Victoria Square Condominium

FINANCIAL STATEMENTS

PREPARED FOR THE BOARD OF DIRECTORS

June 2023

CONSOLIDATED
Community Management

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

VICTORIA SQUARE CONDOMINIUM

Balance Sheet
As of 06/30/23

ASSETS

CASH:				
1010	Popular Bank Oper	$ 121,133.15		
1020	Popular Bank Reserve	72,234.86		
	SUBTOTAL CASH		$ 193,368.01	
CURRENT ASSETS:				
1110	A/R Maintenance	$ 5,425.00		
1160	A/R Miscellaneous	150.00		
1195	Attorney Fees Receivable	75.00		
1210	Utility Deposits	80.00		
1225	Prepaid Expenses	1,701.33		
	TOTAL CURRENT ASSETS		$ 7,431.33	
	TOTAL ASSETS			$ 200,799.34
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LIABILITIES & EQUITY

CURRENT LIABILITIES:				
3110	Exchange	$ 1,747.22		
3310	Prepaid Member Fees	2,314.18		
	SUBTOTAL CURRENT LIABILITIES		$ 4,061.40	
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	4,169.29		
	RESERVES		$ 72,234.86	
EQUITY:				
5510	Retained Earnings	$ 73,834.48		
	Current Year Net Income/(Loss)	50,668.60		
	SUBTOTAL EQUITY		$ 124,503.08	
	TOTAL LIABILITIES & EQUITY			$ 200,799.34
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VICTORIA SQUARE CONDOMINIUM

INCOME AND EXPENSE STATEMENT

Period: 06/01/23 to 06/30/23

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	103,895.00	104,332.98	(437.98)	208,666.00
.00	.00	.00	06160	Misc. Owner Income	650.00	.00	650.00	.00
42.72	.00	42.72	06165	Owners Interest Income	42.72	.00	42.72	.00
.00	.00	.00	06170	Owner Late Fees	110.00	.00	110.00	.00
.00	.00	.00	06190	Admin/Collection Fees Reimb.	225.00	.00	225.00	.00
1.03	.00	1.03	06900	Interest	6.63	.00	6.63	.00
17,423.75	17,388.83	34.92		SUBTOTAL INCOME	104,929.35	104,332.98	596.37	208,666.00
				EXPENSES				
UTILITIES								
1,993.08	1,666.67	(326.41)	07010	Refuse	11,508.48	10,000.02	(1,508.46)	20,000.00
150.82	141.67	(9.15)	07050	Electricity	873.13	850.02	(23.11)	1,700.00
3,966.88	3,500.00	(466.88)	07060	Water / Sewer	17,549.24	21,000.00	3,450.76	42,000.00
.00	62.50	62.50	07148	Fire Ext.	445.12	375.00	(70.12)	750.00
.00	233.33	233.33	07150	Security	551.78	1,399.98	848.20	2,800.00
148.52	166.67	18.15	07155	Parking Enforcement	816.86	1,000.02	183.16	2,000.00
6,259.30	5,770.84	(488.46)		UTILITIES	31,744.61	34,625.04	2,880.43	69,250.00
BUILDING MAINTENANCE								
(42,818.66)	1,666.67	44,485.33	07210	Repair & Maintenance	(41,554.08)	10,000.02	51,554.10	20,000.00
.00	350.00	350.00	07220	Janitorial	2,275.00	2,100.00	(175.00)	4,200.00
.00	.00	.00	07222	Supplies	23.49	.00	(23.49)	.00
.00	83.33	83.33	07230	Exterminating	.00	499.98	499.98	1,000.00
.00	116.67	116.67	07240	Fire Equipment Maint & Repai	.00	700.02	700.02	1,400.00
.00	83.33	83.33	07320	Plumbing Repairs	212.93	499.98	287.05	1,000.00
.00	83.33	83.33	07340	Paving Repairs	.00	499.98	499.98	1,000.00
133.75	.00	(133.75)	07390	Miscellanous Expense	535.00	.00	(535.00)	.00
(42,684.91)	2,383.33	45,068.24		BUILDING MAINTENANCE	(38,507.66)	14,299.98	52,807.64	28,600.00
GROUND MAINTENANCE								
.00	875.00	875.00	08010	Lawn Maintenance	4,876.00	5,250.00	374.00	10,500.00
.00	458.33	458.33	08020	Irrigation	1,178.85	2,749.98	1,571.13	5,500.00
.00	208.33	208.33	08030	Tree Trim - Removal	8,151.40	1,249.98	(6,901.42)	2,500.00
.00	500.00	500.00	08050	Landscape Extras	.00	3,000.00	3,000.00	6,000.00
.00	2,041.66	2,041.66		GROUND MAINTENANCE	14,206.25	12,249.96	(1,956.29)	24,500.00
MANAGEMENT								
750.00	666.67	(83.33)	09000	Management Fees	4,500.00	4,000.02	(499.98)	8,000.00

VICTORIA SQUARE CONDOMINIUM

INCOME AND EXPENSE STATEMENT

Period: 06/01/23 to 06/30/23

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	4,500.00	4,000.02	(499.98)	8,000.00
ADMINISTRATIVE & OFFICE								
25.55	100.00	74.45	09110	Office Expense	712.10	600.00	(112.10)	1,200.00
.00	100.00	100.00	09120	CPA	.00	600.00	600.00	1,200.00
.00	83.33	83.33	09125	Legal	250.00	499.98	249.98	1,000.00
.00	.00	.00	09132	Bad Debt	682.00	.00	(682.00)	.00
61.25	83.33	22.08	09140	Fees/Permits	661.41	499.98	(161.43)	1,000.00
5,409.50	4,458.33	(951.17)	09150	General Insurance	29,804.06	26,749.98	(3,054.08)	53,500.00
5,496.30	4,824.99	(671.31)		ADMINISTRATIVE & OFFICE	32,109.57	28,949.94	(3,159.63)	57,900.00
(30,179.31)	15,687.49	45,866.80		TOTAL EXPENSES	44,052.77	94,124.94	50,072.17	188,250.00
RESERVES								
1,701.33	1,701.33	.00	09200	Reserve Transfer	10,207.98	10,207.98	.00	20,416.00
1,701.33	1,701.33	.00		TOTAL RESERVES	10,207.98	10,207.98	.00	20,416.00
45,901.73	.01	45,901.72		Current Year Net Income/(los	50,668.60	.06	50,668.54	.00

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 06/01/23
Ending account #: "Last" Ending date: 06/30/23

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1010	Popular Bank Oper	75,953.96	124,762.75	79,583.56	45,179.19	121,133.15

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
06/01/23	AP0098	100253		750.00	CONSOLIDATED COMMUNITY MG	PL
06/01/23	AR0000	AR04	395.00		Owner Cash Receipts	
06/02/23	AR0000	AR04	790.00		Owner Cash Receipts	
06/05/23	AP0098	100254		250.00	STEVEN S. VALANCY, P.A.	LEGAL VIOL UNIT 3246
06/05/23	AP0098	100255		110.21	RYAN ASSOCIATES, INC.	5/28 IRRIG WET CK/REPAIR
06/05/23	AR0000	AR04	1,165.00		Owner Cash Receipts	
06/05/23	AR0000	AR04	4,345.00		Owner Cash Receipts	
06/06/23	AR0000	AR04	790.00		Owner Cash Receipts	
06/06/23	AR0019	AR-019	1,616.72		Owner Cash Receipts	
06/07/23	AR0000	AR04	395.00		Owner Cash Receipts	
06/08/23	AP0098	100256		74.26	GARING PARKING ENFORCEMEN	6/2 - 6/15 PKING ENFORCE
06/08/23	AP0098	100257		61.25	CONSOLIDATED COMMUNITY MG	FL DEPT OF STATE 2023
06/08/23	AP0098	100258		25.55	CONSOLIDATED COMMUNITY MG	REIMB MAY OFFICE EXP
06/08/23	AR0000	AR04	1,175.00		Owner Cash Receipts	
06/09/23	AR0000	AR04	395.00		Owner Cash Receipts	
06/09/23	AR0000	AR04	790.00		Owner Cash Receipts	
06/12/23	AP0098	100259		53,000.00	BUSY BEE PRESSURE CLEANIN	CLEAN PAINT EXTERIOR WALL
06/12/23	AP0099	CK100259	53,000.00		BUSY BEE PRESSURE CLEANIN	PLVoid: Check #100259
06/12/23	AP0254	100259	53,000.00		Void chk, BUSY BEE PRESSU	VOID PER BOD
06/12/23	AR0198	AR04	1,175.00		Owner Cash Receipts	
06/14/23	AP0098	100260		133.75	ACC BUSIINESS	JUNE AT&T MAINT
06/14/23	AP0252	1		9,000.00	BUSY BEE PRESSURE CLEANIN	PRES/CLN/PAINT BLDGS
06/14/23	AR0020	AR-020	2,600.00		Owner Cash Receipts	
06/14/23	AR0707	AR04	1,965.00		Owner Cash Receipts	
06/15/23	AP0098	300081		1,993.08	WASTE PRO 119-POMPANO	JUNE TRASH AUTOPAY
06/15/23	AR0719	AR04	385.00		Owner Cash Receipts	
06/20/23	RJ0007	MONTHLY		57.28	FPL ACH PAYMENTS	
06/20/23	RJ0007	MONTHLY		93.54	FPL ACH PAYMENTS	
06/23/23	AP0098	100261		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 6/16-6/29
06/25/23	AP0098	300082		5,409.50	FIRST INSURANCE FUNDING C	JUNE INS AUTOPAY
06/26/23	AR0753	AR04	395.00		Owner Cash Receipts	
06/27/23	AP0098	300083		3,966.88	CITY OF CORAL SPRINGS	JUNE WATER AUTOPAY
06/29/23	AP0098	100262		1,181.34	RYAN ASSOCIATES, INC.	50% DEP REP/PAINT WALLS
06/29/23	RJ0002	RESERVES		1,701.33	MONTHLY RESERVES	
06/30/23	AR2427	AR04	385.00		Owner Cash Receipts	
06/30/23	RJ0002	RESERVES		1,701.33	MONTHLY RESERVES	
06/30/23	RJ0004	INTEREST	1.03		OPERATING INTEREST	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1020	Popular Bank Reserve	112,676.83	3,558.03	44,000.00	40,441.97CR	72,234.86

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
06/14/23	AP0253	1		44,000.00	BUSY BEE PRESSURE CLEANIN	PRES/CLN/PAINT BLDGS
06/29/23	RJ0002	RESERVES	1,701.33		MONTHLY RESERVES	
06/30/23	RJ0002	RESERVES	1,701.33		MONTHLY RESERVES	
06/30/23	RJ0005	INTEREST	155.37		RESERVES INTEREST	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 06/01/23
Ending account #: "Last" Ending date: 06/30/23

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1025	Due To/From Reserves	.00	.00	.00	.00	.00
1110	A/R Maintenance	7,044.75	17,380.00	18,999.75	1,619.75CR	5,425.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
06/01/23	AR0000	AR04		390.00	Owner Cash Receipts	
06/01/23	AR0243	AR01	17,380.00		Apply Assmt/Opt Charges	
06/01/23	AR0244	AR08		3,033.93	Prepaid Application	
06/02/23	AR0000	AR04		380.00	Owner Cash Receipts	
06/05/23	AR0000	AR04		1,165.00	Owner Cash Receipts	
06/05/23	AR0000	AR04		4,250.00	Owner Cash Receipts	
06/06/23	AR0000	AR04		790.00	Owner Cash Receipts	
06/06/23	AR0019	AR-019		1,249.00	Owner Cash Receipts	
06/07/23	AR0000	AR04		354.07	Owner Cash Receipts	
06/08/23	AR0000	AR04		1,125.00	Owner Cash Receipts	
06/09/23	AR0000	AR04		395.00	Owner Cash Receipts	
06/09/23	AR0000	AR04		395.00	Owner Cash Receipts	
06/12/23	AR0198	AR04		395.00	Owner Cash Receipts	
06/14/23	AR0020	AR-020		2,525.00	Owner Cash Receipts	
06/14/23	AR0707	AR04		1,965.00	Owner Cash Receipts	
06/15/23	AR0719	AR04		322.00	Owner Cash Receipts	
06/30/23	AR2427	AR04		265.75	Owner Cash Receipts	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1150	A/R Owners Interest	.00	42.72	42.72	.00	.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
06/06/23	AR0000	AR06	42.72		Owner Expense Adjust.	
06/06/23	AR0019	AR-019		42.72	Owner Cash Receipts	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1160	A/R Miscellaneous	400.00	.00	250.00	250.00CR	150.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
06/06/23	AR0019	AR-019		250.00	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	225.00	.00	150.00	150.00CR	75.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
06/06/23	AR0019	AR-019		75.00	Owner Cash Receipts	
06/14/23	AR0020	AR-020		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	.00	1,701.33	.00	1,701.33	1,701.33

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 06/01/23
Ending account #: "Last" Ending date: 06/30/23

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
06/30/23	GJ0027	PPD RSRV	1,701.33		July Reserves PPD in June	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
3010	Accounts Payable	360.21CR	173,030.08	172,669.87	360.21	.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
06/01/23	AP0098	100253	750.00		CONSOLIDATED COMMUNITY MG	PL
06/01/23	AP0099	VH99		750.00	CONSOLIDATED COMMUNITY MG	PL
06/05/23	AP0098	100254	250.00		STEVEN S. VALANCY, P.A.	LEGAL VIOL UNIT 3246
06/05/23	AP0098	100255	110.21		RYAN ASSOCIATES, INC.	5/28 IRRIG WET CK/REPAIR
06/07/23	AP0099	VH106		61.25	CONSOLIDATED COMMUNITY MG	FL DEPT OF STATE 2023
06/07/23	AP0099	VH107		25.55	CONSOLIDATED COMMUNITY MG	REIMB MAY OFFICE EXP
06/07/23	AP0099	VH108		1,993.08	WASTE PRO 119-POMPANO	JUNE TRASH AUTOPAY
06/08/23	AP0098	100256	74.26		GARING PARKING ENFORCEMEN	6/2 - 6/15 PKING ENFORCE
06/08/23	AP0098	100257	61.25		CONSOLIDATED COMMUNITY MG	FL DEPT OF STATE 2023
06/08/23	AP0098	100258	25.55		CONSOLIDATED COMMUNITY MG	REIMB MAY OFFICE EXP
06/09/23	AP0099	VH110		53,000.00	BUSY BEE PRESSURE CLEANIN	CLEAN PAINT EXTERIOR WALL
06/09/23	AP0255	110	53,000.00		BUSY BEE PRESSURE CLEANIN	VOID PER BOD
06/11/23	AP0099	VH111		133.75	ACC BUSIINESS	JUNE AT&T MAINT
06/12/23	AP0098	100259	53,000.00		BUSY BEE PRESSURE CLEANIN	CLEAN PAINT EXTERIOR WALL
06/12/23	AP0254	100259		53,000.00	Void chk, BUSY BEE PRESSU	VOID PER BOD
06/14/23	AP0098	100260	133.75		ACC BUSIINESS	JUNE AT&T MAINT
06/14/23	AP0251	VH113		9,000.00	BUSY BEE PRESSURE CLEANIN	PRES/CLN/PAINT BLDGS
06/14/23	AP0251	VH114		44,000.00	BUSY BEE PRESSURE CLEANIN	PRES/CLN/PAINT BLDGS
06/14/23	AP0252	1	9,000.00		BUSY BEE PRESSURE CLEANIN	PRES/CLN/PAINT BLDGS
06/14/23	AP0253	1	44,000.00		BUSY BEE PRESSURE CLEANIN	PRES/CLN/PAINT BLDGS
06/15/23	AP0098	300081	1,993.08		WASTE PRO 119-POMPANO	JUNE TRASH AUTOPAY
06/15/23	AP0099	VH109		74.26	GARING PARKING ENFORCEMEN	6/2 - 6/15 PKING ENFORCE
06/20/23	AP0099	VH116		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 6/16-6/29
06/20/23	AP0099	VH117		5,409.50	FIRST INSURANCE FUNDING C	JUNE INS AUTOPAY
06/20/23	AP0099	VH118		3,966.88	CITY OF CORAL SPRINGS	JUNE WATER AUTOPAY
06/23/23	AP0098	100261	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 6/16-6/29
06/25/23	AP0098	300082	5,409.50		FIRST INSURANCE FUNDING C	JUNE INS AUTOPAY
06/27/23	AP0098	300083	3,966.88		CITY OF CORAL SPRINGS	JUNE WATER AUTOPAY
06/27/23	AP0099	VH120		938.45	RYAN ASSOCIATES, INC.	50% DEP REP/PAINT WALLS
06/27/23	AP0099	VH121		242.89	RYAN ASSOCIATES, INC.	INSTL SIGN 3 DOORS
06/29/23	AP0098	100262	1,181.34		RYAN ASSOCIATES, INC.	50% DEP REP/PAINT WALLS

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	2,994.93CR	3,033.93	2,353.18	680.75	2,314.18CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
06/01/23	AR0000	AR04		5.00	Owner Cash Receipts	
06/01/23	AR0244	AR08	3,033.93		Prepaid Application	
06/02/23	AR0000	AR04		410.00	Owner Cash Receipts	
06/05/23	AR0000	AR04		95.00	Owner Cash Receipts	
06/07/23	AR0000	AR04		40.93	Owner Cash Receipts	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 06/01/23
Ending account #: "Last" Ending date: 06/30/23

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

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
06/08/23	AR0000	AR04		50.00	Owner Cash Receipts	
06/09/23	AR0000	AR04		395.00	Owner Cash Receipts	
06/12/23	AR0198	AR04		780.00	Owner Cash Receipts	
06/15/23	AR0719	AR04		63.00	Owner Cash Receipts	
06/26/23	AR0753	AR04		395.00	Owner Cash Receipts	
06/30/23	AR2427	AR04		119.25	Owner Cash Receipts	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5010	Reserve Roof	50,790.46CR	.00	1,364.00	1,364.00CR	52,154.46CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
06/29/23	RJ0002	RESERVES		682.00	MONTHLY RESERVES	
06/30/23	RJ0002	RESERVES		682.00	MONTHLY RESERVES	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5015	Reserve Painting	45,056.35CR	44,000.00	916.66	43,083.34	1,973.01CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
06/14/23	AP0251	VH114	44,000.00		BUSY BEE PRESSURE CLEANIN	PRES/CLN/PAINT BLDGS
06/29/23	RJ0002	RESERVES		458.33	MONTHLY RESERVES	
06/30/23	RJ0002	RESERVES		458.33	MONTHLY RESERVES	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5020	Reserve Paving	7,545.85CR	.00	566.34	566.34CR	8,112.19CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
06/29/23	RJ0002	RESERVES		283.17	MONTHLY RESERVES	
06/30/23	RJ0002	RESERVES		283.17	MONTHLY RESERVES	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5025	Reserve- 40 Year Inspection	5,270.25CR	.00	555.66	555.66CR	5,825.91CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
06/29/23	RJ0002	RESERVES		277.83	MONTHLY RESERVES	
06/30/23	RJ0002	RESERVES		277.83	MONTHLY RESERVES	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5030	Reserve Interest	4,013.92CR	.00	155.37	155.37CR	4,169.29CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
06/30/23	RJ0005	INTEREST		155.37	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	86,515.00CR	.00	17,380.00	17,380.00CR	103,895.00CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
06/01/23	AR0243	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	.00	.00	42.72	42.72CR	42.72CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 06/01/23
Ending account #: "Last" Ending date: 06/30/23

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	06/06/23	AR0000	AR06		42.72	Owner Expense Adjust.		
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			5.60CR	.00	1.03	1.03CR	6.63CR
	DATE	**SOURCE**	**REFERENCE**	**DR-AMOUNT**	**CR-AMOUNT**	**DESCRIPTION**		**A/P REFERENCE**
	06/30/23	RJ0004	INTEREST		1.03	OPERATING INTEREST		
7010	Refuse			9,515.40	1,993.08	.00	1,993.08	11,508.48
	DATE	**SOURCE**	**REFERENCE**	**DR-AMOUNT**	**CR-AMOUNT**	**DESCRIPTION**		**A/P REFERENCE**
	06/07/23	AP0099	VH108	1,993.08		WASTE PRO 119-POMPANO		JUNE TRASH AUTOPAY
7050	Electricity			722.31	150.82	.00	150.82	873.13
	DATE	**SOURCE**	**REFERENCE**	**DR-AMOUNT**	**CR-AMOUNT**	**DESCRIPTION**		**A/P REFERENCE**
	06/20/23	RJ0007	MONTHLY	57.28		FPL ACH PAYMENTS		
	06/20/23	RJ0007	MONTHLY	93.54		FPL ACH PAYMENTS		
7060	Water / Sewer			13,582.36	3,966.88	.00	3,966.88	17,549.24
	DATE	**SOURCE**	**REFERENCE**	**DR-AMOUNT**	**CR-AMOUNT**	**DESCRIPTION**		**A/P REFERENCE**
	06/20/23	AP0099	VH118	3,966.88		CITY OF CORAL SPRINGS		JUNE WATER AUTOPAY
7148	Fire Ext.			445.12	.00	.00	.00	445.12
7150	Security			551.78	.00	.00	.00	551.78
7155	Parking Enforcement			668.34	148.52	.00	148.52	816.86
	DATE	**SOURCE**	**REFERENCE**	**DR-AMOUNT**	**CR-AMOUNT**	**DESCRIPTION**		**A/P REFERENCE**
	06/15/23	AP0099	VH109	74.26		GARING PARKING ENFORCEMEN		6/2 - 6/15 PKING ENFORCE
	06/20/23	AP0099	VH116	74.26		GARING PARKING ENFORCEMEN		PKING ENFORCE 6/16-6/29
7210	Repair & Maintenance			1,264.58	63,181.34	106,000.00	42,818.66CR	41,554.08CR
	DATE	**SOURCE**	**REFERENCE**	**DR-AMOUNT**	**CR-AMOUNT**	**DESCRIPTION**		**A/P REFERENCE**
	06/09/23	AP0099	VH110	53,000.00		BUSY BEE PRESSURE CLEANIN		CLEAN PAINT EXTERIOR WALL
	06/09/23	AP0255	110		53,000.00	BUSY BEE PRESSURE CLEANIN		CLEAN PAINT EXTERIOR WALL
	06/12/23	AP0099	CK100259		53,000.00	BUSY BEE PRESSURE CLEANIN		PLVoid: Check #100259
	06/14/23	AP0251	VH113	9,000.00		BUSY BEE PRESSURE CLEANIN		PRES/CLN/PAINT BLDGS
	06/27/23	AP0099	VH120	938.45		RYAN ASSOCIATES, INC.		50% DEP REP/PAINT WALLS
	06/27/23	AP0099	VH121	242.89		RYAN ASSOCIATES, INC.		INSTL SIGN 3 DOORS
7220	Janitorial			2,275.00	.00	.00	.00	2,275.00

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 06/01/23
Ending account #: "Last" Ending date: 06/30/23

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7222	Supplies	23.49	.00	.00	.00	23.49
7320	Plumbing Repairs	212.93	.00	.00	.00	212.93
7390	Miscellanous Expense	401.25	133.75	.00	133.75	535.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
06/11/23	AP0099	VH111	133.75		ACC BUSIINESS	JUNE AT&T MAINT

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
8010	Lawn Maintenance	4,876.00	.00	.00	.00	4,876.00
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	3,750.00	750.00	.00	750.00	4,500.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
06/01/23	AP0099	VH99	750.00		CONSOLIDATED COMMUNITY MG	PL

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
9110	Office Expense	686.55	25.55	.00	25.55	712.10

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
06/07/23	AP0099	VH107	25.55		CONSOLIDATED COMMUNITY MG	REIMB MAY 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	600.16	61.25	.00	61.25	661.41

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
06/07/23	AP0099	VH106	61.25		CONSOLIDATED COMMUNITY MG	FL DEPT OF STATE 2023

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
9150	General Insurance	24,394.56	5,409.50	.00	5,409.50	29,804.06

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
06/20/23	AP0099	VH117	5,409.50		FIRST INSURANCE FUNDING C	JUNE INS AUTOPAY

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
9200	Reserve Transfer	8,506.65	3,402.66	1,701.33	1,701.33	10,207.98

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
06/29/23	RJ0002	RESERVES	1,701.33		MONTHLY RESERVES	
06/30/23	GJ0027	PPD RSRV		1,701.33	July Reserves PPD in June	
06/30/23	RJ0002	RESERVES	1,701.33		MONTHLY RESERVES	

		Begin-balance	Total-DR	Total-CR	Net-change	End-balance
Gnd Total:		.00	446,732.19	446,732.19	.00	.00

VICTORIA SQUARE CONDOMINIUM

CASH DISBURSEMENTS

Starting Check Date: 6/01/23 Cash account #: "All"
Ending Check Date: 6/30/23

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
Cash account #:		1010	Popular Bank Oper		
6/01/23	100253	CCM	CONSOLIDATED COMMUNITY MG	750.00	PL
6/05/23	100254	STEVE	STEVEN S. VALANCY, P.A.	250.00	LEGAL VIOL UNIT 3246
6/05/23	100255	RYAN	RYAN ASSOCIATES, INC.	110.21	5/28 IRRIG WET CK/REPAIR
6/08/23	100256	GARING	GARING PARKING ENFORCEMENT	74.26	6/2 - 6/15 PKING ENFORCE
6/08/23	100257	CCM	CONSOLIDATED COMMUNITY MG	61.25	FL DEPT OF STATE 2023
6/08/23	100258	CCM	CONSOLIDATED COMMUNITY MG	25.55	REIMB MAY OFFICE EXP
6/12/23	100259	(M)BUSYBE	BUSY BEE PRESSURE CLEANING	53,000.00 -	
6/12/23	100259	VOID		.00	
6/14/23	1	BUSYBE	BUSY BEE PRESSURE CLEANING	9,000.00	PRES/CLN/PAINT BLDGS
6/14/23	100260	ACCBUS	ACC BUSIINESS	133.75	JUNE AT&T MAINT
6/15/23	300081	WP	WASTE PRO 119-POMPANO	1,993.08	JUNE TRASH AUTOPAY
6/23/23	100261	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFORCE 6/16-6/29
6/25/23	300082	FIRSTI	FIRST INSURANCE FUNDING CORP	5,409.50	JUNE INS AUTOPAY
6/27/23	300083	CITYCS	CITY OF CORAL SPRINGS	3,966.88	JUNE WATER AUTOPAY
6/29/23	100262	RYAN	RYAN ASSOCIATES, INC.	1,181.34	
			Totals:	29,969.92-	
Cash account #:		1020	Popular Bank Reserve		
6/14/23	1	BUSYBE	BUSY BEE PRESSURE CLEANING	44,000.00	PRES/CLN/PAINT BLDGS
			Totals:	44,000.00	

PREPAYS AS OF June 30, 2023
Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
				=============
TOTAL HOMES:	13	TOTAL PREPAYS		2,314.18
		TOTAL DISTR:	PP	2,314.18

AGED OWNER BALANCES: AS OF June 30, 2023
ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS

R E P O R T   S U M M A R Y

CODE	N/A	DESCRIPTION	ACCOUNT #	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
A1		MAINTENANCE	1110	3695.00	682.00-	1680.00	732.00	5425.00
03		Admin. Fees	1195	0.00	0.00	75.00	0.00	75.00
07		Misc. Charges	1160	0.00	0.00	0.00	150.00	150.00
			GRAND TOTAL:	3695.00	682.00-	1755.00	882.00	5650.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
01110	A/R Maintenance	5425.00
01160	A/R Miscellaneous	150.00
01195	Attorney Fees Receivable	75.00
	T O T A L	$5650.00

VICTORIA SQUARE CONDOMINIUM

Activity Report
From 06/01/23 To 06/30/23

* - 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:		$4,674.82		17,380.00		18,761.72		42.72	$3,335.82

AGED ACCOUNTS PAYABLE SUMMARY

Starting vendor: "First" Ending vendor: "Last"
Cut off date: 06/30/23

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

RECONCILIATION

Bank #: 01 POPULAR COMMUNITY BANK OPER 1010 Popular Bank Oper
G/L Acct Bal: 121,133.15
Bank Balance: 62,166.76
Statement date: 06/30/23

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
OUTSTANDING ITEMS:					
100259	06/12/23	BUSY BEE PRESSURE CLEANIN		53,000.00-	
300082	06/25/23	FIRST INSURANCE FUNDING C		5,409.50	
		Total Outstanding		47,590.50-	.00

Bank Reconciliation Summary

Checkbook Balance	109,757.26	Reconciling Balance	62,166.76
Uncleared Checks, Credits	47,590.50-	Bank Stmt. Balance	62,166.76
Uncleared Deposits, Debits	0.00	Difference	0.00

POPULAR.

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

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	$69,987.57
Enclosures	1	Total additions	71,762.75
Low balance	$26,754.94	Total subtractions	79,583.56
Average balance	$63,822.45	Ending balance	$62,166.76
Avg collected balance	$62,535.00		
Interest paid year to date	$6.63		

CHECKS

Number	Date	Amount	Control
1	06-23	9,000.00	000007047468290

OTHER DEBITS

Date	Description	Subtractions
06-02	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100253*2306 01*CONSOLIDATED COMMUNITY MG\115451414\64767826\115451 000041001037003575	750.00
06-05	'Preauthorized Wd WASTE PRO MIAMI3056517011230605 000242071753164566	1,993.08
06-06	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100255*2306 05*RYAN ASSOCIATESINC\115682761\65006765\115682761 000041001037832074	110.21
06-06	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100254*2306 05*STEVEN S VALANCY PA\115682777\65006781\115682777 000041001037832082	250.00
06-09	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100258*2306 08*CONSOLIDATED COMMUNITY MG\116071010\65323777\116071 000041001031061990	25.55
06-09	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100257*2306 08*CONSOLIDATED COMMUNITY MG\116071006\65323774\116071 000041001031061988	61.25
06-09	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100256*2306 08*GARING PARKINGENFORCEMENT\116071001\65373502\11607 000041001032468835	74.26

POPULAR®

VICTORIA SQUARE CONDO
June 30, 2023

5100842006

Date	Description	Subtractions
06-13	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100259*2306 12*BUSY BEE PRESSURE CLEANING\116266725\65674476\11626 000041001030248999	53,000.00
06-15	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100260*2306 14*ACC BUSIINESS\116480499\65920312\116480499 000041001039334718	133.75
06-20	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT230620 000111000019511332	57.28
06-20	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT230620 000111000019511354	93.54
06-26	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100261*2306 23*GARING PARKINGENFORCEMENT\117311166\67220258\11731 000041001039550527	74.26
06-27	'Preauthorized Wd CORALCONCUTILITY230627 000211274457557052	3,966.88
06-27	'Preauthorized Wd FIRST INSURANCEINSURANCE230627 900-98701063 000071925333293964	5,409.50
06-29	'Cash Mgmt Trsfr Dr REF 1801138LFUNDS TRANSFER TODEP XXXXXX2233 FROMJUNE RESERVES 000997000629113801	1,701.33
06-30	'Cash Mgmt Trsfr Dr REF 1810504LFUNDS TRANSFER TODEP XXXXXX2233 FROMRESERVE TRANSFER 000997000630050428	1,701.33
06-30	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100262*2306 29*RYAN ASSOCIATESINC\117764340\67600330\117764340 000041001039039921	1,181.34

CREDITS

Date	Description	Additions
06-01	'Lock Box Deposit 000000007046448610	395.00
06-02	'Lock Box Deposit 000000007080894190	790.00
06-05	'Lock Box Deposit 000000007081078300	1,165.00
06-06	'Lock Box Deposit 000000007081209590	790.00
06-07	'Preauthorized Credit VICTORIA SQUARECONDO FEES230607 000026008819600791	4,345.00
06-07	'Lock Box Deposit 000000007046658590	395.00
06-07	'Mail/Courier Deposit 000000005547009230	1,616.72
06-08	'Lock Box Deposit 000000007046771710	1,175.00
06-09	'Lock Box Deposit 000000007046867710	790.00

POPULAR.

VICTORIA SQUARE CONDO
June 30, 2023

5100842006

Date	Description	Additions
06-12	'Lock Box Deposit 000000007081450770	1,175.00
06-13	'Preauthorized Credit PropayTransfer230613 000091000015758832	395.00
06-14	'Lock Box Deposit 000000007047105390	1,965.00
06-15	'Lock Box Deposit 000000007047203520	385.00
06-16	'Mail/Courier Deposit 000000005547062160	2,600.00
06-20	'Preauthorized Credit VICTORIA SQUAREAVIDPAYREF*CK*100259*2306 12*BUSY BEE PRESSURE CLEANING\116266725\66285638\11676 000041001032911707	53,000.00
06-26	'Lock Box Deposit 000000007082070860	395.00
06-30	'Lock Box Deposit 000000007047762860	385.00
06-30	'Interest Credit 000000000000000000	1.03

DAILY BALANCES

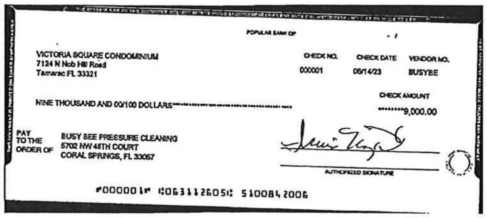
Date	Amount	Date	Amount	Date	Amount
05-31	69,987.57	06-09	78,184.94	06-20	84,420.37
06-01	70,382.57	06-12	79,359.94	06-23	75,420.37
06-02	70,422.57	06-13	26,754.94	06-26	75,741.11
06-05	69,594.49	06-14	28,719.94	06-27	66,364.73
06-06	70,024.28	06-15	28,971.19	06-29	64,663.40
06-07	76,381.00	06-16	31,571.19	06-30	62,166.76
06-08	77,556.00				

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

VICTORIA SQUARE CONDO
June 30, 2023

5100842006


POPULAR BANK OF

VICTORIA SQUARE CONDOMINIUM
7124 N Nob Hill Road
Tamarac FL 33321

CHECK NO.	CHECK DATE	VENDOR NO.
000001	06/14/23	BUSYBE

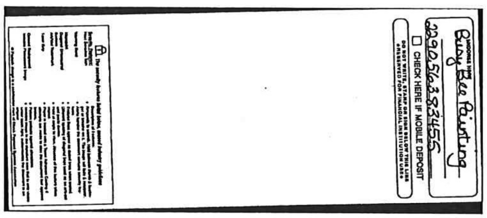
NINE THOUSAND AND 00/100 DOLLARS**********************************

CHECK AMOUNT
********9,000.00

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

AUTHORIZED SIGNATURE

⑈000001⑈ ⑆063112605⑆ 5100842006


ENDORSE HERE
Busy Bee Painting
2290563834S6
☐ CHECK HERE IF MOBILE DEPOSIT
DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
RESERVED FOR FINANCIAL INSTITUTION USE

Check # 0001, Posted 06-23-23, Amount 9,000.00

RECONCILIATION

Bank #: 02 POPULAR COMMUNITY BANK RESERVE 1020 Popular Bank Reserve
G/L Acct Bal: 72,234.86
Bank Balance: 72,234.86
Statement date: 06/30/23

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

Bank Reconciliation Summary

==========================

Checkbook Balance	72,234.86	Reconciling Balance	72,234.86
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	72,234.86
Uncleared Deposits, Debits	0.00	Difference	0.00

POPULAR.

6808062233
(1)

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

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
Enclosures	1
Low balance	$68,676.83
Average balance	$101,113.63
Avg collected balance	$101,113.00
Interest paid year to date	$951.18

DAILY ACTIVITY

Date	Description	Additions	Subtractions	Balance
05-31	Beginning balance			$112,676.83
06-23	Check 1 000007047468300		-44,000.00	68,676.83
06-29	'Cash Mgmt Trsfr Cr REF 1801138L FUNDS TRANSFER FRM DEP XXXXXX2006 FROM JUNE RESERVES 997000629113801	1,701.33		70,378.16
06-30	'Cash Mgmt Trsfr Cr REF 1810504L FUNDS TRANSFER FRM DEP XXXXXX2006 FROM RESERVE TRANSFER 997000630050428	1,701.33		72,079.49
06-30	'Interest Credit 000000000000000	155.37		72,234.86
06-30	**Ending totals**	**3,558.03**	**-44,000.00**	**$72,234.86**

CHECKS

Number	Date	Amount	Control
1	06-23	44,000.00	000007047468300

Thank you for banking with Popular

POPULAR.

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®

POPULAR BANK RESERVE

VICTORIA SQUARE CONDOMINIUM
7124 N Nob Hill Road
Tamarac FL 33321

CHECK NO.	CHECK DATE	VENDOR NO.
000001	06/14/23	BUSYBE

FORTY-FOUR THOUSAND AND 00/100 DOLLARS*****

CHECK AMOUNT
******44,000.00

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

AUTHORIZED SIGNATURE

⑈000001⑈ ⑆063112605⑆ 6808062233

Check # 0001, Posted 06-23-23, Amount 44,000.00