                     | .00         |
| 1170   | A/R Late Charges         |        |           | .00           | .00       |                           | .00                     | .00         |
| 1195   | Attorney Fees Receivable |        |           | .00           | .00       |                           | .00                     | .00         |
| 1210   | Utility Deposits         |        |           | 80.00         | .00       |                           | .00                     | 80.00       |
| 1220   | Prepaid Insurance        |        |           | .00           | .00       |                           | .00                     | .00         |
| 1225   | Prepaid Expenses         |        |           | .00           | .00       |                           | .00                     | .00         |
| 3010   | Accounts Payable         |        |           | .00           | 18,138.29 | 18,508.51                 | 370.22CR                | 370.22CR    |
|        | DATE                     | SOURCE | REFERENCE | DR-AMOUNT     | CR-AMOUNT | DESCRIPTION               | A/P REFERENCE           |             |
|        | 08/01/23                 | AP0098 | 100272    | 750.00        |           | CONSOLIDATED COMMUNITY MG | AUG MGT FEE             |             |
|        | 08/01/23                 | AP0099 | VH133     |               | 750.00    | CONSOLIDATED COMMUNITY MG | AUG MGT FEE             |             |
|        | 08/03/23                 | AP0099 | VH135     |               | 350.00    | DIAMOND BRITE MAINT INC   | AUG JANITORIAL SVC      |             |
|        | 08/03/23                 | AP0099 | VH136     |               | 74.26     | GARING PARKING ENFORCEMEN | PKING ENFORCE 7/28-8/10 |             |
|        | 08/04/23                 | AP0098 | 100273    | 350.00        |           | DIAMOND BRITE MAINT INC   | AUG JANITORIAL SVC      |             |
|        | 08/08/23                 | AP0098 | 100274    | 74.26         |           | GARING PARKING ENFORCEMEN | PKING ENFORCE 7/28-8/10 |             |
|        | 08/09/23                 | AP0099 | VH137     |               | 19.01     | CONSOLIDATED COMMUNITY MG | REIMB JULY OFFICE EXP   |             |
|        | 08/14/23                 | AP0099 | VH139     |               | 133.75    | ACC BUSINESS              | AUG AT&T MAINT          |             |
|        | 08/14/23                 | AP0099 | VH140     |               | 3,042.69  | CITY OF CORAL SPRINGS     | AUG WATER AUTOPAY       |             |
|        | 08/15/23                 | AP0098 | 300088    | 1,843.08      |           | WASTE PRO 119-POMPANO     | AUG TRASH AUTOPAY       |             |
|        | 08/15/23                 | AP0099 | VH138     |               | 50.00     | RYAN ASSOCIATES, INC.     | IRRIG WET CHECK         |             |
|        | 08/16/23                 | AP0098 | 100275    | 19.01         |           | CONSOLIDATED COMMUNITY MG | REIMB JULY OFFICE EXP   |             |
|        | 08/16/23                 | AP0098 | 100276    | 50.00         |           | RYAN ASSOCIATES, INC.     | IRRIG WET CHECK         |             |

## GENERAL LEDGER TRIAL BALANCE

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

Starting date: 08/01/23  
Ending date: 08/31/23

| Acct-# | Description                 |               | Begin-balance    | Total-DR         | Total-CR                  | Net-change            | End-balance               |
|--------|-----------------------------|---------------|------------------|------------------|---------------------------|-----------------------|---------------------------|
|        | 08/16/23                    | AP0098 100277 | 133.75           |                  | ACC BUSIINESS             |                       | AUG AT&T MAINT            |
|        | 08/17/23                    | AP0099 VH142  |                  | 270.00           | NATIVE PEST MANAGEMENT    |                       | AUG PEST CONTROL          |
|        | 08/21/23                    | AP0099 VH146  |                  | 385.00           | RICHARD R. SINGH          |                       | REFND OVRPYMNT # 3234     |
|        | 08/21/23                    | AP0346 VH141  |                  | 5,175.00         | DHP ENGINEERING INC       |                       | 50%DEP 40 YR INSPECT RPTS |
|        | 08/21/23                    | AP0347 2      | 5,175.00         |                  | DHP ENGINEERING INC       |                       | 50%DEP 40 YR INSPECT RPTS |
|        | 08/22/23                    | AP0099 VH144  |                  | 1,843.08         | WASTE PRO 119-POMPANO     |                       | AUG TRASH AUTOPAY         |
|        | 08/22/23                    | AP0099 VH145  |                  | 5,409.50         | FIRST INSURANCE FUNDING C |                       | AUG INS AUTOPAY           |
|        | 08/22/23                    | AP0099 VH147  |                  | 636.00           | BEST LAWN SERVICE OF AMER |                       | JULY LAWN MAINT           |
|        | 08/23/23                    | AP0098 100278 | 385.00           |                  | RICHARD R. SINGH          |                       | REFND OVRPYMNT # 3234     |
|        | 08/23/23                    | AP0098 100279 | 270.00           |                  | NATIVE PEST MANAGEMENT    |                       | AUG PEST CONTROL          |
|        | 08/28/23                    | AP0098 300087 | 3,042.69         |                  | CITY OF CORAL SPRINGS     |                       | AUG WATER AUTOPAY         |
|        | 08/28/23                    | AP0099 VH148  |                  | 370.22           | RYAN ASSOCIATES, INC.     |                       | LIGHTING REPAIRS          |
|        | 08/29/23                    | AP0098 100280 | 636.00           |                  | BEST LAWN SERVICE OF AMER |                       | JULY LAWN MAINT           |
|        | 08/30/23                    | AP0098 300089 | 5,409.50         |                  | FIRST INSURANCE FUNDING C |                       | AUG INS AUTOPAY           |
| 3030   | Due To/From Reserves        |               | .00              | .00              | .00                       | .00                   | .00                       |
| 3110   | Exchange                    |               | 1,747.22CR       | 385.00           | 385.00                    | .00                   | 1,747.22CR                |
|        | <b>DATE</b>                 | <b>SOURCE</b> | <b>REFERENCE</b> | <b>DR-AMOUNT</b> | <b>CR-AMOUNT</b>          | <b>DESCRIPTION</b>    | <b>A/P REFERENCE</b>      |
|        | 08/21/23                    | AP0099        | VH146            | 385.00           |                           | RICHARD R. SINGH      | REFND OVRPYMNT # 3234     |
|        | 08/21/23                    | AR0000        | AR06             |                  | 385.00                    | Owner Expense Adjust. |                           |
| 3310   | Prepaid Member Fees         |               | 3,919.00CR       | 2,978.00         | 3,904.11                  | 926.11CR              | 4,845.11CR                |
|        | <b>DATE</b>                 | <b>SOURCE</b> | <b>REFERENCE</b> | <b>DR-AMOUNT</b> | <b>CR-AMOUNT</b>          | <b>DESCRIPTION</b>    | <b>A/P REFERENCE</b>      |
|        | 08/01/23                    | AR0324        | AR08             | 2,593.00         |                           | Prepaid Application   |                           |
|        | 08/02/23                    | AR5205        | AR04             |                  | 20.00                     | Owner Cash Receipts   |                           |
|        | 08/03/23                    | AR5206        | AR04             |                  | 797.86                    | Owner Cash Receipts   |                           |
|        | 08/04/23                    | AR3967        | AR04             |                  | 44.00                     | Owner Cash Receipts   |                           |
|        | 08/08/23                    | AR6309        | AR04             |                  | 50.00                     | Owner Cash Receipts   |                           |
|        | 08/08/23                    | AR6310        | AR04             |                  | 1,185.00                  | Owner Cash Receipts   |                           |
|        | 08/09/23                    | AR7288        | AR04             |                  | 95.00                     | Owner Cash Receipts   |                           |
|        | 08/10/23                    | AR6329        | AR04             |                  | 395.00                    | Owner Cash Receipts   |                           |
|        | 08/11/23                    | AR0025        | AR-025           |                  | 385.00                    | Owner Cash Receipts   |                           |
|        | 08/14/23                    | AR4112        | AR04             |                  | 43.00                     | Owner Cash Receipts   |                           |
|        | 08/15/23                    | AR0589        | AR04             |                  | 395.00                    | Owner Cash Receipts   |                           |
|        | 08/21/23                    | AR0000        | AR06             | 385.00           |                           | Owner Expense Adjust. |                           |
|        | 08/29/23                    | AR3978        | AR04             |                  | 395.00                    | Owner Cash Receipts   |                           |
|        | 08/31/23                    | AR4313        | AR04             |                  | 99.25                     | Owner Cash Receipts   |                           |
| 5010   | Reserve Roof                |               | 52,154.46CR      | .00              | .00                       | .00                   | 52,154.46CR               |
| 5015   | Reserve Painting            |               | 1,973.01CR       | .00              | .00                       | .00                   | 1,973.01CR                |
| 5020   | Reserve Paving              |               | 8,112.19CR       | .00              | .00                       | .00                   | 8,112.19CR                |
| 5025   | Reserve- 40 Year Inspection |               | 5,825.91CR       | 5,175.00         | .00                       | 5,175.00              | 650.91CR                  |

## GENERAL LEDGER TRIAL BALANCE

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

Starting date: 08/01/23  
Ending date: 08/31/23

| Acct-# | Description                  |        |           | Begin-balance | Total-DR  | Total-CR                | Net-change                | End-balance  |
|--------|------------------------------|--------|-----------|---------------|-----------|-------------------------|---------------------------|--------------|
|        | DATE                         | SOURCE | REFERENCE | DR-AMOUNT     | CR-AMOUNT | DESCRIPTION             | A/P REFERENCE             |              |
|        | 08/21/23                     | AP0346 | VH141     | 5,175.00      |           | DHP ENGINEERING INC     | 50%DEP 40 YR INSPECT RPTS |              |
| 5030   | Reserve Interest             |        |           | 4,266.72CR    | .00       | 97.63                   | 97.63CR                   | 4,364.35CR   |
|        | DATE                         | SOURCE | REFERENCE | DR-AMOUNT     | CR-AMOUNT | DESCRIPTION             | A/P REFERENCE             |              |
|        | 08/31/23                     | CR0000 | ADJUST    |               | 97.63     | INTEREST INCOME         |                           |              |
| 5510   | Retained Earnings            |        |           | 73,834.48CR   | .00       | .00                     | .00                       | 73,834.48CR  |
| 6110   | Maintenance Income           |        |           | 121,275.00CR  | .00       | 17,380.00               | 17,380.00CR               | 138,655.00CR |
|        | DATE                         | SOURCE | REFERENCE | DR-AMOUNT     | CR-AMOUNT | DESCRIPTION             | A/P REFERENCE             |              |
|        | 08/01/23                     | AR0323 | AR01      |               | 17,380.00 | Apply Assmt/Opt Charges |                           |              |
| 6160   | Misc. Owner Income           |        |           | 650.00CR      | .00       | .00                     | .00                       | 650.00CR     |
| 6165   | Owners Interest Income       |        |           | 53.00CR       | .00       | .00                     | .00                       | 53.00CR      |
| 6170   | Owner Late Fees              |        |           | 110.00CR      | .00       | .00                     | .00                       | 110.00CR     |
| 6190   | Admin/Collection Fees Reimb. |        |           | 225.00CR      | .00       | .00                     | .00                       | 225.00CR     |
| 6900   | Interest                     |        |           | 7.77CR        | .00       | 1.22                    | 1.22CR                    | 8.99CR       |
|        | DATE                         | SOURCE | REFERENCE | DR-AMOUNT     | CR-AMOUNT | DESCRIPTION             | A/P REFERENCE             |              |
|        | 08/31/23                     | RJ0004 | INTEREST  |               | 1.22      | OPERATING INTEREST      |                           |              |
| 7010   | Refuse                       |        |           | 13,351.56     | 1,843.08  | .00                     | 1,843.08                  | 15,194.64    |
|        | DATE                         | SOURCE | REFERENCE | DR-AMOUNT     | CR-AMOUNT | DESCRIPTION             | A/P REFERENCE             |              |
|        | 08/22/23                     | AP0099 | VH144     | 1,843.08      |           | WASTE PRO 119-POMPANO   | AUG TRASH AUTOPAY         |              |
| 7050   | Electricity                  |        |           | 1,013.38      | 117.19    | .00                     | 117.19                    | 1,130.57     |
|        | DATE                         | SOURCE | REFERENCE | DR-AMOUNT     | CR-AMOUNT | DESCRIPTION             | A/P REFERENCE             |              |
|        | 08/31/23                     | RJ0007 | MONTHLY   | 50.76         |           | FPL ACH PAYMENTS        |                           |              |
|        | 08/31/23                     | RJ0007 | MONTHLY   | 66.43         |           | FPL ACH PAYMENTS        |                           |              |
| 7060   | Water / Sewer                |        |           | 21,601.19     | 3,042.69  | .00                     | 3,042.69                  | 24,643.88    |
|        | DATE                         | SOURCE | REFERENCE | DR-AMOUNT     | CR-AMOUNT | DESCRIPTION             | A/P REFERENCE             |              |
|        | 08/14/23                     | AP0099 | VH140     | 3,042.69      |           | CITY OF CORAL SPRINGS   | AUG WATER AUTOPAY         |              |
| 7148   | Fire Ext.                    |        |           | 445.12        | .00       | .00                     | .00                       | 445.12       |
| 7150   | Security                     |        |           | 551.78        | .00       | .00                     | .00                       | 551.78       |
| 7155   | Parking Enforcement          |        |           | 965.38        | 74.26     | .00                     | 74.26                     | 1,039.64     |

## GENERAL LEDGER TRIAL BALANCE

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

Starting date: 08/01/23  
Ending date: 08/31/23

| Acct-# | Description           |        |           | Begin-balance | Total-DR  | Total-CR                  | Net-change              | End-balance |
|--------|-----------------------|--------|-----------|---------------|-----------|---------------------------|-------------------------|-------------|
|        | DATE                  | SOURCE | REFERENCE | DR-AMOUNT     | CR-AMOUNT | DESCRIPTION               | A/P REFERENCE           |             |
|        | 08/03/23              | AP0099 | VH136     | 74.26         |           | GARING PARKING ENFORCEMEN | PKING ENFORCE 7/28-8/10 |             |
| 7210   | Repair & Maintenance  |        |           | 37,860.49CR   | 503.97    | .00                       | 503.97                  | 37,356.52CR |
|        | DATE                  | SOURCE | REFERENCE | DR-AMOUNT     | CR-AMOUNT | DESCRIPTION               | A/P REFERENCE           |             |
|        | 08/14/23              | AP0099 | VH139     | 133.75        |           | ACC BUSIINESS             | AUG AT&T MAINT          |             |
|        | 08/28/23              | AP0099 | VH148     | 370.22        |           | RYAN ASSOCIATES, INC.     | LIGHTING REPAIRS        |             |
| 7220   | Janitorial            |        |           | 2,625.00      | 350.00    | .00                       | 350.00                  | 2,975.00    |
|        | DATE                  | SOURCE | REFERENCE | DR-AMOUNT     | CR-AMOUNT | DESCRIPTION               | A/P REFERENCE           |             |
|        | 08/03/23              | AP0099 | VH135     | 350.00        |           | DIAMOND BRITE MAINT INC   | AUG JANITORIAL SVC      |             |
| 7222   | Supplies              |        |           | 23.49         | .00       | .00                       | .00                     | 23.49       |
| 7230   | Exterminating         |        |           | .00           | 270.00    | .00                       | 270.00                  | 270.00      |
|        | DATE                  | SOURCE | REFERENCE | DR-AMOUNT     | CR-AMOUNT | DESCRIPTION               | A/P REFERENCE           |             |
|        | 08/17/23              | AP0099 | VH142     | 270.00        |           | NATIVE PEST MANAGEMENT    | AUG PEST CONTROL        |             |
| 7320   | Plumbing Repairs      |        |           | 212.93        | .00       | .00                       | .00                     | 212.93      |
| 7390   | Miscellaneous Expense |        |           | 668.75        | .00       | .00                       | .00                     | 668.75      |
| 8010   | Lawn Maintenance      |        |           | 6,572.00      | 636.00    | .00                       | 636.00                  | 7,208.00    |
|        | DATE                  | SOURCE | REFERENCE | DR-AMOUNT     | CR-AMOUNT | DESCRIPTION               | A/P REFERENCE           |             |
|        | 08/22/23              | AP0099 | VH147     | 636.00        |           | BEST LAWN SERVICE OF AMER | JULY LAWN MAINT         |             |
| 8020   | Irrigation            |        |           | 1,178.85      | 50.00     | .00                       | 50.00                   | 1,228.85    |
|        | DATE                  | SOURCE | REFERENCE | DR-AMOUNT     | CR-AMOUNT | DESCRIPTION               | A/P REFERENCE           |             |
|        | 08/15/23              | AP0099 | VH138     | 50.00         |           | RYAN ASSOCIATES, INC.     | IRRIG WET CHECK         |             |
| 8030   | Tree Trim - Removal   |        |           | 8,151.40      | .00       | .00                       | .00                     | 8,151.40    |
| 9000   | Management Fees       |        |           | 5,250.00      | 750.00    | .00                       | 750.00                  | 6,000.00    |
|        | DATE                  | SOURCE | REFERENCE | DR-AMOUNT     | CR-AMOUNT | DESCRIPTION               | A/P REFERENCE           |             |
|        | 08/01/23              | AP0099 | VH133     | 750.00        |           | CONSOLIDATED COMMUNITY MG | AUG MGT FEE             |             |
| 9110   | Office Expense        |        |           | 728.86        | 19.01     | .00                       | 19.01                   | 747.87      |
|        | DATE                  | SOURCE | REFERENCE | DR-AMOUNT     | CR-AMOUNT | DESCRIPTION               | A/P REFERENCE           |             |
|        | 08/09/23              | AP0099 | VH137     | 19.01         |           | CONSOLIDATED COMMUNITY MG | REIMB JULY OFFICE EXP   |             |
| 9125   | Legal                 |        |           | 250.00        | .00       | .00                       | .00                     | 250.00      |

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 08/01/23  
Ending account #: "Last" Ending date: 08/31/23

| Acct-#     | Description       |        |           | Begin-balance | Total-DR  | Total-CR                  | Net-change      | End-balance |
|------------|-------------------|--------|-----------|---------------|-----------|---------------------------|-----------------|-------------|
| 9132       | Bad Debt          |        |           | 682.00        | .00       | .00                       | .00             | 682.00      |
| 9140       | Fees/Permits      |        |           | 661.41        | .00       | .00                       | .00             | 661.41      |
| 9150       | General Insurance |        |           | 35,213.56     | 5,518.50  | .00                       | 5,518.50        | 40,732.06   |
|            | DATE              | SOURCE | REFERENCE | DR-AMOUNT     | CR-AMOUNT | DESCRIPTION               | A/P REFERENCE   |             |
|            | 08/22/23          | AP0099 | VH145     | 5,409.50      |           | FIRST INSURANCE FUNDING C | AUG INS AUTOPAY |             |
|            | 08/24/23          | GJ0028 | PDONLINE  | 109.00        |           | INS ENDORSE PREMIUM INC   |                 |             |
| 9200       | Reserve Transfer  |        |           | 11,909.31     | .00       | .00                       | .00             | 11,909.31   |
| Gnd Total: |                   |        |           | .00           | 78,717.10 | 78,717.10                 | .00             | .00         |

## CASH DISBURSEMENTS

Starting Check Date: 8/01/23 Cash account #: "All"  
 Ending Check Date: 8/31/23

| Check-date           | Check-# | Vend-# | Vendor Name                  | Check-amount | Reference                 |
|----------------------|---------|--------|------------------------------|--------------|---------------------------|
| Cash account #: 1010 |         |        | Popular Bank Oper            |              |                           |
| 8/01/23              | 100272  | CCM    | CONSOLIDATED COMMUNITY MG    | 750.00       | AUG MGT FEE               |
| 8/04/23              | 100273  | DIAMON | DIAMOND BRITE MAINT INC      | 350.00       | AUG JANITORIAL SVC        |
| 8/08/23              | 100274  | GARING | GARING PARKING ENFORCEMENT   | 74.26        | PKING ENFORCE 7/28-8/10   |
| 8/15/23              | 300088  | WP     | WASTE PRO 119-POMPANO        | 1,843.08     | AUG TRASH AUTOPAY         |
| 8/16/23              | 100275  | CCM    | CONSOLIDATED COMMUNITY MG    | 19.01        | REIMB JULY OFFICE EXP     |
| 8/16/23              | 100276  | RYAN   | RYAN ASSOCIATES, INC.        | 50.00        | IRRIG WET CHECK           |
| 8/16/23              | 100277  | ACCBUS | ACC BUSIINESS                | 133.75       | AUG AT&T MAINT            |
| 8/23/23              | 100278  | RICHAR | RICHARD R. SINGH             | 385.00       | REFND OVRPYMNT # 3234     |
| 8/23/23              | 100279  | NATIVE | NATIVE PEST MANAGEMENT       | 270.00       | AUG PEST CONTROL          |
| 8/28/23              | 300087  | CITYCS | CITY OF CORAL SPRINGS        | 3,042.69     | AUG WATER AUTOPAY         |
| 8/29/23              | 100280  | BESTLA | BEST LAWN SERVICE OF AMERICA | 636.00       | JULY LAWN MAINT           |
| 8/30/23              | 300089  | FIRSTI | FIRST INSURANCE FUNDING CORP | 5,409.50     | AUG INS AUTOPAY           |
| Totals:              |         |        |                              | 12,963.29    |                           |
| Cash account #: 1020 |         |        | Popular Bank Reserve         |              |                           |
| 8/21/23              | 2       | DHPENG | DHP ENGINEERING INC          | 5,175.00     | 50%DEP 40 YR INSPECT RPTS |
| Totals:              |         |        |                              | 5,175.00     |                           |

AGED OWNER BALANCES: AS OF Aug. 31, 2023  
ACCOUNT NUMBER SEQUENCE

\* - Previous Owner or Renter

| ACCOUNT # | UNIT # | NAME | CURRENT | OVER 30 | OVER 60 | OVER 90 | TOTAL | STATUS |
|-----------|--------|------|---------|---------|---------|---------|-------|--------|
|-----------|--------|------|---------|---------|---------|---------|-------|--------|

REPORT SUMMARY

| CODE         | N/A | DESCRIPTION | ACCOUNT # | CURRENT | OVER 30 | OVER 60 | OVER 90 | TOTAL   |
|--------------|-----|-------------|-----------|---------|---------|---------|---------|---------|
| A1           |     | MAINTENANCE | 1110      | 0.00    | 2510.00 | 535.00  | 790.00  | 3835.00 |
| GRAND TOTAL: |     |             |           | 0.00    | 2510.00 | 535.00  | 790.00  | 3835.00 |

| ACCOUNT<br>NUMBER | ACCOUNT<br>DESCRIPTION | DELINQUENCY<br>AMOUNT |
|-------------------|------------------------|-----------------------|
| 01110             | A/R Maintenance        | 3835.00               |
| TOTAL             |                        | \$3835.00             |

AGED ACCOUNTS PAYABLE SUMMARY

Starting vendor: "First"      Ending vendor: "Last"  
Cut off date: 08/31/23

| Contact               | Vendor<br>Phone | Current | 31-60 | 61-90 | Over 90 |
|-----------------------|-----------------|---------|-------|-------|---------|
| RYAN ASSOCIATES, INC. |                 | 370.22  | .00   | .00   | .00     |
| Totals:               |                 | 370.22  | .00   | .00   | .00     |
| Grand total:          |                 | 370.22  |       |       |         |

RECONCILIATION

Bank #: 01 POPULAR COMMUNITY BANK OPER 1010 Popular Bank Oper  
G/L Acct Bal: 127,512.51  
Bank Balance: 68,546.12  
Statement date: 08/31/23

| Chk-#              | Date     | Reference                 | Clr-date | Uncleared Checks | Uncleared Deposits |
|--------------------|----------|---------------------------|----------|------------------|--------------------|
| OUTSTANDING ITEMS: |          |                           |          |                  |                    |
| 100259             | 06/12/23 | BUSY BEE PRESSURE CLEANIN |          | 53,000.00-       |                    |
| 300084             | 07/25/23 | FIRST INSURANCE FUNDING C |          | 5,409.50         |                    |
| Total Outstanding  |          |                           |          | 47,590.50-       | .00                |

Bank Reconciliation Summary

=====

|                            |             |                     |           |
|----------------------------|-------------|---------------------|-----------|
| Checkbook Balance          | 116,136.62  | Reconciling Balance | 68,546.12 |
| Uncleared Checks, Credits  | 47,590.50 - | Bank Stmt. Balance  | 68,546.12 |
| Uncleared Deposits, Debits | 0.00        | Difference          | 0.00      |

**POPULAR.**

Last statement: July 31, 2023  
 This statement: August 31, 2023  
 Total days in statement period: 31

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 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  | \$63,354.78 |
| Low balance                | \$63,354.78 | Total additions    | 20,082.15   |
| Average balance            | \$72,628.30 | Total subtractions | 14,890.81   |
| Avg collected balance      | \$71,828.00 | Ending balance     | \$68,546.12 |
| Interest paid year to date | \$8.99      |                    |             |

### DEBITS

| Date  | Description                                                                                                                                   | Subtractions |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| 08-02 | 'Preauthorized Wd<br>AVIDPAY SERVICEAVIDPAYREF*CK*100272*2308<br>01*CONSOLIDATED COMMUNITY MG\120265366\70131195\120265<br>000041001037638766 | 750.00 ✓     |
| 08-04 | 'Preauthorized Wd<br>WASTE PRO MIAMI3056517011230804<br>000242071753893805                                                                    | 1,843.08 ✓   |
| 08-07 | 'Preauthorized Wd<br>AVIDPAY SERVICEAVIDPAYREF*CK*100273*2308<br>04*DIAMOND BRITE MAINT INC\120658488\70507281\12065848<br>000041001032635591 | 350.00 ✓     |
| 08-09 | 'Preauthorized Wd<br>AVIDPAY SERVICEAVIDPAYREF*CK*100274*2308<br>08*GARING PARKINGENFORCEMENT\120884267\70791358\12088<br>000041001032183645  | 74.26 ✓      |
| 08-15 | 'Preauthorized Wd<br>FPL DIRECT DEBITELEC PYMT230815<br>000111000015962138                                                                    | 50.76 ✓      |
| 08-15 | 'Preauthorized Wd<br>FPL DIRECT DEBITELEC PYMT230815<br>000111000015962165                                                                    | 66.43 ✓      |
| 08-17 | 'Preauthorized Wd<br>AVIDPAY SERVICEAVIDPAYREF*CK*100275*2308<br>16*CONSOLIDATED COMMUNITY MG\121578235\71468692\121578<br>000041001039876309 | 19.01 ✓      |
| 08-17 | 'Preauthorized Wd<br>AVIDPAY SERVICEAVIDPAYREF*CK*100276*2308<br>16*RYAN ASSOCIATESINC\121578231\71511048\121578231<br>000041001030130824     | 50.00 ✓      |
| 08-17 | 'Preauthorized Wd<br>AVIDPAY SERVICEAVIDPAYREF*CK*100277*2308<br>16*ACC BUSIINESS\121578230\71468688\121578230<br>000041001039899119          | 133.75 ✓     |

*Thank you for banking with Popular*



VICTORIA SQUARE CONDO  
August 31, 2023

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| Date  | Description                                                                                                                                   | Subtractions |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| 08-24 | 'Preauthorized Wd<br>AVIDPAY SERVICEAVIDPAYREF*CK*100279*2308<br>23*NATIVE PEST MANAGEMENT\122199027\72092093\122199027<br>000041001031484923 | 270.00 ✓     |
| 08-24 | 'Preauthorized Wd<br>AVIDPAY SERVICEAVIDPAYREF*CK*100278*2308<br>23*RICHARD R SINGH\122199024\72092090\122199024<br>000041001031484915        | 385.00 ✓     |
| 08-25 | 'Preauthorized Wd<br>HUB FLORIDAINSURANCE230825<br>000051000014316962                                                                         | 109.00 ✓     |
| 08-28 | 'Preauthorized Wd<br>CORALCONCUTILITY230828<br>000211274452512868                                                                             | 3,042.69 ✓   |
| 08-28 | 'Preauthorized Wd<br>FIRST INSURANCEINSURANCE230828<br>900-98701063<br>000071925336401881                                                     | 5,409.50 ✓   |
| 08-30 | 'Preauthorized Wd<br>AVIDPAY SERVICEAVIDPAYREF*CK*100280*2308<br>29*BEST LAWN SERVICE OF AMERICA\122628944\72525500\122<br>000041001038410372 | 636.00 ✓     |
| 08-31 | 'Cash Mgmt Trsfr Dr<br>REF 2430504LFUNDS TRANSFER TODEP XXXXXX2233<br>FROMRESERVE TRANSFER<br>000997000831050436                              | 1,701.33 ✓   |

#### CREDITS

| Date  | Description                                                                    | Additions  |
|-------|--------------------------------------------------------------------------------|------------|
| 08-02 | 'Lock Box Deposit<br>000000007049332740                                        | 1,175.00 ✓ |
| 08-03 | 'Preauthorized Credit<br>PropayTransfer230803<br>000091000010041502            | 395.00 ✓   |
| 08-03 | 'Lock Box Deposit<br>000000007084161170                                        | 1,585.93 ✓ |
| 08-04 | 'Lock Box Deposit<br>000000007084275220                                        | 790.00 ✓   |
| 08-07 | 'Lock Box Deposit<br>000000007084435280                                        | 1,955.00 ✓ |
| 08-08 | 'Lock Box Deposit<br>000000007084555000                                        | 395.00 ✓   |
| 08-09 | 'Lock Box Deposit<br>000000007049631930                                        | 395.00 ✓   |
| 08-10 | 'Preauthorized Credit<br>VICTORIA SQUARECONDO FEES230810<br>000026008815374167 | 5,925.00 ✓ |
| 08-10 | 'Lock Box Deposit<br>000000007084698470                                        | 395.00 ✓   |
| 08-11 | 'Preauthorized Credit<br>PropayTransfer230811<br>000091000012074048            | 1,580.00 ✓ |
| 08-11 | 'Lock Box Deposit<br>000000007084783170                                        | 1,175.00 ✓ |
| 08-14 | 'Mail/Courier Deposit<br>000000005547280050                                    | 395.00 ✓   |
| 08-14 | 'Lock Box Deposit<br>000000007049858130                                        | 770.00 ✓   |
| 08-15 | 'Lock Box Deposit<br>000000007084931870                                        | 790.00 ✓   |



VICTORIA SQUARE CONDO  
August 31, 2023

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| Date  | Description                                                         | Additions  |
|-------|---------------------------------------------------------------------|------------|
| 08-29 | 'Preauthorized Credit<br>PropayTransfer230829<br>000091000016338554 | 395.00 ✓   |
| 08-29 | 'Preauthorized Credit<br>PropayTransfer230829<br>000091000016338555 | 1,185.00 ✓ |
| 08-29 | 'Lock Box Deposit<br>000000007085418100                             | 395.00 ✓   |
| 08-31 | 'Lock Box Deposit<br>000000007050609910                             | 385.00 ✓   |
| 08-31 | 'Interest Credit<br>000000000000000000                              | 1.22 ✓     |

#### DAILY BALANCES

| Date  | Amount    | Date  | Amount    | Date  | Amount    |
|-------|-----------|-------|-----------|-------|-----------|
| 07-31 | 63,354.78 | 08-09 | 67,028.37 | 08-24 | 77,083.42 |
| 08-02 | 63,779.78 | 08-10 | 73,348.37 | 08-25 | 76,974.42 |
| 08-03 | 65,760.71 | 08-11 | 76,103.37 | 08-28 | 68,522.23 |
| 08-04 | 64,707.63 | 08-14 | 77,268.37 | 08-29 | 70,497.23 |
| 08-07 | 66,312.63 | 08-15 | 77,941.18 | 08-30 | 69,861.23 |
| 08-08 | 66,707.63 | 08-17 | 77,738.42 | 08-31 | 68,546.12 |

#### OVERDRAFT/RETURN ITEM FEES

|                          | Total for<br>this period | Total<br>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: 68,956.25  
Bank Balance: 74,131.25  
Statement date: 08/31/23

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

OUTSTANDING ITEMS:

|                   |          |                     |  |          |     |
|-------------------|----------|---------------------|--|----------|-----|
| 2                 | 08/21/23 | DHP ENGINEERING INC |  | 5,175.00 |     |
| Total Outstanding |          |                     |  | 5,175.00 | .00 |

Bank Reconciliation Summary  
=====

|                            |            |                     |           |
|----------------------------|------------|---------------------|-----------|
| Checkbook Balance          | 68,956.25  | Reconciling Balance | 74,131.25 |
| Uncleared Checks, Credits  | 5,175.00 + | Bank Stmt. Balance  | 74,131.25 |
| Uncleared Deposits, Debits | 0.00       | Difference          | 0.00      |

**POPULAR®**

Last statement: July 31, 2023  
 This statement: August 31, 2023  
 Total days in statement period: 31

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                | \$72,332.29 |
| Average balance            | \$72,387.17 |
| Avg collected balance      | \$72,387.00 |
| Interest paid year to date | \$1,146.24  |

**DAILY ACTIVITY**

| Date  | Description                                                                                                         | Additions | Subtractions | Balance     |
|-------|---------------------------------------------------------------------------------------------------------------------|-----------|--------------|-------------|
| 07-31 | Beginning balance                                                                                                   |           |              | \$72,332.29 |
| 08-31 | Cash Mgmt Trsfr Cr<br>REF 2430504L FUNDS TRANSFER FRM<br>DEP XXXXXX2006 FROM<br>RESERVE TRANSFER<br>997000831050436 | 1,701.33  |              | 74,033.62   |
| 08-31 | Interest Credit<br>0000000000000000                                                                                 | 97.63     |              | 74,131.25   |
| 08-31 | Ending totals                                                                                                       | 1,798.96  | 0.00         | \$74,131.25 |

**OVERDRAFT/RETURN ITEM FEES**

|                          | Total For<br>This Period | Total<br>Year-to-Date |
|--------------------------|--------------------------|-----------------------|
| Total Overdraft Fees     | \$0.00                   | \$0.00                |
| Total Returned Item Fees | \$0.00                   | \$0.00                |

*Thank you for banking with Popular*