Victoria Square Condominium

FINANCIAL STATEMENTS

PREPARED FOR THE BOARD OF DIRECTORS

August 2024



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

Run Date: 10/08/2024 Run Time: 10:28 AM

FUND BALANCE SHEET

As of: 08/31/2024 Assets

Account	Operating	Reserves	Total
Asset			
01010 Popular Bank Oper	\$52,435.99	\$0.00	\$52,435.99
01020 Popular Bank Reserve	\$0.00	\$101,191.52	\$101,191.52
01110 A/R Maintenance	\$12,922.75	\$0.00	\$12,922.75
01160 A/R Miscellaneous	\$150.00	\$0.00	\$150.00
01210 Utility Deposits	\$80.00	\$0.00	\$80.00
01225 Prepaid Expenses	\$3,322.81	\$0.00	\$3,322.81
Asset Total	\$68,911.55	\$101,191.52	\$170,103.07
Total Assets:	\$68,911.55	\$101,191.52	\$170,103.07

Liabilities

Account	Operating	Reserves	Total
Liability			
03010 Accounts Payable	\$5,888.67	\$0.00	\$5,888.67
03110 Exchange	(\$10,398.67)	\$0.00	(\$10,398.67)
03310 Prepaid Member Fees	\$3,908.86	\$0.00	\$3,908.86
Liability Total	(\$601.14)	\$0.00	(\$601.14)
Total Liabilities:	(\$601.14)	\$0.00	(\$601.14)

Equity

Account	Operating	Reserves	Total
Reserves			
05010 Reserve Roof	\$0.00	\$70,872.70	\$70,872.70
05015 Reserve Painting	\$0.00	\$10,313.59	\$10,313.59
05020 Reserve Paving	\$0.00	\$11,763.40	\$11,763.40
05025 Reserve- 40 Year Inspection	\$0.00	\$2,570.85	\$2,570.85
05030 Reserve Interest	\$0.00	\$5,671.02	\$5,671.02
Reserves Total	\$0.00	\$101,191.56	\$101,191.56
Members Equity			
05510 Retained Earnings	\$73,986.18	\$0.00	\$73,986.18
Members Equity Total	\$73,986.18	\$0.00	\$73,986.18
Current Year Net Income/(Loss)	(\$4,473.53)	\$0.00	(\$4,473.53)
Total Equity:	\$69,512.65	\$101,191.56	\$170,704.21
Total Liabilities & Equity	\$68,911.51	\$101,191.56	\$170,103.07

Run Date: 10/08/2024 Run Time: 10:28 AM

INCOME STATEMENT

Start: 08/01/2024 | End: 08/31/2024

Income

Account			Current			Year to Date	Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06110 Maintenance Income	19,536.00	19,536.00	0.00	156,288.00	156,288.00	0.00	234,432.00
06900 Interest	1.10	0.00	1.10	9.13	0.00	9.13	0.00
Income Total	19,537.10	19,536.00	1.10	156,297.13	156,288.00	9.13	234,432.00
Total Income	19,537.10	19,536.00	1.10	156,297.13	156,288.00	9.13	234,432.00
	,	Exper		,	,		,
Account			Current			Year to Date	Yearly
, too with	Actual	Budget	Variance	Actual	Budget	Variance	Budget
UTILITIES	_						
07010 Refuse	2,136.24	1,916.67	(219.57)	16,389.92	15,333.36	(1,056.56)	23,000.00
07050 Electricity	110.62	1,510.67	56.05	1,076.52	1,333.36	256.84	2,000.00
07060 Water / Sewer	8,410.38	3,208.33	(5,202.05)	27,725.89	25,666.64	(2,059.25)	38,500.00
07148 Fire Ext.	0.00	45.83	45.83	1,117.01	366.64	(750.37)	550.00
07150 Security	0.00	0.00	0.00	222.78	0.00	(222.78)	0.00
07155 Parking Enforcement	997.78	145.83	(851.95)	1,740.38	1,166.64	(573.74)	1,750.00
UTILITIES Total	11,655.02	5,483.33	(6,171.69)	48,272.50	43,866.64	(4,405.86)	65,800.00
OTILITIES TOTAL	11,055.02	3,463.33	(0,171.09)	40,272.30	43,000.04	(4,405.80)	03,800.00
BUILDING MAINTENANCE							
07210 Repair & Maintenance	10,211.51	1,666.67	(8,544.84)	18,291.46	13,333.36	(4,958.10)	20,000.00
07220 Janitorial	1,250.00	375.00	(875.00)	5,133.51	3,000.00	(2,133.51)	4,500.00
07230 Exterminating	310.50	62.50	(248.00)	580.50	500.00	(80.50)	750.00
07240 Fire Equipment Maint & Repair	0.00	41.67	41.67	636.36	333.36	(303.00)	500.00
07250 Surveillance Cameras & Interne	1,109.32	166.67	(942.65)	1,109.32	1,333.36	224.04	2,000.00
07320 Plumbing Repairs	140.00	62.50	(77.50)	140.00	500.00	360.00	750.00
07340 Paving Repairs	0.00	41.67	41.67	0.00	333.36	333.36	500.00
BUILDING MAINTENANCE Total	13,021.33	2,416.68	(10,604.65)	25,891.15	19,333.44	(6,557.71)	29,000.00
GROUND MAINTENANCE							
08010 Lawn Maintenance	1,600.00	916.67	(683.33)	6,016.00	7,333.36	1,317.36	11,000.00
08020 Irrigation	50.00	208.33	158.33	1,280.39	1,666.64	386.25	2,500.00
08030 Tree Trim - Removal	0.00	166.67	166.67	0.00	1,333.36	1,333.36	2,000.00
08050 Landscape Extras	0.00	187.26	187.26	160.50	1,498.08	1,337.58	2,247.10
GROUND MAINTENANCE Total	1,650.00	1,478.93	(171.07)	7,456.89	11,831.44	4,374.55	17,747.10
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MANAGEMENT							
09000 Management Fees	775.00	775.00	0.00	6,200.00	6,200.00	0.00	9,300.00
MANAGEMENT Total	775.00	775.00	0.00	6,200.00	6,200.00	0.00	9,300.00
ADMINISTRATIVE & OFFICE							
09110 Office Expense	167.88	100.00	(67.88)	226.47	800.00	573.53	1,200.00
09120 CPA	0.00	100.00	100.00	0.00	800.00	800.00	1,200.00
09125 Legal	1,527.50	104.17	(1,423.33)	1,527.50	833.36	(694.14)	1,250.00
09140 Fees/Permits	0.00	62.50	62.50	220.34	500.00	279.66	, 750.00
09150 General Insurance	6,117.16	6,000.00	(117.16)	46,852.53	48,000.00	1,147.47	72,000.00
ADMINISTRATIVE & OFFICE Total	7,812.54	6,366.67	(1,445.87)	48,826.84	50,933.36	2,106.52	76,400.00

Account		Current					Yearly	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	
RESERVES								
09200 Reserve Transfer	3,015.41	3,015.41	0.00	24,123.28	24,123.28	0.00	36,184.90	
RESERVES Total	3,015.41	3,015.41	0.00	24,123.28	24,123.28	0.00	36,184.90	
Total Expense	37,929.30	19,536.02	(18,393.28)	160,770.66	156,288.16	(4,482.50)	234,432.00	
Net Income	(18,392.20)	(0.02)	(18,392.18)	(4,473.53)	(0.16)	(4,473.37)	0.00	

Run Date: 10/08/2024 Run Time: 10:28 AM

GENERAL LEDGER DETAIL

As of: Start: 08/01/2024 | End: 08/31/2024

Account				В	Salance Forward	Debits	Credits	Ending Balance
01010 Pop	ular Bank	Oper			\$69,826.85	\$19,954.64	\$37,345.50	\$52,435.99
Date	Source -	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits	
8/1/2024	Entry Type GL 123699 - Journal Entry		WASTE PRO	WASTE PRO PAID TWICE	WASTE PRO PAID TWICE	\$1,836.24	\$0.00	
8/1/2024	AP 142948 - Hand Written Check	080124	CCSBFC - CITY OF CORAL SPRINGS	July	July	\$0.00	\$3,723.97	
8/2/2024	AP 142856 - Hand Written Check	100386	CCM - CONSOLIDATED COMMUNITY MANAGEM	August	August	\$0.00	\$775.00	
8/5/2024	AR 110206 - Cash Receipts - Lockbox	1750				\$839.00	\$0.00	
8/6/2024	AR 107905 - Cash Receipts - Direct Debit	43323380 8		Automated Payment for Apply Charges Batch #107897		\$7,104.00	\$0.00	
8/6/2024	AR 110223 - Cash Receipts - Lockbox	56562825				\$770.00	\$0.00	
8/7/2024	AP 110142 - Print Check	3	IRWIN N - IRWIN NOZICK	LOCK AND KEYS REFUND		\$0.00	\$103.21	
8/7/2024		15142371 3				\$444.00	\$0.00	
8/8/2024	AR 111894 - Cash Receipts - Lockbox	4941				\$944.00	\$0.00	
8/9/2024	AR 113470 - Cash Receipts - Lockbox	5228				\$3,010.00	\$0.00	
	AR 126023 - Cash Receipts - Manual	11579411 3				\$444.00	\$0.00	
	AP 142855 - Hand Written Check	100388	DIAMB - Diamond Bright Maintenance	bulk trash	bulk trash	\$0.00	\$100.00	
	AR 115952 - Cash Receipts - Lockbox	58338620				\$385.00	\$0.00	
	AP 142850 - Hand Written Check	100392	LV8 - LV8 COMMUNICATIONS	troubleshoot	troubleshoot	\$0.00	\$250.00	
	AP 142851 - Hand	100391	DIAMB - Diamond Bright Maintenance	August	August	\$0.00	\$350.00	

Account				I	Balance Forward	Debits	Credits	Ending Balance
	Written Check AP 142852 - Hand Written	100391	DIAMB - Diamond Bright Maintenance	July	July	\$0.00	\$350.00	
	Check AP 142853 - Hand Written Check	100390	RYAN - RYAN ASSOCIATES, INC.	wet check	wet check	\$0.00	\$50.00	
	AP 142854 - Hand Written Check	100389	ALIDA - ALIDA OPERATING CO INC	7/26-8/8/24	7/26-8/8/24	\$0.00	\$74.26	
	AP 116146 - Print Check	4	TITAN RE - TITAN RESTORATION CONSTRUCTION	CONTRUCTION SERVICES		\$0.00	\$10,000.00	
	AR 116603 - Cash Receipts - Lockbox	00115				\$1,273.00	\$0.00	
	AP 142849 - Hand Written Check	300115	WASTPR - WASTE PRO POMPANO	July	July	\$0.00	\$2,136.24	
	AP 116553 - Print Check	5	IRWIN N - IRWIN NOZICK	GODADDY REFUND		\$0.00	\$167.88	
	AP 142843 - Hand Written Check	1000397	BEST - BEST LAWN SERVICE OF AMERICA	June & July lawn	June & July lawn	\$0.00	\$1,600.00	
	AP 142845 - Hand Written Check	100396	DIAMB - Diamond Bright Maintenance	extra cleaning	extra cleaning	\$0.00	\$100.00	
	AP 142846 - Hand Written Check	100395	ACCBUS - ACC BUSIINESS	July	July	\$0.00	\$133.75	
	AP 142847 - Hand Written Check	100394	ALIDA - ALIDA OPERATING CO INC	8/9-8/22/24	8/9-8/22	\$0.00	\$74.26	
	AP 142848 - Hand Written Check	100393	NATIVE - NATIVE PEST MANAGEMENT	qtrly pest	qtrly pest	\$0.00	\$310.50	
	AP 142836 - Hand Written Check	100399	LV8 - LV8 COMMUNICATIONS	security cameras	s security cameras	\$0.00	\$859.32	
	AP 142840 - Hand Written Check	100398	N&B - N & B PLUMBING & MAINT LLC	backflow recert	backflow recert	\$0.00	\$140.00	
	AR 118841 - Cash Receipts - Lockbox	1792				\$888.00	\$0.00	
	AP 121293 - Print Check	6	OSTRZENSKI - OSTRZENSKI & STRICKLIN PA	LEGAL FEES		\$0.00	\$1,527.50	
	AP 121296 - Print Check	7	RYAN - RYAN ASSOCIATES, INC.	IRRIG WET CK		\$0.00	\$160.50	2 of 10

Account					Balance Forward	Debits	Credits	Ending Balance
	AP 121299 - Print	8	NATIVE - NATIVE PEST MANAGEMENT	PEST CNTRL 3200-3286		\$0.00	\$270.00	
4	Check			3200-3200				
	AP 121318 - Void	8	NATIVE - NATIVE PEST MANAGEMENT	PEST CNTRL 3200-3286		\$270.00	\$0.00	
	Check							
	AR 122102 - Cash Receipts - Lockbox	5172				\$444.00	\$0.00	
	AP 122819 - Print Check	9	SIGNARAMA - SIGNARAMA CORAL SPRINGS	REIM. FIRE ALARM PANEL SIGN		\$0.00	\$208.65	
	AP 122831 - Void	9	SIGNARAMA - SIGNARAMA CORAL SPRINGS	REIM. FIRE ALARM PANEL		\$208.65	\$0.00	
	Check AP 122843 - Print	10	IRWIN N - IRWIN NOZICK	SIGN REIM. FIRE ALARM PANEL		\$0.00	\$208.65	
	Check			SIGN				
	AP 122859 - Void Check	10	IRWIN N - IRWIN NOZICK	REIM. FIRE ALARM PANEL SIGN		\$208.65	\$0.00	
	AP 122871 - Print	11	IRWIN N - IRWIN NOZICK	REIMBURSEMEN T	N	\$0.00	\$424.01	
	Check							
	AR 124498 - Cash	85711198 5				\$385.00	\$0.00	
	Receipts - Lockbox							
	AR 125937 - Cash	11637255 4				\$500.00	\$0.00	
- / /	Receipts - Manual					4	4	
	AP 142949 - Hand Written Check	083024	CCSBFC - CITY OF CORAL SPRINGS	August	August	\$0.00	\$4,004.61	
	GL 142942 - Misc Bank Transactio					\$1.10	\$0.00	
	n GL 142943 - Journal		FIRST INSURANCE	AUTOPAY	AUTOPAY	\$0.00	\$6,117.16	
	Entry GL 142944 - Journal		FPL ACH PAYMENTS	MONTHLY	MONTHLY	\$0.00	\$110.62	
	Entry GL 142947 - Journal		RESERVE TRANSFER	TRANSFER	TRANSFER	\$0.00	\$3,015.41	
4	Entry							
01020 Pop Date	ular Bank Source - Entry Type	Reserve Check#	Description / Vendor	Reference	\$98,042.72 BD Ref	\$3,148.80 Debits	\$0.00 Credits	\$101,191.52
	GL 142946 - Misc Bank Transactio					\$133.39	\$0.00	
	n GL 142947 - Journal Entry		RESERVE TRANSFER	TRANSFER	TRANSFER	\$3,015.41	\$0.00	
01110 A/R	•	nce			\$11.704.75	\$19,536.00	\$18.318.00	\$12,922.75
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits	
8/1/2024	AR 107897					\$19,536.00	\$0.00	

Account				I	Balance Forward	Debits	Credits	Ending Balance
8/1/2024	- Apply Charges AR 107903					\$0.00	\$2,828.00	
8/5/2024	- Apply PrePaids AR 110206	1750				\$0.00	\$795.00	
	- Cash Receipts - Lockbox							
8/6/2024	AR 107905 - Cash Receipts - Direct	43323380 8		Automated Payment for Apply Charges Batch #107897		\$0.00	\$7,104.00	
8/6/2024	Debit AR 110223 - Cash Receipts -	56562825				\$0.00	\$770.00	
8/7/2024	Lockbox AR 110342 - Cash Receipts -	15142371 3				\$0.00	\$444.00	
8/8/2024	Lockbox AR 111894 - Cash Receipts -	4941				\$0.00	\$796.00	
8/9/2024	Lockbox AR 113470 - Cash Receipts -	5228				\$0.00	\$2,960.00	
	Lockbox AR 126023 - Cash Receipts -	11579411 3				\$0.00	\$444.00	
	Manual AR 115952 - Cash Receipts -	58338620				\$0.00	\$385.00	
	Lockbox AR 116603 - Cash Receipts -	00115				\$0.00	\$829.00	
	Lockbox AR 118841 - Cash Receipts -	1792				\$0.00	\$78.00	
	Lockbox AR 124498 - Cash Receipts -	85711198 5				\$0.00	\$385.00	
	Lockbox AR 125937 - Cash Receipts - Manual	11637255 4				\$0.00	\$500.00	
01160 A/R 01210 Util	Miscellan				\$150.00 \$80.00	\$0.00 \$0.00	\$0.00 \$0.00	\$150.00 \$80.00
01210 Otil					\$1,836.24	\$3,322.81	\$1,836.24	\$3,322.81
Date	Source -	Check#	Description / Vendor	Reference	\$1,630.24 BD Ref	ع5,322.01 Debits	۶۱,۵۵۵.24 Credits	73,322.01
8/1/2024	Entry Type GL 123699 - Journal		WASTE PRO	 WASTE PRO PAID) WASTE PRO PAID TWICE	\$0.00	\$1,836.24	
	Entry GL 142994 - Journal		August rec ppd exp	August rec ppd exp	August rec ppd exp	\$3,322.81	\$0.00	

Account					Balance Forward	Debits	Credits	Ending Balance
	Entry							
)3010 Acc	ounts Paya	ble			(\$1,294.76)	\$14,204.66	\$18,798.57	(\$5,888.67)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits	
8/7/2024	AP 110141 - Enter Bill		IRWIN N - IRWIN NOZICK	LOCK AND KEYS REFUND	LOCK AND KEYS REFUND	\$0.00	\$103.21	
8/7/2024	AP 110142 - Print Check	3	IRWIN N - IRWIN NOZICK	LOCK AND KEYS REFUND	NET ONE	\$103.21	\$0.00	
	AP 116145 - Enter Bill		TITAN RE - TITAN RESTORATION	CONTRUCTION	CONTRUCTION SERVICES	\$0.00	\$10,000.00	
8/15/202	AP 116146 - Print Check	4	CONSTRUCTION TITAN RE - TITAN RESTORATION CONSTRUCTION	SERVICES CONTRUCTION SERVICES	SERVICES	\$10,000.00	\$0.00	
	AP 116552		IRWIN N - IRWIN NOZICK	GODADDY	GODADDY	\$0.00	\$167.88	
8/16/202	- Enter Bill AP 116553 - Print	5	IRWIN N - IRWIN NOZICK	REFUND GODADDY REFUND	REFUND	\$167.88	\$0.00	
	Check AP 119092		OSTRZENSKI - OSTRZENSKI & STRICKLIN PA	LEGAL FEES		\$0.00	\$1,527.50	
8/26/202	- Enter Bill AP 120107 - Enter Bill		GARING - GARING PROTECTIVE SVCS.	PARKING ENFORCEMENT SERVICES		\$0.00	\$74.26	
	AP 121293 - Print	6	OSTRZENSKI - OSTRZENSKI & STRICKLIN PA	LEGAL FEES		\$1,527.50	\$0.00	
	Check AP 121296 - Print	7	RYAN - RYAN ASSOCIATES, INC.	IRRIG WET CK		\$160.50	\$0.00	
	Check AP 121299 - Print	8	NATIVE - NATIVE PEST MANAGEMENT	PEST CNTRL 3200-3286		\$270.00	\$0.00	
	Check AP 121318 - Void Check	8	NATIVE - NATIVE PEST MANAGEMENT	PEST CNTRL 3200-3286		\$0.00	\$270.00	
, ,	AP 122223 - Enter Bill		CCM - CONSOLIDATED COMMUNITY MANAGEM	PROFESSIONAL MANAGEMENT FEES		\$0.00	\$775.00	
	AP 122817 - Enter Bill		SIGNARAMA - SIGNARAMA CORAL SPRINGS	REIM. FIRE ALARM PANEL SIGN	REIM. FIRE ALARM PANEL SIGN	\$0.00	\$208.65	
	AP 122819 - Print Check	9	SIGNARAMA - SIGNARAMA CORAL SPRINGS	REIM. FIRE ALARM PANEL SIGN	Sidiv	\$208.65	\$0.00	
	AP 122831 - Void Check	9	SIGNARAMA - SIGNARAMA CORAL SPRINGS	REIM. FIRE ALARM PANEL SIGN		\$0.00	\$208.65	
	AP 122838 - Enter Bill		DIAMB - Diamond Bright Maintenance	MONTHLY JANITORIAL SERVICE		\$0.00	\$350.00	
	AP 122842 - Enter Bill		IRWIN N - IRWIN NOZICK	REIM. FIRE ALARM PANEL SIGN	REIM. FIRE ALARM PANEL SIGN	\$0.00	\$208.65	
	AP 122843 - Print Check	10	IRWIN N - IRWIN NOZICK	REIM. FIRE ALARM PANEL SIGN	2.2	\$208.65	\$0.00	
	AP 122859 - Void Check	10	IRWIN N - IRWIN NOZICK	REIM. FIRE ALARM PANEL SIGN		\$0.00	\$208.65	
	AP 122870 - Enter Bill		IRWIN N - IRWIN NOZICK	REIMBURSEMEN T	REIMBURSEMEN T	\$0.00	\$424.01	
8/29/202	AP 122871 - Print Check	11	IRWIN N - IRWIN NOZICK	REIMBURSEMEN T		\$424.01	\$0.00	

Account				E	Balance Forward	Debits	Credits	Ending Balance
8/30/202	AP 123599		CCSBFC - CITY OF CORAL SPRINGS	WATER AND		\$0.00	\$4,004.61	
8/30/202	- Enter Bill AP 123697		ACCBUS - ACC BUSIINESS	SEWER AUTOPAY AUGUST AT&T	,	\$0.00	\$267.50	
8/31/202	- Enter Bill GL 142993 - Journal		August rev	MAINTENANCE August rev	August rev	\$1,134.26	\$0.00	
4	Entry							
03110 Excl	_			_	\$10,013.67	\$385.00	\$0.00	\$10,398.67
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits	
	GL 142993 - Journal		August rec	August rec	August rec	\$385.00	\$0.00	
	Entry	_			(********	4	4	(40.000.00)
03310 Pre			Description / Nonder	Deference	(\$4,411.86)	\$2,828.00	\$2,325.00	(\$3,908.86)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits	
8/1/2024	AR 107903					\$2,828.00	\$0.00	
8/5/2024	- Apply PrePaids AR 110206	1750				\$0.00	\$44.00	
	- Cash Receipts -							
8/8/2024	Lockbox AR 111894 - Cash	4941				\$0.00	\$148.00	
8/9/2024	Receipts - Lockbox AR 113470	56713156				\$0.00	\$50.00	
0,0,000	- Cash Receipts - Lockbox					7	7	
	AR 116603 - Cash Receipts -	1566				\$0.00	\$444.00	
	Lockbox AR 118841 - Cash Receipts -	1792				\$0.00	\$810.00	
	Lockbox AR 122102	5172				\$0.00	\$444.00	
4	- Cash Receipts - Lockbox							
	GL 142993 - Journal Entry		August rec	August rec	August rec	\$0.00	\$385.00	
05010 Res	erve Roof				(\$68,959.17)	\$0.00	\$1.913.53	(\$70,872.70)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits	(4, 6,6, 2., 6,
	GL 142945 - Journal Entry		MONTHLY RESERVES	RESERVES	RESERVES	\$0.00	\$1,913.53	
050455	•				(60 === 4=)	40.0-	47-04-	(640 242 ==)
05015 Reso	Source -	ng Check#	Description / Vendor	Reference	(\$9,557.46) BD Ref	\$0.00 Debits	\$756.13 Credits	(\$10,313.59)
	GL 142945 - Journal		MONTHLY RESERVES	RESERVES	RESERVES	\$0.00	\$756.13	
05020 Res	Entry erve Paving	σ			(\$11,483.98)	\$0.00	\$270 <i>1</i> 2	(\$11,763.40)
Date	Source - Entry Type	S Check#	Description / Vendor	Reference	(\$11,465.56) BD Ref	Debits	Credits	(711,703.40)

Account	, , ,	, ,		E	Balance Forward	Debits	Credits	Ending Balance
	GL 142945 - Journal Entry		MONTHLY RESERVES	RESERVES	RESERVES	\$0.00	\$279.42	
	erve- 40 Ye	ear			(\$2,504.52)	\$0.00	\$66.33	(\$2,570.85)
Inspection Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits	
	GL 142945 - Journal Entry		MONTHLY RESERVES	RESERVES	RESERVES	\$0.00	\$66.33	
05030 Res Date	erve Intere Source - Entry Type	st Check#	Description / Vendor	Reference	(\$5,537.63) BD Ref	\$0.00 Debits		(\$5,671.02)
	GL 142946 - Misc Bank Transactio n					\$0.00	\$133.39	
05510 Reta	ained Earni	ngs			(\$73,986.18)	\$0.00	\$0.00	(\$73,986.18)
06110 Mai		_			(\$136,752.00)			(\$156,288.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits	,
8/1/2024	AR 107897 - Apply Charges					\$0.00	\$19,536.00	
06900 Inte	erest Source - Entry Type	Check#	Description / Vendor	Reference	(\$8.03) BD Ref	\$0.00 Debits		(\$9.13)
	GL 142942 - Misc Bank Transactio					\$0.00	\$1.10	
07010 Ref					\$14,253.68	\$2,136.24	\$0.00	\$16,389.92
Date	Source - Entry Type	Check#	Description / Vendor	Reference	\$14,233.08 BD Ref	Debits		\$10,369.92
	AP 142849 - Hand Written Check	300115	WASTPR - WASTE PRO POMPANO	July	July	\$2,136.24	\$0.00	
07050 Elec	ctricity Source - Entry Type	Check#	Description / Vendor	Reference	\$965.90 BD Ref	\$110.62 Debits		\$1,076.52
	GL 142944 - Journal Entry		FPL ACH PAYMENTS	MONTHLY	MONTHLY	\$110.62	\$0.00	
07060 Wa	Source -	Check#	Description / Vendor	Reference	\$19,315.51 BD Ref	\$11,733.19 Debits		
8/1/2024	AP 142948 - Hand Written Check	080124	CCSBFC - CITY OF CORAL SPRINGS	July	July	\$3,723.97	\$0.00	
	AP 123599 - Enter Bill		CCSBFC - CITY OF CORAL SPRINGS	WATER AND SEWER AUTOPAY	WATER AND SEWER AUTOPAY	\$4,004.61	\$0.00	
8/30/202	AP 142949 - Hand Written Check	083024	CCSBFC - CITY OF CORAL SPRINGS	August	August	\$4,004.61	\$0.00	
8/31/202	GL 142994		August rec ppd exp	August rec ppd	August rec ppd	\$0.00	\$3,322.81	

Account				ı	Balance Forward	Debits	Credits	Ending Balance
4	- Journal Entry			ехр	ехр			
07148 Fire 07150 Sec 07155 Parl Date	urity	cement Check#	Description / Vendor	Reference	\$1,117.01 \$222.78 \$742.60 BD Ref	\$0.00	\$0.00 \$0.00 \$0.00 Credits	\$1,117.01 \$222.78 \$1,740.38
8/2/2024	Entry Type AP 142856 - Hand	100386	CCM - CONSOLIDATED COMMUNITY MANAGEM	August	August	\$775.00	\$0.00	
	Written Check AP 142854 - Hand Written	100389	ALIDA - ALIDA OPERATING CO INC	7/26-8/8/24	7/26-8/8/24	\$74.26	\$0.00	
	Check AP 142847 - Hand Written Check	100394	ALIDA - ALIDA OPERATING CO INC	8/9-8/22/24	8/9-8/22	\$74.26	\$0.00	
	AP 120107 - Enter Bill		GARING - GARING PROTECTIVE SVCS.	PARKING ENFORCEMENT SERVICES	PARKING ENFORCEMENT SERVICES	\$74.26	\$0.00	
07210 Rep Date	oair & Main Source - Entry Type	tenance Check#	Description / Vendor	Reference	\$8,079.95 BD Ref	\$11,345.77 Debits	\$1,134.26 Credits	\$18,291.46
8/7/2024	AP 110141		IRWIN N - IRWIN NOZICK	LOCK AND KEYS	LOCK AND KEYS	\$103.21	\$0.00	
	- Enter Bill AP 116145 - Enter Bill		TITAN RE - TITAN RESTORATION CONSTRUCTION	REFUND CONTRUCTION SERVICES	REFUND CONTRUCTION SERVICES	\$10,000.00	\$0.00	
8/16/202	AP 142846 - Hand Written Check	100395	ACCBUS - ACC BUSIINESS	July	July	\$133.75	\$0.00	
	AP 122817 - Enter Bill		SIGNARAMA - SIGNARAMA CORAL SPRINGS	REIM. FIRE ALARM PANEL	REIM. FIRE ALARM PANEL	\$208.65	\$0.00	
	AP 122842 - Enter Bill		IRWIN N - IRWIN NOZICK	SIGN REIM. FIRE ALARM PANEL	SIGN REIM. FIRE ALARM PANEL	\$208.65	\$0.00	
	AP 122870 - Enter Bill		IRWIN N - IRWIN NOZICK	SIGN REIMBURSEMEN T	SIGN REIMBURSEMEN T	\$424.01	\$0.00	
	AP 123697 - Enter Bill		ACCBUS - ACC BUSIINESS	AUGUST AT&T MAINTENANCE		\$267.50	\$0.00	
	GL 142993 - Journal Entry		August rev	August rev	August rev	\$0.00	\$1,134.26	
07220 Jani Date	Source -	Check#	Description / Vendor	Reference	\$3,883.51 BD Ref	\$1,250.00 Debits	\$0.00 Credits	\$5,133.51
	AP 142855 - Hand Written	100388	DIAMB - Diamond Bright Maintenance	bulk trash	bulk trash	\$100.00	\$0.00	
	Check AP 142851 - Hand Written Check	100391	DIAMB - Diamond Bright Maintenance	August	August	\$350.00	\$0.00	
	AP 142852 - Hand Written Check	100391	DIAMB - Diamond Bright Maintenance	July	July	\$350.00	\$0.00	
	AP 142845 - Hand	100396	DIAMB - Diamond Bright Maintenance	extra cleaning	extra cleaning	\$100.00	\$0.00	0 (10

Account				E	Balance Forward	Debits	Credits	Ending Balance
8/29/202	Written Check AP 122838		DIAMB - Diamond Bright Maintenance	MONTHLY	MONTHLY	\$350.00	\$0.00	
4	- Enter Bill			JANITORIAL SERVICE	JANITORIAL SERVICE			
07230 Exte	erminating Source - Entry Type	Check#	Description / Vendor	Reference	\$270.00 BD Ref	\$310.50 Debits	\$0.00 Credits	\$580.50
	AP 142848 - Hand Written Check	100393	NATIVE - NATIVE PEST MANAGEMENT	qtrly pest	qtrly pest	\$310.50	\$0.00	
07240 Fire Repair	Equipmen	t Maint &			\$636.36	\$0.00	\$0.00	\$636.36
07250 Surv Interne	veillance Ca	ameras &			\$0.00	\$1,109.32	\$0.00	\$1,109.32
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits	
	AP 142850 - Hand Written Check	100392	LV8 - LV8 COMMUNICATIONS	troubleshoot	troubleshoot	\$250.00	\$0.00	
	AP 142836 - Hand Written Check	100399	LV8 - LV8 COMMUNICATIONS	security cameras	security cameras	\$859.32	\$0.00	
07320 Plur					\$0.00	\$140.00	\$0.00	\$140.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits	
	AP 142840 - Hand Written Check	100398	N&B - N & B PLUMBING & MAINT LLC	backflow recert	backflow recert	\$140.00	\$0.00	
08010 Law	n Mainten	ance			\$4,416.00	\$1,600.00	\$0.00	\$6,016.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits	
	AP 142843 - Hand Written Check	1000397	BEST - BEST LAWN SERVICE OF AMERICA	June & July lawn	June & July lawn	\$1,600.00	\$0.00	
08020 Irrig Date	gation Source - Entry Type	Check#	Description / Vendor	Reference	\$1,230.39 BD Ref	\$50.00 Debit s	\$0.00 Credits	\$1,280.39
	AP 142853 - Hand Written Check	100390	RYAN - RYAN ASSOCIATES, INC.	wet check	wet check	\$50.00	\$0.00	
08050 Lan	dscape Ext	ras			\$160.50	\$0.00	\$0.00	\$160.50
	nagement l				\$5,425.00	\$775.00	\$0.00	\$6,200.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits	
	AP 122223 - Enter Bill		CCM - CONSOLIDATED COMMUNITY MANAGEM	PROFESSIONAL MANAGEMENT FEES	PROFESSIONAL MANAGEMENT FEES	\$775.00	\$0.00	
09110 Offi	ce Expense	<u> </u>			\$58.59	\$167.88	\$0.00	\$226.47
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits	
8/16/202	AP 116552		IRWIN N - IRWIN NOZICK	GODADDY	GODADDY	\$167.88	\$0.00	

Account					Balance Forward	Debits	Credits	Ending Balance
	4 - Enter Bill			REFUND	REFUND			
09125 Le	egal				\$0.00	\$1,527.50	\$0.00	\$1,527.50
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits	
8/22/20	02 AP 119092 4 - Enter Bill		OSTRZENSKI - OSTRZENSKI & STRICKLIN PA	LEGAL FEES	LEGAL FEES	\$1,527.50	\$0.00	
09140 Fe	ees/Permits				\$220.34	\$0.00	\$0.00	\$220.34
09150 G	eneral Insura	ance			\$40,735.37	\$6,117.16	\$0.00	\$46,852.53
Date	Source -	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits	• •
	Entry Type		• •					
8/31/20	02 GL 142943 4 - Journal Entry		FIRST INSURANCE	AUTOPAY	AUTOPAY	\$6,117.16	\$0.00	
09200 Re	eserve Trans	fer			\$21,107.87	\$3,015.41	\$0.00	\$24,123.28
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits	7 1,2 20.20
8/31/20	D2 GL 142945 4 - Journal Entry		MONTHLY RESERVES	RESERVES	RESERVES	\$3,015.41	\$0.00	
Total:					\$0.00	\$105,766.2	\$105.766.2	\$0.00
					,	8	8	,

Aged Open Items

VICTORIA SQUARE CONDOMINIUM

Run Date: 10/08/2024 As of: 08/31/2024 Run Time: 10:28 AM

Item #	Vendor	Invoice	Date	Current	31-60	61-90	Over 90
123599	CCSBFC-CITY OF CORAL SPRING	S06/26/24	8/30/2024	\$4,004.61	\$0.00	\$0.00	\$0.00
	07060 Water / Sewer						
122842	IRWIN N-IRWIN NOZICK	18968	8/29/2024	\$208.65	\$0.00	\$0.00	\$0.00
	07210 Repair & Maintenance						
120107	GARING-GARING PROTECTIVE	75171	8/26/2024	\$74.26	\$0.00	\$0.00	\$0.00
	SVCS.						
	07155 Parking Enforcement						
123697	ACCBUS-ACC BUSIINESS	242130783	3 8/30/2024	\$267.50	\$0.00	\$0.00	\$0.00
	07210 Repair & Maintenance						
122223	CCM-CONSOLIDATED	117333	8/28/2024	\$775.00	\$0.00	\$0.00	\$0.00
	COMMUNITY MANAGEM						
	09000 Management Fees						
122817	SIGNARAMA-SIGNARAMA	18968	8/29/2024	\$208.65	\$0.00	\$0.00	\$0.00
	CORAL SPRINGS						
	07210 Repair & Maintenance						
122838	DIAMB-Diamond Bright	7843	8/29/2024	\$350.00	\$0.00	\$0.00	\$0.00
	Maintenance						
	07220 Janitorial						
Total				\$5,888.67	\$0.00	\$0.00	\$0.00

Grand Total \$5,888.67

Report Summary

Code	Account#	Current	Over 30	Over 60	Over 90	Total
A1 - MAINTENANCE	01110	\$5,894.75	\$0.00	\$2,847.00	\$4,181.00	\$12,922.75
07 - Misc. Charges	01160	\$0.00	\$0.00	\$0.00	\$150.00	\$150.00
Grand Total:		\$5.894.75	\$0.00	\$2.847.00	\$4.331.00	\$13.072.75

Account#	Account Description	Delinquency Amount
01110	A/R Maintenance	\$12,922.75
01160	A/R Miscellaneous	\$150.00
Total:		\$13,072.75

Total Number of Homes: 17

Victoria Square Condominium Accounts Payable as of August 31, 2024

Payal	ole to:	Account	-	Amount
Γotal Α/Ρ			\$	
	Prepaid I	Expense		
Payal	ble to:	Account	j	Amount
City of Coral	Springs			3,322.81
Total Prenaid	1		\$	3 322 81

BANK RECONCILIATION Statement Date: 8/31/2024

Reconciliation Summary: 4 - POPUL	AR COMMUNITY BANK	GL Account: 010	010 - Popular Bank Oper
Bank Statement Balance	\$52,379.64	Account Balance	\$52,435.99
GL Account Balance	\$52,435.99	+ Uncleared Payments	\$2,279.89
Difference	(\$56.35)	- Uncleared Deposits	\$2,336.24
		Reconciling Balance	\$52,379.64
		- Statement Balance	\$52,379.64
		Difference	\$0.00

Check #	Date	Source / Batc	h Reference	Status		Deposits	Payments
	8/30/2024	AR 125937	Cash Receipts - Manual	Uncleared		500.00	0.00
11	8/29/2024	AP 122871	IRWIN N - IRWIN NOZICK	Uncleared		0.00	424.01
6	8/27/2024	AP 121293	OSTRZENSKI - OSTRZENSKI &	Uncleared		0.00	1,527.50
			STRI				
7	8/27/2024	AP 121296	RYAN - RYAN ASSOCIATES,	Uncleared		0.00	160.50
			INC.				
5	8/16/2024	AP 116553	IRWIN N - IRWIN NOZICK	Uncleared		0.00	167.88
	8/1/2024	GL 123699	WASTE PRO PAID TWICE	Uncleared		1,836.24	0.00
					Totals	\$2,336.24	\$2,279.89



Last statement: July 31, 2024 This statement: August 30, 2024 Total days in statement period: 30 Page 1 of 4 5100842006 (2)

VICTORIA SQUARE CONDO ASSOCIATION, INC. C/O CCM 7124 N NOB HILL RD

TAMARAC FL 33321-1841

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

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

Pab Business Interest Checking

Account number	5100842006	Beginning balance	\$66,932.85
Enclosures	2	Total additions	20,095.10
Low balance	\$52,378.54	Total subtractions	34,648.31
Average balance	\$68,171.52	Ending balance	\$52,379.64
Avg collected balance	\$66,994.00		
Interest paid year to date	\$9.13		

CHECKS

Number	Date	Amount	Control
3	08-16	103.21	000007103053480
4	08-19	10,000.00	000007069375980

OTHER DEBITS

Date	Description	Subtractions
08-02	'Preauthorized Wd	3,723.97
	CORALCONCUTILITY240802	5,7 20.07
	000211274450308632	
08-05	'Preauthorized Wd	775.00
	AVIDPAY SERVICEAVIDPAYREF*CK*100386*2408	
	02*CONSOLIDATED COMMUNITY MANAGE\151009347\101191271\1	
	000041001036944380	
08-06	'Preauthorized Wd	2,136.24
	WASTE PRO MIAMI3056517011240806	Annual Control of the
_	000242071754438753	
80-80	'Preauthorized Wd	270.00
	AVIDPAY SERVICEAVIDPAYREF*CK*100387*2408	
	07*NATIVE PEST MANAGEMENT\151305191\101548220\15130519	
	000041001032090721	
08-14	'Preauthorized Wd	100.00
	AVIDPAY SERVICEAVIDPAYREF*CK*100388*2408	
	13*Diamond BrightMaintenance\151912671\102159092\1519	
00.45	000041001031034879	
08-15	'Preauthorized Wd	50.00
	AVIDPAY SERVICEAVIDPAYREF*CK*100390*2408	
	14*RYAN ASSOCIATESINC\152001612\102266662\152001612	
00.45	000041001035936886	
08-15	'Preauthorized Wd	74.26
	AVIDPAY SERVICEAVIDPAYREF*CK*100389*2408	
	14*ALIDA OPERATINGCO INC\152001712\102301179\15200171	
	000041001036120154	



VICTORIA SQUARE CONDO August 30, 2024

Page 2 of 4 5100842006

08-15 Preauthorized Wd	Date	Description	Subtractions
14*LV8 COMMUNICATIONS\152001631\102301161\152001631 000041001035938120162 08-15 'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100391*2408 14*Diamoda BrightMaintenance\152001630\102266664\1520 000041001035938878 08-19 'Preauthorized Wd FPL DIRECT DEBITELEC PYMT240819 000111000016667838 08-19 'Preauthorized Wd FPL DIRECT DEBITELEC PYMT240819 000111000016667845 08-19 'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100394*2408 16*ALIDA OPERATINGCO INC\152294563\102606009\15229456 000041001035917638 08-19 'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100395*2408 16*ACC BUSINESS\152294561\102606007\152294561 000041001035917629 08-19 'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100395*2408 16*BEST LAWN SERVICE OF AMERICA\152294607\102606038\15 000041001035917620 08-19 'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100397*2408 16*BEST LAWN SERVICE OF AMERICA\152294607\102606038\15 000041001035917604 08-19 'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100398*2408 16*Diamond BrightMaintenance\152294598\102600032\1522 000041001035917604 08-19 'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100398*2408 16*Diamond BrightMaintenance\152294598\102600032\1522 000041001035917604 08-19 'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100398*2408 16*Diamond BrightMaintenance\152294598\102600035\15229460 000041001035917612 08-20 'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100398*2408 19*N B PLUMBINGGENERAL MAINT\152419166\102699536\15 00004100130975791 08-20 'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100398*2408 19*N B PLUMBINGGENERAL MAINT\152419166\102699536\15 00004100130975791 08-20 'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100398*2408 19*N B PLUMBINGGENERAL MAINT\152419166\102699536\15 00004100130975791 08-20 'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100398*2408 19*N B PLUMBINGGENERAL MAINT\152419166\102699536\15 00004100103997591 08-20 'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100398*2408 19*N B COMMUNICATIONS\1522419153\100742254\152419153 0000010010015910120307 08-20 'CRash Mgmt Trisf	08-15	'Preauthorized Wd	250.00
000041001039120162 08-15		AVIDPAY SERVICEAVIDPAYREF*CK*100392*2408	
08-15 Preauthorized Wd			
AVIDPAY SERVICEAVIDPAYREF*CK*100391*2408 14*Diamond BrightMaintenance\t1520016301102266664\t1520 000041001035936878 08-19 'Preauthorized Wd FPL DIRECT DEBITELEC PYMT240819 000111000016667838 08-19 'Preauthorized Wd FPL DIRECT DEBITELEC PYMT240819 000111000016667845 08-19 'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100394*2408 16*ALDA OPERATINGCO INC\t1522945631102606009\t15229456 000041001035917636 08-19 'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100395*2408 16*ACC BUSIINESS\t152294561\t102606007\t152294561 000041001035917628 08-19 'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100397*2408 16*BEST LAWN SERVICE OF AMERICA\t152294607\t102606038\t15 000041001035917620 08-19 'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100396*2408 16*Diamond BrightMaintenance\t152294598\t102606032\t1522 000041001035917604 08-19 'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100396*2408 16*Diamond BrightMaintenance\t152294598\t102606032\t1522 000041001035917610 08-19 'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100393*2408 16*NATIVE PEST MANAGEMENT\t152294601\t102606035\t15229460 00004100103957591 08-20 'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100398*2408 16*NATIVE PEST MANAGEMENT\t152294601\t102606035\t15229460 00004100103957591 08-20 'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100398*2408 16*NATIVE PEST MANAGEMENT\t152294601\t102606035\t15229460 000041001033975791 08-20 'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100398*2408 19*N B PLUNBINGGENERAL MAINT\t152419166\t102699536\t15 00004100103120307 08-20 'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100398*2408 19*N B PLUNBINGGENERAL MAINT\t152294501\t102606035\t15229460 00004100103957591 08-20 'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100398*2408 19*N B PLUNBINGGENERAL MAINT\t152419166\t102699536\t15 00004100103957591 08-20 'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100398*2408 19*N B PLUNBINGGENERAL MAINT\t152419166\t102699536\t15 00004100103957591 08-20 'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100398*2408 19*N B PLUNBINGGENER			
14*Diamond BrightMaintenance\152001630\102266664\1520 000041010359398878 08-19 'Preauthorized Wd FPL DIRECT DEBITELEC PYMT240819 000111000016667838 08-19 'Preauthorized Wd FPL DIRECT DEBITELEC PYMT240819 000111000016667845 08-19 'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100394*2408 16*ALIDA OPERATINGCO INC\152294563\102606009\15229456 000041001039517636 08-19 'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100395*2408 16*ACS BUSINESS\152294561\102606007\152294561 00004100135917628 08-19 'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100395*2408 16*BEST LAWN SERVICE OF AMERICA\152294607\102606038\15 00004100135917620 08-19 'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100395*2408 16*BEST LAWN SERVICE OF AMERICA\152294607\102606038\15 00004100135917604 08-19 'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100396*2408 16*Diamond BrightMaintenance\152294598\10260603211522 000041001035917604 08-19 'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100399*2408 16*NATIVE PEST MANAGEMENT\152294601\102606035\15229460 000041001039517612 08-20 'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100399*2408 19*N B PLUMBINGGENERAL MAINT\152419166\102699536\15 00004100103975791 08-20 'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100399*2408 19*N B PLUMBINGGENERAL MAINT\152419166\102699536\15 00004100103975791 08-20 'Cash Mgmt Trisfr Dr REF 23905605LPUNDS TRANSFER TODEP XXXXXX2233 FROMMTHLY RESERVE TRANSFER TODEP X	08-15		700.00
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16*ACC BUSINESS\152294561\102606007\152294561 000041001035917628 08-19 'Preauthorized Wd AVIDPAY SERVICE OF AMERICA\152294607\102606038\15 000041001035917620 08-19 'Preauthorized Wd 100.00 AVIDPAY SERVICEAVIDPAYREF*CK*100396*2408 16*Diamond BrightMaintenance\152294598\102606032\1522 000041001035917604 08-19 'Preauthorized Wd 310.50 AVIDPAY SERVICEAVIDPAYREF*CK*100393*2408 16*NATIVE PEST MANAGEMENT\152294601\102606035\15229460 000041001035917612 08-20 'Preauthorized Wd 140.00 AVIDPAY SERVICEAVIDPAYREF*CK*100393*2408 19*N B PLUMBINGGENERAL MAINT\152419166\102699536\15 000041001030975791 08-20 'Preauthorized Wd 859.32 AVIDPAY SERVICEAVIDPAYREF*CK*100399*2408 19*UN B PLUMBINGGENERAL MAINT\152419166\102699536\15 000041001030975791 08-20 'Preauthorized Wd 859.32 AVIDPAY SERVICEAVIDPAYREF*CK*100399*2408 19*UNB COMMUNICATIONS\152419153\102742254\152419153 000041001031203307 08-26 'Cash Mgmt Trsfr Dr 3,015.41 REF 2390505LFUNDS TRANSFER TODEP XXXXXX2233 FROMMTHLY RESERVE TRANSFER 000997000826050540 08-27 'Preauthorized Wd 6,117.16 FIRST INSURANCEINSURANCE240827 900-101146389 000071925339023671 08-30 'Preauthorized Wd 4,004.61 CORALCONCUTILITY240830		AVIDPAY SERVICEAVIDPAYREF*CK*100395*2408	
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16*BEST LAWN SERVICE OF AMERICA\152294607\102606038\15 000041001035917620 08-19 'Preauthorized Wd		AVIDPAY SERVICEAVIDPAYREF*CK*100397*2408	.,
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16*NATIVE PEST MANAGEMENT\152294601\102606035\15229460 000041001035917612 08-20 'Preauthorized Wd		AVIDPAY SERVICEAVIDPAYREF*CK*100393*2408	
140.00		16*NATIVE PEST MANAGEMENT\152294601\102606035\15229460	
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19*N B PLUMBINGGENERAL MAINT\152419166\102699536\15 000041001030975791 08-20 'Preauthorized Wd	08-20		140.00
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AVIDPAY SERVICEAVIDPAYREF*CK*100399*2408			
19*LV8 COMMUNICATIONS\152419153\102742254\152419153 000041001031203307 08-26 'Cash Mgmt Trsfr Dr	08-20		859.32
000041001031203307 08-26 'Cash Mgmt Trsfr Dr		AVIDPAY SERVICEAVIDPAYREF*CK*100399*2408	
08-26 'Cash Mgmt Trsfr Dr			
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FROMMTHLY RESERVE TRANSFER 000997000826050540 08-27 'Preauthorized Wd	08-26		3,015.41
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CORALCONCUTILITY240830			
	08-30		4,004.61
000211274459306056			See Not to the second of
		000211274459306056	

CREDITS

Date	Description	Additions
08-02	'Mail/Courier Deposit	3,164.00
	00000005548360970	-1,
08-05	'Lock Box Deposit	839.00
	00000007068566210	000.00



VICTORIA SQUARE CONDO August 30, 2024

Page 3 of 4 5100842006

Date	Description	Additions
08-06	'Lock Box Deposit	770.00
	00000007068659030	
08-07	'Preauthorized Credit	7,104.00
	PayLease.comSettlement240807	11-1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	000021604626634	
	000111924684060805	
08-07	'Lock Box Deposit	444.00
	00000007102505740	
80-80	'Lock Box Deposit	944.00
	00000007068816840	
08-09	'Lock Box Deposit	3,010.00
	00000007102676460	
08-14	'Lock Box Deposit	385.00
	00000007102930900	
08-15	'Preauthorized Credit	444.00
	PropayTransfer240815	
	000091000013072562	
08-15	'Lock Box Deposit	1,273.00
	00000007103027550	11 · 0-10 · 000 · 000
08-20	'Lock Box Deposit	888.00
	00000007103177770	
08-27	'Lock Box Deposit	444.00
	00000007069783920	
08-30	'Lock Box Deposit	385.00
	00000007070006940	
08-30	'Interest Credit	1.10
	0000000000000000	

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
07-31	66,932.85	08-08	73,292.64	08-19	64,798.04
08-02	66,372.88	08-09	76,302.64	08-20	64,686.72
08-05	66,436.88	08-14	76,587.64	08-26	61,671.31
08-06	65,070.64	08-15	77,230.38	08-27	55,998.15
08-07	72,618.64	08-16	77,127.17	08-30	52,379.64

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



VICTORIA SQUARE CONDO August 30, 2024



000003 :063112605: 5100842006*



Check # 0003, Posted 08-16-24, Amount 103.21

Page 4 of 4 5100842006





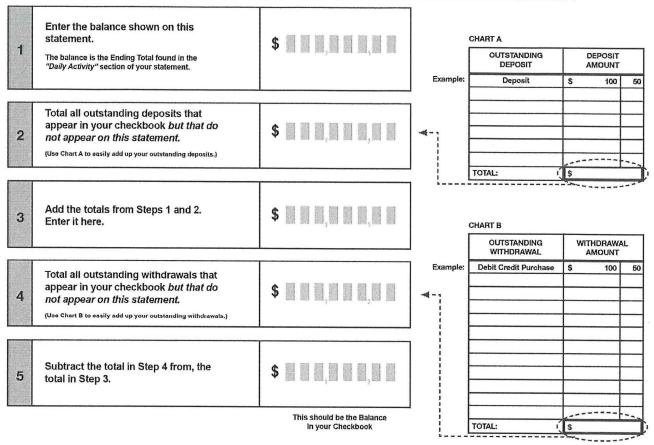
Check # 0004, Posted 08-19-24, Amount 10,000.00

PLEASE ADVISE US OF ANY CHANGES OF ADDRESS

BALANCE YOUR ACCOUNT IN 5 EASY STEPS!

BEFORE YOU BEGIN, DO THE FOLLOWING IN YOUR CHECKBOOK:

- · ADD ANY DEPOSITS THAT APPEAR ON THIS STATEMENT BUT THAT DO NOT APPEAR IN YOUR CHECKBOOK; AND
- SUBTRACT ANY ITEMS THAT APPEAR ON THIS STATEMENT BUT THAT DO NOT APPEAR IN YOUR CHECKBOOK.



IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS

(FOR CONSUMER ACCOUNTS ONLY, FOR BUSINESS ACCOUNTS, PLEASE REFER TO THE BUSINESS BANKING DISCLOSURE AND AGREEMENT) WRITE US AT THE ADDRESS OR CALL US AT THE TELEPHONE NUMBER ON THE FRONT OF THIS STATEMENT AS SOON AS YOU CAN.

If you think your statement or a receipt is wrong, or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we send you the FIRST statement on which the error or problem appeared.

- Tell us your name and account number.
- Describe the error or transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information. Tell us the dollar amount of the suspected error and the date it appears on your statement.

We will investigate your complaint and will correct any error promptly. We will tell you the results of our investigation within 10 business days after we hear from you (20 business days if the transfer involved a new account). An account is considered new for 30 days after the first deposit is made. However, if we need more time, we may take up to 45 days to investigate your complaint or question (90 days if the transfer involved a new account, point of sale card transaction or a transfer that was initiated outside the U.S.) if we decide to do this, we will provisionally conductive within 10 business days (20 business days if the transfer involved a new account) for the amount you think is in error, so that you will have use of the money during the time it takes us to complete our investigation. If you tell us orally, we may require that you send us your complaint or question in writing within 10 business days. If we ask you to put your complaint or question in writing and you fail to give us the required written confirmation of your complaint or question, then we may not credit your account or we may revoke the provisional credit we previously gave to you. We will tell you the results of our investigation within three business days after completing our investigation.

LOST OR STOLEN ATM OR DEBIT CARD: If your ATM or Debit Card is lost or stolen, in order to protect your rights, you must report it immediately by calling our Customer Care Center at the phone number on the front of this statement. (FOR DEBIT CARDS ONLY) When our Customer Care Center is closed, you may call Mastercard® directly at 1-800-307-7309 to report your Debit Card lost or stolen and then contact us on the following business day to arrange a replacement card.

"The Check Clearing for the 21 Century Act or "Check 21" effective as of October 28, 2004, allows banks to replace original checks with "substitute checks". A substitute check is the legal equivalent of an original check. You can use it the same way you would use the original check". You may use a substitute check as proof of payment just like the original check. In certain cases, federal law provides a special procedure that allows you to request a refund for losses you suffer if a substitute check is posted to your account (for example, if you think that we withdrew the wrong amount from your account or that we withdrew money from your account more than once for the same check). If you believe that you have suffered a loss related to a substitute check that you received and that was posted to your account, please contact us. You may call Customer Care Center at 1-800-377-0800 during the hours of 7:30 am - 12:00 am ET, Monday through Friday and 9:00 am - 6:00 pm ET, Saturday and Sunday or in writing at Popular, Attn: Customer Care Center P.O. Box 4906 Miarni Lakes, FL 33014. You may also contact Popular via Teletypewriter (TTY/TDD) for account information and services at 1-888-801-4871. You must contact us within 14 calendar days of the date we mailed (or otherwise delivered by a means to which you agreed) the substitute check in question or the account statement. showing that the substitute check was posted to your account, whichever is later. We will extend this time period if you were not able to make a timely claim because of extraordinary circumstances. Your claim must include:

- · A description of why you have suffered a loss (for example, you think the amount withdrawn was incorrect);
- · An estimate of the amount of your loss;
- · An explanation of why a substitute check you received is insufficient to confirm that you suffered a loss; and
- · A copy of the substitute check and/ or the following information to help us identify the substitute check: information such as the check number, the name of the person who wrote the check, and the amount of the check.



BANK RECONCILIATION Statement Date: 8/31/2024

Reconciliation Summary: 4 -	POPULAR COMMUNITY BANK	GL Account: 0102	0 - Popular Bank Reserve
Bank Statement Balance	\$101,191.52	Account Balance	\$101,191.52
GL Account Balance	\$101,191.52	+ Uncleared Payments	\$0.00
Difference \$0.00		- Uncleared Deposits	\$0.00
		Reconciling Balance	\$101,191.52
		- Statement Balance	\$101,191.52
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
			Totals	\$0.00	\$0.00



Last statement: July 31, 2024 This statement: August 30, 2024 Total days in statement period: 30 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 \$98,042.72
Average balance \$98,545.29
Avg collected balance \$98,545.00
Interest paid year to date \$926.29

DAILY ACTIVITY

Date	Description	Additions	Subtractions	Balance
07-31	Beginning balance			\$98,042.72
08-26	'Cash Mgmt Trsfr Cr	3,015.41		101,058.13
	REF 2390505L FUNDS TRANSFER	FRM		
	DEP XXXXXX2006 FROM			
	MTHLY RESERVE TRAN SFER			
	997000826050540			
08-30	'Interest Credit	133.39		101,191.52
	00000000000000			
08-30	Ending totals	3,148.80	0.00	\$101,191.52

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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1	Enter the balance shown on this statement. The balance is the Ending Total found in the	\$		CHART A OUTSTANDING DEPOSIT	DEPOSIT AMOUNT	
	"Daily Activity" section of your statement.		Example:	Deposit	\$ 100	50
2	Total all outstanding deposits that appear in your checkbook <i>but that do not appear on this statement.</i> (Use Chart A to easily add up your outstanding deposits.)	\$	4 - 4			
SI KANDON				TOTAL:	\$	
3	Add the totals from Steps 1 and 2. Enter it here.	\$		CHART B	1	
100				OUTSTANDING WITHDRAWAL	WITHDRAWA AMOUNT	
4	Total all outstanding withdrawals that appear in your checkbook but that do not appear on this statement. (Use Chart B to easily add up your outstanding withdrawals.)	\$	Example:	Debit Credit Purchase	\$ 100	50
District of the last of the la						
5	Subtract the total in Step 4 from, the total in Step 3.	\$	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			
		This should be the Balance In your Checkbook	! !	TOTAL:	\$	
		in your Greekbook	!	101nL 1		

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