Victoria Square

FINANCIAL STATEMENTS

PREPARED FOR THE BOARD OF DIRECTORS

December 2023

CONSOLIDATED
Community Management

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

VICTORIA SQUARE CONDOMINIUM

Balance Sheet
As of 12/31/23

ASSETS

CASH:				
1010	Popular Bank Oper	$ 61,642.87		
1020	Popular Bank Reserve	76,141.95		
	SUBTOTAL CASH		$ 137,784.82	
CURRENT ASSETS:				
1110	A/R Maintenance	$ 5,245.00		
1160	A/R Miscellaneous	150.00		
1210	Utility Deposits	80.00		
	TOTAL CURRENT ASSETS		$ 5,475.00	
	TOTAL ASSETS			$ 143,259.82
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LIABILITIES & EQUITY

CURRENT LIABILITIES:				
3010	Accounts Payable	$ 215.21		
3110	Exchange	(9,628.67)		
3310	Prepaid Member Fees	2,545.11		
	SUBTOTAL CURRENT LIABILITIES		$ (6,868.35)	
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	4,744.73		
	RESERVES		$ 67,635.30	
EQUITY:				
5510	Retained Earnings	$ 73,834.48		
	Current Year Net Income/(Loss)	8,658.39		
	SUBTOTAL EQUITY		$ 82,492.87	
	TOTAL LIABILITIES & EQUITY			$ 143,259.82
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VICTORIA SQUARE CONDOMINIUM

INCOME AND EXPENSE STATEMENT

Period: 12/01/23 to 12/31/23

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
INCOME:								
17,380.00	17,388.87	(8.87)	06110	Maintenance Income	208,175.00	208,666.00	(491.00)	208,666.00
.00	.00	.00	06160	Misc. Owner Income	800.00	.00	800.00	.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
1.03	.00	1.03	06900	Interest	13.63	.00	13.63	.00
17,381.03	17,388.87	(7.84)		SUBTOTAL INCOME	209,376.63	208,666.00	710.63	208,666.00
				EXPENSES				
UTILITIES								
2,136.24	1,666.63	(469.61)	07010	Refuse	24,403.28	20,000.00	(4,403.28)	20,000.00
91.52	141.63	50.11	07050	Electricity	1,659.13	1,700.00	40.87	1,700.00
3,057.69	3,500.00	442.31	07060	Water / Sewer	37,605.15	42,000.00	4,394.85	42,000.00
.00	62.50	62.50	07148	Fire Ext.	445.12	750.00	304.88	750.00
.00	233.37	233.37	07150	Security	1,270.73	2,800.00	1,529.27	2,800.00
148.52	166.63	18.11	07155	Parking Enforcement	1,707.98	2,000.00	292.02	2,000.00
5,433.97	5,770.76	336.79		UTILITIES	67,091.39	69,250.00	2,158.61	69,250.00
BUILDING MAINTENANCE								
133.75	1,666.63	1,532.88	07210	Repair & Maintenance	24,611.16	20,000.00	(4,611.16)	20,000.00
400.00	350.00	(50.00)	07220	Janitorial	4,864.10	4,200.00	(664.10)	4,200.00
.00	.00	.00	07222	Supplies	23.49	.00	(23.49)	.00
.00	83.37	83.37	07230	Exterminating	810.00	1,000.00	190.00	1,000.00
.00	116.63	116.63	07240	Fire Equipment Maint & Repai	.00	1,400.00	1,400.00	1,400.00
.00	83.37	83.37	07320	Plumbing Repairs	212.93	1,000.00	787.07	1,000.00
.00	83.37	83.37	07340	Paving Repairs	.00	1,000.00	1,000.00	1,000.00
.00	.00	.00	07390	Miscellanous Expense	668.75	.00	(668.75)	.00
533.75	2,383.37	1,849.62		BUILDING MAINTENANCE	31,190.43	28,600.00	(2,590.43)	28,600.00
GROUND MAINTENANCE								
2,422.10	875.00	(1,547.10)	08010	Lawn Maintenance	10,690.10	10,500.00	(190.10)	10,500.00
90.95	458.37	367.42	08020	Irrigation	2,200.41	5,500.00	3,299.59	5,500.00
.00	208.37	208.37	08030	Tree Trim - Removal	8,151.40	2,500.00	(5,651.40)	2,500.00
.00	500.00	500.00	08050	Landscape Extras	.00	6,000.00	6,000.00	6,000.00
2,513.05	2,041.74	(471.31)		GROUND MAINTENANCE	21,041.91	24,500.00	3,458.09	24,500.00
MANAGEMENT								
750.00	666.63	(83.37)	09000	Management Fees	9,000.00	8,000.00	(1,000.00)	8,000.00

VICTORIA SQUARE CONDOMINIUM

INCOME AND EXPENSE STATEMENT

Period: 12/01/23 to 12/31/23

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	666.63	(83.37)		MANAGEMENT	9,000.00	8,000.00	(1,000.00)	8,000.00
ADMINISTRATIVE & OFFICE								
255.71	100.00	(155.71)	09110	Office Expense	1,277.19	1,200.00	(77.19)	1,200.00
.00	100.00	100.00	09120	CPA	.00	1,200.00	1,200.00	1,200.00
.00	83.37	83.37	09125	Legal	250.00	1,000.00	750.00	1,000.00
.00	.00	.00	09132	Bad Debt	682.00	.00	(682.00)	.00
.00	83.37	83.37	09140	Fees/Permits	1,315.45	1,000.00	(315.45)	1,000.00
5,409.50	4,458.37	(951.13)	09150	General Insurance	56,960.56	53,500.00	(3,460.56)	53,500.00
5,665.21	4,825.11	(840.10)		ADMINISTRATIVE & OFFICE	60,485.20	57,900.00	(2,585.20)	57,900.00
14,895.98	15,687.61	791.63		TOTAL EXPENSES	188,808.93	188,250.00	(558.93)	188,250.00
RESERVES								
.00	1,701.37	1,701.37	09200	Reserve Transfer	11,909.31	20,416.00	8,506.69	20,416.00
.00	1,701.37	1,701.37		TOTAL RESERVES	11,909.31	20,416.00	8,506.69	20,416.00
2,485.05	(.11)	2,485.16		Current Year Net Income/(los	8,658.39	.00	8,658.39	.00

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 12/01/23
Ending account #: "Last" Ending date: 12/31/23

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1010	Popular Bank Oper	59,505.63	18,586.03	16,448.79	2,137.24	61,642.87

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
12/01/23	AP0098	100317		750.00	CONSOLIDATED COMMUNITY MG	DEC MGT FEE
12/04/23	AP0098	100318		66.69	CONSOLIDATED COMMUNITY MG	BUDG MTG MAILING
12/04/23	AR0322	AR04	395.00		Owner Cash Receipts	
12/05/23	AR6889	AR04	780.00		Owner Cash Receipts	
12/05/23	AR9701	AR04	6,715.00		Owner Cash Receipts	
12/07/23	AR1190	AR04	770.00		Owner Cash Receipts	
12/08/23	AR3980	AR04	1,580.00		Owner Cash Receipts	
12/11/23	AR4321	AR04	1,185.00		Owner Cash Receipts	
12/12/23	AR4459	AR04	395.00		Owner Cash Receipts	
12/14/23	AR4258	AR04	385.00		Owner Cash Receipts	
12/15/23	AP0098	100319		15.31	CONSOLIDATED COMMUNITY MG	REIMB NOV OFFICE EXP
12/15/23	AP0098	100320		133.75	ACC BUSIINESS	DEC AT&T MAINT
12/15/23	AP0098	100321		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 12/1-12/14
12/15/23	AP0098	100322		350.00	DIAMOND BRITE MAINT INC	DEC JANITORIAL SVC
12/15/23	AP0098	300099		2,136.24	WASTE PRO 119-POMPANO	DEC TRASH AUTOPAY
12/15/23	AR2281	AR04	780.00		Owner Cash Receipts	
12/19/23	AP0098	100323		2,422.10	BEST LAWN SERVICE OF AMER	SEPT-NOV LAWN MAINT
12/19/23	AR4467	AR04	780.00		Owner Cash Receipts	
12/19/23	RJ0007	MONTHLY		91.52	FPL ACH PAYMENTS	
12/21/23	AR6899	AR04	790.00		Owner Cash Receipts	
12/26/23	AR4386	AR04	90.00		Owner Cash Receipts	
12/27/23	AP0098	100324		240.40	CONSOLIDATED COMMUNITY MG	2024 MAINT COUPONS
12/27/23	AR4477	AR04	395.00		Owner Cash Receipts	
12/27/23	RJ0008	AUTOPAY		5,409.50	FIRST INSURANCE	
12/28/23	AR6903	AR04	385.00		Owner Cash Receipts	
12/29/23	AR2284	AR04	3,160.00		Owner Cash Receipts	
12/29/23	CR0000	ADJUST	1.03		OPERATING INTEREST	
12/29/23	RJ0006	TRANSFER		1,701.33	RESERVE TRANSFER	
12/31/23	AP0098	300100		3,057.69	CITY OF CORAL SPRINGS	DEC WATER AUTOPAY

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1020	Popular Bank Reserve	74,346.74	1,795.21	.00	1,795.21	76,141.95

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
12/29/23	CR0000	ADJUST	93.88		RESERVE INTEREST	
12/29/23	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	7,190.75	17,380.00	19,325.75	1,945.75CR	5,245.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
12/01/23	AR0462	AR01	17,380.00		Apply Assmt/Opt Charges	
12/01/23	AR0463	AR08		2,938.00	Prepaid Application	
12/04/23	AR0322	AR04		395.00	Owner Cash Receipts	
12/05/23	AR6889	AR04		730.00	Owner Cash Receipts	
12/05/23	AR9701	AR04		6,620.00	Owner Cash Receipts	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"   Starting date: 12/01/23
Ending account #: "Last"   Ending date: 12/31/23

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

12/07/23	AR1190	AR04		770.00	Owner Cash Receipts	
12/08/23	AR3980	AR04		1,536.00	Owner Cash Receipts	
12/11/23	AR4321	AR04		424.00	Owner Cash Receipts	
12/12/23	AR4459	AR04		395.00	Owner Cash Receipts	
12/14/23	AR4258	AR04		382.00	Owner Cash Receipts	
12/15/23	AR2281	AR04		780.00	Owner Cash Receipts	
12/19/23	AR4467	AR04		780.00	Owner Cash Receipts	
12/26/23	AR4386	AR04		90.00	Owner Cash Receipts	
12/28/23	AR6903	AR04		325.75	Owner Cash Receipts	
12/29/23	AR2284	AR04		3,160.00	Owner Cash Receipts	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1150	A/R Owners Interest	.00	.00	.00	.00	.00
1160	A/R Miscellaneous	150.00	.00	.00	.00	150.00
1170	A/R Late Charges	.00	.00	.00	.00	.00
1195	Attorney Fees Receivable	.00	.00	.00	.00	.00
1210	Utility Deposits	80.00	.00	.00	.00	80.00
1220	Prepaid Insurance	.00	.00	.00	.00	.00
1225	Prepaid Expenses	.00	.00	.00	.00	.00
3010	Accounts Payable	66.69CR	14,655.94	14,804.46	148.52CR	215.21CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
12/01/23	AP0098	100317	750.00		CONSOLIDATED COMMUNITY MG	DEC MGT FEE
12/01/23	AP0099	VH198		750.00	CONSOLIDATED COMMUNITY MG	DEC MGT FEE
12/04/23	AP0098	100318	66.69		CONSOLIDATED COMMUNITY MG	BUDG MTG MAILING
12/04/23	AP0099	VH202		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 12/1-12/14
12/05/23	AP0099	VH203		350.00	DIAMOND BRITE MAINT INC	DEC JANITORIAL SVC
12/05/23	AP0099	VH205		2,422.10	BEST LAWN SERVICE OF AMER	SEPT-NOV LAWN MAINT
12/12/23	AP0099	VH200		15.31	CONSOLIDATED COMMUNITY MG	REIMB NOV OFFICE EXP
12/12/23	AP0099	VH201		133.75	ACC BUSIINESS	DEC AT&T MAINT
12/12/23	AP0099	VH204		2,136.24	WASTE PRO 119-POMPANO	DEC TRASH AUTOPAY
12/15/23	AP0098	100319	15.31		CONSOLIDATED COMMUNITY MG	REIMB NOV OFFICE EXP
12/15/23	AP0098	100320	133.75		ACC BUSIINESS	DEC AT&T MAINT
12/15/23	AP0098	100321	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 12/1-12/14
12/15/23	AP0098	100322	350.00		DIAMOND BRITE MAINT INC	DEC JANITORIAL SVC
12/15/23	AP0098	300099	2,136.24		WASTE PRO 119-POMPANO	DEC TRASH AUTOPAY
12/19/23	AP0098	100323	2,422.10		BEST LAWN SERVICE OF AMER	SEPT-NOV LAWN MAINT
12/19/23	AP0099	VH213		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 12/15-12/28
12/20/23	AP0099	VH208		240.40	CONSOLIDATED COMMUNITY MG	2024 MAINT COUPONS
12/21/23	AP0480	VH206		5,409.50	FIRST INSURANCE FUNDING C	DEC INS AUTOPAY
12/21/23	AP0500	206	5,409.50		FIRST INSURANCE FUNDING C	DUPLICATE ENTRY
12/27/23	AP0098	100324	240.40		CONSOLIDATED COMMUNITY MG	2024 MAINT COUPONS
12/30/23	AP0099	VH210		90.95	RYAN ASSOCIATES, INC.	IRRIG WET TEST

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 12/01/23
Ending account #: "Last" Ending date: 12/31/23

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
12/30/23	AP0099	VH211		3,057.69	CITY OF CORAL SPRINGS	DEC WATER AUTOPAY
12/30/23	AP0099	VH212		50.00	DIAMOND BRITE MAINT INC	REMOVE BULK TRASH
12/31/23	AP0098	300100	3,057.69		CITY OF CORAL SPRINGS	DEC WATER AUTOPAY

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
3030	Due To/From Reserves	.00	.00	.00	.00	.00
3110	Exchange	9,628.67	.00	.00	.00	9,628.67
3310	Prepaid Member Fees	3,285.86CR	2,938.00	2,197.25	740.75	2,545.11CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
12/01/23	AR0463	AR08	2,938.00		Prepaid Application	
12/05/23	AR6889	AR04		50.00	Owner Cash Receipts	
12/05/23	AR9701	AR04		95.00	Owner Cash Receipts	
12/08/23	AR3980	AR04		44.00	Owner Cash Receipts	
12/11/23	AR4321	AR04		761.00	Owner Cash Receipts	
12/14/23	AR4258	AR04		3.00	Owner Cash Receipts	
12/21/23	AR6899	AR04		790.00	Owner Cash Receipts	
12/27/23	AR4477	AR04		395.00	Owner Cash Receipts	
12/28/23	AR6903	AR04		59.25	Owner Cash Receipts	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
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	650.91CR	.00	.00	.00	650.91CR
5030	Reserve Interest	4,650.85CR	.00	93.88	93.88CR	4,744.73CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
12/29/23	CR0000	ADJUST		93.88	RESERVE 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	190,795.00CR	.00	17,380.00	17,380.00CR	208,175.00CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
12/01/23	AR0462	AR01		17,380.00	Apply Assmt/Opt Charges	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
6160	Misc. Owner Income	800.00CR	.00	.00	.00	800.00CR
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

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 12/01/23
Ending account #: "Last" Ending date: 12/31/23

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
6900	Interest	12.60CR	.00	1.03	1.03CR	13.63CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
12/29/23	CR0000	ADJUST		1.03	OPERATING INTEREST	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7010	Refuse	22,267.04	2,136.24	.00	2,136.24	24,403.28

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
12/12/23	AP0099	VH204	2,136.24		WASTE PRO 119-POMPANO	DEC TRASH AUTOPAY

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7050	Electricity	1,567.61	91.52	.00	91.52	1,659.13

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
12/19/23	RJ0007	MONTHLY	91.52		FPL ACH PAYMENTS	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7060	Water / Sewer	34,547.46	3,057.69	.00	3,057.69	37,605.15

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
12/30/23	AP0099	VH211	3,057.69		CITY OF CORAL SPRINGS	DEC WATER AUTOPAY

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7148	Fire Ext.	445.12	.00	.00	.00	445.12
7150	Security	1,270.73	.00	.00	.00	1,270.73
7155	Parking Enforcement	1,559.46	148.52	.00	148.52	1,707.98

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
12/04/23	AP0099	VH202	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 12/1-12/14
12/19/23	AP0099	VH213	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 12/15-12/28

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7210	Repair & Maintenance	24,477.41	133.75	.00	133.75	24,611.16

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
12/12/23	AP0099	VH201	133.75		ACC BUSIINESS	DEC AT&T MAINT

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7220	Janitorial	4,464.10	400.00	.00	400.00	4,864.10

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
12/05/23	AP0099	VH203	350.00		DIAMOND BRITE MAINT INC	DEC JANITORIAL SVC
12/30/23	AP0099	VH212	50.00		DIAMOND BRITE MAINT INC	REMOVE BULK TRASH

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7222	Supplies	23.49	.00	.00	.00	23.49
7230	Exterminating	810.00	.00	.00	.00	810.00
7320	Plumbing Repairs	212.93	.00	.00	.00	212.93
7390	Miscellanous Expense	668.75	.00	.00	.00	668.75

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 12/01/23
Ending account #: "Last" Ending date: 12/31/23

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
8010	Lawn Maintenance	8,268.00	2,422.10	.00	2,422.10	10,690.10

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
12/05/23	AP0099	VH205	2,422.10		BEST LAWN SERVICE OF AMER	SEPT-NOV LAWN MAINT

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
8020	Irrigation	2,109.46	90.95	.00	90.95	2,200.41

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
12/30/23	AP0099	VH210	90.95		RYAN ASSOCIATES, INC.	IRRIG WET TEST

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
8030	Tree Trim - Removal	8,151.40	.00	.00	.00	8,151.40
9000	Management Fees	8,250.00	750.00	.00	750.00	9,000.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
12/01/23	AP0099	VH198	750.00		CONSOLIDATED COMMUNITY MG	DEC MGT FEE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
9110	Office Expense	1,021.48	255.71	.00	255.71	1,277.19

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
12/12/23	AP0099	VH200	15.31		CONSOLIDATED COMMUNITY MG	REIMB NOV OFFICE EXP
12/20/23	AP0099	VH208	240.40		CONSOLIDATED COMMUNITY MG	2024 MAINT COUPONS

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
9125	Legal	250.00	.00	.00	.00	250.00
9132	Bad Debt	682.00	.00	.00	.00	682.00
9140	Fees/Permits	1,315.45	.00	.00	.00	1,315.45
9150	General Insurance	51,551.06	10,819.00	5,409.50	5,409.50	56,960.56

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
12/21/23	AP0480	VH206	5,409.50		FIRST INSURANCE FUNDING C	DEC INS AUTOPAY
12/21/23	AP0500	206		5,409.50	FIRST INSURANCE FUNDING C	DUPLICATE ENTRY
12/27/23	RJ0008	AUTOPAY	5,409.50		FIRST INSURANCE	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
9200	Reserve Transfer	11,909.31	.00	.00	.00	11,909.31
Gnd Total:		.00	75,660.66	75,660.66	.00	.00

VICTORIA SQUARE CONDOMINIUM

CASH DISBURSEMENTS

Starting Check Date: 12/01/23 Cash account #: "All"
Ending Check Date: 12/31/23

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
Cash account #:		1010	Popular Bank Oper		
12/01/23	100317	CCM	CONSOLIDATED COMMUNITY MG	750.00	DEC MGT FEE
12/04/23	100318	CCM	CONSOLIDATED COMMUNITY MG	66.69	BUDG MTG MAILING
12/15/23	100319	CCM	CONSOLIDATED COMMUNITY MG	15.31	REIMB NOV OFFICE EXP
12/15/23	100320	ACCBUS	ACC BUSIINESS	133.75	DEC AT&T MAINT
12/15/23	100321	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFORCE 12/1-12/14
12/15/23	100322	DIAMON	DIAMOND BRITE MAINT INC	350.00	DEC JANITORIAL SVC
12/15/23	300099	WP	WASTE PRO 119-POMPANO	2,136.24	DEC TRASH AUTOPAY
12/19/23	100323	BESTLA	BEST LAWN SERVICE OF AMERICA	2,422.10	SEPT-NOV LAWN MAINT
12/27/23	100324	CCM	CONSOLIDATED COMMUNITY MG	240.40	2024 MAINT COUPONS
12/31/23	300100	CITYCS	CITY OF CORAL SPRINGS	3,057.69	DEC WATER AUTOPAY
			Totals:	9,246.44	

AGED OWNER BALANCES: AS OF Dec. 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	3283.00	1172.00	790.00	5245.00
07		Misc. Charges	1160	0.00	0.00	150.00	0.00	150.00
			GRAND TOTAL:	0.00	3283.00	1322.00	790.00	5395.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
01110	A/R Maintenance	5245.00
01160	A/R Miscellaneous	150.00

	TOTAL	$5395.00

AGED ACCOUNTS PAYABLE SUMMARY

Starting vendor: "First" Ending vendor: "Last"
Cut off date: 12/31/23

Vendor Contact	Phone	Current	31-60	61-90	Over 90
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.					
		90.95	.00	.00	.00
	Totals:	215.21	.00	.00	.00
	Grand total:	215.21			

RECONCILIATION

Bank #: 01 POPULAR COMMUNITY BANK OPER 1010 Popular Bank Oper
G/L Acct Bal: 61,642.87
Bank Balance: 64,700.56
Statement date: 12/31/23

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
OUTSTANDING ITEMS:					
300100	12/31/23	CITY OF CORAL SPRINGS		3,057.69	
		Total Outstanding		3,057.69	.00

Bank Reconciliation Summary

Checkbook Balance	61,642.87	Reconciling Balance	64,700.56
Uncleared Checks, Credits	3,057.69+	Bank Stmt. Balance	64,700.56
Uncleared Deposits, Debits	0.00	Difference	0.00

POPULAR.

Last statement: November 30, 2023
This statement: December 29, 2023
Total days in statement period: 29

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	$63,134.99
Low balance	$57,332.70	Total additions	18,586.03
Average balance	$65,902.30	Total subtractions	17,020.46
Avg collected balance	$65,091.00	Ending balance	$64,700.56
Interest paid year to date	$13.63		

DEBITS

Date	Description	Subtractions
12-01	'Preauthorized Wd CORALCONCUTILITY231201 000211274454338528	3,629.36
12-04	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100317*2312 01*CONSOLIDATED COMMUNITY MG\130347774\80111664\130347 000041001031622739	750.00
12-05	'Preauthorized Wd WASTE PRO MIAMI3056517011231205 000242071750107771	2,136.24
12-05	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100318*2312 04*CONSOLIDATED COMMUNITY MG\130448986\80222748\130448 000041001038187685	66.69
12-18	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100319*2312 15*CONSOLIDATED COMMUNITY MG\131637667\81388423\131637 000041001031193344	15.31
12-18	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100321*2312 15*GARING PARKINGENFORCEMENT\131637674\81456035\13163 000041001031555634	74.26
12-18	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100320*2312 15*ACC BUSIINESS\131637677\81388431\131637677 000041001031212068	133.75
12-18	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100322*2312 15*DIAMOND BRITE MAINT INC\131637678\81422997\13163767 000041001031383792	350.00
12-19	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT231219 000111000013568847	91.52

POPULAR®

VICTORIA SQUARE CONDO
December 29, 2023

5100842006

Date	Description	Subtractions
12-20	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100323*2312 19*BEST LAWN SERVICE OF AMERICA\131848977\81658781\131 000041001031357969	2,422.10
12-27	'Preauthorized Wd FIRST INSURANCEINSURANCE231227 900-98701063 000071925339488025	5,409.50
12-28	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100324*2312 27*CONSOLIDATED COMMUNITY MG\132471342\82265683\132471 000041001036749453	240.40
12-29	'Cash Mgmt Trsfr Dr REF 3630504LFUNDS TRANSFER TODEP XXXXXX2233 FROMRESERVE TRANSFER 000997001229050457	1,701.33

CREDITS

Date	Description	Additions
12-05	'Lock Box Deposit 000000007055275200	780.00
12-06	'Preauthorized Credit VICTORIA SQUARECONDO FEES231206 000026008814512610	6,715.00
12-07	'Preauthorized Credit PropayTransfer231207 000091000018892981	395.00
12-07	'Lock Box Deposit 000000007055551790	770.00
12-08	'Lock Box Deposit 000000007055656890	1,580.00
12-11	'Lock Box Deposit 000000007089923030	1,185.00
12-12	'Lock Box Deposit 000000007055827060	395.00
12-14	'Lock Box Deposit 000000007056034120	385.00
12-15	'Lock Box Deposit 000000007090115030	780.00
12-19	'Lock Box Deposit 000000007090251920	780.00
12-21	'Lock Box Deposit 000000007056410770	790.00
12-27	'Lock Box Deposit 000000007090491870	395.00
12-28	'Lock Box Deposit 000000007090605310	385.00
12-29	'Preauthorized Credit PropayTransfer231229 000091000016387799	90.00
12-29	'Lock Box Deposit 000000007090683890	3,160.00
12-29	'Interest Credit 000000000000000000	1.03

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
11-30	63,134.99	12-01	59,505.63	12-04	58,755.63

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Date	Amount	Date	Amount	Date	Amount
12-05	57,332.70	12-12	68,372.70	12-20	67,230.76
12-06	64,047.70	12-14	68,757.70	12-21	68,020.76
12-07	65,212.70	12-15	69,537.70	12-27	63,006.26
12-08	66,792.70	12-18	68,964.38	12-28	63,150.86
12-11	67,977.70	12-19	69,652.86	12-29	64,700.56

Interest for 2023 to be reported to the Internal Revenue Service on your tax return is $13.63.

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: 76,141.95
Bank Balance: 76,141.95
Statement date: 12/31/23

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

Bank Reconciliation Summary

Checkbook Balance	76,141.95	Reconciling Balance	76,141.95
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	76,141.95
Uncleared Deposits, Debits	0.00	Difference	0.00

POPULAR.

Last statement: November 30, 2023
This statement: December 29, 2023
Total days in statement period: 29

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	$74,346.74
Average balance	$74,405.41
Avg collected balance	$74,405.00
Interest paid year to date	$1,526.62

DAILY ACTIVITY

Date	Description	Additions	Subtractions	Balance
11-30	Beginning balance			$74,346.74
12-29	'Cash Mgmt Trsfr Cr REF 3630504L FUNDS TRANSFER FRM DEP XXXXXX2006 FROM RESERVE TRANSFER 997001229050457	1,701.33		76,048.07
12-29	'Interest Credit 000000000000000	93.88		76,141.95
12-29	**Ending totals**	**1,795.21**	**0.00**	**$76,141.95**

Interest for 2023 to be reported to the Internal Revenue Service on your tax return is $1,526.62.

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