Victoria Square

FINANCIAL STATEMENTS

PREPARED FOR THE BOARD OF DIRECTORS

May 2023



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

Balance Sheet As of 05/31/23

ASSETS

CASH: 1010 1020	Popular Bank Oper Popular Bank Reserve	\$	75,953.96 112,676.83		
	SUBTOTAL CASH			\$	188,630.79
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
	TOTAL ASSETS			\$	196,380.54
		LIABI	LITIES & EQI	JITY	
CURRENT I	LIABILITIES:				
3010	Accounts Payable	\$	360.21		
3110	Exchange		1,747.22		
3310	Prepaid Member Fees		2,994.93		
	SUBTOTAL CURRENT LIABILITIES			\$	5,102.36
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
EQUITY:					
5510	Retained Earnings	\$	73,834.48		
	Current Year Net Income/(Loss)		4,766.87		
	SUBTOTAL EQUITY			\$	78,601.35
	TOTAL LIABILITIES & EQUITY			\$ =====	196,380.54

INCOME AND EXPENSE STATEMENT Period: 05/01/23 to 05/31/23

A . 4	Current Period	W		D	A . t 1	Year-To-Date		Yearly
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budge
NCOME:								
17,380.00	17,388 . 83		06110	Maintenance Income	86,515.00	86,944.15	(429.15)	208,666.00
.00	.00		06160	Misc. Owner Income	650.00	.00	650.00	.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	3			
JTILITIES								
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 MAINTENAN	ICE							
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	Miscellanous 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 MA I NTENAN	CE							
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

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VICTORIA SQUARE CONDOMINIUM

INCOME AND EXPENSE STATEMENT Period: 05/01/23 to 05/31/23

	Current Period					Year-To-D	ate	Yearly
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	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" Starting date: 05/01/23 Ending account #: "Last" Starting date: 05/31/23

Acct-#		Description		Begin-balance	Total-	DR Total-CR	Net-cha	nge	End-balance
1010	Popular Bar	nk Oper		81,739.98	18,272	.68 24,058.70	5,786.02	2CR	75,953.96
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	-1451	A/P REFE	
	05/01/23	AP0098	100239		74.26	GARING PARKING ENFORC	INIEN		FORCE 4/21-5/4
	05/01/23	AP0098	100240		350.00	DIAMOND BRITE MAINT INC			TORIAL SVC
	05/01/23	AP0098	100241		50.00	DIAMOND BRITE MAINT INC	TV MC		BLK TRSH P/U
	05/01/23	AP0098	100242 100243		750.00	CONSOLIDATED COMMUNIT		MAY MGT	
	05/01/23 05/01/23	AP0098	300078		1.843.08	PYE BARKER FIRE & SAFET			. JAN FIRE INSPECT
	05/01/23	AP0098	300078 AR04	1 500 00	1,843.08	WASTE PRO 119-POMPANG Owner Cash Receipts	J	WAY IRA	SH AUTOPAY
		AR0000		1,580.00					
	05/02/23	AR0000	AR04	395.00		Owner Cash Receipts			
	05/03/23	AR0000	AR04	395.00		Owner Cash Receipts			
	05/04/23 05/05/23	AR0000	AR04 100244	780.00	E2 E0	Owner Cash Receipts		IDDIC WE	T CIVICI NI LIEADO
		AP0098		2 555 00	53.50	RYAN ASSOCIATES, INC.		IKKIG WE	T CK/CLN HEADS
	05/05/23	AR0000	AR04	3,555.00 1,935.00		Owner Cash Receipts			
	05/05/23	AR0000	AR04	,		Owner Cash Receipts			
	05/08/23	AR0000	AR04	395.00		Owner Cash Receipts			
	05/09/23	AR0000	AR04	790.00	205.00	Owner Cash Receipts			
	05/09/23	AR0000	AR07		385.00	Payment Adjustment	4ED	MADCII/A	
	05/10/23	AP0098	100245	4 405 00	1,696.00	BEST LAWN SERVICE OF AN	/IEK	MARCH/A	PR 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	40.70	Owner Cash Receipts	TV 140		IDII OFFICE EVD
	05/15/23	AP0098	100246		13.76		YIVIG		RIL OFFICE EXP
	05/15/23	AP0098	100247		133.75	ACC BUSIINESS	-1451	MAY AT&	
	05/15/23	AP0098	100248	205.00	74.26	GARING PARKING ENFORCE	INIEN	PKING EN	FORCMNT 5/5-5/18
	05/15/23	AR0000	AR04	385.00	4 704 00	Owner Cash Receipts			
	05/15/23	RJ0002	RESERVES		1,701.33	MONTHLY RESERVES			
	05/16/23	GJ0024	PDONLINE		59.22				
	05/16/23	GJ0024	PDONLINE	000.00	93.38	FPL MAY			
	05/17/23	AR0000	AR04	800.00		Owner Cash Receipts			
	05/17/23	AR0018	AR-018	790.00	74.00	Owner Cash Receipts	-1451	DIVINO EN	EODOE FUO OU
	05/24/23	AP0098	100249	405.00	74.26	GARING PARKING ENFORC	=MEN	PKING EN	FORCE 5/19 - 6/1
	05/24/23	AR0000	AR04	405.00	5 400 50	Owner Cash Receipts		14437 INTO	NUTODAY
	05/25/23	AP0098	300079		5,409.50	FIRST INSURANCE FUNDING	j C	MAY INS A	AUTOPAY
	05/25/23	GJ0023	PDBYPHN		5,409.50	MAY INS PYMNT 98701063		DECEDIA	
	05/26/23	AP0098	100250		165.00	CAPE BACKFLOW SYSTEMS	SINC		FY BKFLOW
	05/30/23	AP0098	100251		350.00	DIAMOND BRITE MAINT INC			IITORIAL SRVC
	05/30/23	AP0098	100252		50.00	DIAMOND BRITE MAINT INC		MOVE BU	
	05/30/23	AP0098	300080	005.00	3,176.45			MAY WAI	ER 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 Bar	nk Reserve		110,781.84	3,596	.32 1,701.33	1,894	1.99	112,676.83
	DATE 05/15/23	SOURCE RJ0002	REFERENCE RESERVES	DR-AMOUNT 1,701.33	CR-AMOUNT	DESCRIPTION MONTHLY RESERVES		A/P REFE	RENCE

GENERAL LEDGER TRIAL BALANCE

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

Acct-#		Description	ı	Begin-balance	Total	-DR	Total-CR	Net-change	End-balance	
	05/31/23	CR0000	ADJUST	193.66		INTER	EST INCOME			
	05/31/23	GJ0025	REV ENT		1,701.33	REVE	RSE DUP TRANS			
	05/31/23	RJ0006	TRANSFER	1,701.33		RESE	RVE TRANSFER			
1025	Due To/Fro	m Reserves		.00		.00	.00	.00	.00	
1110	A/R Mainter	nance		6,896.75	17,765	5.00	17,617.00	148.00	7,044.75	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT		RIPTION	A/P RE	FERENCE	
	05/01/23	AR0000	AR04		1,560.00		Cash Receipts			
	05/01/23	AR0212	AR01	17,380.00			Assmt/Opt Charges			
	05/01/23	AR0213	AR08		2,933.93		d Application			
	05/02/23	AR0000	AR04		351.00		Cash Receipts			
	05/03/23	AR0000	AR04		29.00		Cash Receipts			
	05/04/23	AR0000	AR04		739.07		Cash Receipts			
	05/05/23	AR0000	AR04		3,555.00		Cash Receipts			
	05/05/23	AR0000	AR04		1,885.00		Cash Receipts			
	05/08/23	AR0000	AR04		395.00		Cash Receipts			
	05/09/23	AR0000	AR04		395.00		Cash Receipts			
	05/09/23	AR0000	AR06		682.00		Expense Adjust.			
	05/09/23	AR0000	AR07	385.00		-	ent Adjustment			
	05/10/23	AR0000	AR04		790.00		Cash Receipts			
	05/11/23	AR0000	AR04		780.00		Cash Receipts			
	05/12/23	AR0000	AR04		1,225.00		Cash Receipts			
	05/15/23	AR0000	AR04		312.00		Cash Receipts			
	05/17/23	AR0000	AR04		800.00		Cash Receipts			
	05/17/23	AR0018	AR - 018		395.00		Cash Receipts			
	05/24/23	AR0000	AR04		405.00		Cash Receipts			
	05/31/23	AR0242	AR08		385.00	Prepai	d Application			
4400				400.00			20	•	400.00	
1160	A/R Miscella	aneous		400.00		.00	.00	.00	400.00	
4470	A/D OI			00		00	00	00	00	
1170	A/R Late Ch	narges		.00.		.00	.00	.00	.00	
4405	Λ			005.00		00	00	00	005.00	
1195	Attorney Fe	es Receivable		225.00		.00	.00	.00	225.00	
4040	LIEBA Dana	-14-		00.00		00	00	00	00.00	
1210	Utility Depo	SITS		80.00		.00	.00	.00	80.00	
4000	Duan aid la a			00		00	00	00	00	
1220	Prepaid Ins	urance		.00.		.00	.00	.00	.00	
3010	Accounts Pa	avahle		622.88CR	14,708	94	14,446.27	262.67	360.21CR	
3010	Accounts i	ayabie		022.0001	14,700		14,440.27	202.07	300.21010	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESC	RIPTION	A/P RE	FERENCE	
	05/01/23	AP0098	100239	74.26	-		IG PARKING ENFORCEMI		ENFORCE 4/21-5/4	
	05/01/23	AP0098	100240	350.00			OND BRITE MAINT INC		ANITORIAL SVC	
	05/01/23	AP0098	100241	50.00			OND BRITE MAINT INC		246 BLK TRSH P/U	
	05/01/23	AP0098	100242	750.00			OLIDATED COMMUNITY N		GT FEE	
	05/01/23	AP0098	100243	445.12			ARKER FIRE & SAFETY		ALL JAN FIRE INSPECT	
	05/01/23	AP0098	300078	1,843.08			E PRO 119-POMPANO		RASH AUTOPAY	
			· · -	.,						

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 05/01/23 Ending account #: "Last" Starting date: 05/31/23

Litting	account #.	Lasi	LIIC	ullig date. 05/5 i	20						
Acct-#		Description	l	Begin-balance	Total	-DR	Total-CR	Net-cha	nge	End-balance	
	05/01/23	AP0099	VH86		750.00	CONSO	IDATED COMMUNIT	Y MG	MAY M	GT FEE	
	05/01/23	AP0099	VH88		350.00	DIAMON	D BRITE MAINT INC		MAY J	ANITORIAL SVC	
	05/05/23	AP0098	100244	53.50		RYAN A	SSOCIATES, INC.		IRRIG '	WET CK/CLN HEADS	
	05/08/23	AP0099	VH92		1,696.00	BEST LA	WN SERVICE OF AM	IER	MARCI	H/APR LAWN MAINT	
	05/10/23	AP0098	100245	1,696.00		BEST LA	WN SERVICE OF AM	IER	MARCI	H/APR LAWN MAINT	
	05/10/23	AP0099	VH93		13.76	CONSO	IDATED COMMUNIT	Y MG	REIMB	APRIL OFFICE EXP	
	05/10/23	AP0099	VH94		1,843.08	WASTE	PRO 119-POMPANO)		RASH AUTOPAY	
	05/10/23	AP0099	VH95		133.75	ACC BU	SIINESS		MAY A	T&T MAINT	
	05/11/23	AP0099	VH96		74.26	GARING	PARKING ENFORCE	MEN	PKING	ENFORCMNT 5/5-5/18	
	05/15/23	AP0098	100246	13.76		CONSO	IDATED COMMUNIT	Y MG	REIMB	APRIL OFFICE EXP	
	05/15/23	AP0098	100247	133.75		ACC BU	SIINESS		MAY A	T&T MAINT	
	05/15/23	AP0098	100248	74.26		GARING	PARKING ENFORCE	MEN	PKING	ENFORCMNT 5/5-5/18	
	05/15/23	AP0099	VH97		5,409.50	F I RST IN	ISURANCE FUNDING	C	MAY IN	IS AUTOPAY	
	05/15/23	AP0099	VH98		3.176.45	CITY OF	CORAL SPRINGS		MAY W	ATER AUTOPAY	
	05/22/23	AP0099	VH100		*		PARKING ENFORCE	MEN		ENFORCE 5/19-6/1	
	05/23/23	AP0099	VH101		165.00		ACKFLOW SYSTEMS			RTIFY BKFLOW	
	05/24/23	AP0098	100249	74.26			PARKING ENFORCE			ENFORCE 5/19-6/1	
	05/25/23	AP0098	300079	5,409.50			ISURANCE FUNDING			IS AUTOPAY	
	05/25/23	AP0099	VH102	2,	350.00		D BRITE MAINT INC			IANITOR I AL SRVC	
	05/25/23	AP0099	VH103		50.00		D BRITE MAINT INC			BULK TRASH	
	05/26/23	AP0098	100250	165.00	00.00		ACKFLOW SYSTEMS	INC		RTIFY BKFLOW	
	05/30/23	AP0098	100251	350.00			D BRITE MAINT INC			JANITOR I AL SRVC	
	05/30/23	AP0098	100252	50.00			D BRITE MAINT INC			BULK TRASH	
	05/30/23	AP0098	300080	3,176.45			CORAL SPRINGS			ATER AUTOPAY	
	05/31/23	AP0099	VH104	0,110110	110.21		SSOCIATES, INC.			RIG WET CK/REPAIR	
	05/31/23	AP0099	VH105				S. VALANCY, P.A.			VIOL UNIT 3246	
	00/01/20	711 0000	***************************************		200,00	OTEVEN	O. V/L/11/O1, 1.7.		LLO/\L	VIOL OINT OZ IO	
3030	Due To/From	Reserves		.00.		.00	.00		.00	.00	
3110	Exchange			1,747.22CR		.00	.00		.00	1,747.22CR	
3310	Prepaid Mem	nber Fees		3,359.93CR	3,318	3.93	2,953.93	365	.00	2,994.93CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRI	RTION		A/D DE	FERENCE	
	05/01/23	AR0000	AR04	DR-AWOUNT	20.00		ash Receipts		A/F NE	FERENCE	
	05/01/23	AR0000 AR0213	AR08	2,933.93	20.00		•				
	05/01/23	AR0000	AR04	2,900.90	44.00		Application ash Receipts				
	05/02/23	AR0000	AR04		366.00		ash Receipts				
	05/03/23	AR0000	AR04		40.93		ash Receipts				
	05/05/23	AR0000	AR04		50.00		ash Receipts				
	05/09/23	AR0000	AR04		395.00		ash Receipts				
	05/10/23	AR0000	AR04		395.00		ash Receipts				
	05/10/23	AR0000	AR04		780.00		ash Receipts				
	05/12/23	AR0000	AR04		73.00		ash Receipts				
	05/17/23	AR0018	AR-018		395.00		ash Receipts				
	05/11/23	AR0000	AR-010 AR04		395.00		ash Receipts				
	05/31/23	AR0242	AR08	385.00	000.00		Application				
5040								000.00	OD.	F0 700 400D	
5010	Reserve Ro	OT		50,108.46CR		.00	682.00	682.00	CK	50,790.46CR	

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GENERAL LEDGER TRIAL BALANCE

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

Acct-#		Description	ı	Begin-balance	Total	-DR	Total-CR	Net-change	End-balance	
	DATE 05/15/23	SOURCE RJ0002	REFERENCE RESERVES	DR-AMOUNT	CR-AMOUNT 682.00		RIPTION HLY RESERVES	A/P RE	FERENCE	
5015	Reserve Pai	nting		44,598.02CR		.00	458.33	458.33CR	45,056.35CR	
	DATE 05/15/23	SOURCE RJ0002	REFERENCE RESERVES	DR-AMOUNT	CR-AMOUNT 458.33		RIPTION HLY RESERVES	A/P RE	FERENCE	
5020	Reserve Pav	ving		7,262.68CR		.00	283.17	283.17CR	7,545.85CR	
	DATE 05/15/23	SOURCE RJ0002	REFERENCE RESERVES	DR-AMOUNT	CR-AMOUNT 283.17		RIPTION HLY RESERVES	A/P RE	FERENCE	
5025	Reserve- 40	Year Inspection	on	4,992.42CR		.00	277.83	277.83CR	5,270.25CR	
	DATE 05/15/23	SOURCE RJ0002	REFERENCE RESERVES	DR-AMOUNT	CR-AMOUNT 277.83		RIPTION HLY RESERVES	A/P RE	FERENCE	
5030	Reserve Inte	erest		3,820.26CR		.00	193.66	193.66CR	4,013.92CR	
	DATE 05/31/23	SOURCE GJ0026	REFERENCE CORR	DR-AMOUNT	CR-AMOUNT 193.66		RIPTION RES INT ENT	A/P RE	FERENCE	
5510	Retained Ea	rnings		73,834.48CR		.00	.00	.00	73,834.48CR	
6110	Maintenance	e Income		69,135.00CR		.00	17,380.00	17,380.00CR	86,515.00CR	
	DATE 05/01/23	SOURCE AR0212	REFERENCE AR01	DR-AMOUNT	CR-AMOUNT 17,380.00		RIPTION Assmt/Opt Charges	A/P RE	FERENCE	
6160	Misc. Owner	r Income		650.00CR		.00	.00	.00	650.00CR	
6170	Owner Late	Fees		110.00CR		.00	.00	.00	110.00CR	
6190	Admin/Colle	ction Fees Rei	mb.	225.00CR		.00	.00	.00	225.00CR	
6900	Interest			4.25CR	193	3.66	195.01	1.35CR	5.60CR	
	DATE 05/31/23 05/31/23 05/31/23	SOURCE CR0000 CR0000 GJ0026	REFERENCE ADJUST ADJUST CORR	DR-AMOUNT 193.66		INTER INTER	RIPTION EST INCOME EST INCOME RES INT ENT	A/P RE	FERENCE	
7010	Refuse			7,672.32	1,843	3.08	.00	1,843.08	9,515.40	
	DATE 05/10/23	SOURCE AP0099	REFERENCE VH94	DR-AMOUNT 1,843.08	CR-AMOUNT		RIPTION E PRO 119-POMPANO		FERENCE RASH AUTOPAY	

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GENERAL LEDGER TRIAL BALANCE

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

Acct-#		Description		Begin-balance	Total	-DR	Total-CR	Net-change	End-balance
7050	Electricity			569.71	152	2.60	.00	152.60	722.31
	DATE 05/16/23 05/16/23	SOURCE GJ0024 GJ0024	REFERENCE PDONLINE PDONLINE	DR-AMOUNT 59.22 93.38	CR-AMOUNT	DESCRIPTION FPL MAY FPL MAY	DN	A/P RE	EFERENCE
7060	Water / Sew	er		10,405.91	3,176	6.45	.00	3,176.45	13,582.36
	DATE 05/15/23	SOURCE AP0099	REFERENCE VH98	DR-AMOUNT 3,176.45	CR-AMOUNT		ON RAL SPRINGS		EFERENCE VATER AUTOPAY
7148	Fire Ext.			445.12		.00	.00	.00	445.12
7150	Security			551.78		.00	.00	.00	551.78
7155	Parking Enfo	orcement		519.82	148	3.52	.00	148.52	668.34
	DATE 05/11/23 05/22/23	SOURCE AP0099 AP0099	REFERENCE VH96 VH100	DR-AMOUNT 74.26 74.26	CR-AMOUNT		DN RKING ENFORCEMI RKING ENFORCEMI	EN PKING	EFERENCE ENFORCMNT 5/5-5/18 ENFORCE 5/19-6/1
7210	Repair & Ma	intenance		1,099.58	165	5.00	.00	165.00	1,264.58
	DATE 05/23/23	SOURCE AP0099	REFERENCE VH101	DR-AMOUNT 165.00	CR-AMOUNT	DESCRIPTIC CAPE BACKI	ON FLOW SYSTEMS I N		EFERENCE RTIFY BKFLOW
7220	Janitorial			1,525.00	750	0.00	.00	750.00	2,275.00
	DATE 05/01/23 05/25/23 05/25/23	SOURCE AP0099 AP0099 AP0099	REFERENCE VH88 VH102 VH103	DR-AMOUNT 350.00 350.00 50.00	CR-AMOUNT	DIAMOND B	ON RITE MAINT INC RITE MAINT INC RITE MAINT INC	MAY J. JUNE .	EFERENCE ANITORIAL SVC JANITORIAL SRVC BULK TRASH
7222	Supplies			23.49		.00	.00	.00	23.49
7320	Plumbing Re	epairs		212.93		.00	.00	.00	212.93
7390	Miscellanous	s Expense		267.50	133	3.75	.00	133.75	401.25
	DATE 05/10/23	SOURCE AP0099	REFERENCE VH95	DR-AMOUNT 133.75	CR-AMOUNT	DESCRIPTION ACC BUSIINI			E FERENCE T&T MAINT
8010	Lawn Mainte	enance		3,180.00	1,696	5.00	.00	1,696.00	4,876.00
	DATE 05/08/23	SOURCE AP0099	REFERENCE VH92	DR-AMOUNT 1,696.00	CR-AMOUNT		ON SERVICE OF AMER		EFERENCE H/APR LAWN MAINT
8020	Irrigation			1,068.64	110),21	.00	110.21	1,178.85

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GENERAL LEDGER TRIAL BALANCE

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

Acct-#		Description		Begin-balance	Total-	DR	Total-CR	Net-change	End-balance	
	DATE 05/31/23	SOURCE AP0099	REFERENCE VH104	DR-AMOUNT 110.21	CR-AMOUNT	DESCRIPT RYAN ASS	ION OCIATES, INC.	A/P REFE 5/28 IRRIC	RENCE S WET CK/REPAIR	
8030	Tree Trim - F	Removal		8,151.40		.00	.00	.00	8,151.40	
9000	Managemen	t Fees		3,000.00	750	.00	.00	750.00	3,750.00	
	DATE 05/01/23	SOURCE AP0099	REFERENCE VH86	DR-AMOUNT 750.00	CR-AMOUNT		I ON ATED COMMUNITY	A/P REFE / MG MAY MGT		
9110	Office Exper	ise		672.79	13	.76	.00	13.76	686.55	
	DATE 05/10/23	SOURCE AP0099	REFERENCE VH93	DR-AMOUNT 13.76	CR-AMOUNT		ION ATED COMMUNITY	A/P REFE / MG REIMB AP	RENCE RIL OFFICE EXP	
9125	Legal			.00	250	.00	.00	250.00	250.00	
	DATE 05/31/23	SOURCE AP0099	REFERENCE VH105	DR-AMOUNT 250.00	CR-AMOUNT		ION VALANCY, P.A.	A/P REFE LEGAL VIO	RENCE DL UNIT 3246	
9132	Bad Debt			.00	682	.00	.00	682.00	682.00	
	DATE 05/09/23	SOURCE AR0000	REFERENCE AR06	DR-AMOUNT 682.00	CR-AMOUNT		ION ense Adjust.	A/P REFE	RENCE	
9140	Fees/Permit	s		600.16		.00	.00	.00	600.16	
9150	General Insu	ırance		13,575.56	10,819	.00	.00	10,819.00	24,394.56	
	DATE 05/15/23 05/25/23	SOURCE AP0099 GJ0023	REFERENCE VH97 PDBYPHN	DR-AMOUNT 5,409.50 5,409.50	CR-AMOUNT	F I RST INSU	ION JRANCE FUNDING YMNT 98701063	A/P REFE C MAY INS A		
9200	Reserve Tra	nsfer		6,805.32	1,701	.33	.00	1,701.33	8,506.65	
	DATE 05/15/23	SOURCE RJ0002	REFERENCE RESERVES	DR-AMOUNT 1,701.33	CR-AMOUNT		ION RESERVES	A/P REFE	RENCE	
Gnd Total:				.00	80,247	.23	80,247.23	.00	.00	

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CASH DISBURSEMENTS

Starting Check Date: 5/01/23 Ending Check Date: 5/31/23

Cash account #: "All"

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
Cash acc	ount #:	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	

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

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AGED ACCOUNTS PAYABLE SUMMARY

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

Ending vendor: "Last"

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

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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 Unclear Chec		
OUTSTAI GJ-023	NDING ITE 05/25/23	MS: MAY INS PYMNT 98701063		5,409	.50	
		Total Outstanding		5,409	.50	.00
		Ban ====	k Reconciliat	ion Summary		
Uncleared	ok Balance d Checks, 0 d Deposits,		64,578.07 5,409.50+ 0.00	Reconciling Balance Bank Stmt. Balance Difference	69,987.8 69,987.8 0.0	57



Last statement: April 28, 2023 This statement: May 31, 2023 Total days in statement period: 33 Page 1 of 3 5100842006 (0)

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	50.00
	AVIDPAY SERVICEAVIDPAYREF*CK*100241*2305	
	01*DIAMOND BRITE MAINT INC\112969631\62307977\11296963	
	000041001032515874	
05-02	'Preauthorized Wd	74.26 ′
	AVIDPAY SERVICEAVIDPAYREF*CK*100239*2305	
	01*GARING PARKINGENFORCEMENT\112969653\62307999\11296	
	000041001032515892	
05-02	'Preauthorized Wd	350.00 /
	AVIDPAY SERVICEAVIDPAYREF*CK*100240*2305	
	01*DIAMOND BRITE MAINT INC\112969657\62308003\11296965	
05.00	000041001032515876	145.40
05-02		445.12 ′
	AVIDPAY SERVICEAVIDPAYREF*CK*100243*2305	
	01*PYE BARKER FIRESAFETY LLC\112969623\62307969\1129 000041001032515884	
05-02	'Preauthorized Wd	750.00 /
05-02	AVIDPAY SERVICEAVIDPAYREF*CK*100242*2305	750,00
	01*CONSOLIDATED COMMUNITY MG\112969618\62307966\112969	
	000041001032492560	
05-04	'Preauthorized Wd	1,843.08 ′
00 01	WASTE PRO MIAMI3056517011230504	1,010.00
	000242071756254436	
05-08	'Preauthorized Wd	53.50 ′
00 00	AVIDPAY SERVICEAVIDPAYREF*CK*100244*2305	00.00
	05*RYAN ASSOCIATESINC\113426626\62764566\113426626	
	000041001032150889	
05-09	'Deposit Return Item	385.00 /
	SEQ# 99000010STOP PAYMENTCHK# 189	
	00000000509140720	
05-11	'Preauthorized Wd	1,696.00
	AVIDPAY SERVICEAVIDPAYREF*CK*100245*2305	The same of the sa
	10*BEST LAWN SERVICE OF AMERICA\113756384\63158222\113	
	000041001035818299	



VICTORIA SQUARE CONDO May 31, 2023

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Date	Description	Subtractions
05-16	'Preauthorized Wd	59.22
	FPL DIRECT DEBITELEC PYMT230516	
	000111000018951321	
05-16	'Preauthorized Wd	93.38
	FPL DIRECT DEBITELEC PYMT230516	
	000111000018951360	
05-16	'Preauthorized Wd	13.76 ^
	AVIDPAY SERVICEAVIDPAYREF*CK*100246*2305	
	15*CONSOLIDATED COMMUNITY MG\114156568\63523240\114156	
	000041001030136537	
05-16	'Preauthorized Wd	74.26 /
	AVIDPAY SERVICEAVIDPAYREF*CK*100248*2305	
	15*GARING PARKINGENFORCEMENT\114156540\63523213\11415	
	000041001030136571	
05-16	'Preauthorized Wd	133.75
	AVIDPAY SERVICEAVIDPAYREF*CK*100247*2305	
	15*ACC BUSIINESS\114156547\63523220\114156547	
	000041001030160003	
05-25	'Preauthorized Wd	74.26
	AVIDPAY SERVICEAVIDPAYREF*CK*100249*2305	
	24*GARING PARKINGENFORCEMENT\114896519\64267814\11489	
	000041001039942040	
05-26	'Preauthorized Wd	5,409.50
•	FIRST INSURANCEINSURANCE230526	
	900-98701063	
	000071925330689078	
05-30	'Preauthorized Wd	165.00 ′
	AVIDPAY SERVICEAVIDPAYREF*CK*100250*2305	
	26*CAPE BACKFLOW SYSTEMS INC\115150761\64513443\115150	
05.04	000041001038584497	170100
05-31	'Cash Mgmt Trsfr Dr	1,701.33 ′
	REF 1510505LFUNDS TRANSFER TODEP XXXXXX2233	
	FROMRESERVE TRANSFER	
05.04	000997000531050504	0.470.45
05-31	'Preauthorized Wd	3,176.45
	CORALCONCUTILITY230530	
05.04	000211274451528175	
05-31	'Preauthorized Wd	50.00 <i><</i>
	AVIDPAY SERVICEAVIDPAYREF*CK*100252*2305	
	30*DIAMOND BRITE MAINT INC\115282379\64617446\11528237	
05.04	000041001036352937 'Preauthorized Wd	050.00
05-31	1 1000011011200 110	350.00 /
	AVIDPAY SERVICEAVIDPAYREF*CK*100251*2305	
	30*DIAMOND BRITE MAINT INC\115282378\64617445\11528237	
	000041001036352935	

CREDITS

Date	Description	Additions
05-01	'Lock Box Deposit	1,580.00
	00000007079035280	•
05-02	'Lock Box Deposit	395.00 -
	00000007079173500	
05-03	'Lock Box Deposit	395.00
	00000007079267680	
05-04	'Lock Box Deposit	780.00
	00000007079406140	440 USS 201 GL USS 201
05-05	'Lock Box Deposit	1,935.00 -
	00000007045324090	



VICTORIA SQUARE CONDO May 31, 2023

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Date	Description	Additions
05-08	'Preauthorized Credit	3,555.00
	VICTORIA SQUARECONDO FEES230508	
	000026008816974634	
05-08	'Lock Box Deposit	395.00 ~
	00000007079584370	
05-09	'Lock Box Deposit	790.00 *
×	00000007045517250	
05-10	'Lock Box Deposit	1,185.00 ′
	00000007079774010	
05-11	'Lock Box Deposit	780.00 -
	00000007045636570	
05-12	'Lock Box Deposit	2,005.00 ′
	00000007079938510	
05-15	'Lock Box Deposit	385.00 -
	00000007045757820	
05-17	'Lock Box Deposit	800.00
	00000007080137480	
05-19	'Mail/Courier Deposit	790.00
	00000005546955680	
05-24	'Lock Box Deposit	405.00 ′
	00000007080438290	
05-31	'Lock Box Deposit	395.00 -
	00000007080733350	
05-31	'Interest Credit	1.35 <
	00000000000000000	

DAILY BALANCES

Date	Amount
04-28	70,364.09
05-01	71,944.09
05-02	70,669.71
05-03	71,064.71
05-04	70,001.63
05-05	71,936.63
05-08	75,833.13

Date	Amount
05-09	76,238.13
05-10	77,423.13
05-11	76,507.13
05-12	78,512.13
05-15	78,897.13
05-16	78,522.76
05-17	79,322.76

Date	Amount
05-19	80,112.76
05-24	80,517.76
05-25	80,443.50
05-26	75,034.00
05-30	74,869.00
05-31	69,987.57

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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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	Cir-		cleared Checks	Uncleared Deposits
OUTSTAN	IDING ITEMS:					
	To	tal Outstanding		_	.00	.00
		Bank =====		ion Summary ======		
	k Balance Checks, Credit Deposits, Debit	S	112,676.83 0.00+ 0.00	Reconciling Balance Bank Stmt. Balance Difference		112,676.83 112,676.83 0.00



Last statement: April 28, 2023 This statement: May 31, 2023 Total days in statement period: 33 Page 1 of 1 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 \$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	1,701.33		112,483.17
	REF 1510505L FUNDS TRA	NSFER FRM		
	DEP XXXXXX2006 FROM			
	RESERVE TRANSFER			
	997000531050504			
05-31	'Interest Credit	193.66		112,676.83
	00000000000000			
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