Victoria Square Condominium

FINANCIAL STATEMENTS

PREPARED FOR THE BOARD OF DIRECTORS

July 2023

CONSOLIDATED Community Management

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

VICTORIA SQUARE CONDOMINIUM

Balance Sheet
As of 07/31/23

ASSETS

CASH:				
1010	Popular Bank Oper	$ 122,716.17		
1020	Popular Bank Reserve	72,332.29		
	SUBTOTAL CASH		$ 195,048.46	
CURRENT ASSETS:				
1110	A/R Maintenance	$ 4,829.82		
1210	Utility Deposits	80.00		
	TOTAL CURRENT ASSETS		$ 4,909.82	
	TOTAL ASSETS			$ 199,958.28
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LIABILITIES & EQUITY

CURRENT LIABILITIES:				
3110	Exchange	$ 1,747.22		
3310	Prepaid Member Fees	3,919.00		
	SUBTOTAL CURRENT LIABILITIES		$ 5,666.22	
RESERVES				
5010	Reserve Roof	$ 52,154.46		
5015	Reserve Painting	1,973.01		
5020	Reserve Paving	8,112.19		
5025	Reserve- 40 Year Inspection	5,825.91		
5030	Reserve Interest	4,266.72		
	RESERVES		$ 72,332.29	
EQUITY:				
5510	Retained Earnings	$ 73,834.48		
	Current Year Net Income/(Loss)	48,125.29		
	SUBTOTAL EQUITY		$ 121,959.77	
	TOTAL LIABILITIES & EQUITY			$ 199,958.28
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VICTORIA SQUARE CONDOMINIUM

INCOME AND EXPENSE STATEMENT

Period: 07/01/23 to 07/31/23

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	17,388.83	(8.83)	06110	Maintenance Income	121,275.00	121,721.81	(446.81)	208,666.00
.00	.00	.00	06160	Misc. Owner Income	650.00	.00	650.00	.00
10.28	.00	10.28	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
1.14	.00	1.14	06900	Interest	7.77	.00	7.77	.00
17,391.42	17,388.83	2.59		SUBTOTAL INCOME	122,320.77	121,721.81	598.96	208,666.00
				EXPENSES				
UTILITIES								
1,843.08	1,666.67	(176.41)	07010	Refuse	13,351.56	11,666.69	(1,684.87)	20,000.00
140.25	141.67	1.42	07050	Electricity	1,013.38	991.69	(21.69)	1,700.00
4,051.95	3,500.00	(551.95)	07060	Water / Sewer	21,601.19	24,500.00	2,898.81	42,000.00
.00	62.50	62.50	07148	Fire Ext.	445.12	437.50	(7.62)	750.00
.00	233.33	233.33	07150	Security	551.78	1,633.31	1,081.53	2,800.00
148.52	166.67	18.15	07155	Parking Enforcement	965.38	1,166.69	201.31	2,000.00
6,183.80	5,770.84	(412.96)		UTILITIES	37,928.41	40,395.88	2,467.47	69,250.00
BUILDING MAINTENANCE								
3,693.59	1,666.67	(2,026.92)	07210	Repair & Maintenance	(37,860.49)	11,666.69	49,527.18	20,000.00
350.00	350.00	.00	07220	Janitorial	2,625.00	2,450.00	(175.00)	4,200.00
.00	.00	.00	07222	Supplies	23.49	.00	(23.49)	.00
.00	83.33	83.33	07230	Exterminating	.00	583.31	583.31	1,000.00
.00	116.67	116.67	07240	Fire Equipment Maint & Repai	.00	816.69	816.69	1,400.00
.00	83.33	83.33	07320	Plumbing Repairs	212.93	583.31	370.38	1,000.00
.00	83.33	83.33	07340	Paving Repairs	.00	583.31	583.31	1,000.00
133.75	.00	(133.75)	07390	Miscellanous Expense	668.75	.00	(668.75)	.00
4,177.34	2,383.33	(1,794.01)		BUILDING MAINTENANCE	(34,330.32)	16,683.31	51,013.63	28,600.00
GROUND MAINTENANCE								
1,696.00	875.00	(821.00)	08010	Lawn Maintenance	6,572.00	6,125.00	(447.00)	10,500.00
.00	458.33	458.33	08020	Irrigation	1,178.85	3,208.31	2,029.46	5,500.00
.00	208.33	208.33	08030	Tree Trim - Removal	8,151.40	1,458.31	(6,693.09)	2,500.00
.00	500.00	500.00	08050	Landscape Extras	.00	3,500.00	3,500.00	6,000.00
1,696.00	2,041.66	345.66		GROUND MAINTENANCE	15,902.25	14,291.62	(1,610.63)	24,500.00
MANAGEMENT								
750.00	666.67	(83.33)	09000	Management Fees	5,250.00	4,666.69	(583.31)	8,000.00

VICTORIA SQUARE CONDOMINIUM

INCOME AND EXPENSE STATEMENT

Period: 07/01/23 to 07/31/23

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	666.67	(83.33)		MANAGEMENT	5,250.00	4,666.69	(583.31)	8,000.00
ADMINISTRATIVE & OFFICE								
16.76	100.00	83.24	09110	Office Expense	728.86	700.00	(28.86)	1,200.00
.00	100.00	100.00	09120	CPA	.00	700.00	700.00	1,200.00
.00	83.33	83.33	09125	Legal	250.00	583.31	333.31	1,000.00
.00	.00	.00	09132	Bad Debt	682.00	.00	(682.00)	.00
.00	83.33	83.33	09140	Fees/Permits	661.41	583.31	(78.10)	1,000.00
5,409.50	4,458.33	(951.17)	09150	General Insurance	35,213.56	31,208.31	(4,005.25)	53,500.00
5,426.26	4,824.99	(601.27)		ADMINISTRATIVE & OFFICE	37,535.83	33,774.93	(3,760.90)	57,900.00
18,233.40	15,687.49	(2,545.91)		TOTAL EXPENSES	62,286.17	109,812.43	47,526.26	188,250.00
RESERVES								
1,701.33	1,701.33	.00	09200	Reserve Transfer	11,909.31	11,909.31	.00	20,416.00
1,701.33	1,701.33	.00		TOTAL RESERVES	11,909.31	11,909.31	.00	20,416.00
(2,543.31)	.01	(2,543.32)		Current Year Net Income/(los	48,125.29	.07	48,125.22	.00
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GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 07/01/23
Ending account #: "Last" Ending date: 07/31/23

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1010	Popular Bank Oper	121,133.15	19,816.42	18,233.40	1,583.02	122,716.17

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
07/01/23	AR0021	AR-021	395.00		Owner Cash Receipts	
07/02/23	AR4028	AR04	395.00		Owner Cash Receipts	
07/03/23	AP0098	100263		750.00	CONSOLIDATED COMMUNITY MG	JULY MGT FEE
07/03/23	AR4024	AR04	1,175.00		Owner Cash Receipts	
07/05/23	AR4025	AR04	780.00		Owner Cash Receipts	
07/05/23	AR7194	AR04	4,740.00		Owner Cash Receipts	
07/07/23	AR3915	AR04	395.00		Owner Cash Receipts	
07/08/23	AR3918	AR04	395.00		Owner Cash Receipts	
07/10/23	AR4360	AR04	395.00		Owner Cash Receipts	
07/11/23	AP0291	2		2,600.00	BUSY BEE PRESSURE CLEANIN	REPLC SOFFIT VENTS 6 BLDG
07/11/23	AR4053	AR04	790.00		Owner Cash Receipts	
07/12/23	AP0098	100264		1,696.00	BEST LAWN SERVICE OF AMER	MAY & JUNE LAWN MAINT
07/12/23	AP0098	100265		155.15	RYAN ASSOCIATES, INC.	3212 REPAIRS/CLNING
07/12/23	AP0098	100266		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 6/30-7/13
07/12/23	AP0098	100267		350.00	DIAMOND BRITE MAINT INC	JULY JANITORIAL SVC
07/12/23	AR0614	AR04	395.00		Owner Cash Receipts	
07/14/23	AR0022	AR-022	1,075.28		Owner Cash Receipts	
07/14/23	AR3937	AR04	780.00		Owner Cash Receipts	
07/14/23	AR3940	AR04	395.00		Owner Cash Receipts	
07/15/23	AP0098	300086		1,843.08	WASTE PRO 119-POMPANO	JULY TRASH AUTOPAY
07/17/23	AR4429	AR04	395.00		Owner Cash Receipts	
07/18/23	AR4386	AR04	1,570.00		Owner Cash Receipts	
07/18/23	RJ0007	MONTHLY		54.01	FPL ACH PAYMENTS	
07/18/23	RJ0007	MONTHLY		86.24	FPL ACH PAYMENTS	
07/19/23	AR4058	AR04	1,175.00		Owner Cash Receipts	
07/24/23	AP0098	100268		16.76	CONSOLIDATED COMMUNITY MG	REIMB JUNE OFFICE EXP
07/24/23	AP0098	100269		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 7/14-7/27
07/25/23	AP0098	100270		938.44	RYAN ASSOCIATES, INC.	BAL DUE RESTORE SIGN
07/25/23	AP0098	100271		133.75	ACC BUSIINESS	JULY AT&T MAINT
07/25/23	AP0098	300084		5,409.50	FIRST INSURANCE FUNDING C	JULY INS AUTOPAY
07/25/23	AR4436	AR04	3,000.00		Owner Cash Receipts	
07/28/23	AR0023	AR-023	385.00		Owner Cash Receipts	
07/28/23	AR0024	AR-024	790.00		Owner Cash Receipts	
07/31/23	AP0098	300085		4,051.95	CITY OF CORAL SPRINGS	JULY WATER AUTOPAY
07/31/23	AR4161	AR04	395.00		Owner Cash Receipts	
07/31/23	RJ0004	INTEREST	1.14		OPERATING INTEREST	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1020	Popular Bank Reserve	72,234.86	97.43	.00	97.43	72,332.29

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
07/31/23	RJ0005	INTEREST	97.43		RESERVES INTEREST	

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	5,425.00	17,380.00	17,975.18	595.18CR	4,829.82

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 07/01/23
Ending account #: "Last" Ending date: 07/31/23

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

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
07/01/23	AR0288	AR01	17,380.00		Apply Assmt/Opt Charges	
07/01/23	AR0289	AR08		2,378.18	Prepaid Application	
07/02/23	AR4028	AR04		395.00	Owner Cash Receipts	
07/03/23	AR4024	AR04		1,155.00	Owner Cash Receipts	
07/05/23	AR4025	AR04		780.00	Owner Cash Receipts	
07/05/23	AR7194	AR04		4,645.00	Owner Cash Receipts	
07/07/23	AR3915	AR04		395.00	Owner Cash Receipts	
07/08/23	AR3918	AR04		395.00	Owner Cash Receipts	
07/10/23	AR4360	AR04		395.00	Owner Cash Receipts	
07/11/23	AR4053	AR04		740.00	Owner Cash Receipts	
07/12/23	AR0614	AR04		351.00	Owner Cash Receipts	
07/14/23	AR0022	AR-022		840.00	Owner Cash Receipts	
07/14/23	AR3937	AR04		361.00	Owner Cash Receipts	
07/14/23	AR3940	AR04		395.00	Owner Cash Receipts	
07/18/23	AR4386	AR04		1,175.00	Owner Cash Receipts	
07/19/23	AR4058	AR04		1,175.00	Owner Cash Receipts	
07/25/23	AR4436	AR04		1,580.00	Owner Cash Receipts	
07/28/23	AR0023	AR-023		385.00	Owner Cash Receipts	
07/28/23	AR0024	AR-024		40.00	Owner Cash Receipts	
07/31/23	AR4161	AR04		395.00	Owner Cash Receipts	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1150	A/R Owners Interest	.00	10.28	10.28	.00	.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
07/14/23	AR0000	AR06	10.28		Owner Expense Adjust.	
07/14/23	AR0022	AR-022		10.28	Owner Cash Receipts	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1160	A/R Miscellaneous	150.00	.00	150.00	150.00CR	.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
07/14/23	AR0022	AR-022		150.00	Owner Cash Receipts	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1170	A/R Late Charges	.00	.00	.00	.00	.00
1195	Attorney Fees Receivable	75.00	.00	75.00	75.00CR	.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
07/14/23	AR0022	AR-022		75.00	Owner Cash Receipts	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1210	Utility Deposits	80.00	.00	.00	.00	80.00
1220	Prepaid Insurance	.00	.00	.00	.00	.00
1225	Prepaid Expenses	1,701.33	.00	1,701.33	1,701.33CR	.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
07/01/23	GJ0027	PPD RSRV		1,701.33	July Reserves PPD in June	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 07/01/23
Ending account #: "Last" Ending date: 07/31/23

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
3010	Accounts Payable	.00	18,093.15	18,093.15	.00	.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
07/01/23	AP0099	VH119		750.00	CONSOLIDATED COMMUNITY MG	JULY MGT FEE
07/03/23	AP0098	100263	750.00		CONSOLIDATED COMMUNITY MG	JULY MGT FEE
07/04/23	AP0099	VH123		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 6/30-7/13
07/04/23	AP0099	VH124		350.00	DIAMOND BRITE MAINT INC	JULY JANITORIAL SVC
07/04/23	AP0099	VH125		155.15	RYAN ASSOCIATES, INC.	3212 REPAIRS/CLNING
07/06/23	AP0099	VH122		1,696.00	BEST LAWN SERVICE OF AMER	MAY & JUNE LAWN MAINT
07/11/23	AP0290	VH126		2,600.00	BUSY BEE PRESSURE CLEANIN	REPLC SOFFIT VENTS 6 BLDG
07/11/23	AP0291	2	2,600.00		BUSY BEE PRESSURE CLEANIN	REPLC SOFFIT VENTS 6 BLDG
07/12/23	AP0098	100264	1,696.00		BEST LAWN SERVICE OF AMER	MAY & JUNE LAWN MAINT
07/12/23	AP0098	100265	155.15		RYAN ASSOCIATES, INC.	3212 REPAIRS/CLNING
07/12/23	AP0098	100266	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 6/30-7/13
07/12/23	AP0098	100267	350.00		DIAMOND BRITE MAINT INC	JULY JANITORIAL SVC
07/12/23	AP0099	VH132		133.75	ACC BUSIINESS	JULY AT&T MAINT
07/15/23	AP0098	300086	1,843.08		WASTE PRO 119-POMPANO	JULY TRASH AUTOPAY
07/18/23	AP0099	VH127		16.76	CONSOLIDATED COMMUNITY MG	REIMB JUNE OFFICE EXP
07/18/23	AP0099	VH129		5,409.50	FIRST INSURANCE FUNDING C	JULY INS AUTOPAY
07/18/23	AP0099	VH130		938.44	RYAN ASSOCIATES, INC.	BAL DUE RESTORE SIGN
07/18/23	AP0099	VH131		4,051.95	CITY OF CORAL SPRINGS	JULY WATER AUTOPAY
07/20/23	AP0099	VH128		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 7/14-7/27
07/24/23	AP0098	100268	16.76		CONSOLIDATED COMMUNITY MG	REIMB JUNE OFFICE EXP
07/24/23	AP0098	100269	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 7/14-7/27
07/25/23	AP0098	100270	938.44		RYAN ASSOCIATES, INC.	BAL DUE RESTORE SIGN
07/25/23	AP0098	100271	133.75		ACC BUSIINESS	JULY AT&T MAINT
07/25/23	AP0098	300084	5,409.50		FIRST INSURANCE FUNDING C	JULY INS AUTOPAY
07/27/23	AP0099	VH134		1,843.08	WASTE PRO 119-POMPANO	JULY TRASH AUTOPAY
07/31/23	AP0098	300085	4,051.95		CITY OF CORAL SPRINGS	JULY 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	1,747.22CR	.00	.00	.00	1,747.22CR
3310	Prepaid Member Fees	2,314.18CR	2,378.18	3,983.00	1,604.82CR	3,919.00CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
07/01/23	AR0021	AR-021		395.00	Owner Cash Receipts	
07/01/23	AR0289	AR08	2,378.18		Prepaid Application	
07/03/23	AR4024	AR04		20.00	Owner Cash Receipts	
07/05/23	AR7194	AR04		95.00	Owner Cash Receipts	
07/11/23	AR4053	AR04		50.00	Owner Cash Receipts	
07/12/23	AR0614	AR04		44.00	Owner Cash Receipts	
07/14/23	AR3937	AR04		419.00	Owner Cash Receipts	
07/17/23	AR4429	AR04		395.00	Owner Cash Receipts	
07/18/23	AR4386	AR04		395.00	Owner Cash Receipts	
07/25/23	AR4436	AR04		1,420.00	Owner Cash Receipts	
07/28/23	AR0024	AR-024		750.00	Owner Cash Receipts	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 07/01/23
Ending account #: "Last" Ending date: 07/31/23

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	5,825.91CR	.00	.00	.00	5,825.91CR
5030	Reserve Interest	4,169.29CR	.00	97.43	97.43CR	4,266.72CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
07/31/23	RJ0005	INTEREST		97.43	RESERVES 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	103,895.00CR	.00	17,380.00	17,380.00CR	121,275.00CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
07/01/23	AR0288	AR01		17,380.00	Apply Assmt/Opt Charges	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
6160	Misc. Owner Income	650.00CR	.00	.00	.00	650.00CR
6165	Owners Interest Income	42.72CR	.00	10.28	10.28CR	53.00CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
07/14/23	AR0000	AR06		10.28	Owner Expense Adjust.	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
6170	Owner Late Fees	110.00CR	.00	.00	.00	110.00CR
6190	Admin/Collection Fees Reimb.	225.00CR	.00	.00	.00	225.00CR
6900	Interest	6.63CR	.00	1.14	1.14CR	7.77CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
07/31/23	RJ0004	INTEREST		1.14	OPERATING INTEREST	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7010	Refuse	11,508.48	1,843.08	.00	1,843.08	13,351.56

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
07/27/23	AP0099	VH134	1,843.08		WASTE PRO 119-POMPANO	JULY TRASH AUTOPAY

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7050	Electricity	873.13	140.25	.00	140.25	1,013.38

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
07/18/23	RJ0007	MONTHLY	54.01		FPL ACH PAYMENTS	
07/18/23	RJ0007	MONTHLY	86.24		FPL ACH PAYMENTS	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7060	Water / Sewer	17,549.24	4,051.95	.00	4,051.95	21,601.19

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 07/01/23
Ending account #: "Last" Ending date: 07/31/23

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/18/23	AP0099	VH131	4,051.95		CITY OF CORAL SPRINGS	JULY WATER AUTOPAY	
7148	Fire Ext.			445.12	.00	.00	.00	445.12
7150	Security			551.78	.00	.00	.00	551.78
7155	Parking Enforcement			816.86	148.52	.00	148.52	965.38
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/04/23	AP0099	VH123	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 6/30-7/13	
	07/20/23	AP0099	VH128	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 7/14-7/27	
7210	Repair & Maintenance			41,554.08CR	3,693.59	.00	3,693.59	37,860.49CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/04/23	AP0099	VH125	155.15		RYAN ASSOCIATES, INC.	3212 REPAIRS/CLNING	
	07/11/23	AP0290	VH126	2,600.00		BUSY BEE PRESSURE CLEANIN	REPLC SOFFIT VENTS 6 BLDG	
	07/18/23	AP0099	VH130	938.44		RYAN ASSOCIATES, INC.	BAL DUE RESTORE SIGN	
7220	Janitorial			2,275.00	350.00	.00	350.00	2,625.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/04/23	AP0099	VH124	350.00		DIAMOND BRITE MAINT INC	JULY JANITORIAL SVC	
7222	Supplies			23.49	.00	.00	.00	23.49
7320	Plumbing Repairs			212.93	.00	.00	.00	212.93
7390	Miscellanous Expense			535.00	133.75	.00	133.75	668.75
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/12/23	AP0099	VH132	133.75		ACC BUSIINESS	JULY AT&T MAINT	
8010	Lawn Maintenance			4,876.00	1,696.00	.00	1,696.00	6,572.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/06/23	AP0099	VH122	1,696.00		BEST LAWN SERVICE OF AMER	MAY & JUNE LAWN MAINT	
8020	Irrigation			1,178.85	.00	.00	.00	1,178.85
8030	Tree Trim - Removal			8,151.40	.00	.00	.00	8,151.40
9000	Management Fees			4,500.00	750.00	.00	750.00	5,250.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/01/23	AP0099	VH119	750.00		CONSOLIDATED COMMUNITY MG	JULY MGT FEE	
9110	Office Expense			712.10	16.76	.00	16.76	728.86

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 07/01/23
Ending account #: "Last" Ending date: 07/31/23

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

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
07/18/23	AP0099	VH127	16.76		CONSOLIDATED COMMUNITY MG	REIMB JUNE OFFICE EXP

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	661.41	.00	.00	.00	661.41
9150	General Insurance	29,804.06	5,409.50	.00	5,409.50	35,213.56

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
07/18/23	AP0099	VH129	5,409.50		FIRST INSURANCE FUNDING C	JULY INS AUTOPAY

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
9200	Reserve Transfer	10,207.98	1,701.33	.00	1,701.33	11,909.31

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
07/01/23	GJ0027	PPD RSRV	1,701.33		July Reserves PPD in June	

		Begin-balance	Total-DR	Total-CR	Net-change	End-balance
Gnd Total:		.00	77,710.19	77,710.19	.00	.00

CASH DISBURSEMENTS

Starting Check Date: 7/01/23 Cash account #: "All"
Ending Check Date: 7/31/23

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
Cash account #:		1010	Popular Bank Oper		
7/03/23	100263	CCM	CONSOLIDATED COMMUNITY MG	750.00	JULY MGT FEE
7/11/23	2	BUSYBE	BUSY BEE PRESSURE CLEANING	2,600.00	REPLC SOFFIT VENTS 6 BLDG
7/12/23	100264	BESTLA	BEST LAWN SERVICE OF AMERICA	1,696.00	MAY & JUNE LAWN MAINT
7/12/23	100265	RYAN	RYAN ASSOCIATES, INC.	155.15	3212 REPAIRS/CLNING
7/12/23	100266	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFORCE 6/30-7/13
7/12/23	100267	DIAMON	DIAMOND BRITE MAINT INC	350.00	JULY JANITORIAL SVC
7/15/23	300086	WP	WASTE PRO 119-POMPANO	1,843.08	JULY TRASH AUTOPAY
7/24/23	100268	CCM	CONSOLIDATED COMMUNITY MG	16.76	REIMB JUNE OFFICE EXP
7/24/23	100269	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFORCE 7/14-7/27
7/25/23	100270	RYAN	RYAN ASSOCIATES, INC.	938.44	BAL DUE RESTORE SIGN
7/25/23	100271	ACCBUS	ACC BUSIINESS	133.75	JULY AT&T MAINT
7/25/23	300084	FIRSTI	FIRST INSURANCE FUNDING CORP	5,409.50	JULY INS AUTOPAY
7/31/23	300085	CITYCS	CITY OF CORAL SPRINGS	4,051.95	JULY WATER AUTOPAY
			Totals:	18,093.15	

VICTORIA SQUARE CONDOMINIUM

PREPAYS AS OF July 31, 2023
Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
				=============
TOTAL HOMES:	13	TOTAL PREPAYS		3,919.00
		TOTAL DISTR:	PP	3,919.00

AGED OWNER BALANCES: AS OF July 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	3524.82	910.00	395.00	4829.82
			GRAND TOTAL:	0.00	3524.82	910.00	395.00	4829.82

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
01110	A/R Maintenance	4829.82

	TOTAL	$4829.82

VICTORIA SQUARE CONDOMINIUM

Activity Report
From 07/01/23 To 07/31/23

* - Previous Owner or Renter

Sorted by Account Number	Name	Beginning Balance	Charges Date	Charges Amount	Payments Date	Payments Amount	Adjustment(+/-) Date	Adjustment(+/-) Amount	Ending Balance
TOTAL:		**$3,335.82**		**17,380.00**		**19,815.28**		**10.28**	**$910.82**

RECONCILIATION

Bank #: 01 POPULAR COMMUNITY BANK OPER 1010 Popular Bank Oper
G/L Acct Bal: 122,716.17
Bank Balance: 63,354.78
Statement date: 07/31/23

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
OUTSTANDING ITEMS:					
100259	06/12/23	BUSY BEE PRESSURE CLEANIN		53,000.00-	
300084	07/25/23	FIRST INSURANCE FUNDING C		5,409.50	
	07/31/23	Lockbox cash receipts			395.00
		Total Outstanding		47,590.50-	395.00

Bank Reconciliation Summary

Checkbook Balance	111,340.28	Reconciling Balance	63,354.78
Uncleared Checks, Credits	47,590.50-	Bank Stmt. Balance	63,354.78
Uncleared Deposits, Debits	395.00-	Difference	0.00

POPULAR.

Last statement: June 30, 2023
This statement: July 31, 2023
Total days in statement period: 31

5100842006
(1)

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	$62,166.76
Enclosures	1	Total additions	21,122.75
Low balance	$62,318.68	Total subtractions	19,934.73
Average balance	$67,709.13	Ending balance	$63,354.78
Avg collected balance	$67,007.00		
Interest paid year to date	$7.77		

CHECKS

Number	Date	Amount	Control
2	07-28	2,600.00	000007049173990

OTHER DEBITS

Date	Description	Subtractions
07-05	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100263*2307 03*CONSOLIDATED COMMUNITY MG\117960243\67837393\117960 000041001030177883	750.00
07-06	'Preauthorized Wd WASTE PRO MIAMI3056517011230706 000242071756179921	1,843.08
07-13	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100266*2307 12*GARING PARKINGENFORCEMENT\118689408\68544085\11868 000041001030920748	74.26
07-13	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100265*2307 12*RYAN ASSOCIATESINC\118689396\68544079\118689396 000041001030920740	155.15
07-13	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100267*2307 12*DIAMOND BRITE MAINT INC\118689398\68544080\11868939 000041001030920732	350.00
07-13	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100264*2307 12*BEST LAWN SERVICE OF AMERICA\118689405\68544082\118 000041001030920756	1,696.00
07-18	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT230718 000111000019132413	54.01

POPULAR

Date	Description	Subtractions
07-18	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT230718 000111000019132458	86.24
07-25	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100268*2307 24*CONSOLIDATED COMMUNITY MG\119628234\69499272\119628 000041001037575875	16.76
07-25	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100269*2307 24*GARING PARKINGENFORCEMENT\119628269\69499304\11962 000041001037600613	74.26
07-26	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100271*2307 25*ACC BUSIINESS\119765103\69616317\119765103 000041001031777411	133.75
07-26	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100270*2307 25*RYAN ASSOCIATESINC\119765102\69616316\119765102 000041001031777419	938.44
07-26	'Preauthorized Wd FIRST INSURANCEINSURANCE230726 900-98701063 000071925335100254	5,409.50
07-31	'Cash Mgmt Trsfr Dr REF 2120504LFUNDS TRANSFER TODEP XXXXXX2233 FROMRESERVE TRANSFER 000997000731050454	1,701.33
07-31	'Preauthorized Wd CORALCONCUTILITY230731 000211274457666728	4,051.95

CREDITS

Date	Description	Additions
07-03	'Mail/Courier Deposit 000000005547103970	395.00
07-03	'Lock Box Deposit 000000007082453360	1,175.00
07-05	'Preauthorized Credit PropayTransfer230705 000091000013769757	395.00
07-05	'Lock Box Deposit 000000007082592300	780.00
07-07	'Preauthorized Credit VICTORIA SQUARECONDO FEES230707 000026008814959873	4,740.00
07-07	'Lock Box Deposit 000000007082832940	395.00
07-10	'Lock Box Deposit 000000007082999350	395.00
07-11	'Preauthorized Credit PropayTransfer230711 000091000016683623	395.00
07-11	'Lock Box Deposit 000000007048190170	790.00
07-12	'Lock Box Deposit 000000007083102000	395.00
07-14	'Lock Box Deposit 000000007048468580	780.00
07-17	'Lock Box Deposit 000000007048631950	395.00

POPULAR.

VICTORIA SQUARE CONDO
July 31, 2023

5100842006

Date	Description	Additions
07-17	'Mail/Courier Deposit 000000005547176170	1,075.28
07-18	'Preauthorized Credit PropayTransfer230718 000091000016918983	395.00
07-18	'Lock Box Deposit 000000007048701710	1,570.00
07-19	'Lock Box Deposit 000000007048797620	1,175.00
07-28	'Preauthorized Credit PropayTransfer230728 000091000011933009	3,000.00
07-31	'Cash Mgmt Trsfr Cr REF 2120917LFUNDS TRANSFER FRMDEP XXXXXX2233 FROMREV DUP TRAN JUNE 000997000731091718	1,701.33
07-31	'Mail/Courier Deposit 000000005547215260	385.00
07-31	'Mail/Courier Deposit 000000005547215320	790.00
07-31	'Interest Credit 000000000000000000	1.14

DAILY BALANCES

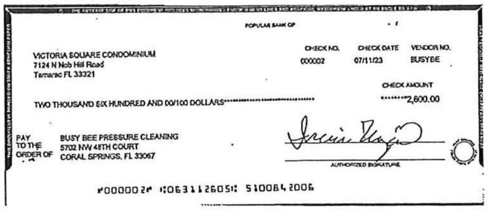
Date	Amount	Date	Amount	Date	Amount
06-30	62,166.76	07-11	69,033.68	07-19	72,403.30
07-03	63,736.76	07-12	69,428.68	07-25	72,312.28
07-05	64,161.76	07-13	67,153.27	07-26	65,830.59
07-06	62,318.68	07-14	67,933.27	07-28	66,230.59
07-07	67,453.68	07-17	69,403.55	07-31	63,354.78
07-10	67,848.68	07-18	71,228.30		

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

POPULAR.

VICTORIA SQUARE CONDO
July 31, 2023


POPULAR BANK OF

VICTORIA SQUARE CONDOMINIUM
7124 N Nob Hill Road
Tamarac FL 33321

CHECK NO.	CHECK DATE	VENDOR NO.
000002	07/11/23	BUSYBE

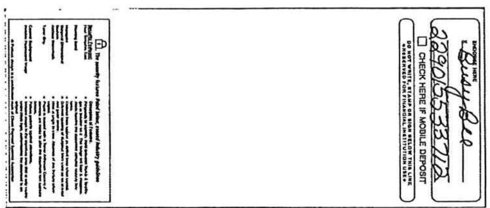
CHECK AMOUNT
********2,600.00

TWO THOUSAND SIX HUNDRED AND 00/100 DOLLARS**********************************

PAY TO THE ORDER OF
BUSY BEE PRESSURE CLEANING
5702 NW 48TH COURT
CORAL SPRINGS, FL 33067

AUTHORIZED SIGNATURE

⑈000002⑈ ⑆063112605⑆ 5100842006



Check # 0002, Posted 07-28-23, Amount 2,600.00

RECONCILIATION

Bank #: 02 POPULAR COMMUNITY BANK RESERVE 1020 Popular Bank Reserve
G/L Acct Bal: 72,332.29
Bank Balance: 72,332.29
Statement date: 07/31/23

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

Bank Reconciliation Summary

Checkbook Balance	72,332.29	Reconciling Balance	72,332.29
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	72,332.29
Uncleared Deposits, Debits	0.00	Difference	0.00

POPULAR.

Last statement: June 30, 2023
This statement: July 31, 2023
Total days in statement period: 31

6808062233
(0)

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

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

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

Pab Platinum Bus MM

Account number	6808062233
Low balance	$72,234.86
Average balance	$72,234.86
Avg collected balance	$72,234.00
Interest paid year to date	$1,048.61

DAILY ACTIVITY

Date	Description	Additions	Subtractions	Balance
06-30	Beginning balance			$72,234.86
07-31	'Cash Mgmt Trsfr Cr REF 2120504L FUNDS TRANSFER FRM DEP XXXXXX2006 FROM RESERVE TRANSFER 997000731050454	1,701.33		73,936.19
07-31	'Cash Mgmt Trsfr Dr REF 2120917L FUNDS TRANSFER TO DEP XXXXXX2006 FROM REV DUP TRAN JUNE 997000731091718		-1,701.33	72,234.86
07-31	'Interest Credit 000000000000000	97.43		72,332.29
07-31	**Ending totals**	**1,798.76**	**-1,701.33**	**$72,332.29**

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