Victoria Square

FINANCIAL STATEMENTS

PREPARED FOR THE BOARD OF DIRECTORS

February **2024**

CONSOLIDATED
Community Management

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

VICTORIA SQUARE CONDOMINIUM

Balance Sheet
As of 02/29/24

ASSETS

CASH:				
1010	Popular Bank Oper	$ 66,511.87		
1020	Popular Bank Reserve	82,378.30		
	SUBTOTAL CASH		$ 148,890.17	
CURRENT ASSETS:				
1110	A/R Maintenance	$ 7,223.75		
1160	A/R Miscellaneous	150.00		
1210	Utility Deposits	80.00		
	TOTAL CURRENT ASSETS		$ 7,453.75	
	TOTAL ASSETS			$ 156,343.92
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LIABILITIES & EQUITY

CURRENT LIABILITIES:				
3010	Accounts Payable	$ 6,191.32		
3110	Exchange	(9,628.67)		
3310	Prepaid Member Fees	2,950.86		
	SUBTOTAL CURRENT LIABILITIES		$ (486.49)	
RESERVES				
5010	Reserve Roof	$ 59,391.52		
5015	Reserve Painting	5,776.81		
5020	Reserve Paving	10,086.88		
5025	Reserve- 40 Year Inspection	2,172.87		
5030	Reserve Interest	4,950.26		
	RESERVES		$ 82,378.34	
EQUITY:				
5510	Retained Earnings	$ 73,986.18		
	Current Year Net Income/(Loss)	465.89		
	SUBTOTAL EQUITY		$ 74,452.07	
	TOTAL LIABILITIES & EQUITY			$ 156,343.92
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VICTORIA SQUARE CONDOMINIUM

INCOME AND EXPENSE STATEMENT

Period: 02/01/24 to 02/29/24

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:								
19,536.00	19,536.00	.00	06110	Maintenance Income	39,072.00	39,072.00	.00	234,432.00
1.10	.00	1.10	06900	Interest	2.33	.00	2.33	.00
19,537.10	19,536.00	1.10		SUBTOTAL INCOME	39,074.33	39,072.00	2.33	234,432.00
				EXPENSES				
UTILITIES								
2,286.24	1,916.67	(369.57)	07010	Refuse	4,222.48	3,833.34	(389.14)	23,000.00
95.43	166.67	71.24	07050	Electricity	187.97	333.34	145.37	2,000.00
3,297.96	3,208.33	(89.63)	07060	Water / Sewer	6,388.79	6,416.66	27.87	38,500.00
.00	45.83	45.83	07148	Fire Ext.	.00	91.66	91.66	550.00
.00	.00	.00	07150	Security	74.26	.00	(74.26)	.00
74.26	145.83	71.57	07155	Parking Enforcement	148.52	291.66	143.14	1,750.00
5,753.89	5,483.33	(270.56)		UTILITIES	11,022.02	10,966.66	(55.36)	65,800.00
BUILDING MAINTENANCE								
133.75	1,666.67	1,532.92	07210	Repair & Maintenance	6,394.70	3,333.34	(3,061.36)	20,000.00
350.00	375.00	25.00	07220	Janitorial	700.00	750.00	50.00	4,500.00
270.00	62.50	(207.50)	07230	Exterminating	270.00	125.00	(145.00)	750.00
636.36	41.67	(594.69)	07240	Fire Equipment Maint & Repai	636.36	83.34	(553.02)	500.00
.00	166.67	166.67	07250	Surveillance Cameras & Inter	.00	333.34	333.34	2,000.00
.00	62.50	62.50	07320	Plumbing Repairs	.00	125.00	125.00	750.00
.00	41.67	41.67	07340	Paving Repairs	.00	83.34	83.34	500.00
1,390.11	2,416.68	1,026.57		BUILDING MAINTENANCE	8,001.06	4,833.36	(3,167.70)	29,000.00
GROUND MAINTENANCE								
.00	916.67	916.67	08010	Lawn Maintenance	636.00	1,833.34	1,197.34	11,000.00
150.00	208.33	58.33	08020	Irrigation	150.00	416.66	266.66	2,500.00
.00	166.67	166.67	08030	Tree Trim - Removal	.00	333.34	333.34	2,000.00
160.50	187.26	26.76	08050	Landscape Extras	160.50	374.52	214.02	2,247.10
310.50	1,478.93	1,168.43		GROUND MAINTENANCE	946.50	2,957.86	2,011.36	17,747.10
MANAGEMENT								
775.00	775.00	.00	09000	Management Fees	1,550.00	1,550.00	.00	9,300.00
775.00	775.00	.00		MANAGEMENT	1,550.00	1,550.00	.00	9,300.00
ADMINISTRATIVE & OFFICE								
18.70	100.00	81.30	09110	Office Expense	18.70	200.00	181.30	1,200.00

VICTORIA SQUARE CONDOMINIUM

INCOME AND EXPENSE STATEMENT

Period: 02/01/24 to 02/29/24

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
.00	100.00	100.00	09120	CPA	.00	200.00	200.00	1,200.00
.00	104.17	104.17	09125	Legal	.00	208.34	208.34	1,250.00
159.09	62.50	(96.59)	09140	Fees/Permits	220.34	125.00	(95.34)	750.00
5,409.50	6,000.00	590.50	09150	General Insurance	10,819.00	12,000.00	1,181.00	72,000.00
5,587.29	6,366.67	779.38		ADMINISTRATIVE & OFFICE	11,058.04	12,733.34	1,675.30	76,400.00
13,816.79	16,520.61	2,703.82		TOTAL EXPENSES	32,577.62	33,041.22	463.60	198,247.10
RESERVES								
3,015.41	3,015.41	.00	09200	Reserve Transfer	6,030.82	6,030.82	.00	36,184.90
3,015.41	3,015.41	.00		TOTAL RESERVES	6,030.82	6,030.82	.00	36,184.90
2,704.90	(.02)	2,704.92		Current Year Net Income/(los	465.89	(.04)	465.93	.00

G E N E R A L L E D G E R T R I A L B A L A N C E

Starting account #: "First" Starting date: 02/01/24
Ending account #: "Last" Ending date: 02/29/24

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1010	Popular Bank Oper	63,053.52	18,316.10	14,857.75	3,458.35	66,511.87

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
02/01/24	AP0098	100335		775.00	CONSOLIDATED COMMUNITY MG	FEB MGT FEE
02/01/24	AR1463	AR04	385.00		Owner Cash Receipts	
02/02/24	AP0098	100336		1,027.20	RYAN ASSOCIATES, INC.	LGT REPAIRS/DOOR/DRYR
02/02/24	AP0098	100337		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 1/26-2/8
02/02/24	AP0098	100338		100.00	DIAMOND BRITE MAINT INC	REMOVE BULK TRASH
02/02/24	AP0098	100339		350.00	DIAMOND BRITE MAINT INC	FEB JANITORIAL SVC
02/05/24	AR0472	AR04	444.00		Owner Cash Receipts	
02/05/24	AR4686	AR04	1,444.00		Owner Cash Receipts	
02/06/24	AR9787	AR04	7,104.00		Owner Cash Receipts	
02/07/24	AR4693	AR04	1,609.00		Owner Cash Receipts	
02/08/24	AR4474	AR04	1,283.00		Owner Cash Receipts	
02/12/24	AP0098	100340		795.45	CITY OF CORAL SPRINGS - F	3264-3286 FIRE INSPECT
02/13/24	AR4491	AR04	1,273.00		Owner Cash Receipts	
02/13/24	AR4493	AR04	444.00		Owner Cash Receipts	
02/15/24	AP0098	300104		2,286.24	WASTE PRO 119-POMPANO	FEB TRASH AUTOPAY
02/15/24	AR4649	AR04	888.00		Owner Cash Receipts	
02/16/24	AP0098	100341		8.19	CONSOLIDATED COMMUNITY MA	REIMB DEC OFFICE EXP
02/16/24	AP0098	100342		133.75	ACC BUSIINESS	FEB AT&T MAINT
02/16/24	AR4720	AR04	385.00		Owner Cash Receipts	
02/20/24	AP0098	100343		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 2/9-2/22
02/20/24	AP0098	100344		150.00	RYAN ASSOCIATES, INC.	REV WET CK INVOICE
02/20/24	AP0098	100345		270.00	NATIVE PEST MANAGEMENT	FEB PEST CONTROL
02/20/24	RJ0007	MONTHLY		95.43	FPL ACH PAYMENTS	
02/22/24	AR4508	AR04	888.00		Owner Cash Receipts	
02/23/24	AR4515	AR04	839.00		Owner Cash Receipts	
02/25/24	AP0098	300105		5,409.50	FIRST INSURANCE FUNDING C	FEB INS AUTOPAY
02/26/24	AP0098	100346		10.51	CONSOLIDATED COMMUNITY MA	REIMB JAN OFFICE EXP
02/28/24	AR2873	AR04	444.00		Owner Cash Receipts	
02/28/24	AR2875	AR04	500.00		Owner Cash Receipts	
02/29/24	AP0098	300103		3,297.96	CITY OF CORAL SPRINGS	FEB WATER AUTOPAY
02/29/24	AR6967	AR04	385.00		Owner Cash Receipts	
02/29/24	CR0000	ADJUST	1.10		OPERATING INTEREST	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1020	Popular Bank Reserve	76,251.27	6,127.03	.00	6,127.03	82,378.30

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
02/01/24	AP0099	VH243	3,015.41		VICTORIA SQUARE	JAN RESERVES PAYMENT
02/01/24	AP0099	VH244	3,015.41		VICTORIA SQUARE	FEB RESERVES PYMNT
02/29/24	CR0000	ADJUST	96.21		INTEREST INCOME	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1025	Due To/From Reserves	.00	.00	.00	.00	.00
1110	A/R Maintenance	5,544.75	19,536.00	17,857.00	1,679.00	7,223.75

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
02/01/24	AR0511	AR01	19,536.00		Apply Assmt/Opt Charges	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 02/01/24
Ending account #: "Last" Ending date: 02/29/24

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	02/01/24	AR1463	AR04		384.75	Owner Cash Receipts		
	02/02/24	AR0512	AR08		2,332.11	Prepaid Application		
	02/05/24	AR0472	AR04		444.00	Owner Cash Receipts		
	02/05/24	AR4686	AR04		760.14	Owner Cash Receipts		
	02/06/24	AR9787	AR04		7,009.00	Owner Cash Receipts		
	02/07/24	AR4693	AR04		1,341.00	Owner Cash Receipts		
	02/08/24	AR4474	AR04		1,233.00	Owner Cash Receipts		
	02/13/24	AR4491	AR04		1,273.00	Owner Cash Receipts		
	02/13/24	AR4493	AR04		444.00	Owner Cash Receipts		
	02/15/24	AR4649	AR04		444.00	Owner Cash Receipts		
	02/16/24	AR4720	AR04		385.00	Owner Cash Receipts		
	02/22/24	AR4508	AR04		78.00	Owner Cash Receipts		
	02/23/24	AR4515	AR04		400.00	Owner Cash Receipts		
	02/28/24	AR2873	AR04		444.00	Owner Cash Receipts		
	02/28/24	AR2875	AR04		500.00	Owner Cash Receipts		
	02/29/24	AR6967	AR04		385.00	Owner Cash Receipts		
1150	A/R Owners Interest			.00	.00	.00	.00	.00
1160	A/R Miscellaneous			150.00	.00	.00	.00	150.00
1170	A/R Late Charges			.00	.00	.00	.00	.00
1195	Attorney Fees Receivable			.00	.00	.00	.00	.00
1210	Utility Deposits			80.00	.00	.00	.00	80.00
1220	Prepaid Insurance			.00	.00	.00	.00	.00
1225	Prepaid Expenses			.00	.00	.00	.00	.00
3010	Accounts Payable			1,201.46CR	14,762.32	19,752.18	4,989.86CR	6,191.32CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
02/01/24	AP0098	100335	775.00		CONSOLIDATED COMMUNITY MG	FEB MGT FEE
02/01/24	AP0099	VH221		775.00	CONSOLIDATED COMMUNITY MG	FEB MGT FEE
02/01/24	AP0099	VH223		350.00	DIAMOND BRITE MAINT INC	FEB JANITORIAL SVC
02/01/24	AP0099	VH243		3,015.41	VICTORIA SQUARE	JAN RESERVES PAYMENT
02/01/24	AP0099	VH244		3,015.41	VICTORIA SQUARE	FEB RESERVES PYMNT
02/02/24	AP0098	100336	1,027.20		RYAN ASSOCIATES, INC.	LGT REPAIRS/DOOR/DRYR
02/02/24	AP0098	100337	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 1/26-2/8
02/02/24	AP0098	100338	100.00		DIAMOND BRITE MAINT INC	REMOVE BULK TRASH
02/02/24	AP0098	100339	350.00		DIAMOND BRITE MAINT INC	FEB JANITORIAL SVC
02/08/24	AP0099	VH226		159.09	CITY OF CORAL SPRINGS - F	3264-3286 FIRE INSPECT
02/08/24	AP0099	VH227		159.09	CITY OF CORAL SPRINGS - F	3228-3242 FIRE INSPECT
02/08/24	AP0099	VH228		159.09	CITY OF CORAL SPRINGS - F	3256-3262 FIRE INSPECT
02/08/24	AP0099	VH229		159.09	CITY OF CORAL SPRINGS - F	3244-3254 FIRE INSPECT
02/08/24	AP0099	VH230		159.09	CITY OF CORAL SPRINGS - F	3200-3226 FIRE INSPECT
02/12/24	AP0098	100340	795.45		CITY OF CORAL SPRINGS - F	3264-3286 FIRE INSPECT

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 02/01/24
Ending account #: "Last" Ending date: 02/29/24

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

02/12/24	AP0099	VH231		8.19	CONSOLIDATED COMMUNITY MA	REIMB DEC OFFICE EXP
02/12/24	AP0099	VH235		160.50	RYAN ASSOCIATES, INC.	IRRIG WET CK
02/13/24	AP0099	VH232		3,297.96	CITY OF CORAL SPRINGS	FEB WATER AUTOPAY
02/13/24	AP0099	VH233		2,286.24	WASTE PRO 119-POMPANO	FEB TRASH AUTOPAY
02/13/24	AP0099	VH234		133.75	ACC BUSIINESS	FEB AT&T MAINT
02/13/24	AP0099	VH236		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 2/9-2/22
02/15/24	AP0098	300104	2,286.24		WASTE PRO 119-POMPANO	FEB TRASH AUTOPAY
02/15/24	AP0099	VH237		150.00	RYAN ASSOCIATES, INC.	REV WET CK INVOICE
02/16/24	AP0098	100341	8.19		CONSOLIDATED COMMUNITY MA	REIMB DEC OFFICE EXP
02/16/24	AP0098	100342	133.75		ACC BUSIINESS	FEB AT&T MAINT
02/19/24	AP0099	VH238		270.00	NATIVE PEST MANAGEMENT	FEB PEST CONTROL
02/19/24	AP0099	VH239		5,409.50	FIRST INSURANCE FUNDING C	FEB INS AUTOPAY
02/19/24	AP0099	VH241		10.51	CONSOLIDATED COMMUNITY MA	REIMB JAN OFFICE EXP
02/20/24	AP0098	100343	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 2/9-2/22
02/20/24	AP0098	100344	150.00		RYAN ASSOCIATES, INC.	REV WET CK INVOICE
02/20/24	AP0098	100345	270.00		NATIVE PEST MANAGEMENT	FEB PEST CONTROL
02/25/24	AP0098	300105	5,409.50		FIRST INSURANCE FUNDING C	FEB INS AUTOPAY
02/26/24	AP0098	100346	10.51		CONSOLIDATED COMMUNITY MA	REIMB JAN OFFICE EXP
02/29/24	AP0098	300103	3,297.96		CITY OF CORAL SPRINGS	FEB WATER AUTOPAY

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
3030	Due To/From Reserves	.00	.00	.00	.00	.00
3110	Exchange	9,628.67	.00	.00	.00	9,628.67
3310	Prepaid Member Fees	2,492.86CR	2,332.11	2,790.11	458.00CR	2,950.86CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
02/01/24	AR1463	AR04		.25	Owner Cash Receipts	
02/02/24	AR0512	AR08	2,332.11		Prepaid Application	
02/05/24	AR4686	AR04		683.86	Owner Cash Receipts	
02/06/24	AR9787	AR04		95.00	Owner Cash Receipts	
02/07/24	AR4693	AR04		268.00	Owner Cash Receipts	
02/08/24	AR4474	AR04		50.00	Owner Cash Receipts	
02/15/24	AR4649	AR04		444.00	Owner Cash Receipts	
02/22/24	AR4508	AR04		810.00	Owner Cash Receipts	
02/23/24	AR4515	AR04		439.00	Owner Cash Receipts	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5010	Reserve Roof	57,477.99CR	.00	1,913.53	1,913.53CR	59,391.52CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
02/29/24	RJ0002	RESERVES		1,913.53	MONTHLY RESERVES	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5015	Reserve Painting	5,020.68CR	.00	756.13	756.13CR	5,776.81CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
02/29/24	RJ0002	RESERVES		756.13	MONTHLY RESERVES	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5020	Reserve Paving	9,807.46CR	.00	279.42	279.42CR	10,086.88CR

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 02/01/24
Ending account #: "Last" Ending date: 02/29/24

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/29/24	RJ0002	RESERVES		279.42	MONTHLY RESERVES		
5025	Reserve- 40 Year Inspection			2,106.54CR	.00	66.33	66.33CR	2,172.87CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/29/24	RJ0002	RESERVES		66.33	MONTHLY RESERVES		
5030	Reserve Interest			4,854.05CR	.00	96.21	96.21CR	4,950.26CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/29/24	CR0000	ADJUST		96.21	INTEREST INCOME		
5510	Retained Earnings			73,986.18CR	.00	.00	.00	73,986.18CR
6110	Maintenance Income			19,536.00CR	.00	19,536.00	19,536.00CR	39,072.00CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/01/24	AR0511	AR01		19,536.00	Apply Assmt/Opt Charges		
6900	Interest			1.23CR	.00	1.10	1.10CR	2.33CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/29/24	CR0000	ADJUST		1.10	OPERATING INTEREST		
7010	Refuse			1,936.24	2,286.24	.00	2,286.24	4,222.48
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/13/24	AP0099	VH233	2,286.24		WASTE PRO 119-POMPANO	FEB TRASH AUTOPAY	
7050	Electricity			92.54	95.43	.00	95.43	187.97
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/20/24	RJ0007	MONTHLY	95.43		FPL ACH PAYMENTS		
7060	Water / Sewer			3,090.83	3,297.96	.00	3,297.96	6,388.79
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/13/24	AP0099	VH232	3,297.96		CITY OF CORAL SPRINGS	FEB WATER AUTOPAY	
7150	Security			74.26	.00	.00	.00	74.26
7155	Parking Enforcement			74.26	74.26	.00	74.26	148.52
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/13/24	AP0099	VH236	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 2/9-2/22	
7210	Repair & Maintenance			6,260.95	133.75	.00	133.75	6,394.70

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 02/01/24
Ending account #: "Last" Ending date: 02/29/24

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/13/24	AP0099	VH234	133.75		ACC BUSIINESS	FEB AT&T MAINT	
7220	Janitorial			350.00	350.00	.00	350.00	700.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/01/24	AP0099	VH223	350.00		DIAMOND BRITE MAINT INC	FEB JANITORIAL SVC	
7230	Exterminating			.00	270.00	.00	270.00	270.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/19/24	AP0099	VH238	270.00		NATIVE PEST MANAGEMENT	FEB PEST CONTROL	
7240	Fire Equipment Maint & Repair			.00	636.36	.00	636.36	636.36
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/08/24	AP0099	VH226	159.09		CITY OF CORAL SPRINGS - F	3264-3286 FIRE INSPECT	
	02/08/24	AP0099	VH228	159.09		CITY OF CORAL SPRINGS - F	3256-3262 FIRE INSPECT	
	02/08/24	AP0099	VH229	159.09		CITY OF CORAL SPRINGS - F	3244-3254 FIRE INSPECT	
	02/08/24	AP0099	VH230	159.09		CITY OF CORAL SPRINGS - F	3200-3226 FIRE INSPECT	
8010	Lawn Maintenance			636.00	.00	.00	.00	636.00
8020	Irrigation			.00	150.00	.00	150.00	150.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/15/24	AP0099	VH237	150.00		RYAN ASSOCIATES, INC.	REV WET CK INVOICE	
8050	Landscape Extras			.00	160.50	.00	160.50	160.50
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/12/24	AP0099	VH235	160.50		RYAN ASSOCIATES, INC.	IRRIG WET CK	
9000	Management Fees			775.00	775.00	.00	775.00	1,550.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/01/24	AP0099	VH221	775.00		CONSOLIDATED COMMUNITY MG	FEB MGT FEE	
9110	Office Expense			.00	18.70	.00	18.70	18.70
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/12/24	AP0099	VH231	8.19		CONSOLIDATED COMMUNITY MA	REIMB DEC OFFICE EXP	
	02/19/24	AP0099	VH241	10.51		CONSOLIDATED COMMUNITY MA	REIMB JAN OFFICE EXP	
9140	Fees/Permits			61.25	159.09	.00	159.09	220.34
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/08/24	AP0099	VH227	159.09		CITY OF CORAL SPRINGS - F	3228-3242 FIRE INSPECT	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 02/01/24
Ending account #: "Last" Ending date: 02/29/24

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
9150	General Insurance	5,409.50	5,409.50	.00	5,409.50	10,819.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
02/19/24	AP0099	VH239	5,409.50		FIRST INSURANCE FUNDING C	FEB INS AUTOPAY

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
9200	Reserve Transfer	3,015.41	3,015.41	.00	3,015.41	6,030.82

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
02/29/24	RJ0002	RESERVES	3,015.41		MONTHLY RESERVES	

		Begin-balance	Total-DR	Total-CR	Net-change	End-balance
Gnd Total:		.00	77,905.76	77,905.76	.00	.00

VICTORIA SQUARE CONDOMINIUM

CASH DISBURSEMENTS

Starting Check Date: 2/01/24 Cash account #: "All"
Ending Check Date: 2/29/24

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
Cash account #:		1010	Popular Bank Oper		
2/01/24	100335	CCM	CONSOLIDATED COMMUNITY MANAGEM	775.00	FEB MGT FEE
2/02/24	100336	RYAN	RYAN ASSOCIATES, INC.	1,027.20	LGT REPAIRS/DOOR/DRYR
2/02/24	100337	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFORCE 1/26-2/8
2/02/24	100338	DIAMON	DIAMOND BRITE MAINT INC	100.00	REMOVE BULK TRASH
2/02/24	100339	DIAMON	DIAMOND BRITE MAINT INC	350.00	FEB JANITORIAL SVC
2/12/24	100340	CTYFIR	CITY OF CORAL SPRINGS - FIRE	795.45	
2/15/24	300104	WP	WASTE PRO 119-POMPANO	2,286.24	FEB TRASH AUTOPAY
2/16/24	100341	CCM	CONSOLIDATED COMMUNITY MANAGEM	8.19	REIMB DEC OFFICE EXP
2/16/24	100342	ACCBUS	ACC BUSIINESS	133.75	FEB AT&T MAINT
2/20/24	100343	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFORCE 2/9-2/22
2/20/24	100344	RYAN	RYAN ASSOCIATES, INC.	150.00	REV WET CK INVOICE
2/20/24	100345	NATIVE	NATIVE PEST MANAGEMENT	270.00	FEB PEST CONTROL
2/25/24	300105	FIRSTI	FIRST INSURANCE FUNDING CORP	5,409.50	FEB INS AUTOPAY
2/26/24	100346	CCM	CONSOLIDATED COMMUNITY MANAGEM	10.51	REIMB JAN OFFICE EXP
2/29/24	300103	CITYCS	CITY OF CORAL SPRINGS	3,297.96	FEB WATER AUTOPAY
			Totals:	14,762.32	

A G E D A C C O U N T S P A Y A B L E S U M M A R Y

Starting vendor: "First" Ending vendor: "Last"
Cut off date: 02/29/24

Vendor Contact	Phone	Current	31-60	61-90	Over 90
RYAN ASSOCIATES, INC.					
		160.50	.00	.00	.00
VICTORIA SQUARE					
		6,030.82	.00	.00	.00
	Totals:	6,191.32	.00	.00	.00
	Grand total:	6,191.32			

RECONCILIATION

Bank #: 01 POPULAR COMMUNITY BANK OPER 1010 Popular Bank Oper
G/L Acct Bal: 66,511.87
Bank Balance: 68,924.83
Statement date: 02/29/24

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
OUTSTANDING ITEMS:					
AR-026	11/04/22	Owner cash receipts - 26			385.00
	02/28/24	Lockbox cash receipts			500.00
300103	02/29/24	CITY OF CORAL SPRINGS		3,297.96	
		Total Outstanding		3,297.96	885.00

Bank Reconciliation Summary

Checkbook Balance	66,511.87	Reconciling Balance	68,924.83
Uncleared Checks, Credits	3,297.96+	Bank Stmt. Balance	68,924.83
Uncleared Deposits, Debits	885.00-	Difference	0.00

POPULAR.

Last statement: January 31, 2024
This statement: February 29, 2024
Total days in statement period: 29

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	$65,759.35
Low balance	$62,975.65	Total additions	17,816.10
Average balance	$70,015.38	Total subtractions	14,650.62
Avg collected balance	$69,202.00	Ending balance	$68,924.83
Interest paid year to date	$2.33		

DEBITS

Date	Description	Subtractions
02-02	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100335*2402 01*CONSOLIDATED COMMUNITY MG\135312106\85126565\135312 000041001039936236	775.00
02-05	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100337*2402 02*GARING PARKINGENFORCEMENT\135437104\85292491\13543 000041001035363115	74.26
02-05	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100338*2402 02*DIAMOND BRITE MAINT INC\135437109\85292495\13543710 000041001035363107	100.00
02-05	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100339*2402 02*DIAMOND BRITE MAINT INC\135437107\85292494\13543710 000041001035363105	350.00
02-05	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100336*2402 02*RYAN ASSOCIATESINC\135437112\85292497\135437112 000041001035363123	1,027.20
02-06	'Preauthorized Wd WASTE PRO MIAMI3056517011240206 000242071758429736	2,286.24
02-07	'Preauthorized Wd CORALCONCUTILITY240206 000211274453735635	3,090.83
02-13	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100340*2402 12*CITY OF CORAL SPRINGS FIRE\136169068\86025110\1361 000041001035344768	795.45
02-20	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT240220 000111000017075591	95.43

POPULAR.

VICTORIA SQUARE CONDO
February 29, 2024

5100842006

Date	Description	Subtractions
02-20	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100341*2402 16*CONSOLIDATED COMMUNITY MANAGEM\136672886\86532040\1 000041001034874028	8.19
02-20	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100342*2402 16*ACC BUSIINESS\136672893\86480169\136672893 000041001034606442	133.75
02-21	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100343*2402 20*GARING PARKINGENFORCEMENT\136824503\86694406\13682 000041001032515748	74.26
02-21	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100344*2402 20*RYAN ASSOCIATESINC\136824471\86694383\136824471 000041001032515740	150.00
02-21	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100345*2402 20*NATIVE PEST MANAGEMENT\136824481\86694390\136824481 000041001032515732	270.00
02-27	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100346*2402 26*CONSOLIDATED COMMUNITY MANAGEM\137318248\87185413\1 000041001032056854	10.51
02-27	'Preauthorized Wd FIRST INSURANCEINSURANCE240227 900-98701063 000071925338293225	5,409.50

CREDITS

Date	Description	Additions
02-01	'Lock Box Deposit 000000007058303360	385.00
02-05	'Lock Box Deposit 000000007092387050	1,444.00
02-07	'Preauthorized Credit VICTORIA SQUARECONDO FEES240207 000026008812743579	7,104.00
02-07	'Lock Box Deposit 000000007092578240	1,609.00
02-08	'Preauthorized Credit PropayTransfer240208 000091000017939056	444.00
02-08	'Lock Box Deposit 000000007092639080	1,283.00
02-13	'Lock Box Deposit 000000007058926800	1,273.00
02-15	'Lock Box Deposit 000000007092950410	888.00
02-16	'Preauthorized Credit PropayTransfer240216 000091000011825913	444.00
02-16	'Lock Box Deposit 000000007093050730	385.00
02-22	'Lock Box Deposit 000000007059331230	888.00
02-23	'Lock Box Deposit 000000007093265500	839.00
02-28	'Lock Box Deposit 000000007059642110	444.00

POPULAR.

VICTORIA SQUARE CONDO
February 29, 2024

5100842006

Date	Description	Additions
02-29	'Lock Box Deposit 000000007093386720	385.00
02-29	'Interest Credit 000000000000000000	1.10

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
01-31	65,759.35	02-08	70,324.82	02-22	72,675.74
02-01	66,144.35	02-13	70,802.37	02-23	73,514.74
02-02	65,369.35	02-15	71,690.37	02-27	68,094.73
02-05	65,261.89	02-16	72,519.37	02-28	68,538.73
02-06	62,975.65	02-20	72,282.00	02-29	68,924.83
02-07	68,597.82	02-21	71,787.74		

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	$0.00	$0.00
Total Returned Item Fees	$0.00	$0.00

RECONCILIATION

Bank #: 02 POPULAR COMMUNITY BANK RESERVE 1020 Popular Bank Reserve
G/L Acct Bal: 82,378.30
Bank Balance: 76,347.48
Statement date: 02/29/24

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
OUTSTANDING ITEMS:					
243	02/01/24	VICTORIA SQUARE			3,015.41
244	02/01/24	VICTORIA SQUARE			3,015.41
		Total Outstanding		.00	6,030.82

Bank Reconciliation Summary

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Checkbook Balance	82,378.30	Reconciling Balance	76,347.48
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	76,347.48
Uncleared Deposits, Debits	6,030.82 -	Difference	0.00

POPULAR.

Last statement: January 31, 2024
This statement: February 29, 2024
Total days in statement period: 29

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	$76,251.27
Average balance	$76,251.27
Avg collected balance	$76,251.00
Interest paid year to date	$205.53

DAILY ACTIVITY

Date	Description	Additions	Subtractions	Balance
01-31	Beginning balance			$76,251.27
02-29	'Interest Credit 000000000000000	96.21		76,347.48
02-29	**Ending totals**	**96.21**	**0.00**	**$76,347.48**

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