Victoria Square

FINANCIAL STATEMENTS

PREPARED FOR THE BOARD OF DIRECTORS

November 2023

CONSOLIDATED
Community Management

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

VICTORIA SQUARE CONDOMINIUM

Balance Sheet
As of 11/30/23

ASSETS

CASH:				
1010	Popular Bank Oper	$ 59,505.63		
1020	Popular Bank Reserve	74,346.74		
	SUBTOTAL CASH		$ 133,852.37	
CURRENT ASSETS:				
1110	A/R Maintenance	$ 7,190.75		
1160	A/R Miscellaneous	150.00		
1210	Utility Deposits	80.00		
	TOTAL CURRENT ASSETS		$ 7,420.75	
	TOTAL ASSETS			$ 141,273.12
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LIABILITIES & EQUITY

CURRENT LIABILITIES:				
3010	Accounts Payable	$ 66.69		
3110	Exchange	(9,628.67)		
3310	Prepaid Member Fees	3,285.86		
	SUBTOTAL CURRENT LIABILITIES		$ (6,276.12)	
RESERVES				
5010	Reserve Roof	$ 52,154.46		
5015	Reserve Painting	1,973.01		
5020	Reserve Paving	8,112.19		
5025	Reserve- 40 Year Inspection	650.91		
5030	Reserve Interest	4,650.85		
	RESERVES		$ 67,541.42	
EQUITY:				
5510	Retained Earnings	$ 73,834.48		
	Current Year Net Income/(Loss)	6,173.34		
	SUBTOTAL EQUITY		$ 80,007.82	
	TOTAL LIABILITIES & EQUITY			$ 141,273.12
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VICTORIA SQUARE CONDOMINIUM

INCOME AND EXPENSE STATEMENT

Period: 11/01/23 to 11/30/23

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	190,795.00	191,277.13	(482.13)	208,666.00
.00	.00	.00	06160	Misc. Owner Income	800.00	.00	800.00	.00
.00	.00	.00	06165	Owners Interest Income	53.00	.00	53.00	.00
.00	.00	.00	06170	Owner Late Fees	110.00	.00	110.00	.00
.00	.00	.00	06190	Admin/Collection Fees Reimb.	225.00	.00	225.00	.00
1.18	.00	1.18	06900	Interest	12.60	.00	12.60	.00
17,381.18	17,388.83	(7.65)		SUBTOTAL INCOME	191,995.60	191,277.13	718.47	208,666.00
				EXPENSES				
UTILITIES								
2,636.24	1,666.67	(969.57)	07010	Refuse	22,267.04	18,333.37	(3,933.67)	20,000.00
153.72	141.67	(12.05)	07050	Electricity	1,567.61	1,558.37	(9.24)	1,700.00
3,629.36	3,500.00	(129.36)	07060	Water / Sewer	34,547.46	38,500.00	3,952.54	42,000.00
.00	62.50	62.50	07148	Fire Ext.	445.12	687.50	242.38	750.00
.00	233.33	233.33	07150	Security	1,270.73	2,566.63	1,295.90	2,800.00
222.78	166.67	(56.11)	07155	Parking Enforcement	1,559.46	1,833.37	273.91	2,000.00
6,642.10	5,770.84	(871.26)		UTILITIES	61,657.42	63,479.24	1,821.82	69,250.00
BUILDING MAINTENANCE								
7,763.93	1,666.67	(6,097.26)	07210	Repair & Maintenance	24,477.41	18,333.37	(6,144.04)	20,000.00
639.10	350.00	(289.10)	07220	Janitorial	4,464.10	3,850.00	(614.10)	4,200.00
.00	.00	.00	07222	Supplies	23.49	.00	(23.49)	.00
540.00	83.33	(456.67)	07230	Exterminating	810.00	916.63	106.63	1,000.00
.00	116.67	116.67	07240	Fire Equipment Maint & Repai	.00	1,283.37	1,283.37	1,400.00
.00	83.33	83.33	07320	Plumbing Repairs	212.93	916.63	703.70	1,000.00
.00	83.33	83.33	07340	Paving Repairs	.00	916.63	916.63	1,000.00
.00	.00	.00	07390	Miscellanous Expense	668.75	.00	(668.75)	.00
8,943.03	2,383.33	(6,559.70)		BUILDING MAINTENANCE	30,656.68	26,216.63	(4,440.05)	28,600.00
GROUND MAINTENANCE								
.00	875.00	875.00	08010	Lawn Maintenance	8,268.00	9,625.00	1,357.00	10,500.00
525.37	458.33	(67.04)	08020	Irrigation	2,109.46	5,041.63	2,932.17	5,500.00
.00	208.33	208.33	08030	Tree Trim - Removal	8,151.40	2,291.63	(5,859.77)	2,500.00
.00	500.00	500.00	08050	Landscape Extras	.00	5,500.00	5,500.00	6,000.00
525.37	2,041.66	1,516.29		GROUND MAINTENANCE	18,528.86	22,458.26	3,929.40	24,500.00
MANAGEMENT								
750.00	666.67	(83.33)	09000	Management Fees	8,250.00	7,333.37	(916.63)	8,000.00

VICTORIA SQUARE CONDOMINIUM

INCOME AND EXPENSE STATEMENT

Period: 11/01/23 to 11/30/23

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	8,250.00	7,333.37	(916.63)	8,000.00
ADMINISTRATIVE & OFFICE								
79.17	100.00	20.83	09110	Office Expense	1,021.48	1,100.00	78.52	1,200.00
.00	100.00	100.00	09120	CPA	.00	1,100.00	1,100.00	1,200.00
.00	83.33	83.33	09125	Legal	250.00	916.63	666.63	1,000.00
.00	.00	.00	09132	Bad Debt	682.00	.00	(682.00)	.00
.00	83.33	83.33	09140	Fees/Permits	1,315.45	916.63	(398.82)	1,000.00
5,409.50	4,458.33	(951.17)	09150	General Insurance	51,551.06	49,041.63	(2,509.43)	53,500.00
5,488.67	4,824.99	(663.68)		ADMINISTRATIVE & OFFICE	54,819.99	53,074.89	(1,745.10)	57,900.00
22,349.17	15,687.49	(6,661.68)		TOTAL EXPENSES	173,912.95	172,562.39	(1,350.56)	188,250.00
RESERVES								
.00	1,701.33	1,701.33	09200	Reserve Transfer	11,909.31	18,714.63	6,805.32	20,416.00
.00	1,701.33	1,701.33		TOTAL RESERVES	11,909.31	18,714.63	6,805.32	20,416.00
(4,967.99)	.01	(4,968.00)		Current Year Net Income/(los	6,173.34	.11	6,173.23	.00

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 11/01/23
Ending account #: "Last" Ending date: 11/30/23

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1010	Popular Bank Oper	69,313.26	14,176.18	23,983.81	9,807.63CR	59,505.63

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
11/01/23	AP0098	300096		2,636.24	WASTE PRO 119-POMPANO	NOV TRASH AUTOPAY
11/02/23	AP0098	100303		750.00	CONSOLIDATED COMMUNITY MG	NOV MGT FEE
11/03/23	AR1144	AR04	395.00		Owner Cash Receipts	
11/03/23	AR1147	AR04	395.00		Owner Cash Receipts	
11/06/23	AR7419	AR04	6,715.00		Owner Cash Receipts	
11/07/23	AR6460	AR04	1,185.00		Owner Cash Receipts	
11/09/23	AP0098	100304		74.26	GARING PARKING ENFORCEMEN	PKING ENFRCMT 10/20-11/2
11/09/23	AP0098	100305		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 11/3-11/16
11/09/23	AP0098	100306		150.00	DIAMOND BRITE MAINT INC	REMV BLK TRSH AT DMPSTR
11/09/23	AP0098	100307		350.00	DIAMOND BRITE MAINT INC	NOV JANITORIAL SVCS
11/09/23	AP0098	100308		270.00	NATIVE PEST MANAGEMENT	NOV PEST CONTROL
11/10/23	AR4114	AR04	3,130.00		Owner Cash Receipts	
11/15/23	AP0098	100309		525.37	RYAN ASSOCIATES, INC.	NOV IRRIG WT CK, REPAIRS
11/15/23	AP0098	100310		270.00	NATIVE PEST MANAGEMENT	PEST CNTRL 3200-3286
11/17/23	AP0098	100311		12.48	CONSOLIDATED COMMUNITY MG	REIMB OCT OFFICE EXP
11/17/23	AP0098	100312		133.75	ACC BUSIINESS	NOV AT&T MAINT
11/17/23	AR3990	AR04	770.00		Owner Cash Receipts	
11/17/23	RJ0007	MONTHLY		60.61	FPL ACH PAYMENTS	
11/17/23	RJ0007	MONTHLY		93.11	FPL ACH PAYMENTS	
11/20/23	AP0098	100313		139.10	RYAN ASSOCIATES, INC.	UNIT 3200 2 INSPECTIONS
11/22/23	AP0098	100314		7,491.08	DHP ENGINEERING INC	BAL DUE REINSPECT
11/22/23	AP0098	100315		139.10	RYAN ASSOCIATES, INC.	UNIT 3200 INSPECTION
11/22/23	AP0098	100316		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 11/17-11/30
11/23/23	AR2688	AR04	400.00		Owner Cash Receipts	
11/25/23	AP0098	300097		5,409.50	FIRST INSURANCE FUNDING C	NOV INS AUTOPAY
11/27/23	AR4075	AR04	790.00		Owner Cash Receipts	
11/28/23	AR0395	AR04	395.00		Owner Cash Receipts	
11/30/23	AP0098	300098		3,629.36	CITY OF CORAL SPRINGS	NOV WATER AUTOPAY
11/30/23	CR0000	ADJUST	1.18		OPERATING INTEREST	
11/30/23	RJ0006	TRANSFER		1,701.33	RESERVE TRANSFER	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1020	Popular Bank Reserve	72,550.64	1,796.10	.00	1,796.10	74,346.74

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
11/30/23	RJ0005	INTEREST	94.77		RESERVES INTEREST	
11/30/23	RJ0006	TRANSFER	1,701.33		RESERVE TRANSFER	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1025	Due To/From Reserves	.00	.00	.00	.00	.00
1110	A/R Maintenance	5,495.00	17,380.00	15,684.25	1,695.75	7,190.75

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
11/01/23	AR0441	AR01	17,380.00		Apply Assmt/Opt Charges	
11/01/23	AR0442	AR08		4,055.11	Prepaid Application	
11/03/23	AR1144	AR04		29.00	Owner Cash Receipts	
11/03/23	AR1147	AR04		395.00	Owner Cash Receipts	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 11/01/23
Ending account #: "Last" Ending date: 11/30/23

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	11/06/23	AR7419	AR04		6,620.00	Owner Cash Receipts		
	11/07/23	AR6460	AR04		740.00	Owner Cash Receipts		
	11/10/23	AR4114	AR04		2,688.14	Owner Cash Receipts		
	11/17/23	AR3990	AR04		757.00	Owner Cash Receipts		
	11/23/23	AR2688	AR04		400.00	Owner Cash Receipts		
1150	A/R Owners Interest			.00	.00	.00	.00	.00
1160	A/R Miscellaneous			150.00	.00	.00	.00	150.00
1170	A/R Late Charges			.00	.00	.00	.00	.00
1195	Attorney Fees Receivable			.00	.00	.00	.00	.00
1210	Utility Deposits			80.00	.00	.00	.00	80.00
1220	Prepaid Insurance			.00	.00	.00	.00	.00
1225	Prepaid Expenses			.00	.00	.00	.00	.00
3010	Accounts Payable			.00	22,128.76	22,195.45	66.69CR	66.69CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
11/01/23	AP0098	300096	2,636.24		WASTE PRO 119-POMPANO	NOV TRASH AUTOPAY
11/01/23	AP0099	VH181		750.00	CONSOLIDATED COMMUNITY MG	NOV MGT FEE
11/01/23	AP0099	VH185		74.26	GARING PARKING ENFORCEMEN	PKING ENFRCMT 10/20-11/2
11/01/23	AP0099	VH186		150.00	DIAMOND BRITE MAINT INC	REMV BLK TRSH AT DMPSTR
11/01/23	AP0099	VH187		350.00	DIAMOND BRITE MAINT INC	NOV JANITORIAL SVCS
11/02/23	AP0098	100303	750.00		CONSOLIDATED COMMUNITY MG	NOV MGT FEE
11/03/23	AP0099	VH182		270.00	NATIVE PEST MANAGEMENT	NOV PEST CONTROL
11/06/23	AP0099	VH184		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 11/3-11/16
11/07/23	AP0099	VH183		2,636.24	WASTE PRO 119-POMPANO	NOV TRASH AUTOPAY
11/08/23	AP0099	VH188		525.37	RYAN ASSOCIATES, INC.	NOV IRRIG WT CK, REPAIRS
11/09/23	AP0098	100304	74.26		GARING PARKING ENFORCEMEN	PKING ENFRCMT 10/20-11/2
11/09/23	AP0098	100305	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 11/3-11/16
11/09/23	AP0098	100306	150.00		DIAMOND BRITE MAINT INC	REMV BLK TRSH AT DMPSTR
11/09/23	AP0098	100307	350.00		DIAMOND BRITE MAINT INC	NOV JANITORIAL SVCS
11/09/23	AP0098	100308	270.00		NATIVE PEST MANAGEMENT	NOV PEST CONTROL
11/10/23	AP0099	VH189		270.00	NATIVE PEST MANAGEMENT	PEST CNTRL 3200-3286
11/13/23	AP0099	VH190		5,409.50	FIRST INSURANCE FUNDING C	NOV INS AUTOPAY
11/13/23	AP0099	VH191		12.48	CONSOLIDATED COMMUNITY MG	REIMB OCT OFFICE EXP
11/13/23	AP0099	VH192		133.75	ACC BUSIINESS	NOV AT&T MAINT
11/15/23	AP0098	100309	525.37		RYAN ASSOCIATES, INC.	NOV IRRIG WT CK, REPAIRS
11/15/23	AP0098	100310	270.00		NATIVE PEST MANAGEMENT	PEST CNTRL 3200-3286
11/15/23	AP0099	VH193		139.10	RYAN ASSOCIATES, INC.	UNIT 3200 2 INSPECTIONS
11/15/23	AP0099	VH196		139.10	RYAN ASSOCIATES, INC.	UNIT 3200 INSPECTION
11/17/23	AP0098	100311	12.48		CONSOLIDATED COMMUNITY MG	REIMB OCT OFFICE EXP
11/17/23	AP0098	100312	133.75		ACC BUSIINESS	NOV AT&T MAINT
11/20/23	AP0098	100313	139.10		RYAN ASSOCIATES, INC.	UNIT 3200 2 INSPECTIONS

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 11/01/23
Ending account #: "Last" Ending date: 11/30/23

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

11/20/23	AP0099	VH194		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 11/17-11/30
11/20/23	AP0099	VH195		7,491.08	DHP ENGINEERING INC	BAL DUE REINSPECT
11/21/23	AP0099	VH197		3,629.36	CITY OF CORAL SPRINGS	NOV WATER AUTOPAY
11/22/23	AP0098	100314	7,491.08		DHP ENGINEERING INC	BAL DUE REINSPECT
11/22/23	AP0098	100315	139.10		RYAN ASSOCIATES, INC.	UNIT 3200 INSPECTION
11/22/23	AP0098	100316	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 11/17-11/30
11/22/23	AP0099	VH199		66.69	CONSOLIDATED COMMUNITY MG	BUDG MTG MAILING
11/25/23	AP0098	300097	5,409.50		FIRST INSURANCE FUNDING C	NOV INS AUTOPAY
11/30/23	AP0098	300098	3,629.36		CITY OF CORAL SPRINGS	NOV WATER AUTOPAY

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
3030	Due To/From Reserves	.00	.00	.00	.00	.00
3110	Exchange	9,628.67	.00	.00	.00	9,628.67
3310	Prepaid Member Fees	4,795.11CR	4,055.11	2,545.86	1,509.25	3,285.86CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
11/01/23	AR0442	AR08	4,055.11		Prepaid Application	
11/03/23	AR1144	AR04		366.00	Owner Cash Receipts	
11/06/23	AR7419	AR04		95.00	Owner Cash Receipts	
11/07/23	AR6460	AR04		445.00	Owner Cash Receipts	
11/10/23	AR4114	AR04		441.86	Owner Cash Receipts	
11/17/23	AR3990	AR04		13.00	Owner Cash Receipts	
11/27/23	AR4075	AR04		790.00	Owner Cash Receipts	
11/28/23	AR0395	AR04		395.00	Owner Cash Receipts	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5010	Reserve Roof	52,154.46CR	.00	.00	.00	52,154.46CR
5015	Reserve Painting	1,973.01CR	.00	.00	.00	1,973.01CR
5020	Reserve Paving	8,112.19CR	.00	.00	.00	8,112.19CR
5025	Reserve- 40 Year Inspection	650.91CR	.00	.00	.00	650.91CR
5030	Reserve Interest	4,556.08CR	.00	94.77	94.77CR	4,650.85CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
11/30/23	RJ0005	INTEREST		94.77	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	173,415.00CR	.00	17,380.00	17,380.00CR	190,795.00CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
11/01/23	AR0441	AR01		17,380.00	Apply Assmt/Opt Charges	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
6160	Misc. Owner Income	800.00CR	.00	.00	.00	800.00CR
6165	Owners Interest Income	53.00CR	.00	.00	.00	53.00CR

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 11/01/23
Ending account #: "Last" Ending date: 11/30/23

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
6170	Owner Late Fees	110.00CR	.00	.00	.00	110.00CR
6190	Admin/Collection Fees Reimb.	225.00CR	.00	.00	.00	225.00CR
6900	Interest	11.42CR	.00	1.18	1.18CR	12.60CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
11/30/23	CR0000	ADJUST		1.18	OPERATING INTEREST	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7010	Refuse	19,630.80	2,636.24	.00	2,636.24	22,267.04

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
11/07/23	AP0099	VH183	2,636.24		WASTE PRO 119-POMPANO	NOV TRASH AUTOPAY

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7050	Electricity	1,413.89	153.72	.00	153.72	1,567.61

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
11/17/23	RJ0007	MONTHLY	60.61		FPL ACH PAYMENTS	
11/17/23	RJ0007	MONTHLY	93.11		FPL ACH PAYMENTS	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7060	Water / Sewer	30,918.10	3,629.36	.00	3,629.36	34,547.46

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
11/21/23	AP0099	VH197	3,629.36		CITY OF CORAL SPRINGS	NOV WATER AUTOPAY

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7148	Fire Ext.	445.12	.00	.00	.00	445.12
7150	Security	1,270.73	.00	.00	.00	1,270.73
7155	Parking Enforcement	1,336.68	222.78	.00	222.78	1,559.46

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
11/01/23	AP0099	VH185	74.26		GARING PARKING ENFORCEMEN	PKING ENFRCMT 10/20-11/2
11/06/23	AP0099	VH184	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 11/3-11/16
11/20/23	AP0099	VH194	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 11/17-11/30

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7210	Repair & Maintenance	16,713.48	7,763.93	.00	7,763.93	24,477.41

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
11/13/23	AP0099	VH192	133.75		ACC BUSIINESS	NOV AT&T MAINT
11/15/23	AP0099	VH193	139.10		RYAN ASSOCIATES, INC.	UNIT 3200 2 INSPECTIONS
11/20/23	AP0099	VH195	7,491.08		DHP ENGINEERING INC	BAL DUE REINSPECT

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7220	Janitorial	3,825.00	639.10	.00	639.10	4,464.10

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
11/01/23	AP0099	VH186	150.00		DIAMOND BRITE MAINT INC	REMV BLK TRSH AT DMPSTR
11/01/23	AP0099	VH187	350.00		DIAMOND BRITE MAINT INC	NOV JANITORIAL SVCS

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 11/01/23
Ending account #: "Last" Ending date: 11/30/23

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	11/15/23	AP0099	VH196	139.10		RYAN ASSOCIATES, INC.		UNIT 3200 INSPECTION
7222	Supplies			23.49	.00	.00	.00	23.49
7230	Exterminating			270.00	540.00	.00	540.00	810.00
	DATE	**SOURCE**	**REFERENCE**	**DR-AMOUNT**	**CR-AMOUNT**	**DESCRIPTION**		**A/P REFERENCE**
	11/03/23	AP0099	VH182	270.00		NATIVE PEST MANAGEMENT		NOV PEST CONTROL
	11/10/23	AP0099	VH189	270.00		NATIVE PEST MANAGEMENT		PEST CNTRL 3200-3286
7320	Plumbing Repairs			212.93	.00	.00	.00	212.93
7390	Miscellanous Expense			668.75	.00	.00	.00	668.75
8010	Lawn Maintenance			8,268.00	.00	.00	.00	8,268.00
8020	Irrigation			1,584.09	525.37	.00	525.37	2,109.46
	DATE	**SOURCE**	**REFERENCE**	**DR-AMOUNT**	**CR-AMOUNT**	**DESCRIPTION**		**A/P REFERENCE**
	11/08/23	AP0099	VH188	525.37		RYAN ASSOCIATES, INC.		NOV IRRIG WT CK, REPAIRS
8030	Tree Trim - Removal			8,151.40	.00	.00	.00	8,151.40
9000	Management Fees			7,500.00	750.00	.00	750.00	8,250.00
	DATE	**SOURCE**	**REFERENCE**	**DR-AMOUNT**	**CR-AMOUNT**	**DESCRIPTION**		**A/P REFERENCE**
	11/01/23	AP0099	VH181	750.00		CONSOLIDATED COMMUNITY MG		NOV MGT FEE
9110	Office Expense			942.31	79.17	.00	79.17	1,021.48
	DATE	**SOURCE**	**REFERENCE**	**DR-AMOUNT**	**CR-AMOUNT**	**DESCRIPTION**		**A/P REFERENCE**
	11/13/23	AP0099	VH191	12.48		CONSOLIDATED COMMUNITY MG		REIMB OCT OFFICE EXP
	11/22/23	AP0099	VH199	66.69		CONSOLIDATED COMMUNITY MG		BUDG MTG MAILING
9125	Legal			250.00	.00	.00	.00	250.00
9132	Bad Debt			682.00	.00	.00	.00	682.00
9140	Fees/Permits			1,315.45	.00	.00	.00	1,315.45
9150	General Insurance			46,141.56	5,409.50	.00	5,409.50	51,551.06
	DATE	**SOURCE**	**REFERENCE**	**DR-AMOUNT**	**CR-AMOUNT**	**DESCRIPTION**		**A/P REFERENCE**
	11/13/23	AP0099	VH190	5,409.50		FIRST INSURANCE FUNDING C		NOV INS AUTOPAY
9200	Reserve Transfer			11,909.31	.00	.00	.00	11,909.31
Gnd Total:				.00	81,885.32	81,885.32	.00	.00

CASH DISBURSEMENTS

Starting Check Date: 11/01/23 Cash account #: "All"
Ending Check Date: 11/30/23

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
Cash account #:		1010	Popular Bank Oper		
11/01/23	300096	WP	WASTE PRO 119-POMPANO	2,636.24	NOV TRASH AUTOPAY
11/02/23	100303	CCM	CONSOLIDATED COMMUNITY MG	750.00	NOV MGT FEE
11/09/23	100304	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFRCMT 10/20-11/2
11/09/23	100305	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFORCE 11/3-11/16
11/09/23	100306	DIAMON	DIAMOND BRITE MAINT INC	150.00	REMV BLK TRSH AT DMPSTR
11/09/23	100307	DIAMON	DIAMOND BRITE MAINT INC	350.00	NOV JANITORIAL SVCS
11/09/23	100308	NATIVE	NATIVE PEST MANAGEMENT	270.00	NOV PEST CONTROL
11/15/23	100309	RYAN	RYAN ASSOCIATES, INC.	525.37	NOV IRRIG WT CK, REPAIRS
11/15/23	100310	NATIVE	NATIVE PEST MANAGEMENT	270.00	PEST CNTRL 3200-3286
11/17/23	100311	CCM	CONSOLIDATED COMMUNITY MG	12.48	REIMB OCT OFFICE EXP
11/17/23	100312	ACCBUS	ACC BUSIINESS	133.75	NOV AT&T MAINT
11/20/23	100313	RYAN	RYAN ASSOCIATES, INC.	139.10	UNIT 3200 2 INSPECTIONS
11/22/23	100314	DHPENG	DHP ENGINEERING INC	7,491.08	BAL DUE REINSPECT
11/22/23	100315	RYAN	RYAN ASSOCIATES, INC.	139.10	UNIT 3200 INSPECTION
11/22/23	100316	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFORCE 11/17-11/30
11/25/23	300097	FIRSTI	FIRST INSURANCE FUNDING CORP	5,409.50	NOV INS AUTOPAY
11/30/23	300098	CITYCS	CITY OF CORAL SPRINGS	3,629.36	NOV WATER AUTOPAY
			Totals:	22,128.76	

RECONCILIATION

Bank #: 01 POPULAR COMMUNITY BANK OPER 1010 Popular Bank Oper
G/L Acct Bal: 59,505.63
Bank Balance: 63,134.99
Statement date: 11/30/23

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
OUTSTANDING ITEMS:					
300098	11/30/23	CITY OF CORAL SPRINGS		3,629.36	
		Total Outstanding		3,629.36	.00

Bank Reconciliation Summary

Checkbook Balance	59,505.63	Reconciling Balance	63,134.99
Uncleared Checks, Credits	3,629.36 +	Bank Stmt. Balance	63,134.99
Uncleared Deposits, Debits	0.00	Difference	0.00

POPULAR.

Last statement: October 31, 2023
This statement: November 30, 2023
Total days in statement period: 30

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	$68,913.26
Low balance	$63,133.81	Total additions	14,576.18
Average balance	$72,521.83	Total subtractions	20,354.45
Avg collected balance	$71,856.00	Ending balance	$63,134.99
Interest paid year to date	$12.60		

DEBITS

Date	Description	Subtractions
11-03	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100303*2311 02*CONSOLIDATED COMMUNITY MG\127986493\77785678\127986 000041001033912594	750.00
11-06	'Preauthorized Wd WASTE PRO MIAMI3056517011231106 000242071752208669	2,636.24
11-10	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100305*2311 09*GARING PARKINGENFORCEMENT\128659880\78468585\12865 000041001039068421	74.26
11-10	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100304*2311 09*GARING PARKINGENFORCEMENT\128659856\78468579\12865 000041001039068423	74.26
11-10	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100306*2311 09*DIAMOND BRITE MAINT INC\128659844\78430641\12865984 000041001038872025	150.00
11-10	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100308*2311 09*NATIVE PEST MANAGEMENT\128659841\78468577\128659841 000041001039068413	270.00
11-10	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100307*2311 09*DIAMOND BRITE MAINT INC\128659830\78430638\12865983 000041001038872027	350.00
11-16	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100310*2311 15*NATIVE PEST MANAGEMENT\129084424\78913525\129084424 000041001037336453	270.00
11-16	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100309*2311 15*RYAN ASSOCIATESINC\129084419\78913521\129084419 000041001037336445	525.37

POPULAR.

Date	Description	Subtractions
11-17	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT231117 000111000011780024	60.61
11-17	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT231117 000111000011780035	93.11
11-20	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100311*2311 17*CONSOLIDATED COMMUNITY MG\129424499\79167026\129424 000041001036650505	12.48
11-20	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100312*2311 17*ACC BUSIINESS\129424521\79167036\129424521 000041001036706575	133.75
11-21	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100313*2311 20*RYAN ASSOCIATESINC\129500651\79325624\129500651 000041001032068900	139.10
11-24	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100316*2311 22*GARING PARKINGENFORCEMENT\129801273\79609751\12980 000041001032126517	74.26
11-24	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100315*2311 22*RYAN ASSOCIATESINC\129801288\79575365\129801288 000041001031954741	139.10
11-24	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100314*2311 22*DHP ENGINEERINGINC\129801267\79609750\129801267 000041001032136969	7,491.08
11-28	'Preauthorized Wd FIRST INSURANCEINSURANCE231128 900-98701063 000071925338836774	5,409.50
11-30	'Cash Mgmt Trsfr Dr REF 3340504LFUNDS TRANSFER TODEP XXXXXX2233 FROMRESERVE TRANSFER 000997001130050402	1,701.33

CREDITS

Date	Description	Additions
11-03	'Preauthorized Credit PropayTransfer231103 000091000013187866	400.00
11-03	'Lock Box Deposit 000000007053839450	395.00
11-07	'Preauthorized Credit PropayTransfer231107 000091000017299378	395.00
11-07	'Preauthorized Credit VICTORIA SQUARECONDO FEES231107 000026008818979264	6,715.00
11-07	'Lock Box Deposit 000000007053998860	1,185.00
11-10	'Lock Box Deposit 000000007054221650	3,130.00
11-17	'Lock Box Deposit 000000007054560570	770.00
11-27	'Lock Box Deposit 000000007089440110	790.00

POPULAR.

Date	Description	Additions
11-28	'Preauthorized Credit PropayTransfer231128 000091000016604433	400.00
11-28	'Lock Box Deposit 000000007089497750	395.00
11-30	'Interest Credit 000000000000000000	1.18

DAILY BALANCES

Date	Amount
10-31	68,913.26
11-03	68,958.26
11-06	66,322.02
11-07	74,617.02
11-10	76,828.50

Date	Amount
11-16	76,033.13
11-17	76,649.41
11-20	76,503.18
11-21	76,364.08

Date	Amount
11-24	68,659.64
11-27	69,449.64
11-28	64,835.14
11-30	63,134.99

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: 74,346.74
Bank Balance: 74,346.74
Statement date: 11/30/23

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

Bank Reconciliation Summary

Checkbook Balance	74,346.74	Reconciling Balance	74,346.74
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	74,346.74
Uncleared Deposits, Debits	0.00	Difference	0.00

POPULAR.

Last statement: October 31, 2023
This statement: November 30, 2023
Total days in statement period: 30

6808062233
(0)

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

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

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

Pab Platinum Bus MM

Account number	6808062233
Low balance	$72,550.64
Average balance	$72,607.35
Avg collected balance	$72,607.00
Interest paid year to date	$1,432.74

DAILY ACTIVITY

Date	Description	Additions	Subtractions	Balance
10-31	Beginning balance			$72,550.64
11-30	'Cash Mgmt Trsfr Cr REF 3340504L FUNDS TRANSFER FRM DEP XXXXXX2006 FROM RESERVE TRANSFER 997001130050402	1,701.33		74,251.97
11-30	'Interest Credit 000000000000000	94.77		74,346.74
11-30	**Ending totals**	**1,796.10**	**0.00**	**$74,346.74**

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