

# Victoria Square

## FINANCIAL STATEMENTS

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*PREPARED FOR THE BOARD OF DIRECTORS*

**February 2023**



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

# VICTORIA SQUARE CONDOMINIUM

Page: 1

Balance Sheet  
As of 02/28/23

## ASSETS

### CASH:

1010	Popular Bank Oper	\$ 73,299.07
1020	Popular Bank Reserve	107,060.84

SUBTOTAL CASH		\$ 180,359.91
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### CURRENT ASSETS:

1110	A/R Maintenance	\$ 11,792.75
1160	A/R Miscellaneous	650.00
1210	Utility Deposits	80.00
1220	Prepaid Insurance	111.80

TOTAL CURRENT ASSETS		\$ 12,634.55
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TOTAL ASSETS		\$ 192,994.46
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## LIABILITIES & EQUITY

### CURRENT LIABILITIES:

3010	Accounts Payable	\$ 612.59
3110	Exchange	1,747.22
3310	Prepaid Member Fees	3,761.00

SUBTOTAL CURRENT LIABILITIES		\$ 6,120.81
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### RESERVES

5010	Reserve Roof	\$ 48,744.46
5015	Reserve Painting	43,681.36
5020	Reserve Paving	6,696.34
5025	Reserve- 40 Year Inspection	4,436.76
5030	Reserve Interest	3,501.92

RESERVES		\$ 107,060.84
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### EQUITY:

5510	Retained Earnings	\$ 74,287.28
	Current Year Net Income/(Loss)	5,525.53

SUBTOTAL EQUITY		\$ 79,812.81
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TOTAL LIABILITIES & EQUITY		\$ 192,994.46
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## Page: 1

## Period: 02/01/23 to 02/28/23

ADMINISTRATIVE & OFFICE

VICTORIA SQUARE CONDOMINIUM

INCOME AND EXPENSE STATEMENT

Period: 02/01/23 to 02/28/23

Current Period					Year-To-Date			Yearly
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
414.82	100.00	(314.82)	09110	Office Expense	433.72	200.00	(233.72)	1,200.00
.00	100.00	100.00	09120	CPA	.00	200.00	200.00	1,200.00
.00	83.33	83.33	09125	Legal	.00	166.66	166.66	1,000.00
600.16	83.33	(516.83)	09140	Fees/Permits	600.16	166.66	(433.50)	1,000.00
.00	4,458.33	4,458.33	09150	General Insurance	8,086.77	8,916.66	829.89	53,500.00
1,014.98	4,824.99	3,810.01		ADMINISTRATIVE & OFFICE	9,120.65	9,649.98	529.33	57,900.00
14,287.70	15,687.49	1,399.79		TOTAL EXPENSES	26,483.85	31,374.98	4,891.13	188,250.00
RESERVES								
1,701.33	1,701.33	.00	09200	Reserve Transfer	3,402.66	3,402.66	.00	20,416.00
1,701.33	1,701.33	.00		TOTAL RESERVES	3,402.66	3,402.66	.00	20,416.00
2,041.88	.01	2,041.87		Current Year Net Income/(los	5,525.53	.02	5,525.51	.00
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## GENERAL LEDGER TRIAL BALANCE

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

Starting date: 02/01/23  
Ending date: 02/28/23

Acct-#	Description		Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1010	Popular Bank Oper		70,949.60	17,725.91	15,376.44	2,349.47	73,299.07
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/01/23	AP0098	100204		750.00	CONSOLIDATED COMMUNITY MG	FEB MGT FEE
	02/01/23	AP0098	100205		350.00	DIAMOND BRITE MAINT INC	FEB JANITORIAL SVCS
	02/01/23	AR0000	AR04	385.00		Owner Cash Receipts	
	02/02/23	AR0000	AR04	1,165.00		Owner Cash Receipts	
	02/02/23	GJ0019	RESERVE		1,701.33	RESERVE TRANSFER	
	02/03/23	AR0000	AR04	1,580.00		Owner Cash Receipts	
	02/03/23	AR0000	AR04	1,560.00		Owner Cash Receipts	
	02/07/23	AP0098	100206		4,229.40	BEST LAWN SERVICE OF AMER	REMV GUASSOVIA TREE
	02/07/23	AP0098	100207		1,060.00	BEST LAWN SERVICE OF AMER	OCT LAWN MAINT
	02/07/23	AR0000	AR04	1,185.00		Owner Cash Receipts	
	02/08/23	AP0098	100208		1,060.00	BEST LAWN SERVICE OF AMER	DEC LAWN MAINT
	02/08/23	AP0148	2823		55.97	FLORIDA POWER & LIGHT	
	02/08/23	AP0148	28231		82.99	FLORIDA POWER & LIGHT	
	02/08/23	AR0000	AR04	1,590.00		Owner Cash Receipts	
	02/09/23	AP0098	100209		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 1/27-2/9
	02/09/23	AP0098	100210		450.12	CITY OF CORAL SPRINGS - F	3228-3242 FIRE INSPECT
	02/10/23	AP0098	300071		1,993.08	WASTE PRO 119-POMPANO	FEB TRASH AUTOPAY
	02/10/23	AR0000	AR04	1,975.00		Owner Cash Receipts	
	02/13/23	AP0098	100211		150.04	CITY OF CORAL SPRINGS - F	FIRE INSPECT 3244-3254
	02/13/23	AR0000	AR04	2,745.00		Owner Cash Receipts	
	02/15/23	AR0000	AR04	2,015.00		Owner Cash Receipts	
	02/17/23	AP0098	100212		15.16	CONSOLIDATED COMMUNITY MG	REIMB JAN OFFICE EXP
	02/21/23	AP0098	100213		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 2/10-2/23
	02/21/23	AR0000	AR04	790.00		Owner Cash Receipts	
	02/21/23	AR0000	AR04	770.00		Owner Cash Receipts	
	02/22/23	AP0098	100214		23.49	IRWIN NOZICK	REIMB FOR LOCK EXP
	02/22/23	AP0098	100215		137.76	ACC BUSINESS	FEB AT&T MAINT SVC
	02/23/23	AR0000	AR04	385.00		Owner Cash Receipts	
	02/24/23	AR0000	AR04	790.00		Owner Cash Receipts	
	02/27/23	AP0098	300072		3,168.58	CITY OF CORAL SPRINGS	FEB WATER AUTOPAY
	02/28/23	AR0000	AR04	790.00		Owner Cash Receipts	
	02/28/23	RJ0004	INTEREST	.91		OPERATING INTEREST	
1020	Popular Bank Reserve		105,217.28	1,843.56	.00	1,843.56	107,060.84
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/02/23	GJ0019	RESERVE	1,701.33		RESERVE TRANSFER	
	02/28/23	RJ0005	INTEREST	142.23		RESERVES INTEREST	
1025	Due To/From Reserves		.00	.00	.00	.00	.00
1110	A/R Maintenance		12,111.75	17,380.00	17,699.00	319.00CR	11,792.75
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/01/23	AR0000	AR04		385.00	Owner Cash Receipts	
	02/01/23	AR0082	AR01	17,380.00		Apply Assmt/Opt Charges	

## GENERAL LEDGER TRIAL BALANCE

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

Starting date: 02/01/23  
Ending date: 02/28/23

Acct-#	Description		Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	02/02/23	AR0000 AR04		424.00	Owner Cash Receipts		
	02/03/23	AR0000 AR04		1,580.00	Owner Cash Receipts		
	02/03/23	AR0000 AR04		1,560.00	Owner Cash Receipts		
	02/03/23	AR0083 AR08		2,894.00	Prepaid Application		
	02/07/23	AR0000 AR04		1,185.00	Owner Cash Receipts		
	02/08/23	AR0000 AR04		1,590.00	Owner Cash Receipts		
	02/10/23	AR0000 AR04		1,570.00	Owner Cash Receipts		
	02/13/23	AR0000 AR04		2,344.00	Owner Cash Receipts		
	02/15/23	AR0000 AR04		1,535.00	Owner Cash Receipts		
	02/21/23	AR0000 AR04		790.00	Owner Cash Receipts		
	02/21/23	AR0000 AR04		770.00	Owner Cash Receipts		
	02/23/23	AR0000 AR04		282.00	Owner Cash Receipts		
	02/28/23	AR0000 AR04		790.00	Owner Cash Receipts		
1160	A/R Miscellaneous		.00	650.00	.00	650.00	650.00
	<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>
	02/07/23	AR0000	AR06	250.00		Owner Expense Adjust.	
	02/07/23	AR0000	AR06	250.00		Owner Expense Adjust.	
	02/07/23	AR0000	AR06	150.00		Owner Expense Adjust.	
1210	Utility Deposits		80.00	.00	.00	.00	80.00
1220	Prepaid Insurance		111.80	.00	.00	.00	111.80
3010	Accounts Payable		.00	13,675.11	14,287.70	612.59CR	612.59CR
	<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>
	02/01/23	AP0098	100204	750.00		CONSOLIDATED COMMUNITY MG	FEB MGT FEE
	02/01/23	AP0098	100205	350.00		DIAMOND BRITE MAINT INC	FEB JANITORIAL SVCS
	02/01/23	AP0099	VH35		750.00	CONSOLIDATED COMMUNITY MG	FEB MGT FEE
	02/01/23	AP0099	VH37		350.00	DIAMOND BRITE MAINT INC	FEB JANITORIAL SVCS
	02/02/23	AP0099	VH38		4,229.40	BEST LAWN SERVICE OF AMER	REMV GUASSOVIA TREE
	02/02/23	AP0099	VH39		1,060.00	BEST LAWN SERVICE OF AMER	OCT LAWN MAINT
	02/02/23	AP0099	VH40		1,060.00	BEST LAWN SERVICE OF AMER	DEC LAWN MAINT
	02/04/23	AP0099	VH43		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 1/27-2/9
	02/06/23	AP0099	VH41		150.04	CITY OF CORAL SPRINGS - F	3228-3242 FIRE INSPECT
	02/06/23	AP0099	VH42		150.04	CITY OF CORAL SPRINGS - F	3200-3226 FIRE INSPECT
	02/06/23	AP0099	VH44		150.04	CITY OF CORAL SPRINGS - F	3256-3262 FIRE INSPECT
	02/07/23	AP0098	100206	4,229.40		BEST LAWN SERVICE OF AMER	REMV GUASSOVIA TREE
	02/07/23	AP0098	100207	1,060.00		BEST LAWN SERVICE OF AMER	OCT LAWN MAINT
	02/08/23	AP0001	VH62		55.97	FLORIDA POWER & LIGHT	FEB AUTO PAY
	02/08/23	AP0002	VH63		82.99	FLORIDA POWER & LIGHT	FEB AUTO PAY
	02/08/23	AP0098	100208	1,060.00		BEST LAWN SERVICE OF AMER	DEC LAWN MAINT
	02/08/23	AP0099	VH45		150.04	CITY OF CORAL SPRINGS - F	FIRE INSPECT 3244-3254
	02/08/23	AP0099	VH46		1,993.08	WASTE PRO 119-POMPANO	FEB TRASH AUTOPAY
	02/08/23	AP0148	62	55.97		FLORIDA POWER & LIGHT	
	02/08/23	AP0148	63	82.99		FLORIDA POWER & LIGHT	
	02/09/23	AP0098	100209	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 1/27-2/9

## GENERAL LEDGER TRIAL BALANCE

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

Starting date: 02/01/23  
Ending date: 02/28/23

Acct-#	Description		Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	02/09/23	AP0098 100210	450.12		CITY OF CORAL SPRINGS - F	3228-3242 FIRE INSPECT	
	02/10/23	AP0098 300071	1,993.08		WASTE PRO 119-POMPANO	FEB TRASH AUTOPAY	
	02/13/23	AP0098 100211	150.04		CITY OF CORAL SPRINGS - F	FIRE INSPECT 3244-3254	
	02/15/23	AP0099 VH47		15.16	CONSOLIDATED COMMUNITY MG	REIMB JAN OFFICE EXP	
	02/15/23	AP0099 VH48		3,168.58	CITY OF CORAL SPRINGS	FEB WATER AUTOPAY	
	02/15/23	AP0099 VH49		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 2/10-2/23	
	02/15/23	AP0099 VH50		23.49	IRWIN NOZICK	REIMB FOR LOCK EXP	
	02/15/23	AP0099 VH51		137.76	ACC BUSIINESS	FEB AT&T MAINT SVC	
	02/17/23	AP0098 100212	15.16		CONSOLIDATED COMMUNITY MG	REIMB JAN OFFICE EXP	
	02/21/23	AP0098 100213	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 2/10-2/23	
	02/22/23	AP0098 100214	23.49		IRWIN NOZICK	REIMB FOR LOCK EXP	
	02/22/23	AP0098 100215	137.76		ACC BUSIINESS	FEB AT&T MAINT SVC	
	02/22/23	AP0099 VH53		399.66	CONSOLIDATED COMMUNITY MG	2023 MAINT COUPONS	
	02/22/23	AP0099 VH54		116.63	RYAN ASSOCIATES, INC.	UNIT 3260 BATHRM REPAIRS	
	02/22/23	AP0099 VH55		96.30	RYAN ASSOCIATES, INC.	3268 PLUMBING REPAIRS	
	02/27/23	AP0098 300072	3,168.58		CITY OF CORAL SPRINGS	FEB WATER AUTOPAY	
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		3,735.00CR	2,894.00	2,920.00	26.00CR	3,761.00CR
	<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>
	02/02/23	AR0000	AR04		741.00	Owner Cash Receipts	
	02/03/23	AR0083	AR08	2,894.00		Prepaid Application	
	02/10/23	AR0000	AR04		405.00	Owner Cash Receipts	
	02/13/23	AR0000	AR04		401.00	Owner Cash Receipts	
	02/15/23	AR0000	AR04		480.00	Owner Cash Receipts	
	02/23/23	AR0000	AR04		103.00	Owner Cash Receipts	
	02/24/23	AR0000	AR04		790.00	Owner Cash Receipts	
5010	Reserve Roof		48,062.46CR	.00	682.00	682.00CR	48,744.46CR
	<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>
	02/01/23	RJ0002	RESERVES		682.00	MONTHLY RESERVES	
5015	Reserve Painting		43,223.03CR	.00	458.33	458.33CR	43,681.36CR
	<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>
	02/01/23	RJ0002	RESERVES		458.33	MONTHLY RESERVES	
5020	Reserve Paving		6,413.17CR	.00	283.17	283.17CR	6,696.34CR
	<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>
	02/01/23	RJ0002	RESERVES		283.17	MONTHLY RESERVES	
5025	Reserve- 40 Year Inspection		4,158.93CR	.00	277.83	277.83CR	4,436.76CR

## GENERAL LEDGER TRIAL BALANCE

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

Starting date: 02/01/23  
Ending date: 02/28/23

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/01/23	RJ0002	RESERVES		277.83	MONTHLY RESERVES		
5030	Reserve Interest			3,359.69CR	.00	142.23	142.23CR	3,501.92CR
	02/28/23	RJ0005	INTEREST		142.23	RESERVES INTEREST		
5510	Retained Earnings			74,287.28CR	.00	.00	.00	74,287.28CR
6110	Maintenance Income			17,380.00CR	.00	17,380.00	17,380.00CR	34,760.00CR
	02/01/23	AR0082	AR01		17,380.00	Apply Assmt/Opt Charges		
6160	Misc. Owner Income			.00	.00	650.00	650.00CR	650.00CR
	02/07/23	AR0000	AR06		250.00	Owner Expense Adjust.		
	02/07/23	AR0000	AR06		250.00	Owner Expense Adjust.		
	02/07/23	AR0000	AR06		150.00	Owner Expense Adjust.		
6900	Interest			1.13CR	.00	.91	.91CR	2.04CR
	02/28/23	RJ0004	INTEREST		.91	OPERATING INTEREST		
7010	Refuse			1,843.08	1,993.08	.00	1,993.08	3,836.16
	02/08/23	AP0099	VH46	1,993.08		WASTE PRO 119-POMPANO		FEB TRASH AUTOPAY
7050	Electricity			144.73	138.96	.00	138.96	283.69
	02/08/23	AP0001	VH62	55.97		FLORIDA POWER & LIGHT		FEB AUTO PAY
	02/08/23	AP0002	VH63	82.99		FLORIDA POWER & LIGHT		FEB AUTO PAY
7060	Water / Sewer			125.89	3,168.58	.00	3,168.58	3,294.47
	02/15/23	AP0099	VH48	3,168.58		CITY OF CORAL SPRINGS		FEB WATER AUTOPAY
7150	Security			551.78	.00	.00	.00	551.78
7155	Parking Enforcement			.00	148.52	.00	148.52	148.52
	02/04/23	AP0099	VH43	74.26		GARING PARKING ENFORCEMEN		PKING ENFORCE 1/27-2/9



## GENERAL LEDGER TRIAL BALANCE

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

Starting date: 02/01/23  
Ending date: 02/28/23

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	02/15/23	AP0099	VH49	74.26		GARING PARKING ENFORCEMEN		PKING ENFORCE 2/10-2/23
7210	Repair & Maintenance			200.00	137.76	.00	137.76	337.76
	<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>	
	02/15/23	AP0099	VH51	137.76		ACC BUSIINESS		FEB AT&T MAINT SVC
7220	Janitorial			425.00	350.00	.00	350.00	775.00
	<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>	
	02/01/23	AP0099	VH37	350.00		DIAMOND BRITE MAINT INC		FEB JANITORIAL SVCS
7222	Supplies			.00	23.49	.00	23.49	23.49
	<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>	
	02/15/23	AP0099	VH50	23.49		IRWIN NOZICK		REIMB FOR LOCK EXP
7320	Plumbing Repairs			.00	212.93	.00	212.93	212.93
	<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>	
	02/22/23	AP0099	VH54	116.63		RYAN ASSOCIATES, INC.		UNIT 3260 BATHRM REPAIRS
	02/22/23	AP0099	VH55	96.30		RYAN ASSOCIATES, INC.		3268 PLUMBING REPAIRS
8010	Lawn Maintenance			.00	2,120.00	.00	2,120.00	2,120.00
	<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>	
	02/02/23	AP0099	VH39	1,060.00		BEST LAWN SERVICE OF AMER		OCT LAWN MAINT
	02/02/23	AP0099	VH40	1,060.00		BEST LAWN SERVICE OF AMER		DEC LAWN MAINT
8020	Irrigation			50.00	.00	.00	.00	50.00
8030	Tree Trim - Removal			.00	4,229.40	.00	4,229.40	4,229.40
	<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>	
	02/02/23	AP0099	VH38	4,229.40		BEST LAWN SERVICE OF AMER		REMV GUASSOVIA TREE
9000	Management Fees			750.00	750.00	.00	750.00	1,500.00
	<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>	
	02/01/23	AP0099	VH35	750.00		CONSOLIDATED COMMUNITY MG		FEB MGT FEE
9110	Office Expense			18.90	414.82	.00	414.82	433.72
	<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>	
	02/15/23	AP0099	VH47	15.16		CONSOLIDATED COMMUNITY MG		REIMB JAN OFFICE EXP
	02/22/23	AP0099	VH53	399.66		CONSOLIDATED COMMUNITY MG		2023 MAINT COUPONS
9140	Fees/Permits			.00	600.16	.00	600.16	600.16

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 02/01/23  
Ending date: 02/28/23

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/06/23	AP0099	VH41	150.04		CITY OF CORAL SPRINGS - F	3228-3242 FIRE INSPECT	
	02/06/23	AP0099	VH42	150.04		CITY OF CORAL SPRINGS - F	3200-3226 FIRE INSPECT	
	02/06/23	AP0099	VH44	150.04		CITY OF CORAL SPRINGS - F	3256-3262 FIRE INSPECT	
	02/08/23	AP0099	VH45	150.04		CITY OF CORAL SPRINGS - F	FIRE INSPECT 3244-3254	
9150	General Insurance			8,086.77	.00	.00	.00	8,086.77
9200	Reserve Transfer			1,701.33	1,701.33	.00	1,701.33	3,402.66
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/01/23	RJ0002	RESERVES	1,701.33		MONTHLY RESERVES		
Gnd Total:				.00	70,157.61	70,157.61	.00	.00

## CASH DISBURSEMENTS

Starting Check Date: 2/01/23 Cash account #: "All"  
 Ending Check Date: 2/28/23

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
Cash account #:		1010	Popular Bank Oper		
2/01/23	100204	CCM	CONSOLIDATED COMMUNITY MG	750.00	FEB MGT FEE
2/01/23	100205	DIAMON	DIAMOND BRITE MAINT INC	350.00	FEB JANITORIAL SVCS
2/07/23	100206	BESTLA	BEST LAWN SERVICE OF AMERICA	4,229.40	REMV GUASSOVIA TREE
2/07/23	100207	BESTLA	BEST LAWN SERVICE OF AMERICA	1,060.00	OCT LAWN MAINT
2/08/23	2823	(M)FPL	FLORIDA POWER & LIGHT	55.97	FEB AUTO PAY
2/08/23	28231	(M)FPL	FLORIDA POWER & LIGHT	82.99	FEB AUTO PAY
2/08/23	100208	BESTLA	BEST LAWN SERVICE OF AMERICA	1,060.00	DEC LAWN MAINT
2/09/23	100209	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFORCE 1/27-2/9
2/09/23	100210	CTYFIR	CITY OF CORAL SPRINGS - FIRE	450.12	
2/10/23	300071	WP	WASTE PRO 119-POMPANO	1,993.08	FEB TRASH AUTOPAY
2/13/23	100211	CTYFIR	CITY OF CORAL SPRINGS - FIRE	150.04	FIRE INSPECT 3244-3254
2/17/23	100212	CCM	CONSOLIDATED COMMUNITY MG	15.16	REIMB JAN OFFICE EXP
2/21/23	100213	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFORCE 2/10-2/23
2/22/23	100214	IRWIN	IRWIN NOZICK	23.49	REIMB FOR LOCK EXP
2/22/23	100215	ACCBUS	ACC BUSIINESS	137.76	FEB AT&T MAINT SVC
2/27/23	300072	CITYCS	CITY OF CORAL SPRINGS	3,168.58	FEB WATER AUTOPAY
Totals:				13,675.11	

AGED ACCOUNTS PAYABLE SUMMARY

Starting vendor: "First"      Ending vendor: "Last"  
Cut off date: 02/28/23

Contact	Vendor Phone	Current	31-60	61-90	Over 90
CONSOLIDATED COMMUNITY MG	954-718-9903	399.66	.00	.00	.00
RYAN ASSOCIATES, INC.		212.93	.00	.00	.00
	Totals:	612.59	.00	.00	.00
	Grand total:	612.59			

## RECONCILIATION

Bank #: 01 POPULAR COMMUNITY BANK OPER 1010 Popular Bank Oper  
G/L Acct Bal: 73,299.07  
Bank Balance: 61,923.18  
Statement date: 02/28/23

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
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## OUTSTANDING ITEMS:

Total Outstanding		.00	.00
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## Bank Reconciliation Summary

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Checkbook Balance	61,923.18	Reconciling Balance	61,923.18
Uncleared Checks, Credits	0.00+	Bank Stmt. Balance	61,923.18
Uncleared Deposits, Debits	0.00	Difference	0.00

**POPULAR®**

Last statement: January 31, 2023  
 This statement: February 28, 2023  
 Total days in statement period: 28

Page 1 of 3  
 5100842006  
 (0)

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

VICTORIA SQUARE CONDO  
 ASSOCIATION, INC.  
 C/O CCM  
 7124 N NOB HILL RD  
 TAMARAC FL 33321-1841

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

**Pab Business Interest Checking**

Account number	5100842006	Beginning balance	\$61,678.30
Low balance	\$55,894.90	Total additions	17,725.91
Average balance	\$60,713.11	Total subtractions	17,481.03
Avg collected balance	\$59,336.00	Ending balance	\$61,923.18
Interest paid year to date	\$2.04		

**DEBITS**

Date	Description	Subtractions
02-01	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100203*2301 31*ACC BUSIINESS\106069291\54988305\106069291 000041001036159452	403.26
02-02	'Cash Mgmt Trsfr Dr REF 0331037LFUNDS TRANSFER TODEP XXXXXX2233 FROMRESERVE TRANSFER 000997000202103730	1,701.33
02-02	'Cash Mgmt Trsfr Dr REF 0331038LFUNDS TRANSFER TODEP XXXXXX2233 FROMRESERVES TRANSFER 000997000202103836	1,701.33
02-02	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100205*2302 01*DIAMOND BRITE MAINT INC\106118364\55048651\10611836 000041001030932339	350.00
02-02	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100204*2302 01*CONSOLIDATED COMMUNITY MG\106118360\55048647\106118 000041001030920319	750.00
02-06	'Preauthorized Wd WASTE PRO MIAMI\3056517011230206 000242071755541464	1,993.08
02-08	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100207*2302 07*BEST LAWN SERVICE OF AMERICA\106539124\55514985\106 000041001030797225	1,060.00
02-08	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100206*2302 07*BEST LAWN SERVICE OF AMERICA\106539123\55514984\106 000041001030797227	4,229.40
02-09	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100208*2302 08*BEST LAWN SERVICE OF AMERICA\106648473\55639941\106 000041001035035789	1,060.00

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**POPULAR®**VICTORIA SQUARE CONDO  
February 28, 2023Page 2 of 3  
5100842006

Date	Description	Subtractions
02-10	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100209*2302 09*GARING PARKINGENFORCEMENT\106774304\55930709\10677 000041001039164615	74.26
02-10	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100210*2302 09*CITY OF CORAL SPRINGS FIRE\106774313\55930718\1067 000041001039164607	450.12
02-14	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT230214 000111000014088729	55.97
02-14	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT230214 000111000014088779	82.99
02-14	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100211*2302 13*CITY OF CORAL SPRINGS FIRE\107024837\56216596\1070 000041001038805197	150.04
02-21	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100212*2302 17*CONSOLIDATED COMMUNITY MG\107490298\56616846\107490 000041001037462274	15.16
02-22	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100213*2302 21*GARING PARKINGENFORCEMENT\107635456\56783461\10763 000041001034478667	74.26
02-23	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100214*2302 22*IRWIN NOZICK\107794735\57061602\107794735 000041001039546787	23.49
02-23	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100215*2302 22*ACC BUSINESS\107794736\57061603\107794736 000041001039546795	137.76
02-27	'Preauthorized Wd CORALCONCUTILITY230227 000211274450966668	3,168.58

**CREDITS**

Date	Description	Additions
02-01	'Lock Box Deposit 000000007074667650	385.00
02-02	'Lock Box Deposit 000000007040632620	1,165.00
02-03	'Lock Box Deposit 000000007040731630	1,560.00
02-06	'Preauthorized Credit VICTORIA SQUARECONDO FEES230206 000026008814789383	1,580.00
02-07	'Lock Box Deposit 000000007074939250	1,185.00
02-08	'Lock Box Deposit 000000007040974970	1,590.00
02-10	'Lock Box Deposit 000000007075231580	1,975.00
02-13	'Lock Box Deposit 000000007075394710	2,745.00
02-15	'Lock Box Deposit 000000007041247870	2,015.00



VICTORIA SQUARE CONDO  
February 28, 2023

Page 3 of 3  
5100842006

Date	Description	Additions
02-21	'Lock Box Deposit 000000007041436530	770.00
02-23	'Preauthorized Credit PropayTransfer230223 000091000017898418	790.00
02-23	'Lock Box Deposit 000000007075812610	385.00
02-24	'Lock Box Deposit 000000007041675980	790.00
02-28	'Lock Box Deposit 000000007075963030	790.00
02-28	'Interest Credit 000000000000000000	0.91

#### DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
01-31	61,678.30	02-08	56,954.90	02-21	62,571.36
02-01	61,660.04	02-09	55,894.90	02-22	62,497.10
02-02	58,322.38	02-10	57,345.52	02-23	63,510.85
02-03	59,882.38	02-13	60,090.52	02-24	64,300.85
02-06	59,469.30	02-14	59,801.52	02-27	61,132.27
02-07	60,654.30	02-15	61,816.52	02-28	61,923.18

#### 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





**POPULAR.**

Last statement: January 31, 2023  
This statement: February 28, 2023  
Total days in statement period: 28

Page 1 of 1  
6810668787  
(0)

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

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

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

## Pab Commercial Checking

Account number	6810668787	Beginning balance	\$0.00
Low balance	\$0.00	Total additions	0.00
Average balance	\$0.00	Total subtractions	.00
Avg collected balance	\$0.00	Ending balance	\$0.00

**\*\* No Activity this statement period \*\***

## OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total overdraft fees	\$0.00	\$0.00
Total returned item fees	\$0.00	\$0.00

*Thank you for banking with Popular*

## RECONCILIATION

Bank #: 02 POPULAR COMMUNITY BANK RESERVE 1020 Popular Bank Reserve  
G/L Acct Bal: 107,060.84  
Bank Balance: 107,060.84  
Statement date: 02/28/23

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
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## OUTSTANDING ITEMS:

Total Outstanding				.00	.00
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**Bank Reconciliation Summary**

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Checkbook Balance	107,060.84	Reconciling Balance	107,060.84
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	107,060.84
Uncleared Deposits, Debits	0.00	Difference	0.00



Last statement: January 31, 2023  
This statement: February 28, 2023  
Total days in statement period: 28

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	\$103,515.95
Average balance	\$106,797.09
Avg collected balance	\$106,797.00
Interest paid year to date	\$283.81

### DAILY ACTIVITY

Date	Description	Additions	Subtractions	Balance
01-31	Beginning balance			\$103,515.95
02-02	'Cash Mgmt Trsfr Cr REF 0331037L FUNDS TRANSFER FRM DEP XXXXXX2006 FROM RESERVE TRANSFER 997000202103730	1,701.33		105,217.28
02-02	'Cash Mgmt Trsfr Cr REF 0331038L FUNDS TRANSFER FRM DEP XXXXXX2006 FROM RESERVES TRANSFER 997000202103836	1,701.33		106,918.61
02-28	'Interest Credit 0000000000000000	142.23		107,060.84
02-28	Ending totals	3,544.89	0.00	\$107,060.84

### 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

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