

Victoria Square

FINANCIAL STATEMENTS

PREPARED FOR THE BOARD OF DIRECTORS

January 2023



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

VICTORIA SQUARE CONDOMINIUM

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Balance Sheet

As of 01/31/23

ASSETS

CASH:

1010	Popular Bank Oper	\$	70,949.60
1020	Popular Bank Reserve		105,217.28
SUBTOTAL CASH			\$ 176,166.88

CURRENT ASSETS:

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

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LIABILITIES & EQUITY

CURRENT LIABILITIES:

3110	Exchange	\$	1,747.22
3310	Prepaid Member Fees		3,735.00
SUBTOTAL CURRENT LIABILITIES			\$ 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:

5510	Retained Earnings	\$	74,287.28
	Current Year Net Income/(Loss)		3,483.65
SUBTOTAL EQUITY			\$ 77,770.93
TOTAL LIABILITIES & EQUITY			\$ 188,470.43

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VICTORIA SQUARE CONDOMINIUM

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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:								
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								
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 MAINTENANCE								
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 MAINTENANCE								
.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

VICTORIA SQUARE CONDOMINIUM

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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
.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"Starting date: 01/01/23
Ending date: 01/31/23

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1010	Popular Bank Oper	77,077.10	16,902.02	23,029.52	6,127.50CR	70,949.60

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
01/03/23	AP0098	100191		850.00	BUSY BEE PRESSURE CLEANIN	PRESS CLN SDWLKS/STAIRS
01/03/23	AP0098	100192		750.00	CONSOLIDATED COMMUNITY 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 INC	BAL DUE INSTL DOOR
01/04/23	AP0098	100194		789.05	PYE BARKER FIRE & SAFETY	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	CONSOLIDATED COMMUNITY MG	REIMB DEC OFFICE EXP
01/12/23	AR0000	AR04	10.00		Owner Cash Receipts	
01/15/23	AP0098	300070		1,843.08	WASTE PRO 119-POMPANO	JAN TRASH AUTOPAY
01/17/23	AP0098	100197		74.26	GARING PARKING ENFORCEMEN	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	FPL	
01/18/23	GJ0016	AUTOPAY		86.33	FPL	
01/19/23	AR0000	AR04	385.00		Owner Cash Receipts	
01/20/23	AP0098	100200		75.00	DIAMOND BRITE MAINT INC	BULK TRASH CLN UP # 3266
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	CITY OF CORAL SPRINGS	JAN WATER AUTOPAY
01/26/23	AR0000	AR04	1,955.00		Owner Cash Receipts	
01/26/23	AR0000	AR07		385.00	Payment Adjustment	
01/26/23	GJ0016	AUTOPAY		8,086.77	FIRST INS	
01/27/23	AP0098	100201		50.00	RYAN ASSOCIATES, INC.	JAN IRRIG WET CK
01/27/23	AP0098	100202		74.26	GARING PARKING ENFORCEMEN	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 INCOME	
01/31/23	GJ0018	RESERVES		1,701.33	RESERVES JANUARY	

1020	Popular Bank Reserve	98,992.37	6,224.91	.00	6,224.91	105,217.28
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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 INCOME	
01/31/23	GJ0018	RESERVES	1,701.33		RESERVES JANUARY	

GENERAL LEDGER TRIAL BALANCE

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

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

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1025	Due To/From Reserves			4,382.00	.00	4,382.00	4,382.00CR	.00
	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		
1110	A/R Maintenance			10,734.75	17,765.00	16,388.00	1,377.00	12,111.75
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/01/23	AR0000	AR01	17,380.00		Apply Assmt/Opt Charges		
	01/01/23	AR0000	AR08		5,036.25	Prepaid Application		
	01/04/23	AR0000	AR04		205.75	Owner Cash Receipts		
	01/04/23	AR0011	AR-011		1,925.00	Owner Cash Receipts		
	01/09/23	AR0000	AR04		1,905.00	Owner Cash Receipts		
	01/12/23	AR0000	AR04		10.00	Owner Cash Receipts		
	01/17/23	AR0000	AR04		4,147.00	Owner Cash Receipts		
	01/18/23	AR0000	AR04		395.00	Owner Cash Receipts		
	01/19/23	AR0000	AR04		385.00	Owner Cash Receipts		
	01/23/23	AR0000	AR04		395.00	Owner Cash Receipts		
	01/24/23	AR0000	AR04		799.00	Owner Cash Receipts		
	01/26/23	AR0000	AR04		1,165.00	Owner Cash Receipts		
	01/26/23	AR0000	AR07	385.00		Payment Adjustment		
	01/27/23	GJ0015	CORRECT		20.00	AR0000 AR04 012730		
1210	Utility Deposits			80.00	.00	.00	.00	80.00
1220	Prepaid Insurance			111.80	.00	.00	.00	111.80
3010	Accounts Payable			4,239.15CR	8,203.80	3,964.65	4,239.15	.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/01/23	AP0099	VH22		750.00	CONSOLIDATED COMMUNITY MG	JAN MGT FEE	
	01/03/23	AP0098	100191	850.00		BUSY BEE PRESSURE CLEANIN	PRESS CLN SDWLKS/STAIRS	
	01/03/23	AP0098	100192	750.00		CONSOLIDATED COMMUNITY MG	JAN MGT FEE	
	01/04/23	AP0098	100193	2,503.80		A.M.S. LOCKS & DOORS INC	BAL DUE INSTL DOOR	
	01/04/23	AP0098	100194	789.05		PYE BARKER FIRE & SAFETY	C226864	
	01/04/23	AP0098	100195	96.30		RYAN ASSOCIATES, INC.	PL	
	01/04/23	AP0099	VH27		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 12/30-1/12	
	01/09/23	AP0099	VH28		350.00	DIAMOND BRITE MAINT INC	JAN JANITORIAL SVC	
	01/09/23	AP0099	VH29		200.00	DIAMOND BRITE MAINT INC	BULK TRASH P/U 3240/3234	
	01/10/23	AP0099	VH26		18.90	CONSOLIDATED COMMUNITY MG	REIMB DEC OFFICE EXP	
	01/11/23	AP0098	100196	18.90		CONSOLIDATED COMMUNITY MG	REIMB DEC OFFICE EXP	
	01/15/23	AP0098	300070	1,843.08		WASTE PRO 119-POMPANO	JAN TRASH AUTOPAY	
	01/15/23	AP0099	VH30		125.89	CITY OF CORAL SPRINGS	JAN WATER AUTOPAY	
	01/15/23	AP0099	VH32		1,843.08	WASTE PRO 119-POMPANO	JAN TRASH AUTOPAY	
	01/16/23	AP0099	VH31		75.00	DIAMOND BRITE MAINT INC	BULK TRASH CLN UP # 3266	
	01/16/23	AP0099	VH36		403.26	ACC BUSIINESS	SVC MGT MAINTENANCE	
	01/17/23	AP0098	100197	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 12/30-1/12	

GENERAL LEDGER TRIAL BALANCE

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

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

Acct-#	Description		Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	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	
	01/19/23	AP0099 VH33		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 1/13-1/26	
	01/20/23	AP0098 100200	75.00		DIAMOND BRITE MAINT INC	BULK TRASH CLN UP # 3266	
	01/23/23	AP0099 VH34		50.00	RYAN ASSOCIATES, INC.	JAN IRRIG WET CK	
	01/26/23	AP0098 300069	125.89		CITY OF CORAL SPRINGS	JAN WATER AUTOPAY	
	01/27/23	AP0098 100201	50.00		RYAN ASSOCIATES, INC.	JAN IRRIG WET CK	
	01/27/23	AP0098 100202	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 1/13-1/26	
	01/31/23	AP0098 100203	403.26		ACC BUSIINESS	SVC MGT MAINTENANCE	
3030	Due To/From Reserves		4,382.00CR	4,382.00	.00	4,382.00	.00
	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	
3110	Exchange		1,747.22CR	.00	.00	.00	1,747.22CR
3310	Prepaid Member Fees		3,348.00CR	5,036.25	5,423.25	387.00CR	3,735.00CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	01/01/23	AR0000	AR08	5,036.25		Prepaid Application	
	01/03/23	AR0000	AR04		770.00	Owner Cash Receipts	
	01/04/23	AR0000	AR04		1,719.25	Owner Cash Receipts	
	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	Owner 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 Roof		47,380.46CR	.00	682.00	682.00CR	48,062.46CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	01/01/23	RJ0002	RESERVES		682.00	MONTHLY RESERVES	
5015	Reserve Painting		42,764.70CR	.00	458.33	458.33CR	43,223.03CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	01/01/23	RJ0002	RESERVES		458.33	MONTHLY RESERVES	
5020	Reserve Paving		6,130.00CR	.00	283.17	283.17CR	6,413.17CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	01/01/23	RJ0002	RESERVES		283.17	MONTHLY RESERVES	
5025	Reserve- 40 Year Inspection		3,881.10CR	.00	277.83	277.83CR	4,158.93CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE

GENERAL LEDGER TRIAL BALANCE

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

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

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance	
	01/01/23	RJ0002	RESERVES	277.83	MONTHLY RESERVES		
5030	Reserve Interest		3,218.11CR	.00	141.58	141.58CR	3,359.69CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	01/31/23	CR0000	ADJUST		141.58	RESERVE INTEREST INCOME	
5510	Retained Earnings		74,287.28CR	.00	.00	.00	74,287.28CR
6110	Maintenance Income		.00	.00	17,380.00	17,380.00CR	17,380.00CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	01/01/23	AR0000	AR01		17,380.00	Apply Assmt/Opt Charges	
6900	Interest		.00	.00	1.13	1.13CR	1.13CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	01/31/23	CR0000	ADJUST		1.13	OPERATING INTEREST INCOME	
7010	Refuse		.00	1,843.08	.00	1,843.08	1,843.08
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	01/15/23	AP0099	VH32	1,843.08		WASTE PRO 119-POMPANO	JAN TRASH AUTOPAY
7050	Electricity		.00	144.73	.00	144.73	144.73
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	01/18/23	GJ0016	AUTOPAY	58.40		FPL	
	01/18/23	GJ0016	AUTOPAY	86.33		FPL	
7060	Water / Sewer		.00	251.78	125.89	125.89	125.89
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	01/15/23	AP0099	VH30	125.89		CITY OF CORAL SPRINGS	JAN WATER AUTOPAY
	01/27/23	GJ0016	AUTOPAY	125.89		CORAL SPRINGS WATER	
	01/27/23	GJ0017	CORRECT		125.89	CORRECTION J/E WATER	
7150	Security		.00	551.78	.00	551.78	551.78
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	01/04/23	AP0099	VH27	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 12/30-1/12
	01/16/23	AP0099	VH36	403.26		ACC BUSIINESS	SVC MGT MAINTENANCE
	01/19/23	AP0099	VH33	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 1/13-1/26
7210	Repair & Maintenance		.00	200.00	.00	200.00	200.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	01/09/23	AP0099	VH29	200.00		DIAMOND BRITE MAINT INC	BULK TRASH P/U 3240/3234

GENERAL LEDGER TRIAL BALANCE

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

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

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7220	Janitorial			.00	425.00	.00	425.00	425.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/09/23	AP0099	VH28	350.00		DIAMOND BRITE MAINT INC	JAN JANITORIAL SVC	
	01/16/23	AP0099	VH31	75.00		DIAMOND BRITE MAINT INC	BULK TRASH CLN UP # 3266	
8020	Irrigation			.00	50.00	.00	50.00	50.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/23/23	AP0099	VH34	50.00		RYAN ASSOCIATES, INC.	JAN IRRIG WET CK	
9000	Management Fees			.00	750.00	.00	750.00	750.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/01/23	AP0099	VH22	750.00		CONSOLIDATED COMMUNITY MG	JAN MGT FEE	
9110	Office Expense			.00	18.90	.00	18.90	18.90
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/10/23	AP0099	VH26	18.90		CONSOLIDATED COMMUNITY MG	REIMB DEC OFFICE EXP	
9150	General Insurance			.00	8,086.77	.00	8,086.77	8,086.77
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/26/23	GJ0016	AUTOPAY	8,086.77		FIRST INS		
9200	Reserve Transfer			.00	1,701.33	.00	1,701.33	1,701.33
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/01/23	RJ0002	RESERVES	1,701.33		MONTHLY RESERVES		
Gnd Total:				.00	72,537.35	72,537.35	.00	.00

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 account #: 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-POMPAÑO	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	

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	Clr-date	Uncleared Checks	Uncleared Deposits
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OUTSTANDING ITEMS:

100203	01/31/23	ACC BUSIINESS		403.26	
		Total Outstanding		403.26	.00

Bank Reconciliation Summary

Checkbook Balance	72,650.93	Reconciling Balance	73,054.19
Uncleared Checks, Credits	403.26 +	Bank Stmt. Balance	61,678.30
Uncleared Deposits, Debits	0.00	Difference	11,375.89

**POPULAR.**

Last statement: December 30, 2022
 This statement: January 31, 2023
 Total days in statement period: 32

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

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

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

Pab Business Interest Checking

Account number	5100842006	Beginning balance	\$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		

DEBITS

Date	Description	Subtractions
01-04	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100192*2301 03*CONSOLIDATED COMMUNITY MG\103880310\52933836\103880 000041001034849233	750.00 ✓
01-04	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100191*2301 03*BUSY BEE PRESSURE CLEANING\103880332\52933856\10388 000041001034861547	850.00 ✓
01-05	'Preauthorized Wd WASTE PRO MIAMI3056517011230105 000242071756862246	1,843.08 ✓
01-05	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100195*2301 04*RYAN ASSOCIATESINC\103980177\53024989\103980177 000041001030821941	96.30 ✓
01-05	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100194*2301 04*PYE BARKER FIRESAFETY LLC\103980180\53024992\1039 000041001030821933	789.05 ✓
01-05	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100193*2301 04*AMS LOCKS DOORS INC\103980181\53024993\103980181 000041001030821925	2,503.80 ✓
01-12	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100196*2301 11*CONSOLIDATED COMMUNITY MG\104551871\53535880\104551 000041001033936097	18.90 ✓
01-18	'Cash Mgmt Trsfr Dr REF 0180805LFUNDS TRANSFER TODEP XXXXXX2233 FROMNOV2022 RESERVE TRANSFER 000997000118080512	2,191.00 ✓
01-18	'Cash Mgmt Trsfr Dr REF 0180805LFUNDS TRANSFER TODEP XXXXXX2233 FROMDEC2022 RESERVE TRANSFER 000997000118080557	2,191.00 ✓

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**POPULAR.**VICTORIA SQUARE CONDO
January 31, 2023Page 2 of 3
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Date	Description	Subtractions
01-18	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT230118 000111000017907882	58.40 ✓
01-18	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT230118 000111000017907954	86.33 ✓
01-18	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100197*2301 17*GARING PARKINGENFORCEMENT\104952913\53949613\10495 000041001039837633	74.26 ✓
01-18	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100199*2301 17*DIAMOND BRITE MAINT INC\104952887\53949587\10495288 000041001039837641	200.00 ✓
01-18	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100198*2301 17*DIAMOND BRITE MAINT INC\104952915\53949615\10495291 000041001039837643	350.00 ✓
01-23	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100200*2301 20*DIAMOND BRITE MAINT INC\105323959\54317697\10532395 000041001033621042	75.00 ✓
01-26	'Deposit Return Item SEQ# 99000061STOP PAYMENTCHK# 790100912 3212 ALAN TRUSTMAN 000000000126125721	385.00 ✓
01-26	'Preauthorized Wd FIRST INSURANCEINSURANCE230126 900-96347828 000071925339229497	8,086.77 ✓
01-27	'Preauthorized Wd CORALCONCUTILITY230126 000211274450693282	125.89 ✓
01-30	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100201*2301 27*RYAN ASSOCIATESINC\105847378\54808121\105847378 000041001034124822	50.00 ✓
01-30	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100202*2301 27*GARING PARKINGENFORCEMENT\105847380\54808122\10584 000041001034124814	74.26 ✓

CREDITS

Date	Description	Additions
01-03	'Mail/Courier Deposit 000000005546423400	410.00 ✓
01-03	'Lock Box Deposit 000000007038911220	770.00 ✓
01-04	'Lock Box Deposit 000000007039088350	1,925.00 ✓
01-04	'Mail/Courier Deposit 000000005546426480	1,925.00 ✓
01-09	'Preauthorized Credit VICTORIA SQUARECONDO FEES230109 000026008812789688	790.00 ✓
01-09	'Lock Box Deposit 000000007073218500	1,955.00 ✓
01-12	'Lock Box Deposit 000000007073595160	10.00 ✓

**POPULAR.**VICTORIA SQUARE CONDO
January 31, 2023Page 3 of 3
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Date	Description	Additions	
01-17	'Lock Box Deposit 000000007073691120	5,085.00	✓
01-18	'Lock Box Deposit 000000007039898350	395.00	✓
01-19	'Lock Box Deposit 000000007039988740	385.00	✓
01-23	'Lock Box Deposit 000000007074098810	395.00	✓
01-24	'Lock Box Deposit 000000007074178740	1,155.00	✓
01-26	'Lock Box Deposit 000000007040302080	1,955.00	✓
01-27	'Lock Box Deposit 000000007074328910	30.00	✓
01-31	'Interest Credit 000000000000000000	1.13	✓

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

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	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	103,515.95	Reconciling Balance	103,515.95
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	103,515.95
Uncleared Deposits, Debits	0.00	Difference	0.00

**POPULAR.**

Last statement: December 30, 2022
This statement: January 31, 2023
Total days in statement period: 32

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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 REF 0180805L FUNDS TRANSFER FRM DEP XXXXXX2006 FROM NOV2022 RESERVE TR ANSFER 997000118080512	2,191.00		101,183.37
01-18	'Cash Mgmt Trsfr Cr REF 0180805L FUNDS TRANSFER FRM DEP XXXXXX2006 FROM DEC2022 RESERVE TR ANSFER 997000118080557	2,191.00		103,374.37
01-31	'Interest Credit 0000000000000000	141.58		103,515.95
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

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