Victoria Square

FINANCIAL STATEMENTS

PREPARED FOR THE BOARD OF DIRECTORS

January 2023



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

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VICTORIA SQUARE CONDOMINIUM

Balance Sheet As of 01/31/23

ASSETS

CASH:					
1010	Popular Bank Oper	\$	70,949.60		
1020	Popular Bank Reserve		105,217.28		
			.00,211120		
	SUBTOTAL CASH			\$	176,166.88
CURRENT					
1110	A/R Maintenance	\$	12,111.75		
1210	Utility Deposits		80.00		
1220	Prepaid Insurance		111.80		
	TOTAL CURRENT ASSETS		-	\$	12,303.55
	TOTAL ASSETS			\$	188,470.43
				=====	=======
		ΙIΔR	ILITIES & EQ	LIITV	
		בואט	ILITILO & LQ	OIII	
CURRENT	IABILITIES:				
3110	Exchange	\$	1,747.22		
3310	Prepaid Member Fees		3,735.00		
	SUBTOTAL CURRENT LIABILITIES	2		\$	5,482.22
RESERVES					
5010	Reserve Roof	\$	48,062.46		
5015	Reserve Painting		43,223.03		
5020	Reserve Paving		6,413.17		
5025	Reserve- 40 Year Inspection		4,158.93		
5030	Reserve Interest		3,359.69		
	RESERVES			\$	105,217.28
EQUITY:	NESERVES			Ψ	100,217.20
5510	Retained Earnings	\$	74,287.28		
5510	Current Year Net Income/(Loss)	φ			
	Current Year Net Income/(Loss)		3,483.65		
	SUBTOTAL EQUITY			\$	77,770.93
	TOTAL LIABILITIES & EQUITY			\$	188,470.43
				=====	=======

INCOME AND EXPENSE STATEMENT Period: 01/01/23 to 01/31/23

	Current Period				Year-To-Date			Yearly
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
INCOME:		resolution por l'accommente						
17,380.00	17,388.83	(8.83)	06110	Maintenance Income	17,380.00	17,388.83	(8.83)	208,666.00
1.13	.00	1.13	06900	Interest	1.13	.00	1.13	.00
17,381.13	17,388.83	(7.70)		SUBTOTAL INCOME	17,381.13	17,388.83	(7.70)	208,666.00
				EXPENSES	3			
UTILITIES								
1,843.08	1,666.67	(176.41)	07010	Refuse	1,843.08	1,666.67	(176.41)	20,000.00
144.73	141.67	(3.06)	07050	Electricity	144.73	141.67	(3.06)	1,700.00
125.89	3,500.00	3,374.11	07060	Water / Sewer	125.89	3,500.00	3,374.11	42,000.00
.00	62.50	62.50	07148	Fire Ext.	.00	62.50	62.50	750.00
551.78	233.33	(318.45)	07150	Security	551.78	233.33	(318.45)	2,800.00
.00.	166.67	166.67	07155	Parking Enforcement	.00	166.67	166.67	2,000.00
2,665.48	5,770.84	3,105.36		UTILITIES	2,665.48	5,770.84	3,105.36	69,250.00
BUILDING MAINTEN	ANCE							
200.00	1,666.67	1,466.67	07210	Repair & Maintenance	200.00	1,666.67	1,466.67	20,000.00
425.00	350.00	(75.00)	07220	Janitorial	425.00	350.00	(75.00)	4,200.00
.00	83.33	83.33	07230	Exterminating	.00	83.33	83.33	1,000.00
.00	116.67	116.67	07240	Fire Equipment Maint & Repai	.00	116.67	116.67	1,400.00
.00	83.33	83.33	07320	Plumbing Repairs	.00	83.33	83.33	1,000.00
.00	83.33	83.33	07340	Paving Repairs	.00	83.33	83.33	1,000.00
625.00	2,383.33	1,758.33		BUILDING MAINTENANCE	625.00	2,383.33	1,758.33	28,600.00
GROUND MAINTENA	NCE							
.00	875.00	875.00	08010	Lawn Maintenance	.00	875.00	875.00	10,500.00
50.00	458.33	408.33	08020	Irrigation	50.00	458.33	408.33	5,500.00
.00	208.33	208.33	08030	Tree Trim - Removal	.00	208.33	208.33	2,500.00
.00	500.00	500.00	08050	Landscape Extras	.00	500.00	500.00	6,000.00
50.00	2,041.66	1,991.66		GROUND MAINTENANCE	50.00	2,041.66	1,991.66	24,500.00
MANAGEMENT								
750.00	666.67	(83.33)	09000	Management Fees	750.00	666.67	(83.33)	8,000.00
750.00	666.67	(83.33)		MANAGEMENT	750.00	666.67	(83.33)	8,000.00
ADMINISTRATIVE &	OFFICE							
18.90	100.00	81.10	09110	Office Expense	18.90	100.00	81.10	1,200.00
.00	100.00	100.00	09120	CPA	.00	100.00	100.00	1,200.00

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VICTORIA SQUARE CONDOMINIUM

INCOME AND EXPENSE STATEMENT Period: 01/01/23 to 01/31/23

	Current Period	d				Year-To-D	Date	Yearly
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
.00	83.33	83.33	09125	Legal	.00	83.33	83.33	1,000.00
.00	83.33	83.33	09140	Fees/Permits	.00	83.33	83.33	1,000.00
8,086.77	4,458.33	(3,628.44)	09150	General Insurance	8,086.77	4,458.33	(3,628.44)	53,500.00
8,105.67	4,824.99	(3,280.68)		ADMINISTRATIVE & OFFICE	8,105.67	4,824.99	(3,280.68)	57,900.00
12,196.15	15,687.49	3,491.34		TOTAL EXPENSES	12,196.15	15,687.49	3,491.34	188,250.00
RESERVES								
1,701.33	1,701.33	.00	09200	Reserve Transfer	1,701.33	1,701.33	.00	20,416.00
1,701.33	1,701.33	.00		TOTAL RESERVES	1,701.33	1,701.33	.00	20,416.00
3,483.65	.01	3,483.64		Current Year Net Income/(los	3,483.65	.01	3,483.64	.00
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GENERAL LEDGER TRIAL BALANCE

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

Acct-#		Description		Begin-balance	Total-	DR Total-CR	Net-chan	ge End-balance	•
1010	Popular Banl	k Oper		77,077.10	16,902.	.02 23,029.52	6,127.500	CR 70,949.60	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION		A/P REFERENCE	
	01/03/23	AP0098	100191		850.00	BUSY BEE PRESSURE CLE		PRESS CLN SDWLKS/STAIRS	3
	01/03/23	AP0098	100192		750.00	CONSOLIDATED COMMUNI	TY MG	JAN MGT FEE	
	01/03/23	AR0000	AR04	770.00		Owner Cash Receipts			
	01/04/23	AP0098	100193		2,503.80	A.M.S. LOCKS & DOORS IN		BAL DUE INSTL DOOR	
	01/04/23	AP0098	100194		789.05	PYE BARKER FIRE & SAFET		C226864	
	01/04/23	AP0098	100195		96.30	RYAN ASSOCIATES, INC.		PL	
	01/04/23	AR0000	AR04	1,925.00		Owner Cash Receipts			
	01/04/23	AR0011	AR-011	1,925.00		Owner Cash Receipts			
	01/05/23	AR0000	AR04	790.00		Owner Cash Receipts			
	01/09/23	AR0000	AR04	1,955.00		Owner Cash Receipts			
	01/11/23	AP0098	100196		18.90		ITY MG	REIMB DEC OFFICE EXP	
	01/12/23	AR0000	AR04	10.00		Owner Cash Receipts			
	01/15/23	AP0098	300070		1,843.08			JAN TRASH AUTOPAY	
	01/17/23	AP0098	100197		74.26	GARING PARKING ENFORC		PKING ENFORCE 12/30-1/12	
	01/17/23	AP0098	100198		350.00	DIAMOND BRITE MAINT INC		JAN JANITORIAL SVC	
	01/17/23	AP0098	100199		200.00	DIAMOND BRITE MAINT INC)	BULK TRASH P/U 3240/3234	
	01/17/23	AR0000	AR04	5,085.00		Owner Cash Receipts			
	01/18/23	AR0000	AR04	395.00		Owner Cash Receipts			
	01/18/23	GJ0013	RESERVES		2,191.00	RESERVES FUNDED			
	01/18/23	GJ0013	RESERVES		2,191.00	RESERVES FUNDED			
	01/18/23	GJ0016	AUTOPAY		58.40				
	01/18/23	GJ0016	AUTOPAY		86.33				
	01/19/23	AR0000	AR04	385.00		Owner Cash Receipts			
	01/20/23	AP0098	100200		75.00	DIAMOND BRITE MAINT INC	0	BULK TRASH CLN UP # 3266	i
	01/23/23	AR0000	AR04	395.00		Owner Cash Receipts			
	01/24/23	AR0000	AR04	1,155.00		Owner Cash Receipts			
	01/26/23	AP0098	300069		125.89			JAN WATER AUTOPAY	
	01/26/23	AR0000	AR04	1,955.00		Owner Cash Receipts			
	01/26/23	AR0000	AR07		385.00				
	01/26/23	GJ0016	AUTOPAY		8,086.77				
	01/27/23	AP0098	100201		50.00	processor acts available contract to be a state of the contraction		JAN IRRIG WET CK	
	01/27/23	AP0098	100202		74.26	GARING PARKING ENFORC	CEMEN	PKING ENFORCE 1/13-1/26	
	01/27/23	GJ0015	CORRECT	30.00		AR0000 AR04 012730			
	01/27/23	GJ0016	AUTOPAY		125.89	CORAL SPRINGS WATER			*
	01/27/23	GJ0017	CORRECT	125.89		CORRECTION J/E WATER			
	01/31/23	AP0098	100203		403.26	ACC BUSIINESS		SVC MGT MAINTENANCE	×
	01/31/23	CR0000	ADJUST	1.13		OPERATING INTEREST INC	COME		
	01/31/23	GJ0018	RESERVES		1,701.33	RESERVES JANUARY			
1020	Popular Bar	nk Reserve		98,992.37	6,224	4.91 .00	6,224	.91 105,217.28	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION		A/P REFERENCE	
	01/18/23	GJ0013	RESERVES	2,191.00		RESERVES FUNDED			
	01/18/23	GJ0013	RESERVES	2,191.00		RESERVES FUNDED			
	01/31/23	CR0000	ADJUST	141.58		RESERVE INTEREST INCO	ME		
	01/31/23	GJ0018	RESERVES	1,701.33		RESERVES JANUARY			

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GENERAL LEDGER TRIAL BALANCE

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

Acct-#		Description		Begin-balance	Total	DR	Total-CR	Net-cha	nge	End-balance	
1025	Due To/Fron	n Reserves		4,382.00		.00	4,382.00	4,382.00	CR	.00	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRI	PTION		A/P REFER	RENCE	
	01/18/23	GJ0013	RESERVES		2,191.00	RESER\	/ES FUNDED				
	01/18/23	GJ0013	RESERVES		2,191.00	RESER\	/ES FUNDED				
1110	A/R Mainten	ance		10,734.75	17,765	.00	16,388.00	1,377	'.00	12,111.75	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRI	PTION		A/P REFER	RENCE	
	01/01/23	AR0000	AR01	17,380.00			ssmt/Opt Charges				
	01/01/23	AR0000	AR08	61 152 174 174 174 175 175 175 175 175 175 175 175 175 175	5,036.25		Application				
	01/04/23	AR0000	AR04		205.75		ash Receipts				
	01/04/23	AR0011	AR-011		1,925.00		ash Receipts				
	01/09/23	AR0000	AR04		1,905.00		ash Receipts				
	01/12/23	AR0000	AR04		10.00		ash Receipts				
	01/17/23	AR0000	AR04		4,147.00		ash Receipts				
	01/18/23	AR0000	AR04		395.00		ash Receipts				
	01/19/23	AR0000	AR04		385.00		ash Receipts				
	01/23/23	AR0000	AR04		395.00		ash Receipts				
	01/24/23	AR0000	AR04		799.00	Owner C	ash Receipts				
	01/26/23	AR0000	AR04		1,165.00		ash Receipts				
	01/26/23	AR0000	AR07	385.00		Paymen	t Adjustment				
	01/27/23	GJ0015	CORRECT		20.00	AR0000	AR04 012730				
1010				20.00		20	20		00	20.00	
1210	Utility Depos	sits		80.00		.00	.00		.00	80.00	9
1220	Prepaid Insu	urance		111.80		.00	.00		.00	111.80	
3010	Accounts Pa	ayable		4,239.15CR	8,203	.80	3,964.65	4,239	1.15	.00	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRI	PTION		A/P REFE	RENCE	
	01/01/23	AP0099	VH22		750.00	CONSO	LIDATED COMMUNI	TY MG	JAN MGT I	FEE	
	01/03/23	AP0098	100191	850.00		BUSY B	EE PRESSURE CLE	ANIN	PRESS CL	N SDWLKS/STAIRS	
	01/03/23	AP0098	100192	750.00		CONSO	LIDATED COMMUNI	TY MG	JAN MGT I	FEE	
	01/04/23	AP0098	100193	2,503.80		A.M.S.	LOCKS & DOORS IN	C	BAL DUE I	INSTL DOOR	
	01/04/23	AP0098	100194	789.05		PYE BA	RKER FIRE & SAFE	ΓY	C226864		
	01/04/23	AP0098	100195	96.30		RYAN A	SSOCIATES, INC.		PL		
	01/04/23	AP0099	VH27		74.26	GARING	PARKING ENFORC	EMEN	PKING EN	FORCE 12/30-1/12	
	01/09/23	AP0099	VH28		350.00	DIAMON	ID BRITE MAINT INC		JAN JANIT	TORIAL SVC	
	01/09/23	AP0099	VH29		200.00	DIAMON	ID BRITE MAINT INC		BULK TRA	ASH P/U 3240/3234	
	01/10/23	AP0099	VH26		18.90	CONSO	LIDATED COMMUNI	TY MG	REIMB DE	C OFFICE EXP	
	01/11/23	AP0098	100196	18.90		CONSO	LIDATED COMMUNI	TY MG	REIMB DE	C OFFICE EXP	
	01/15/23	AP0098	300070	1,843.08		WASTE	PRO 119-POMPAN	10	JAN TRAS	SH AUTOPAY	
	01/15/23	AP0099	VH30		125.89	CITY OF	CORAL SPRINGS		JAN WATE	ER AUTOPAY	
	01/15/23	AP0099	VH32		1,843.08	WASTE	PRO 119-POMPAN	10	JAN TRAS	SH AUTOPAY	
	01/16/23	AP0099	VH31		75.00		ID BRITE MAINT INC		BULK TRA	ASH CLN UP # 3266	
	01/16/23	AP0099	VH36		403.26	ACC BU	SIINESS		SVC MGT	MAINTENANCE	
	01/17/23	AP0098	100197	74.26		GARING	PARKING ENFORC	EMEN	PKING EN	FORCE 12/30-1/12	

GENERAL LEDGER TRIAL BALANCE

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

	account #.	Lasi		ing date. 01/01/			NAMES OF THE PARTY			
Acct-#		Description		Begin-balance	Total	DR	Total-CR	Net-change	End-balance	
	01/17/23	AP0098	100198	350.00		DIAMON	D BRITE MAINT INC	JAN JA	NITORIAL SVC	
	01/17/23	AP0098	100199	200.00		DIAMON	D BRITE MAINT INC	BULK T	RASH P/U 3240/3234	
	01/19/23	AP0099	VH33		74.26	GARING	PARKING ENFORCE	MEN PKING	ENFORCE 1/13-1/26	
	01/20/23	AP0098	100200	75.00		DIAMON	D BRITE MAINT INC	BULK T	RASH CLN UP # 3266	
	01/23/23	AP0099	VH34		50.00	RYAN A	SSOCIATES, INC.	JAN IR	RIG WET CK	
	01/26/23	AP0098	300069	125.89		CITY OF	CORAL SPRINGS	JAN W	ATER AUTOPAY	
	01/27/23	AP0098	100201	50.00		RYAN A	SSOCIATES, INC.	JAN IR	RIG WET CK	
	01/27/23	AP0098	100202	74.26		GARING	PARKING ENFORCE	MEN PKING	ENFORCE 1/13-1/26	
	01/31/23	AP0098	100203	403.26		ACC BU	SIINESS	SVC M	GT MAINTENANCE	
3030	Due To/Fron	n Reserves		4,382.00CR	4,382	2.00	.00	4,382.00	.00	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRI	PTION	A/P RE	FERENCE	
	01/18/23	GJ0013	RESERVES	2,191.00		RESER\	/ES FUNDED			
	01/18/23	GJ0013	RESERVES	2,191.00		RESER\	ES FUNDED			
3110	Exchange			1,747.22CR		.00	.00	.00	1,747.22CR	
3310	Prepaid Mer	mber Fees		3,348.00CR	5,036	3.25	5,423.25	387.00CR	3,735.00CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCR	PTION	A/P RE	FERENCE	
	01/01/23	AR0000	AR08	5,036.25		Prepaid	Application			
	01/03/23	AR0000	AR04		770.00	Owner C	ash Receipts			
	01/04/23	AR0000	AR04		1,719.25	Owner C	Cash Receipts			v.
	01/05/23	AR0000	AR04		790.00	Owner (Cash Receipts			
	01/09/23	AR0000	AR04		50.00	Owner (Cash Receipts			
	01/17/23	AR0000	AR04		938.00		Cash Receipts			
	01/24/23	AR0000	AR04		356.00	Owner (Cash Receipts			
	01/26/23	AR0000	AR04		790.00	Owner (Cash Receipts			
	01/27/23	GJ0015	CORRECT		10.00	AR0000	AR04 012730			
5010	Reserve Ro	oof		47,380.46CR		.00	682.00	682.00CR	48,062.46CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCR	PTION	A/P RE	FERENCE	
	01/01/23	RJ0002	RESERVES		682.00		LY RESERVES			
5015	Reserve Pa	inting		42,764.70CR		.00	458.33	458.33CR	43,223.03CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCR	PTION	A/P RE	FERENCE	
	01/01/23	RJ0002	RESERVES		458.33	MONTH	LY RESERVES			
5020	Reserve Pa	ving		6,130.00CR		.00	283.17	283.17CR	6,413.17CR	4
	DATE 01/01/23	SOURCE RJ0002	REFERENCE RESERVES	DR-AMOUNT	CR-AMOUNT		IPTION LY RESERVES	A/P RE	FERENCE	
	0 1/0 1/23	1,00002	NEGLIVEO		200.17	MONTH				
5025	Reserve- 40) Year Inspection	on	3,881.10CR		.00	277.83	277.83CR	4,158.93CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCR	IPTION	A/P RE	FERENCE	

GENERAL LEDGER TRIAL BALANCE

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

Acct-#		Description		Begin-balanc	e Total	DR	Total-CR	Net-change	End-balance	
& 	01/01/23	RJ0002	RESERVES		277.83	MONTHLY	RESERVES			
5030	Reserve Inter	est		3,218.11Cl	₹	.00	141.58	141.58CR	3,359.69CR	
	DATE 01/31/23	SOURCE CR0000	REFERENCE ADJUST	DR-AMOUNT	CR-AMOUNT 141.58		I ON INTEREST INCOM		EFERENCE	
5510	Retained Ear	nings		74,287.28C	R	.00	.00	.00	74,287.28CR	
6110	Maintenance	Income		.0	0	.00	17,380.00	17,380.00CR	17,380.00CR	
	DATE 01/01/23	SOURCE AR0000	REFERENCE AR01	DR-AMOUNT	CR-AMOUNT 17,380.00		ION nt/Opt Charges	A/P R	EFERENCE	
6900	Interest			.0	0	.00	1.13	1.13CR	1.13CR	
	DATE 01/31/23	SOURCE CR0000	REFERENCE ADJUST	DR-AMOUNT	CR-AMOUNT 1.13		ION G INTEREST INCO		EFERENCE	
7010	Refuse			.0	00 1,843	3.08	.00	1,843.08	1,843.08	
	DATE 01/15/23	SOURCE AP0099	REFERENCE VH32	DR-AMOUNT 1,843.08	CR-AMOUNT		ION RO 119-POMPANO		EFERENCE TRASH AUTOPAY	
7050	Electricity			.0	00 144	4.73	.00	144.73	144.73	
	DATE 01/18/23 01/18/23	SOURCE GJ0016 GJ0016	REFERENCE AUTOPAY AUTOPAY	DR-AMOUNT 58.40 86.33	CR-AMOUNT	DESCRIPT FPL FPL	TION	A/P R	EFERENCE	
7060	Water / Sewe	er).	00 25	1.78	125.89	125.89	125.89	
	DATE 01/15/23 01/27/23 01/27/23	SOURCE AP0099 GJ0016 GJ0017	REFERENCE VH30 AUTOPAY CORRECT	DR-AMOUNT 125.89 125.89	CR-AMOUNT 125.89	CITY OF C	TION ORAL SPRINGS PRINGS WATER TION J/E WATER		REFERENCE NATER AUTOPAY	
7150	Security),	00 55	1.78	.00	551.78	551.78	
	DATE 01/04/23 01/16/23 01/19/23	SOURCE AP0099 AP0099 AP0099	REFERENCE VH27 VH36 VH33	DR-AMOUNT 74.26 403.26 74.26	CR-AMOUNT	GARING P	ARKING ENFORC	EMEN PKING SVC I	REFERENCE G ENFORCE 12/30-1/12 MGT MAINTENANCE G ENFORCE 1/13-1/26	
7210	Repair & Mai	intenance).	00 20	0.00	.00	200.00	200.00	
	DATE 01/09/23	SOURCE AP0099	REFERENCE VH29	DR-AMOUNT 200.00	CR-AMOUNT		T ION BRITE MAINT INC		REFERENCE CTRASH P/U 3240/3234	5

GENERAL LEDGER TRIAL BALANCE

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

Lituing a	ccount #.	Lasi	Liidii	ig date. 01/3	11/20				
Acct-#		Description		Begin-balance	e Total-	DR Tota	il-CR Ne	t-change En	d-balance
7220	Janitorial			.00.	0 425	.00	.00	425.00	425.00
	DATE 01/09/23 01/16/23	SOURCE AP0099 AP0099	REFERENCE VH28 VH31	DR-AMOUNT 350.00 75.00	CR-AMOUNT	DESCRIPTION DIAMOND BRITE DIAMOND BRITE		A/P REFERENCE JAN JANITORIA BULK TRASH C	AL SVC
8020	Irrigation			.00	0 50	.00	.00	50.00	50.00
	DATE 01/23/23	SOURCE AP0099	REFERENCE VH34	DR-AMOUNT 50.00	CR-AMOUNT	DESCRIPTION RYAN ASSOCIAT	TES, INC.	A/P REFERENCE JAN IRRIG WE	
9000	Management	Fees		.0	0 750	.00	.00	750.00	750.00
	DATE 01/01/23	SOURCE AP0099	REFERENCE VH22	DR-AMOUNT 750.00	CR-AMOUNT	DESCRIPTION CONSOLIDATED	COMMUNITY MG	A/P REFERENCE JAN MGT FEE	CE
9110	Office Expen	se		.0.	0 18	.90	.00	18.90	18.90
	DATE 01/10/23	SOURCE AP0099	REFERENCE VH26	DR-AMOUNT 18.90	CR-AMOUNT	DESCRIPTION CONSOLIDATED	COMMUNITY MG	A/P REFERENCE REIMB DEC OF	
9150	General Insu	rance		.0	0 8,086	.77	.00	8,086.77	8,086.77
	DATE 01/26/23	SOURCE GJ0016	REFERENCE AUTOPAY	DR-AMOUNT 8,086.77	CR-AMOUNT	DESCRIPTION FIRST INS		A/P REFEREN	CE
9200	Reserve Trai	nsfer		.0	0 1,701	.33	.00	1,701.33	1,701.33
	DATE 01/01/23	SOURCE RJ0002	REFERENCE RESERVES	DR-AMOUNT 1,701.33	CR-AMOUNT	DESCRIPTION MONTHLY RESE	ERVES	A/P REFEREN	CE
Gnd Total:				.0	0 72,537	7.35 72,53	37.35	.00	.00

Report #0133 Page: 1

CASH DISBURSEMENTS

Starting Check Date: 1/01/23 Ending Check Date: 1/31/23

Cash account #: "All"

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
Cash acco	unt #:	1010	Popular Bank Oper		
1/03/23	100191	BUSYBE	BUSY BEE PRESSURE CLEANING	850.00	PRESS CLN SDWLKS/STAIRS
1/03/23	100192	CCM	CONSOLIDATED COMMUNITY MG	750.00	JAN MGT FEE
1/04/23	100193	A.M.S.	A.M.S. LOCKS & DOORS INC	2,503.80	BAL DUE INSTL DOOR
1/04/23	100194	A.A.C.	PYE BARKER FIRE & SAFETY LLC	789.05	C226864
1/04/23	100195	RYAN	RYAN ASSOCIATES, INC.	96.30	PL
1/11/23	100196	CCM	CONSOLIDATED COMMUNITY MG	18.90	REIMB DEC OFFICE EXP
1/15/23	300070	WP	WASTE PRO 119-POMPANO	1,843.08	JAN TRASH AUTOPAY
1/17/23	100197	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFORCE 12/30-1/12
1/17/23	100198	DIAMON	DIAMOND BRITE MAINT INC	350.00	JAN JANITORIAL SVC
1/17/23	100199	DIAMON	DIAMOND BRITE MAINT INC	200.00	BULK TRASH P/U 3240/3234
1/20/23	100200	DIAMON	DIAMOND BRITE MAINT INC	75.00	BULK TRASH CLN UP # 3266
1/26/23	300069	CITYCS	CITY OF CORAL SPRINGS	125.89	JAN WATER AUTOPAY
1/27/23	100201	RYAN	RYAN ASSOCIATES, INC.	50.00	JAN IRRIG WET CK
1/27/23	100202	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFORCE 1/13-1/26
1/31/23	100203	ACCBUS	ACC BUSIINESS	403.26	SVC MGT MAINTENANCE
			Totals:	8,203.80	

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RECONCILIATION

Bank #: 01 POPULAR COMMUNITY BANK OPER 1010 Popular Bank Oper

G/L Acct Bal: 72,650.93 Bank Balance: 61,678.30 Statement date: 01/31/23

Chk-#	Date	Reference	Cir-	date	Uncleared Checks	Uncleared Deposits
OUTSTAN	NDING ITE	MS:				
100203	01/31/23	ACC BUSIINESS			403.26	
		Total Outstanding		-	403.26	.00
		Bar	nk Reconciliat	ion Summary		
		====				
Checkboo	k Balance		72,650.93	Reconciling Bala	nce	73,054.19
	I Checks, C	Credits	403.26+			61,678.30
Uncleared	Deposits,	Debits	0.00	Difference		11,375.89



Last statement: December 30, 2022 This statement: January 31, 2023 Total days in statement period: 32 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	\$65,291.21
Low balance	\$61,677.17	Total additions	17,186.13
Average balance	\$65,475.41	Total subtractions	20,799.04
Avg collected balance	\$64,545.00	Ending balance	\$61,678.30
Interest paid year to date	\$1.13		11

DEBITS

Date	Description	Subtractions
01-04	'Preauthorized Wd	750.00 /
	AVIDPAY SERVICEAVIDPAYREF*CK*100192*2301	
	03*CONSOLIDATED COMMUNITY MG\103880310\52933836\103880	
	000041001034849233	
01-04	'Preauthorized Wd	850.00 /
	AVIDPAY SERVICEAVIDPAYREF*CK*100191*2301	
	03*BUSY BEE PRESSURE CLEANING\103880332\52933856\10388	
	000041001034861547	1 2 1 2 2 2
01-05	'Preauthorized Wd	1,843.08
	WASTE PRO MIAMI3056517011230105	
04.05	000242071756862246	
01-05	'Preauthorized Wd	96.30
	AVIDPAY SERVICEAVIDPAYREF*CK*100195*2301	
	04*RYAN ASSOCIATESINC\103980177\53024989\103980177	
04.05	000041001030821941 'Preauthorized Wd	700.05
01-05		789.05
	AVIDPAY SERVICEAVIDPAYREF*CK*100194*2301	
	04*PYE BARKER FIRESAFETY LLC\103980180\53024992\1039 000041001030821933	
01-05	'Preauthorized Wd	2,503.80
01-05	AVIDPAY SERVICEAVIDPAYREF*CK*100193*2301	2,503.80 /
	04*AMS LOCKS DOORS INC\103980181\53024993\103980181	
	000041001030821925	
01-12	'Preauthorized Wd	18.90
01-12	AVIDPAY SERVICEAVIDPAYREF*CK*100196*2301	10.30
	11*CONSOLIDATED COMMUNITY MG\104551871\53535880\104551	
	000041001033936097	
01-18	'Cash Mgmt Trsfr Dr	2,191,00
01.10	REF 0180805LFUNDS TRANSFER TODEP XXXXXX2233	2,101100
	FROMNOV2022 RESERVE TRANSFER	
	000997000118080512	/
01-18	'Cash Mgmt Trsfr Dr	2,191,00
	REF 0180805LFUNDS TRANSFER TODEP XXXXXX2233	_,
	FROMDEC2022 RESERVE TRANSFER	
	000997000118080557	

PLEASE ADVISE US OF ANY CHANGES OF ADDRESS

BALANCE YOUR ACCOUNT IN 5 EASY STEPS!

BEFORE YOU BEGIN, DO THE FOLLOWING IN YOUR CHECKBOOK:

- ADD ANY DEPOSITS THAT APPEAR ON THIS STATEMENT BUT THAT DO NOT APPEAR IN YOUR CHECKBOOK; AND
- SUBTRACT ANY ITEMS THAT APPEAR ON THIS STATEMENT BUT THAT DO NOT APPEAR IN YOUR CHECKBOOK.

1	Enter the balance shown on this statement. The balance is the Ending Total found in the "Daily Activity" section of your statement.	\$	Example:	CHART A OUTSTANDING DEPOSIT Deposit	DEPOSIT AMOUNT \$ 100	
2	Total all outstanding deposits that appear in your checkbook but that do not appear on this statement. (Use Chart A to easily add up your outstanding deposits.)	\$	∢- -	TOTAL:		
3	Add the totals from Steps 1 and 2. Enter it here.	\$	i	CHART B OUTSTANDING	WITHDRAW	
4	Total all outstanding withdrawals that appear in your checkbook <i>but that do not appear on this statement.</i> (Use Chart B to easily add up your outstanding withdrawals.)	\$	Example:	WITHDRAWAL Debit Credit Purohase	\$ 100	50
5	Subtract the total in Step 4 from, the total in Step 3.	\$ = = , = = , = =				
	-	This should be the Balance In your Checkbook		TOTAL:	\$	·,

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS

(FOR CONSUMER ACCOUNTS ONLY. FOR BUSINESS ACCOUNTS, PLEASE REFER TO THE BUSINESS BANKING DISCLOSURE AND AGREEMENT) WRITE US AT THE ADDRESS OR CALL US AT THE TELEPHONE NUMBER ON THE FRONT OF THIS STATEMENT AS SOON AS YOU CAN,

If you think your statement or a receipt is wrong, or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 80 days after we send you the FIRST statement on which the error or problem appeared.

- Tell us your name and account number.
- (2) Describe the error or transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
 - Tell us the dollar amount of the suspected error and the date it appears on your statement.

We will investigate your complaint and will correct any error promptly. We will tell you the results of our investigation within 10 business days after we hear from you (20 business days if the transfer involved a new account). An account is considered new for 30 days after the first deposit is made. However, if we need more time, we may take up to 45 days to investigate your complaint or question (90 days if the transfer involved a new account, point of sale card transaction or a transfer that was initiated outside the U.S.) if we decide to do this, we will provisionally credit your complaint or account within 10 business days (20 business days if the transfer involved a new account) for the amount you think is in error, so that you will have use of the money during the time it takes us to complete our investigation. If you tell us orally, we may require that you send us your complaint or question in writing within 10 business days. If we ask you to put your complaint or question in writing and you fail to give us the required written confirmation of your complaint or question, then we may not credit your account or we may revoke the provisional credit we previously gave to you. We will tell you the results of our investigation within three business days after completing our investigation.

LOST OR STOLEN ATM OR DEBIT CARD: If your ATM or Debit Card is lost or stolen, in order to protect your rights, you must report it immediately by calling our Customer Care Center at the phone number on the front of this statement. (FOR DEBIT GARDS ONLY) When our Customer Care Center is closed, you may call Mastercard® directly at 1-800-307-7309 to report your Debit Card lost or stolen and then contact us on the following business day to arrange a replacement card.

"The Check Clearing for the 21 Century Act or "Check 21" effective as of October 28, 2004, allows banks to replace original checks with "substitute checks". A substitute check is the legal equivalent of an original check. You can use it the same way you would use the original check". You may use a substitute check as proof of payment just like the original check. In certain cases, federal law provides a special procedure that allows you to request a refund for losses you suffer if a substitute check is posted to your account (for example, if you think that we withdrew the wrong amount from your account or that we withdrew money from your account more than once for the same check). If you believe that you have suffered a loss related to a substitute check that you received and that you may also contact us. You may call Customer Care Center at 1-800-377-0800 during the hours of 7:30 am – 12:00 am ET, Monday through Friday and 9:00 am – 8:00 pm ET, Saturday and Sunday or in writing at Popular, Attn: Customer Care Center P.O. Box 4906 Miami Lakes, FL 33014. You may also contact Popular via Teletypewriter (TTY/TDD) for account information and services at 1-888-801-4871. You must contact us within 14 calendar days of the date we mailed (or otherwise delivered by a means to which you agreed) the substitute check in question or the account statement showing that the substitute check was posted to your account, whichever is later. We will extend this time period if you were not able to make a timely claim because of extraordinary circumstances. Your

- · A description of why you have suffered a loss (for example, you think the amount withdrawn was incorrect):
- · An estimate of the amount of your loss;
- · An explanation of why a substitute check you received is insufficient to confirm that you suffered a loss; and
- A copy of the substitute check and/ or the following information to help us identify the substitute check: information such as the check number, the name of the person who wrote the check, and the amount of the check.





VICTORIA SQUARE CONDO January 31, 2023

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Date	Description	Subtractions
01-18	'Preauthorized Wd	58.40
	FPL DIRECT DEBITELEC PYMT230118	
	000111000017907882	
01-18	'Preauthorized Wd	86.33
	FPL DIRECT DEBITELEC PYMT230118	
01-18	000111000017907954 'Preauthorized Wd	74.26
01-10	AVIDPAY SERVICEAVIDPAYREF*CK*100197*2301	74.20
	17*GARING PARKINGENFORCEMENT\104952913\53949613\10495	
	000041001039837633	_
01-18	'Preauthorized Wd	200.00
	AVIDPAY SERVICEAVIDPAYREF*CK*100199*2301	
	17*DIAMOND BRITE MAINT INC\104952887\53949587\10495288	
04.40	000041001039837641	250.00
01-18	'Preauthorized Wd	350.00
	AVIDPAY SERVICEAVIDPAYREF*CK*100198*2301 17*DIAMOND BRITE MAINT INC\104952915\53949615\10495291	
	000041001039837643	
01-23	'Preauthorized Wd	75.00
0, 20	AVIDPAY SERVICEAVIDPAYREF*CK*100200*2301	
	20*DIAMOND BRITE MAINT INC\105323959\54317697\10532395	
	000041001033621042	
01-26	'Deposit Return Item	385.00
	SEQ# 99000061STOP PAYMENTCHK# 790100912 3 2 1 2	ν
	ALAN TRUSTMAN 00000000126125721	
01-26	'Preauthorized Wd	8,086.77
01-20	FIRST INSURANCEINSURANCE230126	0,000.77
	900-96347828	
	000071925339229497	
01-27	'Preauthorized Wd	125.89
	CORALCONCUTILITY230126	
04.00	000211274450693282	<u> </u>
01-30	'Preauthorized Wd	50.00
	AVIDPAY SERVICEAVIDPAYREF*CK*100201*2301 27*RYAN ASSOCIATESINC\105847378\54808121\105847378	
	000041001034124822	/
01-30	'Preauthorized Wd	74.26
	AVIDPAY SERVICEAVIDPAYREF*CK*100202*2301	
	27*GARING PARKINGENFORCEMENT\105847380\54808122\10584	
	000041001034124814	

CREDITS

Date	Description	Additions
01-03	'Mail/Courier Deposit	410.00
	00000005546423400	
01-03	'Lock Box Deposit	770.00
	00000007038911220	
01-04	'Lock Box Deposit	1,925.00
	00000007039088350	
01-04	'Mail/Courier Deposit	1,925.00
	00000005546426480	
01-09	'Preauthorized Credit	790.00
	VICTORIA SQUARECONDO FEES230109	
	000026008812789688	
01-09	'Lock Box Deposit	1,955.00
	00000007073218500	
01-12	'Lock Box Deposit	10.00
	00000007073595160	



VICTORIA SQUARE CONDO January 31, 2023

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Date	Description	Additions
01-17	'Lock Box Deposit	5,085.00
	000000007073691120	
01-18	'Lock Box Deposit	395.00
	000000007039898350	
01-19	'Lock Box Deposit	385.00
	000000007039988740	
01-23	'Lock Box Deposit	395.00
	000000007074098810	
01-24	Lock Box Deposit	1,155.00
	000000007074178740	
01-26	'Lock Box Deposit	1,955.00
	000000007040302080	
01-27	'Lock Box Deposit	30.00 /
	000000007074328910	
01-31	'Interest Credit	1.13
	0000000000000000000	

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
12-30	65,291.21	01-12	66,225.08	01-24	68,414.09
01-03	66,471.21	01-17	71,310.08	01-26	61,897.32
01-04	68,721.21	01-18	66,554.09	01-27	61,801.43
01-05	63,488.98	01-19	66,939.09	01-30	61,677.17
01-09	66,233.98	01-23	67,259.09	01-31	61,678.30

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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RECONCILIATION

Bank #: 02 POPULAR COMMUNITY BANK RESERVE 1020 Popular Bank Reserve

G/L Acct Bal: 103,515.95 Bank Balance: 103,515.95 Statement date: 01/31/23

Chk-#	Date	Reference	Cir-	date	Uncleared Checks	Uncleared Deposits	
OUTSTAN	NDING ITEMS:						
	Total Ou	tstanding			.00	.00	
		Ba ===:	nk Reconciliat ======	ion Summary			
	k Balance Checks, Credits Deposits, Debits		103,515.95 0.00+ 0.00	Reconciling Bala Bank Stmt. Bala Difference		103,515.95 103,515.95 0.00	



Last statement: December 30, 2022 This statement: January 31, 2023 Total days in statement period: 32 Page 1 of 1 6808062233 (0)

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

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

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

Pab Platinum Bus MM

Account number 6808062233
Low balance \$98,992.37
Average balance \$100,909.50
Avg collected balance \$100,909.00
Interest paid year to date \$141.58

DAILY ACTIVITY

Date	Description	Additions	Subtractions	Balance
12-30	Beginning balance			\$98,992.37
01-18	'Cash Mgmt Trsfr Cr	2,191.00		101,183.37
	REF 0180805L FUNDS TRANSFER	FRM		
	DEP XXXXXX2006 FROM			
	NOV2022 RESERVE TR ANSFER			
	997000118080512			
01-18	'Cash Mgmt Trsfr Cr	2,191.00		103,374.37
	REF 0180805L FUNDS TRANSFER	FRM		
	DEP XXXXXX2006 FROM			
	DEC2022 RESERVE TR ANSFER			
	997000118080557			
01-31	'Interest Credit	141.58		103,515.95
	00000000000000			
01-31	Ending totals	4,523.58	0.00	\$103,515.95

OVERDRAFT/RETURN ITEM FEES

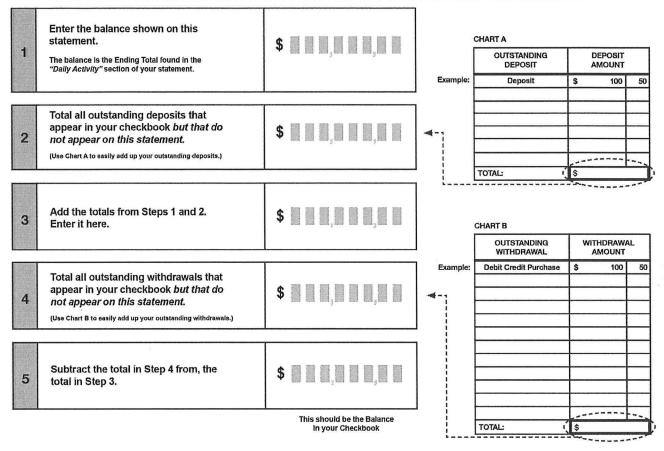
	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

PLEASE ADVISE US OF ANY CHANGES OF ADDRESS

BALANCE YOUR ACCOUNT IN 5 EASY STEPS!

BEFORE YOU BEGIN, DO THE FOLLOWING IN YOUR CHECKBOOK:

- ADD ANY DEPOSITS THAT APPEAR ON THIS STATEMENT BUT THAT DO NOT APPEAR IN YOUR CHECKBOOK; AND
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IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS

(FOR CONSUMER ACCOUNTS ONLY. FOR BUSINESS ACCOUNTS, PLEASE REFER TO THE BUSINESS BANKING DISCLOSURE AND AGREEMENT) WRITE US AT THE ADDRESS OR CALL US AT THE TELEPHONE NUMBER ON THE FRONT OF THIS STATEMENT AS SOON AS YOU CAN.

If you think your statement or a receipt is wrong, or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we send you the FIRST statement on which the error or problem appeared.

- (1) Tell us your name and account number.
 - Describe the error or transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
- (3) Tell us the dollar amount of the suspected error and the date it appears on your statement.

We will investigate your complaint and will correct any error promptly. We will tell you the results of our investigation within 10 business days after we hear from you (20 business days if the transfer involved a new account). An account is considered new for 30 days after the first deposit is made. However, if we need more time, we may take up to 45 days to investigate your complaint or question (90 days if the transfer involved a new account, point of sale card transaction or a transfer that was initiated outside the U.S.) if we decide to do this, we will provisionally credit your account within 10 business days (20 business days if the transfer involved a new account) for the amount you think is in error, so that you will have use of the money during the time it takes us to complete our investigation. If you tell us orally, we may require that you send us your complaint or question in writing within 10 business days. If we ask you to put your complaint or question in writing and you fail to give us the required written confirmation of your complaint or question, then we may not credit your account or we may revoke the provisional credit we previously gave to you. We will tell you the results of our investigation within three business days after completing our investigation.

LOST OR STOLEN ATM OR DEBIT CARD: If your ATM or Debit Card is lost or stolen, in order to protect your rights, you must report it immediately by calling our Customer Care Center at the phone number on the front of this statement. (FOR DEBIT CARDS ONLY) When our Customer Care Center is closed, you may call Mastercard® directly at 1-800-307-7309 to report your Debit Card lost or stolen and then contact us on the following business day to arrange a replacement card.

"The Check Clearing for the 21 Century Act or "Check 21" effective as of October 28, 2004, allows banks to replace original checks with "substitute checks". A substitute check is the legal equivalent of an original check. You can use if the same way you would use the original check. You may use a substitute check as proof of payment just like the original check. In certain cases, federal law provides a special procedure that allows you to request a refund for losses you suffer if a substitute check is posted to your account (for example, if you think that we withdrew the wrong amount from your account or that we withdrew money from your account more than once for the same check). If you believe that you have suffered a loss related to a substitute check that you received and that was posted to your account, please contact us. You may call Customer Care Center at 1-800-377-0800 during the hours of 7:30 am – 12:00 am ET, Monday through Friday and 9:00 am – 6:00 pm ET, Saturday and Sunday or in writing at Popular, Attn: Customer Care Center P.O. Box 4908 Miami Lakes, FL 33014. You may also contact Popular via Teletypewriter (TTY/TDD) for account information and services at 1-888-801-4871. You must contact us within 14 calendar days of the date we mailed (or otherwise delivered by a means to which you agreed) the substitute check in question or the account statement showing that the substitute check was posted to your account, whichever is later. We will extend this time period if you were not able to make a timely claim because of extraordinary circumstances. Your claim must include:

- · A description of why you have suffered a loss (for example, you think the amount withdrawn was incorrect);
- An estimate of the amount of your loss;
- · An explanation of why a substitute check you received is insufficient to confirm that you suffered a loss; and
- A copy of the substitute check and/ or the following information to help us identify the substitute check: information such as the check number, the name of the person who wrote the check, and the amount of the check.

