

Victoria Square

FINANCIAL STATEMENTS

PREPARED FOR THE BOARD OF DIRECTORS

May 2023



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

VICTORIA SQUARE CONDOMINIUM

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Balance Sheet
As of 05/31/23

ASSETS

CASH:

1010	Popular Bank Oper	\$ 75,953.96
1020	Popular Bank Reserve	112,676.83

SUBTOTAL CASH		\$ 188,630.79
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CURRENT ASSETS:

1110	A/R Maintenance	\$ 7,044.75
1160	A/R Miscellaneous	400.00
1195	Attorney Fees Receivable	225.00
1210	Utility Deposits	80.00

TOTAL CURRENT ASSETS		\$ 7,749.75
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TOTAL ASSETS		\$ 196,380.54
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

3010	Accounts Payable	\$ 360.21
3110	Exchange	1,747.22
3310	Prepaid Member Fees	2,994.93

SUBTOTAL CURRENT LIABILITIES		\$ 5,102.36
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RESERVES

5010	Reserve Roof	\$ 50,790.46
5015	Reserve Painting	45,056.35
5020	Reserve Paving	7,545.85
5025	Reserve- 40 Year Inspection	5,270.25
5030	Reserve Interest	4,013.92

RESERVES		\$ 112,676.83
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EQUITY:

5510	Retained Earnings	\$ 73,834.48
	Current Year Net Income/(Loss)	4,766.87

SUBTOTAL EQUITY		\$ 78,601.35
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TOTAL LIABILITIES & EQUITY		\$ 196,380.54
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VICTORIA SQUARE CONDOMINIUM

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INCOME AND EXPENSE STATEMENT

Period: 05/01/23 to 05/31/23

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	86,515.00	86,944.15	(429.15)	208,666.00
.00	.00	.00	06160	Misc. Owner Income	650.00	.00	650.00	.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
1.35	.00	1.35	06900	Interest	5.60	.00	5.60	.00
17,381.35	17,388.83	(7.48)		SUBTOTAL INCOME	87,505.60	86,944.15	561.45	208,666.00
EXPENSES								
UTILITIES								
1,843.08	1,666.67	(176.41)	07010	Refuse	9,515.40	8,333.35	(1,182.05)	20,000.00
152.60	141.67	(10.93)	07050	Electricity	722.31	708.35	(13.96)	1,700.00
3,176.45	3,500.00	323.55	07060	Water / Sewer	13,582.36	17,500.00	3,917.64	42,000.00
.00	62.50	62.50	07148	Fire Ext.	445.12	312.50	(132.62)	750.00
.00	233.33	233.33	07150	Security	551.78	1,166.65	614.87	2,800.00
148.52	166.67	18.15	07155	Parking Enforcement	668.34	833.35	165.01	2,000.00
5,320.65	5,770.84	450.19		UTILITIES	25,485.31	28,854.20	3,368.89	69,250.00
BUILDING MAINTENANCE								
165.00	1,666.67	1,501.67	07210	Repair & Maintenance	1,264.58	8,333.35	7,068.77	20,000.00
750.00	350.00	(400.00)	07220	Janitorial	2,275.00	1,750.00	(525.00)	4,200.00
.00	.00	.00	07222	Supplies	23.49	.00	(23.49)	.00
.00	83.33	83.33	07230	Exterminating	.00	416.65	416.65	1,000.00
.00	116.67	116.67	07240	Fire Equipment Maint & Repai	.00	583.35	583.35	1,400.00
.00	83.33	83.33	07320	Plumbing Repairs	212.93	416.65	203.72	1,000.00
.00	83.33	83.33	07340	Paving Repairs	.00	416.65	416.65	1,000.00
133.75	.00	(133.75)	07390	Miscellaneous Expense	401.25	.00	(401.25)	.00
1,048.75	2,383.33	1,334.58		BUILDING MAINTENANCE	4,177.25	11,916.65	7,739.40	28,600.00
GROUND MAINTENANCE								
1,696.00	875.00	(821.00)	08010	Lawn Maintenance	4,876.00	4,375.00	(501.00)	10,500.00
110.21	458.33	348.12	08020	Irrigation	1,178.85	2,291.65	1,112.80	5,500.00
.00	208.33	208.33	08030	Tree Trim - Removal	8,151.40	1,041.65	(7,109.75)	2,500.00
.00	500.00	500.00	08050	Landscape Extras	.00	2,500.00	2,500.00	6,000.00
1,806.21	2,041.66	235.45		GROUND MAINTENANCE	14,206.25	10,208.30	(3,997.95)	24,500.00
MANAGEMENT								
750.00	666.67	(83.33)	09000	Management Fees	3,750.00	3,333.35	(416.65)	8,000.00

VICTORIA SQUARE CONDOMINIUM

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INCOME AND EXPENSE STATEMENT

Period: 05/01/23 to 05/31/23

Current Period								Year-To-Date		Yearly
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget		Budget
750.00	666.67	(83.33)		MANAGEMENT	3,750.00	3,333.35	(416.65)			8,000.00
ADMINISTRATIVE & OFFICE										
13.76	100.00	86.24	09110	Office Expense	686.55	500.00	(186.55)			1,200.00
.00	100.00	100.00	09120	CPA	.00	500.00	500.00			1,200.00
250.00	83.33	(166.67)	09125	Legal	250.00	416.65	166.65			1,000.00
682.00	.00	(682.00)	09132	Bad Debt	682.00	.00	(682.00)			.00
.00	83.33	83.33	09140	Fees/Permits	600.16	416.65	(183.51)			1,000.00
10,819.00	4,458.33	(6,360.67)	09150	General Insurance	24,394.56	22,291.65	(2,102.91)			53,500.00
11,764.76	4,824.99	(6,939.77)		ADMINISTRATIVE & OFFICE	26,613.27	24,124.95	(2,488.32)			57,900.00
20,690.37	15,687.49	(5,002.88)		TOTAL EXPENSES	74,232.08	78,437.45	4,205.37			188,250.00
RESERVES										
1,701.33	1,701.33	.00	09200	Reserve Transfer	8,506.65	8,506.65	.00			20,416.00
1,701.33	1,701.33	.00		TOTAL RESERVES	8,506.65	8,506.65	.00			20,416.00
(5,010.35)	.01	(5,010.36)		Current Year Net Income/(los	4,766.87	.05	4,766.82			.00
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GENERAL LEDGER TRIAL BALANCE

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

Starting date: 05/01/23
Ending date: 05/31/23

Acct-#	Description		Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1010	Popular Bank Oper		81,739.98	18,272.68	24,058.70	5,786.02CR	75,953.96
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	05/01/23	AP0098	100239		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 4/21-5/4
	05/01/23	AP0098	100240		350.00	DIAMOND BRITE MAINT INC	MAY JANITORIAL SVC
	05/01/23	AP0098	100241		50.00	DIAMOND BRITE MAINT INC	UNIT 3246 BLK TRSH P/U
	05/01/23	AP0098	100242		750.00	CONSOLIDATED COMMUNITY MG	MAY MGT FEE
	05/01/23	AP0098	100243		445.12	PYE BARKER FIRE & SAFETY	SVC CALL JAN FIRE INSPECT
	05/01/23	AP0098	300078		1,843.08	WASTE PRO 119-POMPANO	MAY TRASH AUTOPAY
	05/01/23	AR0000	AR04	1,580.00		Owner Cash Receipts	
	05/02/23	AR0000	AR04	395.00		Owner Cash Receipts	
	05/03/23	AR0000	AR04	395.00		Owner Cash Receipts	
	05/04/23	AR0000	AR04	780.00		Owner Cash Receipts	
	05/05/23	AP0098	100244		53.50	RYAN ASSOCIATES, INC.	IRRIG WET CK/CLN HEADS
	05/05/23	AR0000	AR04	3,555.00		Owner Cash Receipts	
	05/05/23	AR0000	AR04	1,935.00		Owner Cash Receipts	
	05/08/23	AR0000	AR04	395.00		Owner Cash Receipts	
	05/09/23	AR0000	AR04	790.00		Owner Cash Receipts	
	05/09/23	AR0000	AR07		385.00	Payment Adjustment	
	05/10/23	AP0098	100245		1,696.00	BEST LAWN SERVICE OF AMER	MARCH/APR LAWN MAINT
	05/10/23	AR0000	AR04	1,185.00		Owner Cash Receipts	
	05/11/23	AR0000	AR04	780.00		Owner Cash Receipts	
	05/12/23	AR0000	AR04	2,005.00		Owner Cash Receipts	
	05/15/23	AP0098	100246		13.76	CONSOLIDATED COMMUNITY MG	REIMB APRIL OFFICE EXP
	05/15/23	AP0098	100247		133.75	ACC BUSINESS	MAY AT&T MAINT
	05/15/23	AP0098	100248		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCMNT 5/5-5/18
	05/15/23	AR0000	AR04	385.00		Owner Cash Receipts	
	05/15/23	RJ0002	RESERVES		1,701.33	MONTHLY RESERVES	
	05/16/23	GJ0024	PDONLINE		59.22	FPL MAY	
	05/16/23	GJ0024	PDONLINE		93.38	FPL MAY	
	05/17/23	AR0000	AR04	800.00		Owner Cash Receipts	
	05/17/23	AR0018	AR-018	790.00		Owner Cash Receipts	
	05/24/23	AP0098	100249		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 5/19-6/1
	05/24/23	AR0000	AR04	405.00		Owner Cash Receipts	
	05/25/23	AP0098	300079		5,409.50	FIRST INSURANCE FUNDING C	MAY INS AUTOPAY
	05/25/23	GJ0023	PDBYPHN		5,409.50	MAY INS PYMNT 98701063	
	05/26/23	AP0098	100250		165.00	CAPE BACKFLOW SYSTEMS INC	RECERTIFY BKFLOW
	05/30/23	AP0098	100251		350.00	DIAMOND BRITE MAINT INC	JUNE JANITORIAL SRVC
	05/30/23	AP0098	100252		50.00	DIAMOND BRITE MAINT INC	MOVE BULK TRASH
	05/30/23	AP0098	300080		3,176.45	CITY OF CORAL SPRINGS	MAY WATER AUTOPAY
	05/31/23	AR0000	AR04	395.00		Owner Cash Receipts	
	05/31/23	CR0000	ADJUST	1.35		INTEREST INCOME	
	05/31/23	GJ0025	REV ENT	1,701.33		REVERSE DUP TRANS	
	05/31/23	RJ0006	TRANSFER		1,701.33	RESERVE TRANSFER	
1020	Popular Bank Reserve		110,781.84	3,596.32	1,701.33	1,894.99	112,676.83
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	05/15/23	RJ0002	RESERVES	1,701.33		MONTHLY RESERVES	

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 05/01/23
Ending date: 05/31/23

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	05/31/23	CR0000	ADJUST	193.66		INTEREST INCOME		
	05/31/23	GJ0025	REV ENT		1,701.33	REVERSE DUP TRANS		
	05/31/23	RJ0006	TRANSFER	1,701.33		RESERVE TRANSFER		
1025	Due To/From Reserves			.00	.00	.00	.00	.00
1110	A/R Maintenance			6,896.75	17,765.00	17,617.00	148.00	7,044.75
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/01/23	AR0000	AR04		1,560.00	Owner Cash Receipts		
	05/01/23	AR0212	AR01	17,380.00		Apply Assmt/Opt Charges		
	05/01/23	AR0213	AR08		2,933.93	Prepaid Application		
	05/02/23	AR0000	AR04		351.00	Owner Cash Receipts		
	05/03/23	AR0000	AR04		29.00	Owner Cash Receipts		
	05/04/23	AR0000	AR04		739.07	Owner Cash Receipts		
	05/05/23	AR0000	AR04		3,555.00	Owner Cash Receipts		
	05/05/23	AR0000	AR04		1,885.00	Owner Cash Receipts		
	05/08/23	AR0000	AR04		395.00	Owner Cash Receipts		
	05/09/23	AR0000	AR04		395.00	Owner Cash Receipts		
	05/09/23	AR0000	AR06		682.00	Owner Expense Adjust.		
	05/09/23	AR0000	AR07	385.00		Payment Adjustment		
	05/10/23	AR0000	AR04		790.00	Owner Cash Receipts		
	05/11/23	AR0000	AR04		780.00	Owner Cash Receipts		
	05/12/23	AR0000	AR04		1,225.00	Owner Cash Receipts		
	05/15/23	AR0000	AR04		312.00	Owner Cash Receipts		
	05/17/23	AR0000	AR04		800.00	Owner Cash Receipts		
	05/17/23	AR0018	AR-018		395.00	Owner Cash Receipts		
	05/24/23	AR0000	AR04		405.00	Owner Cash Receipts		
	05/31/23	AR0242	AR08		385.00	Prepaid Application		
1160	A/R Miscellaneous			400.00	.00	.00	.00	400.00
1170	A/R Late Charges			.00	.00	.00	.00	.00
1195	Attorney Fees Receivable			225.00	.00	.00	.00	225.00
1210	Utility Deposits			80.00	.00	.00	.00	80.00
1220	Prepaid Insurance			.00	.00	.00	.00	.00
3010	Accounts Payable			622.88CR	14,708.94	14,446.27	262.67	360.21CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/01/23	AP0098	100239	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 4/21-5/4
05/01/23	AP0098	100240	350.00		DIAMOND BRITE MAINT INC	MAY JANITORIAL SVC
05/01/23	AP0098	100241	50.00		DIAMOND BRITE MAINT INC	UNIT 3246 BLK TRSH P/U
05/01/23	AP0098	100242	750.00		CONSOLIDATED COMMUNITY MG	MAY MGT FEE
05/01/23	AP0098	100243	445.12		PYE BARKER FIRE & SAFETY	SVC CALL JAN FIRE INSPECT
05/01/23	AP0098	300078	1,843.08		WASTE PRO 119-POMPANO	MAY TRASH AUTOPAY

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 05/01/23
Ending date: 05/31/23

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	05/01/23	AP0099	VH86		750.00	CONSOLIDATED COMMUNITY MG	MAY MGT FEE	
	05/01/23	AP0099	VH88		350.00	DIAMOND BRITE MAINT INC	MAY JANITORIAL SVC	
	05/05/23	AP0098	100244	53.50		RYAN ASSOCIATES, INC.	IRRIG WET CK/CLN HEADS	
	05/08/23	AP0099	VH92		1,696.00	BEST LAWN SERVICE OF AMER	MARCH/APR LAWN MAINT	
	05/10/23	AP0098	100245	1,696.00		BEST LAWN SERVICE OF AMER	MARCH/APR LAWN MAINT	
	05/10/23	AP0099	VH93		13.76	CONSOLIDATED COMMUNITY MG	REIMB APRIL OFFICE EXP	
	05/10/23	AP0099	VH94		1,843.08	WASTE PRO 119-POMPANO	MAY TRASH AUTOPAY	
	05/10/23	AP0099	VH95		133.75	ACC BUSIINESS	MAY AT&T MAINT	
	05/11/23	AP0099	VH96		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCMNT 5/5-5/18	
	05/15/23	AP0098	100246	13.76		CONSOLIDATED COMMUNITY MG	REIMB APRIL OFFICE EXP	
	05/15/23	AP0098	100247	133.75		ACC BUSIINESS	MAY AT&T MAINT	
	05/15/23	AP0098	100248	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCMNT 5/5-5/18	
	05/15/23	AP0099	VH97		5,409.50	FIRST INSURANCE FUNDING C	MAY INS AUTOPAY	
	05/15/23	AP0099	VH98		3,176.45	CITY OF CORAL SPRINGS	MAY WATER AUTOPAY	
	05/22/23	AP0099	VH100		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 5/19-6/1	
	05/23/23	AP0099	VH101		165.00	CAPE BACKFLOW SYSTEMS INC	RECERTIFY BKFLOW	
	05/24/23	AP0098	100249	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 5/19-6/1	
	05/25/23	AP0098	300079	5,409.50		FIRST INSURANCE FUNDING C	MAY INS AUTOPAY	
	05/25/23	AP0099	VH102		350.00	DIAMOND BRITE MAINT INC	JUNE JANITORIAL SRVC	
	05/25/23	AP0099	VH103		50.00	DIAMOND BRITE MAINT INC	MOVE BULK TRASH	
	05/26/23	AP0098	100250	165.00		CAPE BACKFLOW SYSTEMS INC	RECERTIFY BKFLOW	
	05/30/23	AP0098	100251	350.00		DIAMOND BRITE MAINT INC	JUNE JANITORIAL SRVC	
	05/30/23	AP0098	100252	50.00		DIAMOND BRITE MAINT INC	MOVE BULK TRASH	
	05/30/23	AP0098	300080	3,176.45		CITY OF CORAL SPRINGS	MAY WATER AUTOPAY	
	05/31/23	AP0099	VH104		110.21	RYAN ASSOCIATES, INC.	5/28 IRRIG WET CK/REPAIR	
	05/31/23	AP0099	VH105		250.00	STEVEN S. VALANCY, P.A.	LEGAL VIOL UNIT 3246	
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			3,359.93CR	3,318.93	2,953.93	365.00	2,994.93CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/01/23	AR0000	AR04		20.00	Owner Cash Receipts		
	05/01/23	AR0213	AR08	2,933.93		Prepaid Application		
	05/02/23	AR0000	AR04		44.00	Owner Cash Receipts		
	05/03/23	AR0000	AR04		366.00	Owner Cash Receipts		
	05/04/23	AR0000	AR04		40.93	Owner Cash Receipts		
	05/05/23	AR0000	AR04		50.00	Owner Cash Receipts		
	05/09/23	AR0000	AR04		395.00	Owner Cash Receipts		
	05/10/23	AR0000	AR04		395.00	Owner Cash Receipts		
	05/12/23	AR0000	AR04		780.00	Owner Cash Receipts		
	05/15/23	AR0000	AR04		73.00	Owner Cash Receipts		
	05/17/23	AR0018	AR-018		395.00	Owner Cash Receipts		
	05/31/23	AR0000	AR04		395.00	Owner Cash Receipts		
	05/31/23	AR0242	AR08	385.00		Prepaid Application		
5010	Reserve Roof			50,108.46CR	.00	682.00	682.00CR	50,790.46CR

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 05/01/23
Ending date: 05/31/23

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/15/23	RJ0002	RESERVES		682.00	MONTHLY RESERVES		
5015	Reserve Painting			44,598.02CR	.00	458.33	458.33CR	45,056.35CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/15/23	RJ0002	RESERVES		458.33	MONTHLY RESERVES		
5020	Reserve Paving			7,262.68CR	.00	283.17	283.17CR	7,545.85CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/15/23	RJ0002	RESERVES		283.17	MONTHLY RESERVES		
5025	Reserve- 40 Year Inspection			4,992.42CR	.00	277.83	277.83CR	5,270.25CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/15/23	RJ0002	RESERVES		277.83	MONTHLY RESERVES		
5030	Reserve Interest			3,820.26CR	.00	193.66	193.66CR	4,013.92CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/31/23	GJ0026	CORR		193.66	CORR RES INT ENT		
5510	Retained Earnings			73,834.48CR	.00	.00	.00	73,834.48CR
6110	Maintenance Income			69,135.00CR	.00	17,380.00	17,380.00CR	86,515.00CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/01/23	AR0212	AR01		17,380.00	Apply Assmt/Opt Charges		
6160	Misc. Owner Income			650.00CR	.00	.00	.00	650.00CR
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			4.25CR	193.66	195.01	1.35CR	5.60CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/31/23	CR0000	ADJUST		1.35	INTEREST INCOME		
	05/31/23	CR0000	ADJUST		193.66	INTEREST INCOME		
	05/31/23	GJ0026	CORR	193.66		CORR RES INT ENT		
7010	Refuse			7,672.32	1,843.08	.00	1,843.08	9,515.40
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/10/23	AP0099	VH94	1,843.08		WASTE PRO 119-POMPANO	MAY TRASH AUTOPAY	

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 05/01/23
Ending date: 05/31/23

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7050	Electricity			569.71	152.60	.00	152.60	722.31
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/16/23	GJ0024	PDONLINE	59.22		FPL MAY		
	05/16/23	GJ0024	PDONLINE	93.38		FPL MAY		
7060	Water / Sewer			10,405.91	3,176.45	.00	3,176.45	13,582.36
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/15/23	AP0099	VH98	3,176.45		CITY OF CORAL SPRINGS	MAY WATER AUTOPAY	
7148	Fire Ext.			445.12	.00	.00	.00	445.12
7150	Security			551.78	.00	.00	.00	551.78
7155	Parking Enforcement			519.82	148.52	.00	148.52	668.34
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/11/23	AP0099	VH96	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCMNT 5/5-5/18	
	05/22/23	AP0099	VH100	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 5/19-6/1	
7210	Repair & Maintenance			1,099.58	165.00	.00	165.00	1,264.58
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/23/23	AP0099	VH101	165.00		CAPE BACKFLOW SYSTEMS INC	RECERTIFY BKFLOW	
7220	Janitorial			1,525.00	750.00	.00	750.00	2,275.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/01/23	AP0099	VH88	350.00		DIAMOND BRITE MAINT INC	MAY JANITORIAL SVC	
	05/25/23	AP0099	VH102	350.00		DIAMOND BRITE MAINT INC	JUNE JANITORIAL SRVC	
	05/25/23	AP0099	VH103	50.00		DIAMOND BRITE MAINT INC	MOVE BULK TRASH	
7222	Supplies			23.49	.00	.00	.00	23.49
7320	Plumbing Repairs			212.93	.00	.00	.00	212.93
7390	Miscellaneous Expense			267.50	133.75	.00	133.75	401.25
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/10/23	AP0099	VH95	133.75		ACC BUSINESS	MAY AT&T MAINT	
8010	Lawn Maintenance			3,180.00	1,696.00	.00	1,696.00	4,876.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/08/23	AP0099	VH92	1,696.00		BEST LAWN SERVICE OF AMER	MARCH/APR LAWN MAINT	
8020	Irrigation			1,068.64	110.21	.00	110.21	1,178.85

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 05/01/23
Ending date: 05/31/23

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/31/23	AP0099	VH104	110.21		RYAN ASSOCIATES, INC.	5/28 IRRIG WET CK/REPAIR	
8030	Tree Trim - Removal			8,151.40	.00	.00	.00	8,151.40
9000	Management Fees			3,000.00	750.00	.00	750.00	3,750.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/01/23	AP0099	VH86	750.00		CONSOLIDATED COMMUNITY MG	MAY MGT FEE	
9110	Office Expense			672.79	13.76	.00	13.76	686.55
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/10/23	AP0099	VH93	13.76		CONSOLIDATED COMMUNITY MG	REIMB APRIL OFFICE EXP	
9125	Legal			.00	250.00	.00	250.00	250.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/31/23	AP0099	VH105	250.00		STEVEN S. VALANCY, P.A.	LEGAL VIOL UNIT 3246	
9132	Bad Debt			.00	682.00	.00	682.00	682.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/09/23	AR0000	AR06	682.00		Owner Expense Adjust.		
9140	Fees/Permits			600.16	.00	.00	.00	600.16
9150	General Insurance			13,575.56	10,819.00	.00	10,819.00	24,394.56
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/15/23	AP0099	VH97	5,409.50		FIRST INSURANCE FUNDING C	MAY INS AUTOPAY	
	05/25/23	GJ0023	PDBYPHN	5,409.50		MAY INS PYMNT 98701063		
9200	Reserve Transfer			6,805.32	1,701.33	.00	1,701.33	8,506.65
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/15/23	RJ0002	RESERVES	1,701.33		MONTHLY RESERVES		
Gnd Total:				.00	80,247.23	80,247.23	.00	.00

CASH DISBURSEMENTS

Starting Check Date: 5/01/23 Cash account #: "All"
 Ending Check Date: 5/31/23

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
Cash account #:		1010	Popular Bank Oper		
5/01/23	100239	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFORCE 4/21-5/4
5/01/23	100240	DIAMON	DIAMOND BRITE MAINT INC	350.00	MAY JANITORIAL SVC
5/01/23	100241	DIAMON	DIAMOND BRITE MAINT INC	50.00	UNIT 3246 BLK TRSH P/U
5/01/23	100242	CCM	CONSOLIDATED COMMUNITY MG	750.00	MAY MGT FEE
5/01/23	100243	A.A.C.	PYE BARKER FIRE & SAFETY LLC	445.12	SVC CALL JAN FIRE INSPECT
5/01/23	300078	WP	WASTE PRO 119-POMPANO	1,843.08	MAY TRASH AUTOPAY
5/05/23	100244	RYAN	RYAN ASSOCIATES, INC.	53.50	IRRIG WET CK/CLN HEADS
5/10/23	100245	BESTLA	BEST LAWN SERVICE OF AMERICA	1,696.00	MARCH/APR LAWN MAINT
5/15/23	100246	CCM	CONSOLIDATED COMMUNITY MG	13.76	REIMB APRIL OFFICE EXP
5/15/23	100247	ACCBUS	ACC BUSIINESS	133.75	MAY AT&T MAINT
5/15/23	100248	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFORCMNT 5/5-5/18
5/24/23	100249	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFORCE 5/19-6/1
5/25/23	300079	FIRSTI	FIRST INSURANCE FUNDING CORP	5,409.50	MAY INS AUTOPAY
5/26/23	100250	CAPEBK	CAPE BACKFLOW SYSTEMS INC	165.00	RECERTIFY BKFLOW
5/30/23	100251	DIAMON	DIAMOND BRITE MAINT INC	350.00	JUNE JANITORIAL SRVC
5/30/23	100252	DIAMON	DIAMOND BRITE MAINT INC	50.00	MOVE BULK TRASH
5/30/23	300080	CITYCS	CITY OF CORAL SPRINGS	3,176.45	MAY WATER AUTOPAY
Totals:				14,708.94	

AGED OWNER BALANCES: AS OF May 31, 2023
ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

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

CODE	N/A	DESCRIPTION	ACCOUNT #	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
A1		MAINTENANCE	1110	682.00-	3535.75	1315.00	2876.00	7044.75
03		Admin. Fees	1195	0.00	225.00	0.00	0.00	225.00
07		Misc. Charges	1160	0.00	0.00	0.00	400.00	400.00
GRAND TOTAL:				682.00-	3760.75	1315.00	3276.00	7669.75

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
01110	A/R Maintenance	7044.75
01195	Attorney Fees Receivable	225.00
01160	A/R Miscellaneous	400.00
TOTAL		\$7669.75

AGED ACCOUNTS PAYABLE SUMMARY

Starting vendor: "First" Ending vendor: "Last"
Cut off date: 05/31/23

Contact	Vendor Phone	Current	31-60	61-90	Over 90
RYAN ASSOCIATES, INC.		110.21	.00	.00	.00
STEVEN S. VALANCY, P.A.		250.00	.00	.00	.00
	Totals:	360.21	.00	.00	.00
	Grand total:	360.21			

RECONCILIATION

Bank #: 01 POPULAR COMMUNITY BANK OPER 1010 Popular Bank Oper
G/L Acct Bal: 75,953.96
Bank Balance: 69,987.57
Statement date: 05/31/23

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
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OUTSTANDING ITEMS:					
GJ-023	05/25/23	MAY INS PYMNT 98701063		5,409.50	
Total Outstanding				5,409.50	.00

Bank Reconciliation Summary
=====

Checkbook Balance	64,578.07	Reconciling Balance	69,987.57
Uncleared Checks, Credits	5,409.50 +	Bank Stmt. Balance	69,987.57
Uncleared Deposits, Debits	0.00	Difference	0.00

**POPULAR®**

Last statement: April 28, 2023
 This statement: May 31, 2023
 Total days in statement period: 33

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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	\$70,364.09
Low balance	\$69,986.22	Total additions	16,571.35
Average balance	\$75,889.02	Total subtractions	16,947.87
Avg collected balance	\$74,826.00	Ending balance	\$69,987.57
Interest paid year to date	\$5.60		

DEBITS

Date	Description	Subtractions
05-02	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100241*2305 01*DIAMOND BRITE MAINT INC\112969631\62307977\11296963 000041001032515874	50.00 ✓
05-02	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100239*2305 01*GARING PARKINGENFORCEMENT\112969653\62307999\11296 000041001032515892	74.26 ✓
05-02	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100240*2305 01*DIAMOND BRITE MAINT INC\112969657\62308003\11296965 000041001032515876	350.00 ✓
05-02	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100243*2305 01*PYE BARKER FIRESAFETY LLC\112969623\62307969\1129 000041001032515884	445.12 ✓
05-02	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100242*2305 01*CONSOLIDATED COMMUNITY MG\112969618\62307966\112969 000041001032492560	750.00 ✓
05-04	'Preauthorized Wd WASTE PRO MIAMI3056517011230504 000242071756254436	1,843.08 ✓
05-08	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100244*2305 05*RYAN ASSOCIATESINC\113426626\62764566\113426626 000041001032150889	53.50 ✓
05-09	'Deposit Return Item SEQ# 99000010STOP PAYMENTCHK# 189 000000000509140720	385.00 ✓
05-11	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100245*2305 10*BEST LAWN SERVICE OF AMERICA\113756384\63158222\113 000041001035818299	1,696.00 ✓

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**POPULAR.**VICTORIA SQUARE CONDO
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Date	Description	Subtractions
05-16	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT230516 000111000018951321	59.22 ✓
05-16	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT230516 000111000018951360	93.38 ✓
05-16	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100246*2305 15*CONSOLIDATED COMMUNITY MG\114156568\63523240\114156 000041001030136537	13.76 ✓
05-16	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100248*2305 15*GARING PARKINGENFORCEMENT\114156540\63523213\11415 000041001030136571	74.26 ✓
05-16	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100247*2305 15*ACC BUSIINESS\114156547\63523220\114156547 000041001030160003	133.75 ✓
05-25	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100249*2305 24*GARING PARKINGENFORCEMENT\114896519\64267814\11489 000041001039942040	74.26 ✓
05-26	'Preauthorized Wd FIRST INSURANCEINSURANCE230526 900-98701063 000071925330689078	5,409.50 ✓
05-30	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100250*2305 26*CAPE BACKFLOW SYSTEMS INC\115150761\64513443\115150 000041001038584497	165.00 ✓
05-31	'Cash Mgmt Trsfr Dr REF 1510505LFUNDS TRANSFER TODEP XXXXXX2233 FROMRESERVE TRANSFER 000997000531050504	1,701.33 ✓
05-31	'Preauthorized Wd CORALCONCUTILITY230530 000211274451528175	3,176.45 ✓
05-31	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100252*2305 30*DIAMOND BRITE MAINT INC\115282379\64617446\11528237 000041001036352937	50.00 ✓
05-31	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100251*2305 30*DIAMOND BRITE MAINT INC\115282378\64617445\11528237 000041001036352935	350.00 ✓

CREDITS

Date	Description	Additions
05-01	'Lock Box Deposit 000000007079035280	1,580.00 ✓
05-02	'Lock Box Deposit 000000007079173500	395.00 ✓
05-03	'Lock Box Deposit 000000007079267680	395.00 ✓
05-04	'Lock Box Deposit 000000007079406140	780.00 ✓
05-05	'Lock Box Deposit 000000007045324090	1,935.00 ✓



VICTORIA SQUARE CONDO
May 31, 2023

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Date	Description	Additions
05-08	'Preauthorized Credit VICTORIA SQUARE CONDO FEES230508 000026008816974634	3,555.00 ✓
05-08	'Lock Box Deposit 000000007079584370	395.00 ✓
05-09	'Lock Box Deposit 000000007045517250	790.00 ✓
05-10	'Lock Box Deposit 000000007079774010	1,185.00 ✓
05-11	'Lock Box Deposit 000000007045636570	780.00 ✓
05-12	'Lock Box Deposit 000000007079938510	2,005.00 ✓
05-15	'Lock Box Deposit 000000007045757820	385.00 ✓
05-17	'Lock Box Deposit 000000007080137480	800.00 ✓
05-19	'Mail/Courier Deposit 000000005546955680	790.00 ✓
05-24	'Lock Box Deposit 000000007080438290	405.00 ✓
05-31	'Lock Box Deposit 000000007080733350	395.00 ✓
05-31	'Interest Credit 000000000000000000	1.35 ✓

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
04-28	70,364.09	05-09	76,238.13	05-19	80,112.76
05-01	71,944.09	05-10	77,423.13	05-24	80,517.76
05-02	70,669.71	05-11	76,507.13	05-25	80,443.50
05-03	71,064.71	05-12	78,512.13	05-26	75,034.00
05-04	70,001.63	05-15	78,897.13	05-30	74,869.00
05-05	71,936.63	05-16	78,522.76	05-31	69,987.57
05-08	75,833.13	05-17	79,322.76		

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: 112,676.83

Bank Balance: 112,676.83

Statement date: 05/31/23

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	112,676.83	Reconciling Balance	112,676.83
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	112,676.83
Uncleared Deposits, Debits	0.00	Difference	0.00

**POPULAR.**

Last statement: April 28, 2023
This statement: May 31, 2023
Total days in statement period: 33

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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	\$110,781.84
Average balance	\$110,833.40
Avg collected balance	\$110,833.00
Interest paid year to date	\$795.81

DAILY ACTIVITY

Date	Description	Additions	Subtractions	Balance
04-28	Beginning balance			\$110,781.84
05-31	'Cash Mgmt Trsfr Cr REF 1510505L FUNDS TRANSFER FRM DEP XXXXXX2006 FROM RESERVE TRANSFER 997000531050504	1,701.33		112,483.17
05-31	'Interest Credit 0000000000000000	193.66		112,676.83
05-31	Ending totals	1,894.99	0.00	\$112,676.83

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