# Victoria Square

# FINANCIAL STATEMENTS

*PREPARED FOR THE BOARD OF DIRECTORS*

## October 2023

CONSOLIDATED
Community Management

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

# VICTORIA SQUARE CONDOMINIUM

Balance Sheet
As of 10/31/23

## ASSETS

| | | | | |
|---|---|---|---|---|
| CASH: | | | | |
| 1010 | Popular Bank Oper | $ 69,313.26 | | |
| 1020 | Popular Bank Reserve | 72,550.64 | | |
| | SUBTOTAL CASH | | $ 141,863.90 | |
| CURRENT ASSETS: | | | | |
| 1110 | A/R Maintenance | $ 5,495.00 | | |
| 1160 | A/R Miscellaneous | 150.00 | | |
| 1210 | Utility Deposits | 80.00 | | |
| | TOTAL CURRENT ASSETS | | $ 5,725.00 | |
| | TOTAL ASSETS | | | $ 147,588.90 |
| | | | | =============== |

## LIABILITIES & EQUITY

| | | | | |
|---|---|---|---|---|
| CURRENT LIABILITIES: | | | | |
| 3110 | Exchange | $ (9,628.67) | | |
| 3310 | Prepaid Member Fees | 4,795.11 | | |
| | SUBTOTAL CURRENT LIABILITIES | | $ (4,833.56) | |
| 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 | 4,556.08 | | |
| | RESERVES | | $ 67,446.65 | |
| EQUITY: | | | | |
| 5510 | Retained Earnings | $ 73,834.48 | | |
| | Current Year Net Income/(Loss) | 11,141.33 | | |
| | SUBTOTAL EQUITY | | $ 84,975.81 | |
| | TOTAL LIABILITIES & EQUITY | | | $ 147,588.90 |
| | | | | =============== |

# VICTORIA SQUARE CONDOMINIUM



INCOME AND EXPENSE STATEMENT

Period: 10/01/23 to 10/31/23

| 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 | 173,415.00 | 173,888.30 | (473.30) | 208,666.00 |
| 150.00 | .00 | 150.00 | 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 |
| 1.27 | .00 | 1.27 | 06900 | Interest | 11.42 | .00 | 11.42 | .00 |
| 17,531.27 | 17,388.83 | 142.44 | | SUBTOTAL INCOME | 174,614.42 | 173,888.30 | 726.12 | 208,666.00 |
| | | | | EXPENSES | | | | |
| UTILITIES | | | | | | | | |
| 2,143.08 | 1,666.67 | (476.41) | 07010 | Refuse | 19,630.80 | 16,666.70 | (2,964.10) | 20,000.00 |
| 140.12 | 141.67 | 1.55 | 07050 | Electricity | 1,413.89 | 1,416.70 | 2.81 | 1,700.00 |
| 3,223.66 | 3,500.00 | 276.34 | 07060 | Water / Sewer | 30,918.10 | 35,000.00 | 4,081.90 | 42,000.00 |
| .00 | 62.50 | 62.50 | 07148 | Fire Ext. | 445.12 | 625.00 | 179.88 | 750.00 |
| 718.95 | 233.33 | (485.62) | 07150 | Security | 1,270.73 | 2,333.30 | 1,062.57 | 2,800.00 |
| 74.26 | 166.67 | 92.41 | 07155 | Parking Enforcement | 1,336.68 | 1,666.70 | 330.02 | 2,000.00 |
| 6,300.07 | 5,770.84 | (529.23) | | UTILITIES | 55,015.32 | 57,708.40 | 2,693.08 | 69,250.00 |
| BUILDING MAINTENANCE | | | | | | | | |
| 577.80 | 1,666.67 | 1,088.87 | 07210 | Repair & Maintenance | 16,713.48 | 16,666.70 | (46.78) | 20,000.00 |
| 350.00 | 350.00 | .00 | 07220 | Janitorial | 3,825.00 | 3,500.00 | (325.00) | 4,200.00 |
| .00 | .00 | .00 | 07222 | Supplies | 23.49 | .00 | (23.49) | .00 |
| .00 | 83.33 | 83.33 | 07230 | Exterminating | 270.00 | 833.30 | 563.30 | 1,000.00 |
| .00 | 116.67 | 116.67 | 07240 | Fire Equipment Maint & Repai | .00 | 1,166.70 | 1,166.70 | 1,400.00 |
| .00 | 83.33 | 83.33 | 07320 | Plumbing Repairs | 212.93 | 833.30 | 620.37 | 1,000.00 |
| .00 | 83.33 | 83.33 | 07340 | Paving Repairs | .00 | 833.30 | 833.30 | 1,000.00 |
| .00 | .00 | .00 | 07390 | Miscellanous Expense | 668.75 | .00 | (668.75) | .00 |
| 927.80 | 2,383.33 | 1,455.53 | | BUILDING MAINTENANCE | 21,713.65 | 23,833.30 | 2,119.65 | 28,600.00 |
| GROUND MAINTENANCE | | | | | | | | |
| .00 | 875.00 | 875.00 | 08010 | Lawn Maintenance | 8,268.00 | 8,750.00 | 482.00 | 10,500.00 |
| 64.20 | 458.33 | 394.13 | 08020 | Irrigation | 1,584.09 | 4,583.30 | 2,999.21 | 5,500.00 |
| .00 | 208.33 | 208.33 | 08030 | Tree Trim - Removal | 8,151.40 | 2,083.30 | (6,068.10) | 2,500.00 |
| .00 | 500.00 | 500.00 | 08050 | Landscape Extras | .00 | 5,000.00 | 5,000.00 | 6,000.00 |
| 64.20 | 2,041.66 | 1,977.46 | | GROUND MAINTENANCE | 18,003.49 | 20,416.60 | 2,413.11 | 24,500.00 |
| MANAGEMENT | | | | | | | | |
| 750.00 | 666.67 | (83.33) | 09000 | Management Fees | 7,500.00 | 6,666.70 | (833.30) | 8,000.00 |

# VICTORIA SQUARE CONDOMINIUM



INCOME AND EXPENSE STATEMENT
Period: 10/01/23 to 10/31/23

| 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 | 7,500.00 | 6,666.70 | (833.30) | 8,000.00 |
| ADMINISTRATIVE & OFFICE | | | | | | | | |
| 11.57 | 100.00 | 88.43 | 09110 | Office Expense | 942.31 | 1,000.00 | 57.69 | 1,200.00 |
| .00 | 100.00 | 100.00 | 09120 | CPA | .00 | 1,000.00 | 1,000.00 | 1,200.00 |
| .00 | 83.33 | 83.33 | 09125 | Legal | 250.00 | 833.30 | 583.30 | 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 | 833.30 | (482.15) | 1,000.00 |
| 5,409.50 | 4,458.33 | (951.17) | 09150 | General Insurance | 46,141.56 | 44,583.30 | (1,558.26) | 53,500.00 |
| 5,421.07 | 4,824.99 | (596.08) | | ADMINISTRATIVE & OFFICE | 49,331.32 | 48,249.90 | (1,081.42) | 57,900.00 |
| 13,463.14 | 15,687.49 | 2,224.35 | | TOTAL EXPENSES | 151,563.78 | 156,874.90 | 5,311.12 | 188,250.00 |
| RESERVES | | | | | | | | |
| .00 | 1,701.33 | 1,701.33 | 09200 | Reserve Transfer | 11,909.31 | 17,013.30 | 5,103.99 | 20,416.00 |
| .00 | 1,701.33 | 1,701.33 | | TOTAL RESERVES | 11,909.31 | 17,013.30 | 5,103.99 | 20,416.00 |
| 4,068.13 | .01 | 4,068.12 | | Current Year Net Income/(los | 11,141.33 | .10 | 11,141.23 | .00 |

## GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 10/01/23
Ending account #: "Last" Ending date: 10/31/23

| Acct-# | Description | Begin-balance | Total-DR | Total-CR | Net-change | End-balance |
|---|---|---|---|---|---|---|
| 1010 | Popular Bank Oper | 79,092.35 | 16,911.27 | 26,690.36 | 9,779.09CR | 69,313.26 |

| DATE | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION | A/P REFERENCE |
|---|---|---|---|---|---|---|
| 10/01/23 | GJ0030 | UNCLEARE | | 11,375.00 | DEP FR PREV MGT CO | |
| 10/01/23 | GJ0031 | UNCLEARE | | .89 | DEP FR PREV MGT CO | |
| 10/02/23 | AP0098 | 100294 | | 750.00 | CONSOLIDATED COMMUNITY MG | OCT MGT FEE |
| 10/03/23 | AR2973 | AR04 | 385.00 | | Owner Cash Receipts | |
| 10/04/23 | AR2976 | AR04 | 6,715.00 | | Owner Cash Receipts | |
| 10/05/23 | AR0240 | AR04 | 770.00 | | Owner Cash Receipts | |
| 10/06/23 | AP0098 | 300094 | | 5,409.50 | FIRST INSURANCE FUNDING C | OCT INS AUTOPAY |
| 10/06/23 | AR6780 | AR04 | 790.00 | | Owner Cash Receipts | |
| 10/10/23 | AP0098 | 100295 | | 350.00 | DIAMOND BRITE MAINT INC | OCT JANITORIAL SVC |
| 10/10/23 | AP0098 | 100296 | | 100.00 | DIAMOND BRITE MAINT INC | REMV BLK TRASH # 3272 |
| 10/10/23 | AP0098 | 100297 | | 50.00 | DIAMOND BRITE MAINT INC | REMV BLK TRASH # 3266 |
| 10/10/23 | AR6588 | AR04 | 790.00 | | Owner Cash Receipts | |
| 10/11/23 | AR6788 | AR04 | 1,175.00 | | Owner Cash Receipts | |
| 10/12/23 | AR1310 | AR04 | 1,560.00 | | Owner Cash Receipts | |
| 10/15/23 | AP0098 | 300093 | | 2,143.08 | WASTE PRO 119-POMPANO | OCT TRASH AUTOPAY |
| 10/16/23 | AR6806 | AR04 | 790.00 | | Owner Cash Receipts | |
| 10/17/23 | AP0098 | 100298 | | 11.57 | CONSOLIDATED COMMUNITY MG | REIMB SEPT OFFICE EXP |
| 10/17/23 | AP0098 | 100299 | | 642.00 | RYAN ASSOCIATES, INC. | UNIT 3224 REPAIRS |
| 10/17/23 | AP0098 | 100300 | | 74.26 | GARING PARKING ENFORCEMEN | PKING ENFORCE 10/6-10/19 |
| 10/17/23 | AP0098 | 100301 | | 585.20 | LV8 COMMUNICATIONS | INSTL 8CH NVR |
| 10/17/23 | AR4275 | AR04 | 385.00 | | Owner Cash Receipts | |
| 10/17/23 | RJ0007 | MONTHLY | | 53.09 | FPL ACH PAYMENTS | |
| 10/17/23 | RJ0007 | MONTHLY | | 87.03 | FPL ACH PAYMENTS | |
| 10/19/23 | AP0098 | 100302 | | 133.75 | ACC BUSIINESS | OCT AT&T MAINT |
| 10/20/23 | AR4384 | AR04 | 1,975.00 | | Owner Cash Receipts | |
| 10/24/23 | AP0098 | 300095 | | 3,223.66 | CITY OF CORAL SPRINGS | OCT WATER AUTOPAY |
| 10/24/23 | AR4389 | AR04 | 395.00 | | Owner Cash Receipts | |
| 10/25/23 | AR3958 | AR04 | 395.00 | | Owner Cash Receipts | |
| 10/31/23 | AR2115 | AR04 | 400.00 | | Owner Cash Receipts | |
| 10/31/23 | AR6449 | AR04 | 385.00 | | Owner Cash Receipts | |
| 10/31/23 | CR0000 | ADJUST | 1.27 | | OPERATING INTETREST | |
| 10/31/23 | RJ0006 | TRANSFER | | 1,701.33 | RESERVE TRANSFER | |

| Acct-# | Description | Begin-balance | Total-DR | Total-CR | Net-change | End-balance |
|---|---|---|---|---|---|---|
| 1020 | Popular Bank Reserve | 70,750.74 | 1,799.90 | .00 | 1,799.90 | 72,550.64 |

| DATE | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION | A/P REFERENCE |
|---|---|---|---|---|---|---|
| 10/31/23 | CR0000 | ADJUST | 98.57 | | RESERVE INTEREST | |
| 10/31/23 | 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 | 4,955.75 | 17,380.00 | 16,840.75 | 539.25 | 5,495.00 |

| DATE | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION | A/P REFERENCE |
|---|---|---|---|---|---|---|
| 10/01/23 | AR0373 | AR01 | 17,380.00 | | Apply Assmt/Opt Charges | |
| 10/01/23 | AR0374 | AR08 | | 3,024.86 | Prepaid Application | |

## GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 10/01/23
Ending account #: "Last" Ending date: 10/31/23

| DATE | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION | A/P REFERENCE |
|---|---|---|---|---|---|---|
| 10/03/23 | AR2973 | AR04 | | 385.00 | Owner Cash Receipts | |
| 10/04/23 | AR2976 | AR04 | | 6,620.00 | Owner Cash Receipts | |
| 10/05/23 | AR0240 | AR04 | | 770.00 | Owner Cash Receipts | |
| 10/06/23 | AR6780 | AR04 | | 374.00 | Owner Cash Receipts | |
| 10/10/23 | AR6588 | AR04 | | 746.00 | Owner Cash Receipts | |
| 10/11/23 | AR6788 | AR04 | | 1,128.14 | Owner Cash Receipts | |
| 10/12/23 | AR1310 | AR04 | | 1,537.00 | Owner Cash Receipts | |
| 10/17/23 | AR4275 | AR04 | | 385.00 | Owner Cash Receipts | |
| 10/20/23 | AR4384 | AR04 | | 1,165.00 | Owner Cash Receipts | |
| 10/31/23 | AR2115 | AR04 | | 400.00 | Owner Cash Receipts | |
| 10/31/23 | AR6449 | AR04 | | 305.75 | Owner Cash Receipts | |

| Acct-# | Description | Begin-balance | Total-DR | Total-CR | Net-change | End-balance |
|---|---|---|---|---|---|---|
| 1150 | A/R Owners Interest | .00 | .00 | .00 | .00 | .00 |
| 1160 | A/R Miscellaneous | .00 | 150.00 | .00 | 150.00 | 150.00 |

| DATE | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION | A/P REFERENCE |
|---|---|---|---|---|---|---|
| 10/03/23 | AR0000 | AR06 | 100.00 | | Owner Expense Adjust. | |
| 10/03/23 | AR0000 | AR06 | 50.00 | | Owner Expense Adjust. | |

| Acct-# | Description | Begin-balance | Total-DR | Total-CR | Net-change | End-balance |
|---|---|---|---|---|---|---|
| 1170 | A/R Late Charges | .00 | .00 | .00 | .00 | .00 |
| 1195 | Attorney Fees Receivable | .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 | 150.00CR | 13,473.02 | 13,323.02 | 150.00 | .00 |

| DATE | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION | A/P REFERENCE |
|---|---|---|---|---|---|---|
| 10/01/23 | AP0099 | VH163 | | 750.00 | CONSOLIDATED COMMUNITY MG | OCT MGT FEE |
| 10/01/23 | AP0099 | VH167 | | 350.00 | DIAMOND BRITE MAINT INC | OCT JANITORIAL SVC |
| 10/02/23 | AP0098 | 100294 | 750.00 | | CONSOLIDATED COMMUNITY MG | OCT MGT FEE |
| 10/02/23 | AP0099 | VH176 | | 585.20 | LV8 COMMUNICATIONS | INSTL 8CH NVR |
| 10/06/23 | AP0098 | 300094 | 5,409.50 | | FIRST INSURANCE FUNDING C | OCT INS AUTOPAY |
| 10/09/23 | AP0099 | VH170 | | 107.00 | RYAN ASSOCIATES, INC. | UNIT 3224 REPAIRS |
| 10/09/23 | AP0099 | VH171 | | 107.00 | RYAN ASSOCIATES, INC. | UNIT 3222 REPAIRS |
| 10/09/23 | AP0099 | VH172 | | 64.20 | RYAN ASSOCIATES, INC. | IRRIG WET CK/REPAIRS |
| 10/09/23 | AP0099 | VH173 | | 363.80 | RYAN ASSOCIATES, INC. | UNIT 3246 CEILNG/WL REPAR |
| 10/10/23 | AP0098 | 100295 | 350.00 | | DIAMOND BRITE MAINT INC | OCT JANITORIAL SVC |
| 10/10/23 | AP0098 | 100296 | 100.00 | | DIAMOND BRITE MAINT INC | REMV BLK TRASH # 3272 |
| 10/10/23 | AP0098 | 100297 | 50.00 | | DIAMOND BRITE MAINT INC | REMV BLK TRASH # 3266 |
| 10/10/23 | AP0099 | VH174 | | 2,143.08 | WASTE PRO 119-POMPANO | OCT TRASH AUTOPAY |
| 10/10/23 | AP0099 | VH175 | | 11.57 | CONSOLIDATED COMMUNITY MG | REIMB SEPT OFFICE EXP |
| 10/10/23 | AP0099 | VH177 | | 74.26 | GARING PARKING ENFORCEMEN | PKING ENFORCE 10/6-10/19 |
| 10/15/23 | AP0098 | 300093 | 2,143.08 | | WASTE PRO 119-POMPANO | OCT TRASH AUTOPAY |

# VICTORIA SQUARE CONDOMINIUM

## GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 10/01/23
Ending account #: "Last" Ending date: 10/31/23

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

| DATE | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION | A/P REFERENCE |
|---|---|---|---|---|---|---|
| 10/16/23 | AP0099 | VH178 | | 5,409.50 | FIRST INSURANCE FUNDING C | OCT INS AUTOPAY |
| 10/16/23 | AP0099 | VH179 | | 3,223.66 | CITY OF CORAL SPRINGS | OCT WATER AUTOPAY |
| 10/17/23 | AP0098 | 100298 | 11.57 | | CONSOLIDATED COMMUNITY MG | REIMB SEPT OFFICE EXP |
| 10/17/23 | AP0098 | 100299 | 642.00 | | RYAN ASSOCIATES, INC. | UNIT 3224 REPAIRS |
| 10/17/23 | AP0098 | 100300 | 74.26 | | GARING PARKING ENFORCEMEN | PKING ENFORCE 10/6-10/19 |
| 10/17/23 | AP0098 | 100301 | 585.20 | | LV8 COMMUNICATIONS | INSTL 8CH NVR |
| 10/17/23 | AP0099 | VH180 | | 133.75 | ACC BUSIINESS | OCT AT&T MAINT |
| 10/19/23 | AP0098 | 100302 | 133.75 | | ACC BUSIINESS | OCT AT&T MAINT |
| 10/24/23 | AP0098 | 300095 | 3,223.66 | | CITY OF CORAL SPRINGS | OCT 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 | 1,747.22CR | 11,375.89 | .00 | 11,375.89 | 9,628.67 |

| DATE | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION | A/P REFERENCE |
|---|---|---|---|---|---|---|
| 10/01/23 | GJ0030 | UNCLEARE | 11,375.00 | | DEP FR PREV MGT CO | |
| 10/01/23 | GJ0031 | UNCLEARE | .89 | | DEP FR PREV MGT CO | |

| Acct-# | Description | Begin-balance | Total-DR | Total-CR | Net-change | End-balance |
|---|---|---|---|---|---|---|
| 3310 | Prepaid Member Fees | 4,725.86CR | 3,024.86 | 3,094.11 | 69.25CR | 4,795.11CR |

| DATE | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION | A/P REFERENCE |
|---|---|---|---|---|---|---|
| 10/01/23 | AR0374 | AR08 | 3,024.86 | | Prepaid Application | |
| 10/04/23 | AR2976 | AR04 | | 95.00 | Owner Cash Receipts | |
| 10/06/23 | AR6780 | AR04 | | 416.00 | Owner Cash Receipts | |
| 10/10/23 | AR6588 | AR04 | | 44.00 | Owner Cash Receipts | |
| 10/11/23 | AR6788 | AR04 | | 46.86 | Owner Cash Receipts | |
| 10/12/23 | AR1310 | AR04 | | 23.00 | Owner Cash Receipts | |
| 10/16/23 | AR6806 | AR04 | | 790.00 | Owner Cash Receipts | |
| 10/20/23 | AR4384 | AR04 | | 810.00 | Owner Cash Receipts | |
| 10/24/23 | AR4389 | AR04 | | 395.00 | Owner Cash Receipts | |
| 10/25/23 | AR3958 | AR04 | | 395.00 | Owner Cash Receipts | |
| 10/31/23 | AR6449 | AR04 | | 79.25 | 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 | 4,457.51CR | .00 | 98.57 | 98.57CR | 4,556.08CR |

| DATE | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION | A/P REFERENCE |
|---|---|---|---|---|---|---|
| 10/31/23 | CR0000 | ADJUST | | 98.57 | RESERVE 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 | 156,035.00CR | .00 | 17,380.00 | 17,380.00CR | 173,415.00CR |

## GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 10/01/23
Ending account #: "Last" Ending date: 10/31/23

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

| DATE | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION | A/P REFERENCE |
|---|---|---|---|---|---|---|
| 10/01/23 | AR0373 | AR01 | | 17,380.00 | Apply Assmt/Opt Charges | |

| Acct-# | Description | Begin-balance | Total-DR | Total-CR | Net-change | End-balance |
|---|---|---|---|---|---|---|
| 6160 | Misc. Owner Income | 650.00CR | .00 | 150.00 | 150.00CR | 800.00CR |

| DATE | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION | A/P REFERENCE |
|---|---|---|---|---|---|---|
| 10/03/23 | AR0000 | AR06 | | 100.00 | Owner Expense Adjust. | |
| 10/03/23 | AR0000 | AR06 | | 50.00 | Owner Expense Adjust. | |

| Acct-# | Description | Begin-balance | Total-DR | Total-CR | Net-change | End-balance |
|---|---|---|---|---|---|---|
| 6165 | Owners Interest Income | 53.00CR | .00 | .00 | .00 | 53.00CR |
| 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 | 10.15CR | .00 | 1.27 | 1.27CR | 11.42CR |

| DATE | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION | A/P REFERENCE |
|---|---|---|---|---|---|---|
| 10/31/23 | CR0000 | ADJUST | | 1.27 | OPERATING INTETREST | |

| Acct-# | Description | Begin-balance | Total-DR | Total-CR | Net-change | End-balance |
|---|---|---|---|---|---|---|
| 7010 | Refuse | 17,487.72 | 2,143.08 | .00 | 2,143.08 | 19,630.80 |

| DATE | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION | A/P REFERENCE |
|---|---|---|---|---|---|---|
| 10/10/23 | AP0099 | VH174 | 2,143.08 | | WASTE PRO 119-POMPANO | OCT TRASH AUTOPAY |

| Acct-# | Description | Begin-balance | Total-DR | Total-CR | Net-change | End-balance |
|---|---|---|---|---|---|---|
| 7050 | Electricity | 1,273.77 | 140.12 | .00 | 140.12 | 1,413.89 |

| DATE | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION | A/P REFERENCE |
|---|---|---|---|---|---|---|
| 10/17/23 | RJ0007 | MONTHLY | 53.09 | | FPL ACH PAYMENTS | |
| 10/17/23 | RJ0007 | MONTHLY | 87.03 | | FPL ACH PAYMENTS | |

| Acct-# | Description | Begin-balance | Total-DR | Total-CR | Net-change | End-balance |
|---|---|---|---|---|---|---|
| 7060 | Water / Sewer | 27,694.44 | 3,223.66 | .00 | 3,223.66 | 30,918.10 |

| DATE | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION | A/P REFERENCE |
|---|---|---|---|---|---|---|
| 10/16/23 | AP0099 | VH179 | 3,223.66 | | CITY OF CORAL SPRINGS | OCT 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 | 551.78 | 718.95 | .00 | 718.95 | 1,270.73 |

| DATE | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION | A/P REFERENCE |
|---|---|---|---|---|---|---|
| 10/02/23 | AP0099 | VH176 | 585.20 | | LV8 COMMUNICATIONS | INSTL 8CH NVR |
| 10/17/23 | AP0099 | VH180 | 133.75 | | ACC BUSIINESS | OCT AT&T MAINT |

| Acct-# | Description | Begin-balance | Total-DR | Total-CR | Net-change | End-balance |
|---|---|---|---|---|---|---|
| 7155 | Parking Enforcement | 1,262.42 | 74.26 | .00 | 74.26 | 1,336.68 |

| DATE | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION | A/P REFERENCE |
|---|---|---|---|---|---|---|
| 10/10/23 | AP0099 | VH177 | 74.26 | | GARING PARKING ENFORCEMEN | PKING ENFORCE 10/6-10/19 |

## GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 10/01/23
Ending account #: "Last" Ending date: 10/31/23

| Acct-# | Description | Begin-balance | Total-DR | Total-CR | Net-change | End-balance |
|---|---|---|---|---|---|---|
| 7210 | Repair & Maintenance | 16,135.68 | 577.80 | .00 | 577.80 | 16,713.48 |

| DATE | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION | A/P REFERENCE |
|---|---|---|---|---|---|---|
| 10/09/23 | AP0099 | VH170 | 107.00 | | RYAN ASSOCIATES, INC. | UNIT 3224 REPAIRS |
| 10/09/23 | AP0099 | VH171 | 107.00 | | RYAN ASSOCIATES, INC. | UNIT 3222 REPAIRS |
| 10/09/23 | AP0099 | VH173 | 363.80 | | RYAN ASSOCIATES, INC. | UNIT 3246 CEILNG/WL REPAR |

| Acct-# | Description | Begin-balance | Total-DR | Total-CR | Net-change | End-balance |
|---|---|---|---|---|---|---|
| 7220 | Janitorial | 3,475.00 | 350.00 | .00 | 350.00 | 3,825.00 |

| DATE | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION | A/P REFERENCE |
|---|---|---|---|---|---|---|
| 10/01/23 | AP0099 | VH167 | 350.00 | | DIAMOND BRITE MAINT INC | OCT JANITORIAL SVC |

| Acct-# | Description | Begin-balance | Total-DR | Total-CR | Net-change | End-balance |
|---|---|---|---|---|---|---|
| 7222 | Supplies | 23.49 | .00 | .00 | .00 | 23.49 |
| 7230 | Exterminating | 270.00 | .00 | .00 | .00 | 270.00 |
| 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 | 1,519.89 | 64.20 | .00 | 64.20 | 1,584.09 |

| DATE | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION | A/P REFERENCE |
|---|---|---|---|---|---|---|
| 10/09/23 | AP0099 | VH172 | 64.20 | | RYAN ASSOCIATES, INC. | IRRIG WET CK/REPAIRS |

| Acct-# | Description | Begin-balance | Total-DR | Total-CR | Net-change | End-balance |
|---|---|---|---|---|---|---|
| 8030 | Tree Trim - Removal | 8,151.40 | .00 | .00 | .00 | 8,151.40 |
| 9000 | Management Fees | 6,750.00 | 750.00 | .00 | 750.00 | 7,500.00 |

| DATE | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION | A/P REFERENCE |
|---|---|---|---|---|---|---|
| 10/01/23 | AP0099 | VH163 | 750.00 | | CONSOLIDATED COMMUNITY MG | OCT MGT FEE |

| Acct-# | Description | Begin-balance | Total-DR | Total-CR | Net-change | End-balance |
|---|---|---|---|---|---|---|
| 9110 | Office Expense | 930.74 | 11.57 | .00 | 11.57 | 942.31 |

| DATE | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION | A/P REFERENCE |
|---|---|---|---|---|---|---|
| 10/10/23 | AP0099 | VH175 | 11.57 | | CONSOLIDATED COMMUNITY MG | REIMB SEPT OFFICE EXP |

| Acct-# | Description | Begin-balance | Total-DR | Total-CR | Net-change | End-balance |
|---|---|---|---|---|---|---|
| 9125 | Legal | 250.00 | .00 | .00 | .00 | 250.00 |
| 9132 | Bad Debt | 682.00 | .00 | .00 | .00 | 682.00 |
| 9140 | Fees/Permits | 1,315.45 | .00 | .00 | .00 | 1,315.45 |
| 9150 | General Insurance | 40,732.06 | 5,409.50 | .00 | 5,409.50 | 46,141.56 |

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

## GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 10/01/23
Ending account #: "Last" Ending date: 10/31/23

| Acct-# | Description | | | Begin-balance | Total-DR | Total-CR | Net-change | End-balance |
|---|---|---|---|---|---|---|---|---|
| | 10/16/23 | AP0099 | VH178 | 5,409.50 | | FIRST INSURANCE FUNDING C | OCT INS AUTOPAY | |
| 9200 | Reserve Transfer | | | 11,909.31 | .00 | .00 | .00 | 11,909.31 |
| Gnd Total: | | | | .00 | 77,578.08 | 77,578.08 | .00 | .00 |

## CASH DISBURSEMENTS

Starting Check Date: 10/01/23 Cash account #: "All"
Ending Check Date: 10/31/23

| Check-date | Check-# | Vend-# | Vendor Name | Check-amount | Reference |
|---|---|---|---|---|---|
| Cash account #: | | 1010 | Popular Bank Oper | | |
| 10/02/23 | 100294 | CCM | CONSOLIDATED COMMUNITY MG | 750.00 | OCT MGT FEE |
| 10/06/23 | 300094 | FIRSTI | FIRST INSURANCE FUNDING CORP | 5,409.50 | OCT INS AUTOPAY |
| 10/10/23 | 100295 | DIAMON | DIAMOND BRITE MAINT INC | 350.00 | OCT JANITORIAL SVC |
| 10/10/23 | 100296 | DIAMON | DIAMOND BRITE MAINT INC | 100.00 | REMV BLK TRASH # 3272 |
| 10/10/23 | 100297 | DIAMON | DIAMOND BRITE MAINT INC | 50.00 | REMV BLK TRASH # 3266 |
| 10/15/23 | 300093 | WP | WASTE PRO 119-POMPANO | 2,143.08 | OCT TRASH AUTOPAY |
| 10/17/23 | 100298 | CCM | CONSOLIDATED COMMUNITY MG | 11.57 | REIMB SEPT OFFICE EXP |
| 10/17/23 | 100299 | RYAN | RYAN ASSOCIATES, INC. | 642.00 | |
| 10/17/23 | 100300 | GARING | GARING PARKING ENFORCEMENT | 74.26 | PKING ENFORCE 10/6-10/19 |
| 10/17/23 | 100301 | LV8 | LV8 COMMUNICATIONS | 585.20 | INSTL 8CH NVR |
| 10/19/23 | 100302 | ACCBUS | ACC BUSIINESS | 133.75 | OCT AT&T MAINT |
| 10/24/23 | 300095 | CITYCS | CITY OF CORAL SPRINGS | 3,223.66 | OCT WATER AUTOPAY |
| | | | Totals: | 13,473.02 | |

## RECONCILIATION

Bank #: 01 POPULAR COMMUNITY BANK OPER 1010 Popular Bank Oper
G/L Acct Bal: 69,313.26
Bank Balance: 68,913.26
Statement date: 10/31/23

| Chk-# | Date | Reference | Clr-date | Uncleared Checks | Uncleared Deposits |
|---|---|---|---|---|---|
| OUTSTANDING ITEMS: | | | | | |
| | 10/31/23 | Lockbox cash receipts | | | 400.00 |
| | | Total Outstanding | | .00 | 400.00 |

### Bank Reconciliation Summary

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

| | | | |
|---|---|---|---|
| Checkbook Balance | 69,313.26 | Reconciling Balance | 68,913.26 |
| Uncleared Checks, Credits | 0.00 + | Bank Stmt. Balance | 68,913.26 |
| Uncleared Deposits, Debits | 400.00 - | Difference | 0.00 |

POPULAR®

Last statement: September 29, 2023
This statement: October 31, 2023
Total days in statement period: 32


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 | $68,944.21 |
| Low balance | $65,208.38 | Total additions | 16,511.27 |
| Average balance | $73,245.44 | Total subtractions | 16,542.22 |
| Avg collected balance | $72,334.00 | Ending balance | $68,913.26 |
| Interest paid year to date | $11.42 | | |

### DEBITS

| Date | Description | Subtractions |
|---|---|---|
| 10-02 | 'Preauthorized Wd<br>AVIDPAY SERVICEAVIDPAYREF*CK*100292*2309<br>29*GARING PARKINGENFORCEMENT\125229659\75093533\12522<br>000041001038081773 | 74.26 |
| 10-02 | 'Preauthorized Wd<br>AVIDPAY SERVICEAVIDPAYREF*CK*100293*2309<br>29*FIREWATCH\125229653\75052288\125229653<br>000041001037868875 | 504.00 |
| 10-02 | 'Preauthorized Wd<br>AVIDPAY SERVICEAVIDPAYREF*CK*100291*2309<br>29*RYAN ASSOCIATESINC\125229660\75093534\125229660<br>000041001038081781 | 649.49 |
| 10-03 | 'Preauthorized Wd<br>AVIDPAY SERVICEAVIDPAYREF*CK*100294*2310<br>02*CONSOLIDATED COMMUNITY MG\125324555\75153730\125324<br>000041001033545381 | 750.00 |
| 10-04 | 'Preauthorized Wd<br>WASTE PRO MIAMI3056517011231004<br>000242071754320781 | 2,143.08 |
| 10-11 | 'Preauthorized Wd<br>AVIDPAY SERVICEAVIDPAYREF*CK*100297*2310<br>10*DIAMOND BRITE MAINT INC\126057381\75845393\12605738<br>000041001031143003 | 50.00 |
| 10-11 | 'Preauthorized Wd<br>AVIDPAY SERVICEAVIDPAYREF*CK*100296*2310<br>10*DIAMOND BRITE MAINT INC\126057388\75845397\12605738<br>000041001031143005 | 100.00 |
| 10-11 | 'Preauthorized Wd<br>AVIDPAY SERVICEAVIDPAYREF*CK*100295*2310<br>10*DIAMOND BRITE MAINT INC\126057430\75845408\12605743<br>000041001031143007 | 350.00 |
| 10-17 | 'Preauthorized Wd<br>FPL DIRECT DEBITELEC PYMT231017<br>000111000014427248 | 53.09 ✓ |

POPULAR.



| Date | Description | Subtractions |
|---|---|---|
| 10-17 | 'Preauthorized Wd<br>FPL DIRECT DEBITELEC PYMT231017<br>000111000014427289 | 87.03 |
| 10-18 | 'Preauthorized Wd<br>AVIDPAY SERVICEAVIDPAYREF*CK*100298*2310<br>17*CONSOLIDATED COMMUNITY MG\126689950\76469000\126689<br>000041001036357737 | 11.57 |
| 10-18 | 'Preauthorized Wd<br>AVIDPAY SERVICEAVIDPAYREF*CK*100300*2310<br>17*GARING PARKINGENFORCEMENT\126689934\76513739\12668<br>000041001036651899 | 74.26 |
| 10-18 | 'Preauthorized Wd<br>AVIDPAY SERVICEAVIDPAYREF*CK*100301*2310<br>17*LV8 COMMUNICATIONS\126689927\76513734\126689927<br>000041001036651891 | 585.20 |
| 10-18 | 'Preauthorized Wd<br>AVIDPAY SERVICEAVIDPAYREF*CK*100299*2310<br>17*RYAN ASSOCIATESINC\126689928\76513735\126689928<br>000041001036651907 | 642.00 |
| 10-20 | 'Preauthorized Wd<br>AVIDPAY SERVICEAVIDPAYREF*CK*100302*2310<br>19*ACC BUSIINESS\126945912\76709941\126945912<br>000041001035352962 | 133.75 |
| 10-24 | 'Preauthorized Wd<br>CORALCONCUTILITY231024<br>000211274453996979 | 3,223.66 |
| 10-26 | 'Preauthorized Wd<br>FIRST INSURANCEINSURANCE231026<br>900-98701063<br>000071925332108966 | 5,409.50 |
| 10-31 | 'Cash Mgmt Trsfr Dr<br>REF 3040503LFUNDS TRANSFER TODEP XXXXXX2233<br>FROMRESERVE TRANSFER<br>000997001031050337 | 1,701.33 |

## CREDITS

| Date | Description | Additions |
|---|---|---|
| 10-03 | 'Lock Box Deposit<br>000000007086892030 | 385.00 |
| 10-05 | 'Lock Box Deposit<br>000000007087081340 | 770.00 |
| 10-06 | 'Preauthorized Credit<br>VICTORIA SQUARECONDO FEES231006<br>000026008811549143 | 6,715.00 |
| 10-06 | 'Lock Box Deposit<br>000000007087236970 | 790.00 |
| 10-10 | 'Lock Box Deposit<br>000000007087377960 | 790.00 |
| 10-11 | 'Lock Box Deposit<br>000000007052580120 | 1,175.00 |
| 10-12 | 'Lock Box Deposit<br>000000007052668910 | 1,560.00 |
| 10-16 | 'Lock Box Deposit<br>000000007087646980 | 790.00 |
| 10-17 | 'Lock Box Deposit<br>000000007087737660 | 385.00 |
| 10-20 | 'Lock Box Deposit<br>000000007053085390 | 1,975.00 |
| 10-24 | 'Lock Box Deposit<br>000000007053289490 | 395.00 |

**POPULAR.**



| Date | Description | Additions |
|---|---|---|
| 10-25 | 'Lock Box Deposit<br>000000007088013230 | 395.00 |
| 10-31 | 'Lock Box Deposit<br>000000007053582950 | 385.00 |
| 10-31 | 'Interest Credit<br>000000000000000000 | 1.27 |

## DAILY BALANCES

| Date | Amount | Date | Amount | Date | Amount |
|---|---|---|---|---|---|
| 09-29 | 68,944.21 | 10-10 | 74,273.38 | 10-20 | 78,071.48 |
| 10-02 | 67,716.46 | 10-11 | 74,948.38 | 10-24 | 75,242.82 |
| 10-03 | 67,351.46 | 10-12 | 76,508.38 | 10-25 | 75,637.82 |
| 10-04 | 65,208.38 | 10-16 | 77,298.38 | 10-26 | 70,228.32 |
| 10-05 | 65,978.38 | 10-17 | 77,543.26 | 10-31 | 68,913.26 |
| 10-06 | 73,483.38 | 10-18 | 76,230.23 | | |

## 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: 72,550.64
Bank Balance: 72,550.64
Statement date: 10/31/23

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

## Bank Reconciliation Summary

| | | | |
|---|---|---|---|
| Checkbook Balance | 72,550.64 | Reconciling Balance | 72,550.64 |
| Uncleared Checks, Credits | 0.00 + | Bank Stmt. Balance | 72,550.64 |
| Uncleared Deposits, Debits | 0.00 | Difference | 0.00 |

POPULAR.

Last statement: September 29, 2023
This statement: October 31, 2023
Total days in statement period: 32


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 | $70,750.74 |
| Average balance | $70,803.91 |
| Avg collected balance | $70,803.00 |
| Interest paid year to date | $1,337.97 |

### DAILY ACTIVITY

| Date | Description | Additions | Subtractions | Balance |
|---|---|---|---|---|
| 09-29 | Beginning balance | | | $70,750.74 |
| 10-31 | 'Cash Mgmt Trsfr Cr<br>REF 3040503L FUNDS TRANSFER FRM<br>DEP XXXXXX2006 FROM<br>RESERVE TRANSFER<br>997001031050337 | 1,701.33 | | 72,452.07 |
| 10-31 | 'Interest Credit<br>000000000000000 | 98.57 | | 72,550.64 |
| **10-31** | **Ending totals** | **1,799.90** | **0.00** | **$72,550.64** |

### 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*