

Victoria Square

FINANCIAL STATEMENTS

PREPARED FOR THE BOARD OF DIRECTORS

March 2023



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

VICTORIA SQUARE CONDOMINIUM

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Balance Sheet
As of 03/31/23

ASSETS

CASH:

1010	Popular Bank Oper	\$ 74,096.85
1020	Popular Bank Reserve	108,920.13

SUBTOTAL CASH		\$ 183,016.98
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CURRENT ASSETS:

1110	A/R Maintenance	\$ 12,720.75
1160	A/R Miscellaneous	650.00
1170	A/R Late Charges	70.00
1210	Utility Deposits	80.00

TOTAL CURRENT ASSETS		\$ 13,520.75
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TOTAL ASSETS		\$ 196,537.73
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

3010	Accounts Payable	\$ 333.84
3110	Exchange	1,747.22
3310	Prepaid Member Fees	4,061.00

SUBTOTAL CURRENT LIABILITIES		\$ 6,142.06
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RESERVES

5010	Reserve Roof	\$ 49,426.46
5015	Reserve Painting	44,139.69
5020	Reserve Paving	6,979.51
5025	Reserve- 40 Year Inspection	4,714.59
5030	Reserve Interest	3,659.88

RESERVES		\$ 108,920.13
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EQUITY:

5510	Retained Earnings	\$ 73,834.48
	Current Year Net Income/(Loss)	7,641.06

SUBTOTAL EQUITY		\$ 81,475.54
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TOTAL LIABILITIES & EQUITY		\$ 196,537.73
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VICTORIA SQUARE CONDOMINIUM

Page: 1

INCOME AND EXPENSE STATEMENT

Period: 03/01/23 to 03/31/23

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	52,140.00	52,166.49	(26.49)	208,666.00
.00	.00	.00	06160	Misc. Owner Income	650.00	.00	650.00	.00
120.00	.00	120.00	06170	Owner Late Fees	120.00	.00	120.00	.00
1.12	.00	1.12	06900	Interest	3.16	.00	3.16	.00
17,501.12	17,388.83	112.29		SUBTOTAL INCOME	52,913.16	52,166.49	746.67	208,666.00
EXPENSES								
UTILITIES								
1,843.08	1,666.67	(176.41)	07010	Refuse	5,679.24	5,000.01	(679.23)	20,000.00
146.98	141.67	(5.31)	07050	Electricity	430.67	425.01	(5.66)	1,700.00
3,569.90	3,500.00	(69.90)	07060	Water / Sewer	6,864.37	10,500.00	3,635.63	42,000.00
.00	62.50	62.50	07148	Fire Ext.	.00	187.50	187.50	750.00
.00	233.33	233.33	07150	Security	551.78	699.99	148.21	2,800.00
222.78	166.67	(56.11)	07155	Parking Enforcement	371.30	500.01	128.71	2,000.00
5,782.74	5,770.84	(11.90)		UTILITIES	13,897.36	17,312.52	3,415.16	69,250.00
BUILDING MAINTENANCE								
669.82	1,666.67	996.85	07210	Repair & Maintenance	1,007.58	5,000.01	3,992.43	20,000.00
350.00	350.00	.00	07220	Janitorial	1,125.00	1,050.00	(75.00)	4,200.00
.00	.00	.00	07222	Supplies	23.49	.00	(23.49)	.00
.00	83.33	83.33	07230	Exterminating	.00	249.99	249.99	1,000.00
.00	116.67	116.67	07240	Fire Equipment Maint & Repai	.00	350.01	350.01	1,400.00
.00	83.33	83.33	07320	Plumbing Repairs	212.93	249.99	37.06	1,000.00
.00	83.33	83.33	07340	Paving Repairs	.00	249.99	249.99	1,000.00
133.75	.00	(133.75)	07390	Miscellaneous Expense	133.75	.00	(133.75)	.00
1,153.57	2,383.33	1,229.76		BUILDING MAINTENANCE	2,502.75	7,149.99	4,647.24	28,600.00
GROUND MAINTENANCE								
1,060.00	875.00	(185.00)	08010	Lawn Maintenance	3,180.00	2,625.00	(555.00)	10,500.00
965.14	458.33	(506.81)	08020	Irrigation	1,015.14	1,374.99	359.85	5,500.00
3,922.00	208.33	(3,713.67)	08030	Tree Trim - Removal	8,151.40	624.99	(7,526.41)	2,500.00
.00	500.00	500.00	08050	Landscape Extras	.00	1,500.00	1,500.00	6,000.00
5,947.14	2,041.66	(3,905.48)		GROUND MAINTENANCE	12,346.54	6,124.98	(6,221.56)	24,500.00
MANAGEMENT								
750.00	666.67	(83.33)	09000	Management Fees	2,250.00	2,000.01	(249.99)	8,000.00
750.00	666.67	(83.33)		MANAGEMENT	2,250.00	2,000.01	(249.99)	8,000.00

VICTORIA SQUARE CONDOMINIUM

INCOME AND EXPENSE STATEMENT

Period: 03/01/23 to 03/31/23

Current Period								
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Yearly Budget
ADMINISTRATIVE & OFFICE								
50.81	100.00	49.19	09110	Office Expense	484.53	300.00	(184.53)	1,200.00
.00	100.00	100.00	09120	CPA	.00	300.00	300.00	1,200.00
.00	83.33	83.33	09125	Legal	.00	249.99	249.99	1,000.00
.00	83.33	83.33	09140	Fees/Permits	600.16	249.99	(350.17)	1,000.00
.00	4,458.33	4,458.33	09150	General Insurance	8,086.77	13,374.99	5,288.22	53,500.00
50.81	4,824.99	4,774.18		ADMINISTRATIVE & OFFICE	9,171.46	14,474.97	5,303.51	57,900.00
13,684.26	15,687.49	2,003.23		TOTAL EXPENSES	40,168.11	47,062.47	6,894.36	188,250.00
RESERVES								
1,701.33	1,701.33	.00	09200	Reserve Transfer	5,103.99	5,103.99	.00	20,416.00
1,701.33	1,701.33	.00		TOTAL RESERVES	5,103.99	5,103.99	.00	20,416.00
2,115.53	.01	2,115.52		Current Year Net Income/(los	7,641.06	.03	7,641.03	.00
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GENERAL LEDGER TRIAL BALANCE

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

Starting date: 03/01/23
Ending date: 03/31/23

Acct-#	Description		Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1010	Popular Bank Oper		73,299.07	16,462.12	15,664.34	797.78	74,096.85
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	03/01/23	AP0098	100216		750.00	CONSOLIDATED COMMUNITY MG	MARCH MGT FEE
	03/01/23	AP0098	100217		399.66	CONSOLIDATED COMMUNITY MG	2023 MAINT COUPONS
	03/01/23	AP0098	100218		212.93	RYAN ASSOCIATES, INC.	UNIT 3260 BATHRM REPAIRS
	03/01/23	AP0098	300075		1,843.08	WASTE PRO 119-POMPANO	MARCH TRASH AUTOPAY
	03/01/23	AR0000	AR04	760.00		Owner Cash Receipts	
	03/02/23	AR0000	AR04	2,370.00		Owner Cash Receipts	
	03/03/23	AP0098	100219		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 2/24-3/9
	03/03/23	AP0098	100220		1,057.16	RYAN ASSOCIATES, INC.	INSPECT/REPAIRS # 3208
	03/06/23	AR0000	AR04	2,340.00		Owner Cash Receipts	
	03/08/23	AR0000	AR04	1,975.00		Owner Cash Receipts	
	03/09/23	AR0000	AR04	1,570.00		Owner Cash Receipts	
	03/10/23	AP0098	100221		32.17	IRWIN NOZICK	REIMB WEBSITE DOMAIN RENW
	03/10/23	AP0098	100222		18.64	CONSOLIDATED COMMUNITY MG	REIMB FEB OFFICE EXP
	03/10/23	AP0098	100223		350.00	DIAMOND BRITE MAINT INC	MARCH JANITORIAL SVC
	03/10/23	AR0000	AR04	385.00		Owner Cash Receipts	
	03/13/23	AR0000	AR04	780.00		Owner Cash Receipts	
	03/14/23	AR0000	AR04	790.00		Owner Cash Receipts	
	03/15/23	AR0000	AR04	1,570.00		Owner Cash Receipts	
	03/16/23	AP0098	100224		136.96	RYAN ASSOCIATES, INC.	INSPECT REPORT # 3252
	03/16/23	AP0098	100225		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 3/10-3/23
	03/16/23	AR0000	AR04	385.00		Owner Cash Receipts	
	03/20/23	AP0098	100226		107.00	RYAN ASSOCIATES, INC.	UNIT 3210 INSPECT REPORT
	03/20/23	AP0098	100227		133.75	ACC BUSINESS	MARCH AT&T MAINT
	03/20/23	AR0000	AR04	1,570.00		Owner Cash Receipts	
	03/22/23	AR0000	AR04	395.00		Owner Cash Receipts	
	03/23/23	AP0098	100228		3,922.00	BEST LAWN SERVICE OF AMER	TRIM TREES/HEDGES
	03/23/23	AP0098	100229		1,060.00	BEST LAWN SERVICE OF AMER	JAN LAWN MAINT
	03/23/23	AR0012	AR-012	781.00		Owner Cash Receipts	
	03/28/23	AR0000	AR04	790.00		Owner Cash Receipts	
	03/29/23	AP0098	100230		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCMNT 3/24-4/6
	03/29/23	AP0098	300073		3,569.90	CITY OF CORAL SPRINGS	MARCH WATER AUTOPAY
	03/31/23	CR0000	ADJUST		55.74	FPL	
	03/31/23	CR0000	ADJUST		91.24	FPL	
	03/31/23	RJ0004	INTEREST	1.12		OPERATING INTEREST	
	03/31/23	RJ0006	TRANSFER		1,701.33	RESERVE TRANSFER	
1020	Popular Bank Reserve		107,060.84	1,859.29	.00	1,859.29	108,920.13
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	03/31/23	RJ0005	INTEREST	157.96		RESERVES INTEREST	
	03/31/23	RJ0006	TRANSFER	1,701.33		RESERVE TRANSFER	
1025	Due To/From Reserves		.00	.00	.00	.00	.00
1110	A/R Maintenance		11,792.75	17,380.00	16,452.00	928.00	12,720.75

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 03/01/23
Ending date: 03/31/23

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	03/01/23	AR0000	AR04		760.00	Owner Cash Receipts		
	03/01/23	AR0139	AR01	17,380.00		Apply Assmt/Opt Charges		
	03/01/23	AR0140	AR08		2,920.00	Prepaid Application		
	03/02/23	AR0000	AR04		2,370.00	Owner Cash Receipts		
	03/06/23	AR0000	AR04		1,955.00	Owner Cash Receipts		
	03/08/23	AR0000	AR04		1,530.00	Owner Cash Receipts		
	03/09/23	AR0000	AR04		1,204.00	Owner Cash Receipts		
	03/10/23	AR0000	AR04		385.00	Owner Cash Receipts		
	03/10/23	AR0000	AR06		341.00	Owner Expense Adjust.		
	03/13/23	AR0000	AR04		780.00	Owner Cash Receipts		
	03/14/23	AR0000	AR04		770.00	Owner Cash Receipts		
	03/15/23	AR0000	AR04		1,072.00	Owner Cash Receipts		
	03/16/23	AR0000	AR04		375.00	Owner Cash Receipts		
	03/20/23	AR0000	AR04		1,560.00	Owner Cash Receipts		
	03/22/23	AR0000	AR04		44.00	Owner Cash Receipts		
	03/23/23	AR0012	AR-012		386.00	Owner Cash Receipts		
1160	A/R Miscellaneous			650.00	.00	.00	.00	650.00
1170	A/R Late Charges			.00	160.00	90.00	70.00	70.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	03/14/23	AR0000	AR04		20.00	Owner Cash Receipts		
	03/14/23	AR0159	AR02	160.00		Apply Late Fees		
	03/15/23	AR0000	AR04		10.00	Owner Cash Receipts		
	03/16/23	AR0000	AR04		10.00	Owner Cash Receipts		
	03/16/23	AR0000	AR06		10.00	Owner Expense Adjust.		
	03/20/23	AR0000	AR04		10.00	Owner Cash Receipts		
	03/22/23	AR0000	AR06		10.00	Owner Expense Adjust.		
	03/22/23	AR0000	AR06		10.00	Owner Expense Adjust.		
	03/23/23	AR0000	AR06		10.00	Owner Expense Adjust.		
1210	Utility Deposits			80.00	.00	.00	.00	80.00
1220	Prepaid Insurance			.00	.00	.00	.00	.00
3010	Accounts Payable			612.59CR	13,816.03	13,537.28	278.75	333.84CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	03/01/23	AP0098	100216	750.00		CONSOLIDATED COMMUNITY MG	MARCH MGT FEE	
	03/01/23	AP0098	100217	399.66		CONSOLIDATED COMMUNITY MG	2023 MAINT COUPONS	
	03/01/23	AP0098	100218	212.93		RYAN ASSOCIATES, INC.	UNIT 3260 BATHRM REPAIRS	
	03/01/23	AP0098	300075	1,843.08		WASTE PRO 119-POMPANO	MARCH TRASH AUTOPAY	
	03/02/23	AP0099	VH56		136.96	RYAN ASSOCIATES, INC.	INSPECT/REPAIRS # 3208	
	03/02/23	AP0099	VH57		96.30	RYAN ASSOCIATES, INC.	INSPECT/REPAIR # 3274	
	03/02/23	AP0099	VH58		96.30	RYAN ASSOCIATES, INC.	UNIT 3284 REPAIRS	
	03/02/23	AP0099	VH59		96.30	RYAN ASSOCIATES, INC.	UNIT 3250 INSPECT/REPAIR	
	03/02/23	AP0099	VH60		631.30	RYAN ASSOCIATES, INC.	IRRIG WET CK/REPAIRS	

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 03/01/23
Ending date: 03/31/23

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	03/02/23	AP0099	VH61		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 2/24-3/9	
	03/03/23	AP0098	100219	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 2/24-3/9	
	03/03/23	AP0098	100220	1,057.16		RYAN ASSOCIATES, INC.	INSPECT/REPAIRS # 3208	
	03/03/23	AP0099	VH52		750.00	CONSOLIDATED COMMUNITY MG	MARCH MGT FEE	
	03/04/23	AP0099	VH66		350.00	DIAMOND BRITE MAINT INC	MARCH JANITORIAL SVC	
	03/08/23	AP0099	VH64		18.64	CONSOLIDATED COMMUNITY MG	REIMB FEB OFFICE EXP	
	03/08/23	AP0099	VH65		32.17	IRWIN NOZICK	REIMB WEBSITE DOMAIN RENW	
	03/10/23	AP0098	100221	32.17		IRWIN NOZICK	REIMB WEBSITE DOMAIN RENW	
	03/10/23	AP0098	100222	18.64		CONSOLIDATED COMMUNITY MG	REIMB FEB OFFICE EXP	
	03/10/23	AP0098	100223	350.00		DIAMOND BRITE MAINT INC	MARCH JANITORIAL SVC	
	03/10/23	AP0099	VH70		1,843.08	WASTE PRO 119-POMPANO	MARCH TRASH AUTOPAY	
	03/13/23	AP0099	VH71		133.75	ACC BUSIINESS	MARCH AT&T MAINT	
	03/13/23	AP0099	VH72		107.00	RYAN ASSOCIATES, INC.	UNIT 3210 INSPECT REPORT	
	03/14/23	AP0099	VH67		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 3/10-3/23	
	03/14/23	AP0099	VH68		3,569.90	CITY OF CORAL SPRINGS	MARCH WATER AUTOPAY	
	03/15/23	AP0099	VH69		136.96	RYAN ASSOCIATES, INC.	INSPECT REPORT # 3252	
	03/16/23	AP0098	100224	136.96		RYAN ASSOCIATES, INC.	INSPECT REPORT # 3252	
	03/16/23	AP0098	100225	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 3/10-3/23	
	03/20/23	AP0098	100226	107.00		RYAN ASSOCIATES, INC.	UNIT 3210 INSPECT REPORT	
	03/20/23	AP0098	100227	133.75		ACC BUSIINESS	MARCH AT&T MAINT	
	03/22/23	AP0099	VH73		1,060.00	BEST LAWN SERVICE OF AMER	JAN LAWN MAINT	
	03/22/23	AP0099	VH74		3,922.00	BEST LAWN SERVICE OF AMER	TRIM TREES/HEDGES	
	03/23/23	AP0098	100228	3,922.00		BEST LAWN SERVICE OF AMER	TRIM TREES/HEDGES	
	03/23/23	AP0098	100229	1,060.00		BEST LAWN SERVICE OF AMER	JAN LAWN MAINT	
	03/28/23	AP0099	VH76		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCMNT 3/24-4/6	
	03/29/23	AP0098	100230	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCMNT 3/24-4/6	
	03/29/23	AP0098	300073	3,569.90		CITY OF CORAL SPRINGS	MARCH WATER AUTOPAY	
	03/29/23	AP0099	VH77		333.84	RYAN ASSOCIATES, INC.	MAR IRRIG WET CK/REPAIRS	
3030	Due To/From Reserves			.00	.00	.00	.00	.00
3110	Exchange			1,747.22CR	.00	.00	.00	1,747.22CR
3310	Prepaid Member Fees			3,761.00CR	2,920.00	3,220.00	300.00CR	4,061.00CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	03/01/23	AR0140	AR08	2,920.00		Prepaid Application		
	03/06/23	AR0000	AR04		385.00	Owner Cash Receipts		
	03/08/23	AR0000	AR04		445.00	Owner Cash Receipts		
	03/09/23	AR0000	AR04		366.00	Owner Cash Receipts		
	03/15/23	AR0000	AR04		488.00	Owner Cash Receipts		
	03/22/23	AR0000	AR04		351.00	Owner Cash Receipts		
	03/23/23	AR0012	AR-012		395.00	Owner Cash Receipts		
	03/28/23	AR0000	AR04		790.00	Owner Cash Receipts		
5010	Reserve Roof			48,744.46CR	.00	682.00	682.00CR	49,426.46CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	03/31/23	RJ0002	RESERVES		682.00	MONTHLY RESERVES		

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 03/01/23
Ending date: 03/31/23

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5015	Reserve Painting			43,681.36CR	.00	458.33	458.33CR	44,139.69CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	03/31/23	RJ0002	RESERVES		458.33	MONTHLY RESERVES		
5020	Reserve Paving			6,696.34CR	.00	283.17	283.17CR	6,979.51CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	03/31/23	RJ0002	RESERVES		283.17	MONTHLY RESERVES		
5025	Reserve- 40 Year Inspection			4,436.76CR	.00	277.83	277.83CR	4,714.59CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	03/31/23	RJ0002	RESERVES		277.83	MONTHLY RESERVES		
5030	Reserve Interest			3,501.92CR	.00	157.96	157.96CR	3,659.88CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	03/31/23	RJ0005	INTEREST		157.96	RESERVES INTEREST		
5510	Retained Earnings			74,175.48CR	341.00	.00	341.00	73,834.48CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	03/10/23	AR0000	AR06	341.00		Owner Expense Adjust.		
6110	Maintenance Income			34,760.00CR	.00	17,380.00	17,380.00CR	52,140.00CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	03/01/23	AR0139	AR01		17,380.00	Apply Assmt/Opt Charges		
6160	Misc. Owner Income			650.00CR	.00	.00	.00	650.00CR
6170	Owner Late Fees			.00	40.00	160.00	120.00CR	120.00CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	03/14/23	AR0159	AR02		160.00	Apply Late Fees		
	03/16/23	AR0000	AR06	10.00		Owner Expense Adjust.		
	03/22/23	AR0000	AR06	10.00		Owner Expense Adjust.		
	03/22/23	AR0000	AR06	10.00		Owner Expense Adjust.		
	03/23/23	AR0000	AR06	10.00		Owner Expense Adjust.		
6900	Interest			2.04CR	.00	1.12	1.12CR	3.16CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	03/31/23	RJ0004	INTEREST		1.12	OPERATING INTEREST		
7010	Refuse			3,836.16	1,843.08	.00	1,843.08	5,679.24

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 03/01/23
Ending date: 03/31/23

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	03/10/23	AP0099	VH70	1,843.08		WASTE PRO 119-POMPANO	MARCH TRASH AUTOPAY	
7050	Electricity			283.69	146.98	.00	146.98	430.67
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	03/31/23	CR0000	ADJUST	55.74		FPL		
	03/31/23	CR0000	ADJUST	91.24		FPL		
7060	Water / Sewer			3,294.47	3,569.90	.00	3,569.90	6,864.37
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	03/14/23	AP0099	VH68	3,569.90		CITY OF CORAL SPRINGS	MARCH WATER AUTOPAY	
7150	Security			551.78	.00	.00	.00	551.78
7155	Parking Enforcement			148.52	222.78	.00	222.78	371.30
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	03/02/23	AP0099	VH61	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 2/24-3/9	
	03/14/23	AP0099	VH67	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 3/10-3/23	
	03/28/23	AP0099	VH76	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCMNT 3/24-4/6	
7210	Repair & Maintenance			337.76	669.82	.00	669.82	1,007.58
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	03/02/23	AP0099	VH56	136.96		RYAN ASSOCIATES, INC.	INSPECT/REPAIRS # 3208	
	03/02/23	AP0099	VH57	96.30		RYAN ASSOCIATES, INC.	INSPECT/REPAIR # 3274	
	03/02/23	AP0099	VH58	96.30		RYAN ASSOCIATES, INC.	UNIT 3284 REPAIRS	
	03/02/23	AP0099	VH59	96.30		RYAN ASSOCIATES, INC.	UNIT 3250 INSPECT/REPAIR	
	03/13/23	AP0099	VH72	107.00		RYAN ASSOCIATES, INC.	UNIT 3210 INSPECT REPORT	
	03/15/23	AP0099	VH69	136.96		RYAN ASSOCIATES, INC.	INSPECT REPORT # 3252	
7220	Janitorial			775.00	350.00	.00	350.00	1,125.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	03/04/23	AP0099	VH66	350.00		DIAMOND BRITE MAINT INC	MARCH JANITORIAL SVC	
7222	Supplies			23.49	.00	.00	.00	23.49
7320	Plumbing Repairs			212.93	.00	.00	.00	212.93
7390	Miscellaneous Expense			.00	133.75	.00	133.75	133.75
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	03/13/23	AP0099	VH71	133.75		ACC BUSINESS	MARCH AT&T MAINT	
8010	Lawn Maintenance			2,120.00	1,060.00	.00	1,060.00	3,180.00

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 03/01/23
Ending date: 03/31/23

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	03/22/23	AP0099	VH73	1,060.00		BEST LAWN SERVICE OF AMER	JAN LAWN MAINT	
8020	Irrigation			50.00	965.14	.00	965.14	1,015.14
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	03/02/23	AP0099	VH60	631.30		RYAN ASSOCIATES, INC.	IRRIG WET CK/REPAIRS	
	03/29/23	AP0099	VH77	333.84		RYAN ASSOCIATES, INC.	MAR IRRIG WET CK/REPAIRS	
8030	Tree Trim - Removal			4,229.40	3,922.00	.00	3,922.00	8,151.40
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	03/22/23	AP0099	VH74	3,922.00		BEST LAWN SERVICE OF AMER	TRIM TREES/HEDGES	
9000	Management Fees			1,500.00	750.00	.00	750.00	2,250.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	03/03/23	AP0099	VH52	750.00		CONSOLIDATED COMMUNITY MG	MARCH MGT FEE	
9110	Office Expense			433.72	50.81	.00	50.81	484.53
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	03/08/23	AP0099	VH64	18.64		CONSOLIDATED COMMUNITY MG	REIMB FEB OFFICE EXP	
	03/08/23	AP0099	VH65	32.17		IRWIN NOZICK	REIMB WEBSITE DOMAIN RENW	
9140	Fees/Permits			600.16	.00	.00	.00	600.16
9150	General Insurance			8,086.77	.00	.00	.00	8,086.77
9200	Reserve Transfer			3,402.66	1,701.33	.00	1,701.33	5,103.99
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	03/31/23	RJ0002	RESERVES	1,701.33		MONTHLY RESERVES		
Gnd Total:				.00	68,364.03	68,364.03	.00	.00

CASH DISBURSEMENTS

Starting Check Date: 3/01/23 Cash account #: "All"
 Ending Check Date: 3/31/23

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
Cash account #:		1010	Popular Bank Oper		
3/01/23	100216	CCM	CONSOLIDATED COMMUNITY MG	750.00	MARCH MGT FEE
3/01/23	100217	CCM	CONSOLIDATED COMMUNITY MG	399.66	2023 MAINT COUPONS
3/01/23	100218	RYAN	RYAN ASSOCIATES, INC.	212.93	
3/01/23	300075	WP	WASTE PRO 119-POMPANO	1,843.08	MARCH TRASH AUTOPAY
3/03/23	100219	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFORCE 2/24-3/9
3/03/23	100220	RYAN	RYAN ASSOCIATES, INC.	1,057.16	
3/10/23	100221	IRWIN	IRWIN NOZICK	32.17	REIMB WEBSITE DOMAIN RENW
3/10/23	100222	CCM	CONSOLIDATED COMMUNITY MG	18.64	REIMB FEB OFFICE EXP
3/10/23	100223	DIAMON	DIAMOND BRITE MAINT INC	350.00	MARCH JANITORIAL SVC
3/16/23	100224	RYAN	RYAN ASSOCIATES, INC.	136.96	INSPECT REPORT # 3252
3/16/23	100225	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFORCE 3/10-3/23
3/20/23	100226	RYAN	RYAN ASSOCIATES, INC.	107.00	UNIT 3210 INSPECT REPORT
3/20/23	100227	ACCBUS	ACC BUSIINESS	133.75	MARCH AT&T MAINT
3/23/23	100228	BESTLA	BEST LAWN SERVICE OF AMERICA	3,922.00	TRIM TREES/HEDGES
3/23/23	100229	BESTLA	BEST LAWN SERVICE OF AMERICA	1,060.00	JAN LAWN MAINT
3/29/23	100230	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFORCMNT 3/24-4/6
3/29/23	300073	CITYCS	CITY OF CORAL SPRINGS	3,569.90	MARCH WATER AUTOPAY
Totals:				13,816.03	

RECONCILIATION

Bank #: 01 POPULAR COMMUNITY BANK OPER 1010 Popular Bank Oper
G/L Acct Bal: 74,096.85
Bank Balance: 62,720.96
Statement date: 03/31/23

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	62,720.96	Reconciling Balance	62,720.96
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	62,720.96
Uncleared Deposits, Debits	0.00	Difference	0.00

**POPULAR®**

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

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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	\$61,923.18
Low balance	\$61,320.59	Total additions	16,462.12
Average balance	\$66,678.08	Total subtractions	15,664.34
Avg collected balance	\$65,756.00	Ending balance	\$62,720.96
Interest paid year to date	\$3.16		

DEBITS

Date	Description	Subtractions
03-02	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100218*2303 01*RYAN ASSOCIATESINC\108305891\57552904\108305891 000041001036619536	212.93
03-02	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100217*2303 01*CONSOLIDATED COMMUNITY MG\108305897\57552910\108305 000041001036462714	399.66
03-02	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100216*2303 01*CONSOLIDATED COMMUNITY MG\108261736\57524179\108261 000041001036462680	750.00
03-03	'Preauthorized Wd WASTE PRO MIAMI\3056517011230303 000242071755508767	1,843.08
03-06	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100219*2303 03*GARING PARKINGENFORCEMENT\108539031\57784710\10853 000041001037307262	74.26
03-06	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100220*2303 03*RYAN ASSOCIATESINC\108539029\57741864\108539029 000041001037081033	1,057.16
03-13	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100222*2303 10*CONSOLIDATED COMMUNITY MG\109150690\58308571\109150 000041001030250841	18.64
03-13	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100221*2303 10*IRWIN NOZICK\109150689\58356969\109150689 000041001030088707	32.17
03-13	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100223*2303 10*DIAMOND BRITE MAINT INC\109150695\58356972\10915069 000041001030088715	350.00

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**POPULAR.**VICTORIA SQUARE CONDO
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Date	Description	Subtractions
03-17	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT230317 000111000011170162	55.74
03-17	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT230317 000111000011170171	91.24
03-17	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100225*2303 16*GARING PARKINGENFORCEMENT\109599433\58788912\10959 000041001039657728	74.26
03-17	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100224*2303 16*RYAN ASSOCIATESINC\109599431\58788911\109599431 000041001039657720	136.96
03-21	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100226*2303 20*RYAN ASSOCIATESINC\109815483\58994635\109815483 000041001038840484	107.00
03-21	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100227*2303 20*ACC BUSINESS\109815489\58994641\109815489 000041001038840476	133.75
03-24	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100229*2303 23*BEST LAWN SERVICE OF AMERICA\110144220\59305222\110 000041001031118846	1,060.00
03-24	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100228*2303 23*BEST LAWN SERVICE OF AMERICA\110144226\59305224\110 000041001031118844	3,922.00
03-29	'Preauthorized Wd CORALCONCUTILITY230329 000211274458138096	3,569.90
03-30	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100230*2303 29*GARING PARKINGENFORCEMENT\110524977\59669050\11052 000041001039673428	74.26
03-31	'Cash Mgmt Trsfr Dr REF 0901645LFUNDS TRANSFER TODEP XXXXXX2233 FROMMARCH RESERVE TRANSFER 000997000331164546	1,701.33

CREDITS

Date	Description	Additions
03-01	'Lock Box Deposit 000000007041921250	760.00
03-03	'Preauthorized Credit VICTORIA SQUARECONDO FEES230303 000026008818035197	2,370.00
03-06	'Lock Box Deposit 000000007042054800	2,340.00
03-08	'Lock Box Deposit 000000007042380440	1,975.00
03-09	'Lock Box Deposit 000000007042448600	1,570.00
03-10	'Lock Box Deposit 000000007076602580	385.00
03-13	'Lock Box Deposit 000000007076734340	780.00

**POPULAR.**VICTORIA SQUARE CONDO
March 31, 2023Page 3 of 3
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Date	Description	Additions
03-14	'Lock Box Deposit 000000007042640290	790.00
03-15	'Lock Box Deposit 000000007076930720	1,570.00
03-16	'Lock Box Deposit 000000007076974820	385.00
03-20	'Lock Box Deposit 000000007042917510	1,570.00
03-22	'Lock Box Deposit 000000007043020540	395.00
03-24	'Mail/Courier Deposit 000000005546748850	781.00
03-28	'Lock Box Deposit 000000007043223820	790.00
03-31	'Interest Credit 000000000000000000	1.12

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
02-28	61,923.18	03-10	66,986.09	03-21	71,081.33
03-01	62,683.18	03-13	67,365.28	03-22	71,476.33
03-02	61,320.59	03-14	68,155.28	03-24	67,275.33
03-03	61,847.51	03-15	69,725.28	03-28	68,065.33
03-06	63,056.09	03-16	70,110.28	03-29	64,495.43
03-08	65,031.09	03-17	69,752.08	03-30	64,421.17
03-09	66,601.09	03-20	71,322.08	03-31	62,720.96

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

Date 04/04/23

VICTORIA SQUARE CONDOMINIUM

#0171 Page: 1

RECONCILIATION

Bank #: 02 POPULAR COMMUNITY BANK RESERVE 1020 Popular Bank Reserve
G/L Acct Bal: 108,920.13
Bank Balance: 108,920.13
Statement date: 03/31/23

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	108,920.13	Reconciling Balance	108,920.13
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	108,920.13
Uncleared Deposits, Debits	0.00	Difference	0.00



POPULAR.

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

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(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	\$107,060.84
Average balance	\$107,115.72
Avg collected balance	\$107,115.00
Interest paid year to date	\$441.77

DAILY ACTIVITY

Date	Description	Additions	Subtractions	Balance
02-28	Beginning balance			\$107,060.84
03-31	Cash Mgmt Trsfr Cr REF 0901645L FUNDS TRANSFER FRM DEP XXXXXX2006 FROM MARCH RESERVE TRAN SFER 997000331164546	1,701.33		108,762.17
03-31	Interest Credit 0000000000000000	157.96		108,920.13
03-31	Ending totals	1,859.29	0.00	\$108,920.13

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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