Victoria Square

FINANCIAL STATEMENTS

PREPARED FOR THE BOARD OF DIRECTORS

January 2024

CONSOLIDATED
Community Management

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

VICTORIA SQUARE CONDOMINIUM

Balance Sheet
As of 01/31/24

ASSETS

CASH:				
1010	Popular Bank Oper	$ 62,668.52		
1020	Popular Bank Reserve	76,251.27		
	SUBTOTAL CASH		$ 138,919.79	
CURRENT ASSETS:				
1110	A/R Maintenance	$ 5,902.75		
1160	A/R Miscellaneous	150.00		
1210	Utility Deposits	80.00		
	TOTAL CURRENT ASSETS		$ 6,132.75	
	TOTAL ASSETS			$ 145,052.54

LIABILITIES & EQUITY

CURRENT LIABILITIES:				
3010	Accounts Payable	$ 1,201.46		
3110	Exchange	(9,628.67)		
3310	Prepaid Member Fees	2,465.86		
	SUBTOTAL CURRENT LIABILITIES		$ (5,961.35)	
RESERVES				
5010	Reserve Roof	$ 57,477.99		
5015	Reserve Painting	5,020.68		
5020	Reserve Paving	9,807.46		
5025	Reserve- 40 Year Inspection	2,106.54		
5030	Reserve Interest	4,854.05		
	RESERVES		$ 79,266.72	
EQUITY:				
5510	Retained Earnings	$ 73,986.18		
	Current Year Net Income/(Loss)	(2,239.01)		
	SUBTOTAL EQUITY		$ 71,747.17	
	TOTAL LIABILITIES & EQUITY			$ 145,052.54

VICTORIA SQUARE CONDOMINIUM

INCOME AND EXPENSE STATEMENT

Period: 01/01/24 to 01/31/24

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	19,536.00	19,536.00	.00	234,432.00
1.23	.00	1.23	06900	Interest	1.23	.00	1.23	.00
19,537.23	19,536.00	1.23		SUBTOTAL INCOME	19,537.23	19,536.00	1.23	234,432.00
				EXPENSES				
UTILITIES								
1,936.24	1,916.67	(19.57)	07010	Refuse	1,936.24	1,916.67	(19.57)	23,000.00
92.54	166.67	74.13	07050	Electricity	92.54	166.67	74.13	2,000.00
3,090.83	3,208.33	117.50	07060	Water / Sewer	3,090.83	3,208.33	117.50	38,500.00
.00	45.83	45.83	07148	Fire Ext.	.00	45.83	45.83	550.00
74.26	.00	(74.26)	07150	Security	74.26	.00	(74.26)	.00
74.26	145.83	71.57	07155	Parking Enforcement	74.26	145.83	71.57	1,750.00
5,268.13	5,483.33	215.20		UTILITIES	5,268.13	5,483.33	215.20	65,800.00
BUILDING MAINTENANCE								
6,260.95	1,666.67	(4,594.28)	07210	Repair & Maintenance	6,260.95	1,666.67	(4,594.28)	20,000.00
350.00	375.00	25.00	07220	Janitorial	350.00	375.00	25.00	4,500.00
.00	62.50	62.50	07230	Exterminating	.00	62.50	62.50	750.00
.00	41.67	41.67	07240	Fire Equipment Maint & Repai	.00	41.67	41.67	500.00
.00	166.67	166.67	07250	Surveillance Cameras & Inter	.00	166.67	166.67	2,000.00
.00	62.50	62.50	07320	Plumbing Repairs	.00	62.50	62.50	750.00
.00	41.67	41.67	07340	Paving Repairs	.00	41.67	41.67	500.00
6,610.95	2,416.68	(4,194.27)		BUILDING MAINTENANCE	6,610.95	2,416.68	(4,194.27)	29,000.00
GROUND MAINTENANCE								
636.00	916.67	280.67	08010	Lawn Maintenance	636.00	916.67	280.67	11,000.00
.00	208.33	208.33	08020	Irrigation	.00	208.33	208.33	2,500.00
.00	166.67	166.67	08030	Tree Trim - Removal	.00	166.67	166.67	2,000.00
.00	187.26	187.26	08050	Landscape Extras	.00	187.26	187.26	2,247.10
636.00	1,478.93	842.93		GROUND MAINTENANCE	636.00	1,478.93	842.93	17,747.10
MANAGEMENT								
775.00	775.00	.00	09000	Management Fees	775.00	775.00	.00	9,300.00
775.00	775.00	.00		MANAGEMENT	775.00	775.00	.00	9,300.00
ADMINISTRATIVE & OFFICE								
.00	100.00	100.00	09110	Office Expense	.00	100.00	100.00	1,200.00

VICTORIA SQUARE CONDOMINIUM

INCOME AND EXPENSE STATEMENT

Period: 01/01/24 to 01/31/24

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	100.00	100.00	1,200.00
.00	104.17	104.17	09125	Legal	.00	104.17	104.17	1,250.00
61.25	62.50	1.25	09140	Fees/Permits	61.25	62.50	1.25	750.00
5,409.50	6,000.00	590.50	09150	General Insurance	5,409.50	6,000.00	590.50	72,000.00
5,470.75	6,366.67	895.92		ADMINISTRATIVE & OFFICE	5,470.75	6,366.67	895.92	76,400.00
18,760.83	16,520.61	(2,240.22)		TOTAL EXPENSES	18,760.83	16,520.61	(2,240.22)	198,247.10
RESERVES								
3,015.41	3,015.41	.00	09200	Reserve Transfer	3,015.41	3,015.41	.00	36,184.90
3,015.41	3,015.41	.00		TOTAL RESERVES	3,015.41	3,015.41	.00	36,184.90
(2,239.01)	(.02)	(2,238.99)		Current Year Net Income/(los	(2,239.01)	(.02)	(2,238.99)	.00

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 01/01/24
Ending account #: "Last" Ending date: 01/31/24

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1010	Popular Bank Oper	61,642.87	18,800.23	17,774.58	1,025.65	62,668.52

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
01/02/24	AP0098	100325		775.00	CONSOLIDATED COMMUNITY MG	JAN MGT FEE
01/03/24	AR4490	AR04	770.00		Owner Cash Receipts	
01/04/24	AR6196	AR04	1,629.00		Owner Cash Receipts	
01/04/24	AR8003	AR04	7,104.00		Owner Cash Receipts	
01/04/24	CR0000	ADJUST		1,836.24	WASTE PRO	
01/05/24	AR1230	AR04	888.00		Owner Cash Receipts	
01/05/24	AR6914	AR04	944.00		Owner Cash Receipts	
01/08/24	AP0098	100326		74.26	GARING PARKING ENFORCEMEN	PKING ENFORCE 12/15-12/28
01/08/24	AP0098	100327		350.00	DIAMOND BRITE MAINT INC	JAN JANITORIAL SVC
01/08/24	AP0098	100328		50.00	DIAMOND BRITE MAINT INC	REMOVE BULK TRASH
01/08/24	AP0098	100329		90.95	RYAN ASSOCIATES, INC.	IRRIG WET TEST
01/08/24	AR0991	AR04	444.00		Owner Cash Receipts	
01/09/24	AR6567	AR04	839.00		Owner Cash Receipts	
01/12/24	AR4608	AR04	1,332.00		Owner Cash Receipts	
01/16/24	AP0098	100330		61.25	CONSOLIDATED COMMUNITY MG	REIMB 2024 ANNUAL REPORT
01/16/24	AP0098	100331		133.75	ACC BUSIINESS	JAN AT&T MAINT
01/16/24	AR1002	AR04	600.00		Owner Cash Receipts	
01/16/24	AR6923	AR04	913.00		Owner Cash Receipts	
01/17/24	AR0409	AR04	444.00		Owner Cash Receipts	
01/17/24	RJ0007	MONTHLY		92.54	FPL ACH PAYMENTS	
01/18/24	AR1576	AR04	1,214.00		Owner Cash Receipts	
01/22/24	AP0098	100332		5,100.00	BUSY BEE PRESSURE CLEANIN	PAINT & PRESSURE CLEAN
01/22/24	AP0098	100333		74.26	GARING PARKING ENFORCEMEN	PARKING 12/29-01/11/24
01/23/24	AR3078	AR04	888.00		Owner Cash Receipts	
01/25/24	AP0098	300101		5,409.50	FIRST INSURANCE FUNDING C	JAN INS AUTOPAY
01/29/24	AP0098	100334		636.00	BEST LAWN SERVICE OF AMER	DEC LAWN MAINT
01/30/24	AR4672	AR04	790.00		Owner Cash Receipts	
01/31/24	AP0098	300102		3,090.83	CITY OF CORAL SPRINGS	JAN WATER AUTOPAY
01/31/24	CR0000	ADJUST	1.23		INTEREST INCOME	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1020	Popular Bank Reserve	76,141.95	109.32	.00	109.32	76,251.27

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
01/31/24	CR0000	ADJUST	109.32		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	5,245.00	19,536.00	18,878.25	657.75	5,902.75

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
01/01/24	AR0485	AR01	19,536.00		Apply Assmt/Opt Charges	
01/03/24	AR4490	AR04		770.00	Owner Cash Receipts	
01/04/24	AR0486	AR08		2,362.11	Prepaid Application	
01/04/24	AR6196	AR04		1,585.00	Owner Cash Receipts	
01/04/24	AR8003	AR04		7,009.00	Owner Cash Receipts	
01/05/24	AR1230	AR04		888.00	Owner Cash Receipts	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 01/01/24
Ending account #: "Last" Ending date: 01/31/24

Date	Source	Reference	DR-Amount	CR-Amount	Description
01/05/24	AR6914	AR04		888.00	Owner Cash Receipts
01/08/24	AR0991	AR04		394.00	Owner Cash Receipts
01/09/24	AR6567	AR04		522.00	Owner Cash Receipts
01/12/24	AR4608	AR04		888.00	Owner Cash Receipts
01/16/24	AR1002	AR04		600.00	Owner Cash Receipts
01/16/24	AR6923	AR04		841.14	Owner Cash Receipts
01/17/24	AR0409	AR04		444.00	Owner Cash Receipts
01/18/24	AR1576	AR04		1,214.00	Owner Cash Receipts
01/23/24	AR3078	AR04		78.00	Owner Cash Receipts
01/30/24	AR4672	AR04		395.00	Owner Cash Receipts

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1150	A/R Owners Interest	.00	.00	.00	.00	.00
1160	A/R Miscellaneous	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	215.21CR	15,845.80	16,832.05	986.25CR	1,201.46CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
01/01/24	AP0099	VH207		775.00	CONSOLIDATED COMMUNITY MG	JAN MGT FEE
01/01/24	AP0099	VH209		350.00	DIAMOND BRITE MAINT INC	JAN JANITORIAL SVC
01/02/24	AP0098	100325	775.00		CONSOLIDATED COMMUNITY MG	JAN MGT FEE
01/08/24	AP0098	100326	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 12/15-12/28
01/08/24	AP0098	100327	350.00		DIAMOND BRITE MAINT INC	JAN JANITORIAL SVC
01/08/24	AP0098	100328	50.00		DIAMOND BRITE MAINT INC	REMOVE BULK TRASH
01/08/24	AP0098	100329	90.95		RYAN ASSOCIATES, INC.	IRRIG WET TEST
01/08/24	AP0099	VH215		61.25	CONSOLIDATED COMMUNITY MG	REIMB 2024 ANNUAL REPORT
01/09/24	AP0099	VH214		133.75	ACC BUSIINESS	JAN AT&T MAINT
01/09/24	AP0099	VH216		74.26	GARING PARKING ENFORCEMEN	PARKING 12/29-01/11/24
01/15/24	AP0099	VH217		5,100.00	BUSY BEE PRESSURE CLEANIN	PAINT & PRESSURE CLEAN
01/16/24	AP0098	100330	61.25		CONSOLIDATED COMMUNITY MG	REIMB 2024 ANNUAL REPORT
01/16/24	AP0098	100331	133.75		ACC BUSIINESS	JAN AT&T MAINT
01/22/24	AP0098	100332	5,100.00		BUSY BEE PRESSURE CLEANIN	PAINT & PRESSURE CLEAN
01/22/24	AP0098	100333	74.26		GARING PARKING ENFORCEMEN	PARKING 12/29-01/11/24
01/23/24	AP0099	VH219		636.00	BEST LAWN SERVICE OF AMER	DEC LAWN MAINT
01/23/24	AP0099	VH220		3,090.83	CITY OF CORAL SPRINGS	JAN WATER AUTOPAY
01/25/24	AP0098	300101	5,409.50		FIRST INSURANCE FUNDING C	JAN INS AUTOPAY
01/25/24	AP0099	VH218		5,409.50	FIRST INSURANCE FUNDING C	JAN INS AUTOPAY
01/29/24	AP0098	100334	636.00		BEST LAWN SERVICE OF AMER	DEC LAWN MAINT
01/30/24	AP0099	VH222		100.00	DIAMOND BRITE MAINT INC	REMOVE BULK TRASH

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 01/01/24
Ending account #: "Last" Ending date: 01/31/24

Acct-#	Description			Begin-balance	Total-DR	Total-CR		Net-change	End-balance
	01/31/24	AP0098	300102	3,090.83		CITY OF CORAL SPRINGS		JAN WATER AUTOPAY	
	01/31/24	AP0099	VH224		74.26	GARING PARKING ENFORCEMEN		PKING ENFORCE 1/26-2/8	
	01/31/24	AP0099	VH225		1,027.20	RYAN ASSOCIATES, INC.		LGT REPAIRS/DOOR/DRYR	
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			2,545.11CR	2,362.11	2,282.86		79.25	2,465.86CR
	DATE	**SOURCE**	**REFERENCE**	**DR-AMOUNT**	**CR-AMOUNT**	**DESCRIPTION**		**A/P REFERENCE**	
	01/04/24	AR0486	AR08	2,362.11		Prepaid Application			
	01/04/24	AR6196	AR04		44.00	Owner Cash Receipts			
	01/04/24	AR8003	AR04		95.00	Owner Cash Receipts			
	01/05/24	AR6914	AR04		56.00	Owner Cash Receipts			
	01/08/24	AR0991	AR04		50.00	Owner Cash Receipts			
	01/09/24	AR6567	AR04		317.00	Owner Cash Receipts			
	01/12/24	AR4608	AR04		444.00	Owner Cash Receipts			
	01/16/24	AR6923	AR04		71.86	Owner Cash Receipts			
	01/23/24	AR3078	AR04		810.00	Owner Cash Receipts			
	01/30/24	AR4672	AR04		395.00	Owner Cash Receipts			
5010	Reserve Roof			55,564.46CR	.00	1,913.53		1,913.53CR	57,477.99CR
	DATE	**SOURCE**	**REFERENCE**	**DR-AMOUNT**	**CR-AMOUNT**	**DESCRIPTION**		**A/P REFERENCE**	
	01/31/24	RJ0002	RESERVES		1,913.53	MONTHLY RESERVES			
5015	Reserve Painting			4,264.55CR	.00	756.13		756.13CR	5,020.68CR
	DATE	**SOURCE**	**REFERENCE**	**DR-AMOUNT**	**CR-AMOUNT**	**DESCRIPTION**		**A/P REFERENCE**	
	01/31/24	RJ0002	RESERVES		756.13	MONTHLY RESERVES			
5020	Reserve Paving			9,528.04CR	.00	279.42		279.42CR	9,807.46CR
	DATE	**SOURCE**	**REFERENCE**	**DR-AMOUNT**	**CR-AMOUNT**	**DESCRIPTION**		**A/P REFERENCE**	
	01/31/24	RJ0002	RESERVES		279.42	MONTHLY RESERVES			
5025	Reserve- 40 Year Inspection			2,040.21CR	.00	66.33		66.33CR	2,106.54CR
	DATE	**SOURCE**	**REFERENCE**	**DR-AMOUNT**	**CR-AMOUNT**	**DESCRIPTION**		**A/P REFERENCE**	
	01/31/24	RJ0002	RESERVES		66.33	MONTHLY RESERVES			
5030	Reserve Interest			4,744.73CR	.00	109.32		109.32CR	4,854.05CR
	DATE	**SOURCE**	**REFERENCE**	**DR-AMOUNT**	**CR-AMOUNT**	**DESCRIPTION**		**A/P REFERENCE**	
	01/31/24	CR0000	ADJUST		109.32	INTEREST INCOME			
5510	Retained Earnings			73,986.18CR	.00	.00		.00	73,986.18CR

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 01/01/24
Ending account #: "Last" Ending date: 01/31/24

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
6110	Maintenance Income	.00	.00	19,536.00	19,536.00CR	19,536.00CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
01/01/24	AR0485	AR01		19,536.00	Apply Assmt/Opt Charges	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
6900	Interest	.00	.00	1.23	1.23CR	1.23CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
01/31/24	CR0000	ADJUST		1.23	INTEREST INCOME	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7010	Refuse	.00	1,936.24	.00	1,936.24	1,936.24

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
01/04/24	CR0000	ADJUST	1,836.24		WASTE PRO	
01/30/24	AP0099	VH222	100.00		DIAMOND BRITE MAINT INC	REMOVE BULK TRASH

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7050	Electricity	.00	92.54	.00	92.54	92.54

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
01/17/24	RJ0007	MONTHLY	92.54		FPL ACH PAYMENTS	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7060	Water / Sewer	.00	3,090.83	.00	3,090.83	3,090.83

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
01/23/24	AP0099	VH220	3,090.83		CITY OF CORAL SPRINGS	JAN WATER AUTOPAY

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7150	Security	.00	74.26	.00	74.26	74.26

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
01/09/24	AP0099	VH216	74.26		GARING PARKING ENFORCEMEN	PARKING 12/29-01/11/24

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7155	Parking Enforcement	.00	74.26	.00	74.26	74.26

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
01/31/24	AP0099	VH224	74.26		GARING PARKING ENFORCEMEN	PKING ENFORCE 1/26-2/8

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7210	Repair & Maintenance	.00	6,260.95	.00	6,260.95	6,260.95

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
01/09/24	AP0099	VH214	133.75		ACC BUSIINESS	JAN AT&T MAINT
01/15/24	AP0099	VH217	5,100.00		BUSY BEE PRESSURE CLEANIN	PAINT & PRESSURE CLEAN
01/31/24	AP0099	VH225	1,027.20		RYAN ASSOCIATES, INC.	LGT REPAIRS/DOOR/DRYR

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7220	Janitorial	.00	350.00	.00	350.00	350.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
01/01/24	AP0099	VH209	350.00		DIAMOND BRITE MAINT INC	JAN JANITORIAL SVC

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
8010	Lawn Maintenance	.00	636.00	.00	636.00	636.00

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 01/01/24
Ending account #: "Last" Ending date: 01/31/24

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

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
01/23/24	AP0099	VH219	636.00		BEST LAWN SERVICE OF AMER	DEC LAWN MAINT

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
9000	Management Fees	.00	775.00	.00	775.00	775.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
01/01/24	AP0099	VH207	775.00		CONSOLIDATED COMMUNITY MG	JAN MGT FEE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
9140	Fees/Permits	.00	61.25	.00	61.25	61.25

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
01/08/24	AP0099	VH215	61.25		CONSOLIDATED COMMUNITY MG	REIMB 2024 ANNUAL REPORT

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

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
01/25/24	AP0099	VH218	5,409.50		FIRST INSURANCE FUNDING C	JAN INS AUTOPAY

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

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
01/31/24	RJ0002	RESERVES	3,015.41		MONTHLY RESERVES	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
Gnd Total:		.00	78,429.70	78,429.70	.00	.00

CASH DISBURSEMENTS

Starting Check Date: 1/01/24 Cash account #: "All"
Ending Check Date: 1/31/24

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
Cash account #:		1010	Popular Bank Oper		
1/02/24	100325	CCM	CONSOLIDATED COMMUNITY MANAGEM	775.00	JAN MGT FEE
1/08/24	100326	GARING	GARING PARKING ENFORCEMENT	74.26	PKING ENFORCE 12/15-12/28
1/08/24	100327	DIAMON	DIAMOND BRITE MAINT INC	350.00	JAN JANITORIAL SVC
1/08/24	100328	DIAMON	DIAMOND BRITE MAINT INC	50.00	REMOVE BULK TRASH
1/08/24	100329	RYAN	RYAN ASSOCIATES, INC.	90.95	IRRIG WET TEST
1/16/24	100330	CCM	CONSOLIDATED COMMUNITY MANAGEM	61.25	REIMB 2024 ANNUAL REPORT
1/16/24	100331	ACCBUS	ACC BUSIINESS	133.75	JAN AT&T MAINT
1/22/24	100332	BUSYBE	BUSY BEE PRESSURE CLEANING	5,100.00	PAINT & PRESSURE CLEAN
1/22/24	100333	GARING	GARING PARKING ENFORCEMENT	74.26	PARKING 12/29-01/11/24
1/25/24	300101	FIRSTI	FIRST INSURANCE FUNDING CORP	5,409.50	JAN INS AUTOPAY
1/29/24	100334	BESTLA	BEST LAWN SERVICE OF AMERICA	636.00	DEC LAWN MAINT
1/31/24	300102	CITYCS	CITY OF CORAL SPRINGS	3,090.83	JAN WATER AUTOPAY
			Totals:	15,845.80	

AGED ACCOUNTS PAYABLE SUMMARY

Starting vendor: "First" Ending vendor: "Last"
Cut off date: 01/31/24

Vendor Contact	Phone	Current	31-60	61-90	Over 90
DIAMOND BRITE MAINT INC					
	954-599-3970	100.00	.00	.00	.00
GARING PARKING ENFORCEMENT					
	954-975-2427	74.26	.00	.00	.00
RYAN ASSOCIATES, INC.					
		1,027.20	.00	.00	.00
	Totals:	1,201.46	.00	.00	.00
	Grand total:	1,201.46			

RECONCILIATION

Bank #: 01 POPULAR COMMUNITY BANK OPER 1010 Popular Bank Oper
G/L Acct Bal: 62,668.52
Bank Balance: 65,759.35
Statement date: 01/31/24

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
OUTSTANDING ITEMS:					
300102	01/31/24	CITY OF CORAL SPRINGS		3,090.83	
		Total Outstanding		3,090.83	.00

Bank Reconciliation Summary

Checkbook Balance	62,668.52	Reconciling Balance	65,759.35
Uncleared Checks, Credits	3,090.83 +	Bank Stmt. Balance	65,759.35
Uncleared Deposits, Debits	0.00	Difference	0.00

POPULAR.

Date	Description	Subtractions
01-17	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100331*2401 16*ACC BUSIINESS\133942823\83784503\133942823 000041001031821881	133.75
01-23	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100333*2401 22*GARING PARKINGENFORCEMENT\134459950\84322657\13445 000041001031539349	74.26
01-23	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100332*2401 22*BUSY BEE PRESSURE CLEANING\134459953\84322660\13445 000041001031539357	5,100.00
01-26	'Preauthorized Wd FIRST INSURANCEINSURANCE240126 900-98701063 000071925336069439	5,409.50
01-30	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100334*2401 29*BEST LAWN SERVICE OF AMERICA\135015963\84872958\135 000041001034352124	636.00

CREDITS

Date	Description	Additions
01-03	'Lock Box Deposit 000000007090962810	770.00
01-04	'Lock Box Deposit 000000007091043100	1,629.00
01-05	'Preauthorized Credit VICTORIA SQUARECONDO FEES240105 000026008817699502	7,104.00
01-05	'Lock Box Deposit 000000007056956600	944.00
01-08	'Lock Box Deposit 000000007091174520	444.00
01-09	'Preauthorized Credit PropayTransfer240109 000091000016742295	444.00
01-09	'Preauthorized Credit PropayTransfer240109 000091000016742297	444.00
01-09	'Lock Box Deposit 000000007057133570	839.00
01-12	'Lock Box Deposit 000000007091513060	1,332.00
01-16	'Lock Box Deposit 000000007057467380	913.00
01-17	'Lock Box Deposit 000000007091707810	444.00
01-18	'Lock Box Deposit 000000007057650060	1,214.00
01-19	'Preauthorized Credit PropayTransfer240119 000091000011335961	600.00
01-23	'Lock Box Deposit 000000007091870540	888.00
01-30	'Lock Box Deposit 000000007058113410	790.00
01-31	'Interest Credit 000000000000000000	1.23

POPULAR.

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
12-29	64,700.56	01-09	71,084.42	01-19	75,299.88
01-03	61,637.87	01-12	72,416.42	01-23	71,013.62
01-04	61,430.63	01-16	73,329.42	01-26	65,604.12
01-05	69,478.63	01-17	73,485.88	01-30	65,758.12
01-08	69,922.63	01-18	74,699.88	01-31	65,759.35

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: 76,251.27
Bank Balance: 76,251.27
Statement date: 01/31/24

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

Bank Reconciliation Summary

Checkbook Balance	76,251.27	Reconciling Balance	76,251.27
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	76,251.27
Uncleared Deposits, Debits	0.00	Difference	0.00

POPULAR.

Last statement: December 29, 2023
This statement: January 31, 2024
Total days in statement period: 33

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	$76,141.95
Average balance	$76,141.95
Avg collected balance	$76,141.00
Interest paid year to date	$109.32

DAILY ACTIVITY

Date	Description	Additions	Subtractions	Balance
12-29	Beginning balance			$76,141.95
01-31	'Interest Credit 000000000000000	109.32		76,251.27
01-31	**Ending totals**	**109.32**	**0.00**	**$76,251.27**

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