Victoria Square

FINANCIAL STATEMENTS

PREPARED FOR THE BOARD OF DIRECTORS

September 2023

CONSOLIDATED Community Management

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

VICTORIA SQUARE CONDOMINIUM

Balance Sheet
As of 09/30/23

ASSETS

CASH:				
1010	Popular Bank Oper	$ 79,092.35		
1020	Popular Bank Reserve	70,750.74		
	SUBTOTAL CASH		$ 149,843.09	
CURRENT ASSETS:				
1110	A/R Maintenance	$ 4,955.75		
1210	Utility Deposits	80.00		
	TOTAL CURRENT ASSETS		$ 5,035.75	
	TOTAL ASSETS			$ 154,878.84
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LIABILITIES & EQUITY

CURRENT LIABILITIES:				
3010	Accounts Payable	$ 150.00		
3110	Exchange	1,747.22		
3310	Prepaid Member Fees	4,725.86		
	SUBTOTAL CURRENT LIABILITIES		$ 6,623.08	
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	4,457.51		
	RESERVES		$ 67,348.08	
EQUITY:				
5510	Retained Earnings	$ 73,834.48		
	Current Year Net Income/(Loss)	7,073.20		
	SUBTOTAL EQUITY		$ 80,907.68	
	TOTAL LIABILITIES & EQUITY			$ 154,878.84
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VICTORIA SQUARE CONDOMINIUM

INCOME AND EXPENSE STATEMENT

Period: 09/01/23 to 09/30/23

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	156,035.00	156,499.47	(464.47)	208,666.00
.00	.00	.00	06160	Misc. Owner Income	650.00	.00	650.00	.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
1.16	.00	1.16	06900	Interest	10.15	.00	10.15	.00
17,381.16	17,388.83	(7.67)		SUBTOTAL INCOME	157,083.15	156,499.47	583.68	208,666.00
				EXPENSES				
UTILITIES								
2,293.08	1,666.67	(626.41)	07010	Refuse	17,487.72	15,000.03	(2,487.69)	20,000.00
143.20	141.67	(1.53)	07050	Electricity	1,273.77	1,275.03	1.26	1,700.00
3,050.56	3,500.00	449.44	07060	Water / Sewer	27,694.44	31,500.00	3,805.56	42,000.00
.00	62.50	62.50	07148	Fire Ext.	445.12	562.50	117.38	750.00
.00	233.33	233.33	07150	Security	551.78	2,099.97	1,548.19	2,800.00
222.78	166.67	(56.11)	07155	Parking Enforcement	1,262.42	1,500.03	237.61	2,000.00
5,709.62	5,770.84	61.22		UTILITIES	48,715.25	51,937.56	3,222.31	69,250.00
BUILDING MAINTENANCE								
492.20	1,666.67	1,174.47	07210	Repair & Maintenance	16,135.68	15,000.03	(1,135.65)	20,000.00
500.00	350.00	(150.00)	07220	Janitorial	3,475.00	3,150.00	(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	749.97	479.97	1,000.00
.00	116.67	116.67	07240	Fire Equipment Maint & Repai	.00	1,050.03	1,050.03	1,400.00
.00	83.33	83.33	07320	Plumbing Repairs	212.93	749.97	537.04	1,000.00
.00	83.33	83.33	07340	Paving Repairs	.00	749.97	749.97	1,000.00
.00	.00	.00	07390	Miscellanous Expense	668.75	.00	(668.75)	.00
992.20	2,383.33	1,391.13		BUILDING MAINTENANCE	20,785.85	21,449.97	664.12	28,600.00
GROUND MAINTENANCE								
1,060.00	875.00	(185.00)	08010	Lawn Maintenance	8,268.00	7,875.00	(393.00)	10,500.00
291.04	458.33	167.29	08020	Irrigation	1,519.89	4,124.97	2,605.08	5,500.00
.00	208.33	208.33	08030	Tree Trim - Removal	8,151.40	1,874.97	(6,276.43)	2,500.00
.00	500.00	500.00	08050	Landscape Extras	.00	4,500.00	4,500.00	6,000.00
1,351.04	2,041.66	690.62		GROUND MAINTENANCE	17,939.29	18,374.94	435.65	24,500.00
MANAGEMENT								
750.00	666.67	(83.33)	09000	Management Fees	6,750.00	6,000.03	(749.97)	8,000.00

VICTORIA SQUARE CONDOMINIUM

INCOME AND EXPENSE STATEMENT

Period: 09/01/23 to 09/30/23

Current Period					Year-To-Date			Yearly
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
750.00	666.67	(83.33)		MANAGEMENT	6,750.00	6,000.03	(749.97)	8,000.00
ADMINISTRATIVE & OFFICE								
182.87	100.00	(82.87)	09110	Office Expense	930.74	900.00	(30.74)	1,200.00
.00	100.00	100.00	09120	CPA	.00	900.00	900.00	1,200.00
.00	83.33	83.33	09125	Legal	250.00	749.97	499.97	1,000.00
.00	.00	.00	09132	Bad Debt	682.00	.00	(682.00)	.00
654.04	83.33	(570.71)	09140	Fees/Permits	1,315.45	749.97	(565.48)	1,000.00
.00	4,458.33	4,458.33	09150	General Insurance	40,732.06	40,124.97	(607.09)	53,500.00
836.91	4,824.99	3,988.08		ADMINISTRATIVE & OFFICE	43,910.25	43,424.91	(485.34)	57,900.00
9,639.77	15,687.49	6,047.72		TOTAL EXPENSES	138,100.64	141,187.41	3,086.77	188,250.00
RESERVES								
.00	1,701.33	1,701.33	09200	Reserve Transfer	11,909.31	15,311.97	3,402.66	20,416.00
.00	1,701.33	1,701.33		TOTAL RESERVES	11,909.31	15,311.97	3,402.66	20,416.00
7,741.39	.01	7,741.38		Current Year Net Income/(los	7,073.20	.09	7,073.11	.00

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 09/01/23
Ending account #: "Last" Ending date: 09/30/23

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1010	Popular Bank Oper	74,512.51	21,550.66	16,970.82	4,579.84	79,092.35

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
09/01/23	AP0098	100281		750.00	CONSOLIDATED COMMUNITY MG	SEPT MGT FEE
09/01/23	AP0098	100282		370.22	RYAN ASSOCIATES, INC.	LIGHTING REPAIRS
09/01/23	AP0409	300084	5,409.50		Void chk, FIRST INSURANCE	CANCEL
09/01/23	AR4303	AR04	790.00		Owner Cash Receipts	
09/06/23	AR7311	AR04	6,715.00		Owner Cash Receipts	
09/07/23	AR1078	AR04	1,175.00		Owner Cash Receipts	
09/08/23	AR0836	AR04	2,320.00		Owner Cash Receipts	
09/12/23	AP0098	100283		167.88	IRWIN NOZICK	REIMB WEBSITE EXPENSE
09/12/23	AR4317	AR04	395.00		Owner Cash Receipts	
09/13/23	AP0098	100284		1,060.00	BEST LAWN SERVICE OF AMER	AUG LAWN SERVCIE
09/13/23	AP0098	100285		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCMNT 8/25-9/7
09/13/23	AP0098	100286		350.00	DIAMOND BRITE MAINT INC	SEPT JANITORIAL SVCS
09/13/23	AP0098	100287		14.99	CONSOLIDATED COMMUNITY MG	REIMB AUG OFFICE EXP
09/13/23	AP0098	100288		150.04	CITY OF CORAL SPRINGS - F	FIRE INSPECT 3264-3286
09/13/23	AR1136	AR04	1,175.00		Owner Cash Receipts	
09/15/23	AP0098	300090		2,293.08	WASTE PRO 119-POMPANO	SEPT TRASH AUTOPAY
09/15/23	AR6754	AR04	385.00		Owner Cash Receipts	
09/18/23	AR3997	AR04	780.00		Owner Cash Receipts	
09/18/23	RJ0007	MONTHLY		53.98	FPL ACH PAYMENTS	
09/18/23	RJ0007	MONTHLY		89.22	FPL ACH PAYMENTS	
09/19/23	AP0098	100289		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCMNT 9/8-9/21
09/19/23	AP0098	100290		133.75	ACC BUSIINESS	SEPT AT&T MAINT
09/22/23	AR4133	AR04	400.00		Owner Cash Receipts	
09/25/23	AP0098	300092		5,409.50	FIRST INSURANCE FUNDING C	SEPT INS AUTOPAY
09/25/23	AR6760	AR04	385.00		Owner Cash Receipts	
09/27/23	AP0098	300091		3,050.56	CITY OF CORAL SPRINGS	SEPT WATER AUTOPAY
09/27/23	AR4344	AR04	395.00		Owner Cash Receipts	
09/29/23	AP0098	100291		649.49	RYAN ASSOCIATES, INC.	#3254 INSPECT/REPAIRS
09/29/23	AP0098	100292		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 9/22-10/5
09/29/23	AP0098	100293		504.00	FIREWATCH	FIRE ALARM CERTIFY
09/29/23	AR1303	AR04	1,225.00		Owner Cash Receipts	
09/29/23	RJ0004	INTEREST	1.16		OPERATING INTEREST	
09/29/23	RJ0006	TRANSFER		1,701.33	RESERVE TRANSFER	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1020	Popular Bank Reserve	68,956.25	1,794.49	.00	1,794.49	70,750.74

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
09/29/23	RJ0005	INTEREST	93.16		RESERVES INTEREST	
09/29/23	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	3,835.00	17,380.00	16,259.25	1,120.75	4,955.75

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
09/01/23	AR0350	AR01	17,380.00		Apply Assmt/Opt Charges	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 09/01/23
Ending account #: "Last" Ending date: 09/30/23

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	09/01/23	AR0351	AR08		3,094.11	Prepaid Application		
	09/01/23	AR4303	AR04		770.00	Owner Cash Receipts		
	09/06/23	AR7311	AR04		6,620.00	Owner Cash Receipts		
	09/07/23	AR1078	AR04		762.14	Owner Cash Receipts		
	09/08/23	AR0836	AR04		1,881.00	Owner Cash Receipts		
	09/13/23	AR1136	AR04		1,142.00	Owner Cash Receipts		
	09/15/23	AR6754	AR04		385.00	Owner Cash Receipts		
	09/18/23	AR3997	AR04		780.00	Owner Cash Receipts		
	09/22/23	AR4133	AR04		400.00	Owner Cash Receipts		
	09/25/23	AR6760	AR04		385.00	Owner Cash Receipts		
	09/29/23	AR1303	AR04		40.00	Owner Cash Receipts		
1150	A/R Owners Interest			.00	.00	.00	.00	.00
1160	A/R Miscellaneous			.00	.00	.00	.00	.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			370.22CR	20,535.79	20,315.57	220.22	150.00CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
09/01/23	AP0098	100281	750.00		CONSOLIDATED COMMUNITY MG	SEPT MGT FEE
09/01/23	AP0098	100282	370.22		RYAN ASSOCIATES, INC.	LIGHTING REPAIRS
09/01/23	AP0099	VH143		750.00	CONSOLIDATED COMMUNITY MG	SEPT MGT FEE
09/01/23	AP0409	300084		5,409.50	Void chk, FIRST INSURANCE	CANCEL
09/01/23	AP0410	129	5,409.50		FIRST INSURANCE FUNDING C	CANCEL
09/06/23	AP0099	VH149		167.88	IRWIN NOZICK	REIMB WEBSITE EXPENSE
09/08/23	AP0099	VH150		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCMNT 8/25-9/7
09/08/23	AP0099	VH151		350.00	DIAMOND BRITE MAINT INC	SEPT JANITORIAL SVCS
09/12/23	AP0098	100283	167.88		IRWIN NOZICK	REIMB WEBSITE EXPENSE
09/12/23	AP0099	VH152		150.04	CITY OF CORAL SPRINGS - F	FIRE INSPECT 3264-3286
09/12/23	AP0099	VH153		2,293.08	WASTE PRO 119-POMPANO	SEPT TRASH AUTOPAY
09/12/23	AP0099	VH154		3,050.56	CITY OF CORAL SPRINGS	SEPT WATER AUTOPAY
09/12/23	AP0099	VH155		1,060.00	BEST LAWN SERVICE OF AMER	AUG LAWN SERVCIE
09/12/23	AP0099	VH156		14.99	CONSOLIDATED COMMUNITY MG	REIMB AUG OFFICE EXP
09/13/23	AP0098	100284	1,060.00		BEST LAWN SERVICE OF AMER	AUG LAWN SERVCIE
09/13/23	AP0098	100285	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCMNT 8/25-9/7
09/13/23	AP0098	100286	350.00		DIAMOND BRITE MAINT INC	SEPT JANITORIAL SVCS
09/13/23	AP0098	100287	14.99		CONSOLIDATED COMMUNITY MG	REIMB AUG OFFICE EXP
09/13/23	AP0098	100288	150.04		CITY OF CORAL SPRINGS - F	FIRE INSPECT 3264-3286
09/13/23	AP0099	VH157		133.75	ACC BUSIINESS	SEPT AT&T MAINT

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 09/01/23
Ending account #: "Last" Ending date: 09/30/23

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

09/14/23	AP0099	VH158		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCMNT 9/8-9/21
09/15/23	AP0098	300090	2,293.08		WASTE PRO 119-POMPANO	SEPT TRASH AUTOPAY
09/19/23	AP0098	100289	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCMNT 9/8-9/21
09/19/23	AP0098	100290	133.75		ACC BUSIINESS	SEPT AT&T MAINT
09/19/23	AP0099	VH159		5,409.50	FIRST INSURANCE FUNDING C	SEPT INS AUTOPAY
09/20/23	AP0099	VH160		504.00	FIREWATCH	FIRE ALARM CERTIFY
09/25/23	AP0098	300092	5,409.50		FIRST INSURANCE FUNDING C	SEPT INS AUTOPAY
09/25/23	AP0099	VH164		107.00	RYAN ASSOCIATES, INC.	# 3262 INSPECT/REPAIRS
09/26/23	AP0099	VH161		133.75	RYAN ASSOCIATES, INC.	#3254 INSPECT/REPAIRS
09/26/23	AP0099	VH162		117.70	RYAN ASSOCIATES, INC.	#3280 INSPECT/REPAIRS
09/26/23	AP0099	VH165		291.04	RYAN ASSOCIATES, INC.	SEPT IRRIG WET CK/RPAIRS
09/26/23	AP0099	VH166		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 9/22-10/5
09/27/23	AP0098	300091	3,050.56		CITY OF CORAL SPRINGS	SEPT WATER AUTOPAY
09/28/23	AP0099	VH168		100.00	DIAMOND BRITE MAINT INC	REMV BLK TRASH # 3272
09/29/23	AP0098	100291	649.49		RYAN ASSOCIATES, INC.	#3254 INSPECT/REPAIRS
09/29/23	AP0098	100292	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 9/22-10/5
09/29/23	AP0098	100293	504.00		FIREWATCH	FIRE ALARM CERTIFY
09/30/23	AP0099	VH169		50.00	DIAMOND BRITE MAINT INC	REMV BLK TRASH # 3266

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	4,845.11CR	3,094.11	2,974.86	119.25	4,725.86CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
09/01/23	AR0351	AR08	3,094.11		Prepaid Application	
09/01/23	AR4303	AR04		20.00	Owner Cash Receipts	
09/06/23	AR7311	AR04		95.00	Owner Cash Receipts	
09/07/23	AR1078	AR04		412.86	Owner Cash Receipts	
09/08/23	AR0836	AR04		439.00	Owner Cash Receipts	
09/12/23	AR4317	AR04		395.00	Owner Cash Receipts	
09/13/23	AR1136	AR04		33.00	Owner Cash Receipts	
09/27/23	AR4344	AR04		395.00	Owner Cash Receipts	
09/29/23	AR1303	AR04		1,185.00	Owner Cash Receipts	

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	4,364.35CR	.00	93.16	93.16CR	4,457.51CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
09/29/23	RJ0005	INTEREST		93.16	RESERVES INTEREST	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 09/01/23
Ending account #: "Last" Ending date: 09/30/23

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	138,655.00CR	.00	17,380.00	17,380.00CR	156,035.00CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
09/01/23	AR0350	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	.00	.00	650.00CR
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	8.99CR	.00	1.16	1.16CR	10.15CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
09/29/23	RJ0004	INTEREST		1.16	OPERATING INTEREST	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7010	Refuse	15,194.64	2,293.08	.00	2,293.08	17,487.72

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
09/12/23	AP0099	VH153	2,293.08		WASTE PRO 119-POMPANO	SEPT TRASH AUTOPAY

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7050	Electricity	1,130.57	143.20	.00	143.20	1,273.77

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
09/18/23	RJ0007	MONTHLY	53.98		FPL ACH PAYMENTS	
09/18/23	RJ0007	MONTHLY	89.22		FPL ACH PAYMENTS	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7060	Water / Sewer	24,643.88	3,050.56	.00	3,050.56	27,694.44

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
09/12/23	AP0099	VH154	3,050.56		CITY OF CORAL SPRINGS	SEPT 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	.00	.00	.00	551.78
7155	Parking Enforcement	1,039.64	222.78	.00	222.78	1,262.42

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
09/08/23	AP0099	VH150	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCMNT 8/25-9/7
09/14/23	AP0099	VH158	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCMNT 9/8-9/21
09/26/23	AP0099	VH166	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 9/22-10/5

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7210	Repair & Maintenance	15,643.48	492.20	.00	492.20	16,135.68

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 09/01/23
Ending account #: "Last" Ending date: 09/30/23

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
09/13/23	AP0099	VH157	133.75		ACC BUSIINESS	SEPT AT&T MAINT
09/25/23	AP0099	VH164	107.00		RYAN ASSOCIATES, INC.	# 3262 INSPECT/REPAIRS
09/26/23	AP0099	VH161	133.75		RYAN ASSOCIATES, INC.	#3254 INSPECT/REPAIRS
09/26/23	AP0099	VH162	117.70		RYAN ASSOCIATES, INC.	#3280 INSPECT/REPAIRS

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7220	Janitorial	2,975.00	500.00	.00	500.00	3,475.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
09/08/23	AP0099	VH151	350.00		DIAMOND BRITE MAINT INC	SEPT JANITORIAL SVCS
09/28/23	AP0099	VH168	100.00		DIAMOND BRITE MAINT INC	REMV BLK TRASH # 3272
09/30/23	AP0099	VH169	50.00		DIAMOND BRITE MAINT INC	REMV BLK TRASH # 3266

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	7,208.00	1,060.00	.00	1,060.00	8,268.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
09/12/23	AP0099	VH155	1,060.00		BEST LAWN SERVICE OF AMER	AUG LAWN SERVCIE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
8020	Irrigation	1,228.85	291.04	.00	291.04	1,519.89

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
09/26/23	AP0099	VH165	291.04		RYAN ASSOCIATES, INC.	SEPT IRRIG WET CK/RPAIRS

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	6,000.00	750.00	.00	750.00	6,750.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
09/01/23	AP0099	VH143	750.00		CONSOLIDATED COMMUNITY MG	SEPT MGT FEE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
9110	Office Expense	747.87	182.87	.00	182.87	930.74

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
09/06/23	AP0099	VH149	167.88		IRWIN NOZICK	REIMB WEBSITE EXPENSE
09/12/23	AP0099	VH156	14.99		CONSOLIDATED COMMUNITY MG	REIMB AUG 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	661.41	654.04	.00	654.04	1,315.45

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 09/01/23
Ending account #: "Last" Ending date: 09/30/23

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

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
09/12/23	AP0099	VH152	150.04		CITY OF CORAL SPRINGS - F	FIRE INSPECT 3264-3286
09/20/23	AP0099	VH160	504.00		FIREWATCH	FIRE ALARM CERTIFY

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
9150	General Insurance	40,732.06	5,409.50	5,409.50	.00	40,732.06

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
09/01/23	AP0410	129		5,409.50	FIRST INSURANCE FUNDING C	JULY INS AUTOPAY
09/19/23	AP0099	VH159	5,409.50		FIRST INSURANCE FUNDING C	SEPT INS AUTOPAY

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
9200	Reserve Transfer	11,909.31	.00	.00	.00	11,909.31
Gnd Total:		.00	79,404.32	79,404.32	.00	.00

CASH DISBURSEMENTS

Starting Check Date: 9/01/23 Cash account #: "All"
Ending Check Date: 9/30/23

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
Cash account #:		1010	Popular Bank Oper		
9/01/23	100281	CCM	CONSOLIDATED COMMUNITY MG	750.00	SEPT MGT FEE
9/01/23	100282	RYAN	RYAN ASSOCIATES, INC.	370.22	LIGHTING REPAIRS
9/01/23	300084	VOID		.00	Void
9/12/23	100283	IRWIN	IRWIN NOZICK	167.88	REIMB WEBSITE EXPENSE
9/13/23	100284	BESTLA	BEST LAWN SERVICE OF AMERICA	1,060.00	AUG LAWN SERVCIE
9/13/23	100285	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFORCMNT 8/25-9/7
9/13/23	100286	DIAMON	DIAMOND BRITE MAINT INC	350.00	SEPT JANITORIAL SVCS
9/13/23	100287	CCM	CONSOLIDATED COMMUNITY MG	14.99	REIMB AUG OFFICE EXP
9/13/23	100288	CTYFIR	CITY OF CORAL SPRINGS - FIRE	150.04	FIRE INSPECT 3264-3286
9/15/23	300090	WP	WASTE PRO 119-POMPANO	2,293.08	SEPT TRASH AUTOPAY
9/19/23	100289	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFORCMNT 9/8-9/21
9/19/23	100290	ACCBUS	ACC BUSIINESS	133.75	SEPT AT&T MAINT
9/25/23	300092	FIRSTI	FIRST INSURANCE FUNDING CORP	5,409.50	SEPT INS AUTOPAY
9/27/23	300091	CITYCS	CITY OF CORAL SPRINGS	3,050.56	SEPT WATER AUTOPAY
9/29/23	100291	RYAN	RYAN ASSOCIATES, INC.	649.49	
9/29/23	100292	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFORCE 9/22-10/5
9/29/23	100293	FIREWA	FIREWATCH	504.00	FIRE ALARM CERTIFY
			Totals:	15,126.29	

AGED ACCOUNTS PAYABLE SUMMARY

Starting vendor: "First" Ending vendor: "Last"
Cut off date: 09/30/23

Vendor Contact	Phone	Current	31-60	61-90	Over 90
DIAMOND BRITE MAINT INC					
	954-599-3970	150.00	.00	.00	.00
	Totals:	150.00	.00	.00	.00
	Grand total:	150.00			

RECONCILIATION

Bank #: 01 POPULAR COMMUNITY BANK OPER 1010 Popular Bank Oper
G/L Acct Bal: 79,092.35
Bank Balance: 68,944.21
Statement date: 09/30/23

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
OUTSTANDING ITEMS:					
100291	09/29/23	RYAN ASSOCIATES, INC.		649.49	
100292	09/29/23	GARING PARKING ENFORCEMEN		74.26	
100293	09/29/23	FIREWATCH		504.00	
		Total Outstanding		1,227.75	.00

Bank Reconciliation Summary

Checkbook Balance	67,716.46	Reconciling Balance	68,944.21
Uncleared Checks, Credits	1,227.75+	Bank Stmt. Balance	68,944.21
Uncleared Deposits, Debits	0.00	Difference	0.00

POPULAR®

5100842006
(0)

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

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

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

VICTORIA SQUARE CONDO
ASSOCIATION, INC.
C/O CCM
7124 N NOB HILL RD
TAMARAC FL 33321-1841

Pab Business Interest Checking

Account number	5100842006	Beginning balance	$68,546.12
Low balance	$65,922.82	Total additions	16,141.16
Average balance	$73,891.07	Total subtractions	15,743.07
Avg collected balance	$73,042.00	Ending balance	$68,944.21
Interest paid year to date	$10.15		

DEBITS

Date	Description	Subtractions
09-05	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100281*2309 01*CONSOLIDATED COMMUNITY MG\122924054\72792932\122924 000041001034266952	750.00
09-05	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100282*2309 01*RYAN ASSOCIATESINC\122924053\72834647\122924053 000041001034503142	370.22
09-06	'Preauthorized Wd WASTE PRO MIAMI3056517011230906 000242071756444766	2,293.08
09-13	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100283*2309 12*IRWIN NOZICK\123681027\73554433\123681027 000041001036490629	167.88
09-14	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100287*2309 13*CONSOLIDATED COMMUNITY MG\123857595\73642041\123857 000041001030886056	14.99
09-14	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100288*2309 13*CITY OF CORAL SPRINGS FIRE\123857598\73701354\1238 000041001031282564	150.04
09-14	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100286*2309 13*DIAMOND BRITE MAINT INC\123857599\73701355\12385759 000041001031282588	350.00
09-14	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100284*2309 13*BEST LAWN SERVICE OF AMERICA\123857597\73701353\123 000041001031282580	1,060.00
09-14	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100285*2309 13*GARING PARKINGENFORCEMENT\123857592\73701352\12385 000041001031282572	74.26

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VICTORIA SQUARE CONDO
September 29, 2023

5100842006

Date	Description	Subtractions
09-18	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT230918 000111000017352784	53.98
09-18	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT230918 000111000017352785	89.22
09-20	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100289*2309 19*GARING PARKINGENFORCEMENT\124350835\74199483\12435 000041001030825374	74.26
09-20	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100290*2309 19*ACC BUSIINESS\124350893\74153134\124350893 000041001030600672	133.75
09-26	'Preauthorized Wd FIRST INSURANCEINSURANCE230926 900-98701063 000071925337148614	5,409.50
09-27	'Preauthorized Wd CORALCONCUTILITY230927 000211274458284244	3,050.56
09-29	'Cash Mgmt Trsfr Dr REF 2720504LFUNDS TRANSFER TODEP XXXXXX2233 FROMRESERVE TRANSFER 000997000929050413	1,701.33

CREDITS

Date	Description	Additions
09-01	'Lock Box Deposit 000000007050738710	790.00
09-07	'Preauthorized Credit VICTORIA SQUARECONDO FEES230907 000026008816413616	6,715.00
09-07	'Lock Box Deposit 000000007050891890	1,175.00
09-08	'Lock Box Deposit 000000007051050990	2,320.00
09-12	'Lock Box Deposit 000000007086055540	395.00
09-13	'Lock Box Deposit 000000007051246830	1,175.00
09-15	'Lock Box Deposit 000000007051380410	385.00
09-18	'Lock Box Deposit 000000007051456570	780.00
09-25	'Lock Box Deposit 000000007051790330	385.00
09-26	'Preauthorized Credit PropayTransfer230926 000091000016193347	400.00
09-27	'Lock Box Deposit 000000007051939480	395.00
09-29	'Lock Box Deposit 000000007052066740	1,225.00
09-29	'Interest Credit 000000000000000000	1.16

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VICTORIA SQUARE CONDO
September 29, 2023

5100842006

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
08-31	68,546.12	09-12	76,527.82	09-20	76,699.44
09-01	69,336.12	09-13	77,534.94	09-25	77,084.44
09-05	68,215.90	09-14	75,885.65	09-26	72,074.94
09-06	65,922.82	09-15	76,270.65	09-27	69,419.38
09-07	73,812.82	09-18	76,907.45	09-29	68,944.21
09-08	76,132.82				

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: 70,750.74
Bank Balance: 70,750.74
Statement date: 09/30/23

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

Bank Reconciliation Summary

Checkbook Balance	70,750.74	Reconciling Balance	70,750.74
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	70,750.74
Uncleared Deposits, Debits	0.00	Difference	0.00

POPULAR.

6808062233
(1)

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

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

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

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

Pab Platinum Bus MM

Account number	6808062233
Enclosures	1
Low balance	$68,956.25
Average balance	$73,833.02
Avg collected balance	$73,833.00
Interest paid year to date	$1,239.40

DAILY ACTIVITY

Date	Description	Additions	Subtractions	Balance
08-31	Beginning balance			$74,131.25
09-28	Check 2 000007086727810		-5,175.00	68,956.25
09-29	'Cash Mgmt Trsfr Cr REF 2720504L FUNDS TRANSFER FRM DEP XXXXXX2006 FROM RESERVE TRANSFER 997000929050413	1,701.33		70,657.58
09-29	'Interest Credit 000000000000000	93.16		70,750.74
09-29	**Ending totals**	**1,794.49**	**-5,175.00**	**$70,750.74**

CHECKS

Number	Date	Amount	Control
2	09-28	5,175.00	000007086727810

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

POPULAR.

VICTORIA SQUARE CONDO ASSOC INC
September 29, 2023

6808062233

POPULAR BANK RESERVE

VICTORIA SQUARE CONDOMINIUM
7124 N Nob Hill Road
Tamarac FL 33321

CHECK NO	CHECK DATE	VENDOR NO.
000002	08/21/23	DHPENG

CHECK AMOUNT

FIVE THOUSAND ONE HUNDRED SEVENTY-FIVE AND 00/100 DOLLARS********** ********5,175.00

PAY TO THE ORDER OF
DHP ENGINEERING INC
15201 SW 54 STREET
MIRAMAR, FL 33027

AUTHORIZED SIGNATURE

⑈000002⑈ ⑆063112605⑆ 6808062233

Check # 0002, Posted 09-28-23, Amount 5,175.00