

Victoria Square Condominium

FINANCIAL STATEMENTS

PREPARED FOR THE BOARD OF DIRECTORS

September 2024



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

VICTORIA SQUARE CONDOMINIUM
FUND BALANCE SHEET
As of: 09/30/2024
Assets

Run Date: 10/08/2024
Run Time: 10:30 AM

Account	Operating	Reserves	Total
Asset			
01010 Popular Bank Oper	\$59,316.78	\$0.00	\$59,316.78
01020 Popular Bank Reserve	\$0.00	\$104,370.49	\$104,370.49
01110 A/R Maintenance	\$8,891.75	\$0.00	\$8,891.75
01160 A/R Miscellaneous	\$150.00	\$0.00	\$150.00
01210 Utility Deposits	\$80.00	\$0.00	\$80.00
Asset Total	\$68,438.53	\$104,370.49	\$172,809.02
Total Assets:	\$68,438.53	\$104,370.49	\$172,809.02

Liabilities

Account	Operating	Reserves	Total
Liability			
03025 Accrued Expenses	\$1,925.00	\$0.00	\$1,925.00
03110 Exchange	(\$10,398.67)	\$0.00	(\$10,398.67)
03310 Prepaid Member Fees	\$3,569.86	\$0.00	\$3,569.86
Liability Total	(\$4,903.81)	\$0.00	(\$4,903.81)
Total Liabilities:	(\$4,903.81)	\$0.00	(\$4,903.81)

Equity

Account	Operating	Reserves	Total
Reserves			
05010 Reserve Roof	\$0.00	\$72,786.23	\$72,786.23
05015 Reserve Painting	\$0.00	\$11,069.72	\$11,069.72
05020 Reserve Paving	\$0.00	\$12,042.82	\$12,042.82
05025 Reserve- 40 Year Inspection	\$0.00	\$2,637.18	\$2,637.18
05030 Reserve Interest	\$0.00	\$5,671.02	\$5,671.02
Reserves Total	\$0.00	\$104,206.97	\$104,206.97
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)	(\$480.32)	\$0.00	(\$480.32)
Total Equity:	\$73,505.86	\$104,206.97	\$177,712.83
Total Liabilities & Equity	\$68,602.05	\$104,206.97	\$172,809.02

VICTORIA SQUARE CONDOMINIUM

INCOME STATEMENT

Start: 09/01/2024 | End: 09/30/2024

Income

Run Date: 10/08/2024
Run Time: 10:30 AM

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	175,824.00	175,824.00	0.00	234,432.00
06900 Interest	165.05	0.00	165.05	174.18	0.00	174.18	0.00
Income Total	19,701.05	19,536.00	165.05	175,998.18	175,824.00	174.18	234,432.00
Total Income	19,701.05	19,536.00	165.05	175,998.18	175,824.00	174.18	234,432.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
UTILITIES							
07010 Refuse	2,336.24	1,916.67	(419.57)	18,726.16	17,250.03	(1,476.13)	23,000.00
07050 Electricity	90.32	166.67	76.35	1,166.84	1,500.03	333.19	2,000.00
07060 Water / Sewer	2,641.01	3,208.33	567.32	30,366.90	28,874.97	(1,491.93)	38,500.00
07148 Fire Ext.	0.00	45.83	45.83	1,117.01	412.47	(704.54)	550.00
07150 Security	0.00	0.00	0.00	222.78	0.00	(222.78)	0.00
07155 Parking Enforcement	0.00	145.83	145.83	1,740.38	1,312.47	(427.91)	1,750.00
UTILITIES Total	5,067.57	5,483.33	415.76	53,340.07	49,349.97	(3,990.10)	65,800.00

BUILDING MAINTENANCE

07210 Repair & Maintenance	(417.30)	1,666.67	2,083.97	17,874.16	15,000.03	(2,874.13)	20,000.00
07220 Janitorial	350.00	375.00	25.00	5,483.51	3,375.00	(2,108.51)	4,500.00
07230 Exterminating	0.00	62.50	62.50	580.50	562.50	(18.00)	750.00
07240 Fire Equipment Maint & Repair	0.00	41.67	41.67	636.36	375.03	(261.33)	500.00
07250 Surveillance Cameras & Interne	0.00	166.67	166.67	1,109.32	1,500.03	390.71	2,000.00
07320 Plumbing Repairs	0.00	62.50	62.50	140.00	562.50	422.50	750.00
07340 Paving Repairs	0.00	41.67	41.67	0.00	375.03	375.03	500.00
BUILDING MAINTENANCE Total	(67.30)	2,416.68	2,483.98	25,823.85	21,750.12	(4,073.73)	29,000.00

GROUND MAINTENANCE

08010 Lawn Maintenance	800.00	916.67	116.67	6,816.00	8,250.03	1,434.03	11,000.00
08020 Irrigation	0.00	208.33	208.33	1,280.39	1,874.97	594.58	2,500.00
08030 Tree Trim - Removal	0.00	166.67	166.67	0.00	1,500.03	1,500.03	2,000.00
08050 Landscape Extras	0.00	187.26	187.26	160.50	1,685.34	1,524.84	2,247.10
GROUND MAINTENANCE Total	800.00	1,478.93	678.93	8,256.89	13,310.37	5,053.48	17,747.10

MANAGEMENT

09000 Management Fees	775.00	775.00	0.00	6,975.00	6,975.00	0.00	9,300.00
MANAGEMENT Total	775.00	775.00	0.00	6,975.00	6,975.00	0.00	9,300.00

ADMINISTRATIVE & OFFICE

09110 Office Expense	0.00	100.00	100.00	226.47	900.00	673.53	1,200.00
09120 CPA	0.00	100.00	100.00	0.00	900.00	900.00	1,200.00
09125 Legal	0.00	104.17	104.17	1,527.50	937.53	(589.97)	1,250.00
09140 Fees/Permits	0.00	62.50	62.50	220.34	562.50	342.16	750.00
09150 General Insurance	6,117.16	6,000.00	(117.16)	52,969.69	54,000.00	1,030.31	72,000.00
ADMINISTRATIVE & OFFICE Total	6,117.16	6,366.67	249.51	54,944.00	57,300.03	2,356.03	76,400.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
RESERVES							
09200 Reserve Transfer	3,015.41	3,015.41	0.00	27,138.69	27,138.69	0.00	36,184.90
RESERVES Total	3,015.41	3,015.41	0.00	27,138.69	27,138.69	0.00	36,184.90
Total Expense	15,707.84	19,536.02	3,828.18	176,478.50	175,824.18	(654.32)	234,432.00
Net Income	3,993.21	(0.02)	3,993.23	(480.32)	(0.18)	(480.14)	0.00

VICTORIA SQUARE CONDOMINIUM

GENERAL LEDGER DETAIL

Run Date: 10/08/2024
Run Time: 10:30 AM

As of: Start: 09/01/2024 | End: 09/30/2024

Account						Balance Forward	Debits	Credits	Ending Balance
01010 Popular Bank Oper						\$52,435.99	\$133,520.67	\$126,639.88	\$59,316.78
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref		Debits	Credits	
9/3/2024	AR 125240 - Cash Receipts - Lockbox	61166313					\$770.00	\$0.00	
9/4/2024	AP 125162 - Digital Check		CCM - CONSOLIDATED COMMUNITY MANAGEM	PROFESSIONAL MANAGEMENT FEES			\$0.00	\$775.00	
9/4/2024	AP 125168 - Digital Check		GARING - GARING PROTECTIVE SVCS.	PARKING ENFORCEMENT SERVICES			\$0.00	\$74.26	
9/5/2024	AR 126074 - Cash Receipts - Lockbox	1139					\$500.00	\$0.00	
9/6/2024	AR 124154 - Cash Receipts - Direct Debit	438427219		Automated Payment for Apply Charges Batch #124140			\$7,104.00	\$0.00	
9/6/2024	AR 126452 - Cash Receipts - Manual	116751585					\$444.00	\$0.00	
9/6/2024	AR 126833 - Cash Receipts - Lockbox	12419392					\$395.00	\$0.00	
9/9/2024	AR 126847 - Cash Receipts - Lockbox	151754289					\$1,332.00	\$0.00	
9/11/2024	AR 127943 - Cash Receipts - Lockbox	1751					\$2,664.00	\$0.00	
9/12/2024	AR 128089 - Cash Receipts - Direct Debit	439228403		One Time Payment			\$3,996.00	\$0.00	
9/12/2024	AR 128414 - Cash Receipts - Lockbox	5234					\$1,283.00	\$0.00	
9/13/2024	AR 128823 - Cash Receipts - Direct Debit	439334828		One Time Payment			\$500.00	\$0.00	
9/16/2024	AR 129458 - Cash Receipts - Lockbox	000003225					\$829.00	\$0.00	
9/17/2024	AP 129582 - AP Adjustment	AUTOPAY	CCSBFC - CITY OF CORAL SPRINGS	WATER AND SEWER AUTOPAY			\$0.00	\$4,004.61	
9/17/2024	AP 129583 - Print Check	13	DIAMB - Diamond Bright Maintenance	MONTHLY JANITORIAL SERVICE			\$0.00	\$350.00	
9/17/2024	AP 129640 - Print Check	14	ACCBUS - ACC BUSINESS	AUGUST AT&T MAINTENANCE			\$0.00	\$267.50	
9/17/2024	AR 131283 - Cash Receipts - Lockbox	13019186					\$385.00	\$0.00	
9/18/2024	AR 130052 - Cash Receipts - Miscellaneous	38395		INSURANCE CLAIM POLICY # AMC-29277-10	INSURANCE CLAIM POLICY # AMC-29277-10	\$109,609.38		\$0.00	
9/19/2024	AR 132554 -	1813					\$888.00	\$0.00	

Account				Balance Forward		Debits	Credits	Ending Balance
4	Cash Receipts - Lockbox							
9/22/202	AR 133036 -	439835974		One Time Payment		\$1,000.00	\$0.00	
4	Cash Receipts - Direct Debit							
9/25/202	AR 135084 -	440037397		One Time Payment		\$250.00	\$0.00	
4	Cash Receipts - Direct Debit							
9/25/202	AP 135265 -	15	TITAN RE - TITAN RESTORATION	FIRE		\$0.00	\$38,944.23	
4	Print Check			CONSTRUCTION				
9/25/202	AP 135408 -	16	TITAN RE - TITAN RESTORATION	FIRE		\$0.00	\$70,665.15	
4	Print Check			RESTORATION				
9/25/202	AP 135501 -	10042	FIRST* - FIRST INSURANCE FUNDING	SEPTEMBER	SEPTEMBER	\$0.00	\$6,117.16	
4	Hand Written Check			INSURANCE	INSURANCE			
				PAYMENT	PAYMENT			
9/26/202	AR 136558 -	672737916				\$444.00	\$0.00	
4	Cash Receipts - Lockbox							
9/27/202	AR 137286 -	5179				\$444.00	\$0.00	
4	Cash Receipts - Lockbox							
9/30/202	GL 142957 -		FPL ACH PAYMENTS	MONTHLY	MONTHLY	\$0.00	\$90.32	
4	Journal Entry							
9/30/202	GL 142960 -		RESERVE TRANSFER	TRANSFER	TRANSFER	\$0.00	\$3,015.41	
4	Journal Entry							
9/30/202	GL 142964 -		WASTEPRO 042603	AUTOPAY	AUTOPAY	\$0.00	\$2,336.24	
4	Journal Entry							
9/30/202	GL 142964 -		city of coral springs	city of coral springs	city of coral springs	\$681.80	\$0.00	
4	Journal Entry							
9/30/202	GL 142965 -					\$1.49	\$0.00	
4	Misc Bank Transaction							
01020 Popular Bank Reserve					\$101,191.52	\$3,178.97	\$0.00	\$104,370.49
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits	
9/30/202	GL 142960 -		RESERVE TRANSFER	TRANSFER	TRANSFER	\$3,015.41	\$0.00	
4	Journal Entry							
9/30/202	GL 142966 -					\$163.56	\$0.00	
4	Misc Bank Transaction							
01110 A/R Maintenance					\$12,922.75	\$19,536.00	\$23,567.00	\$8,891.75
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits	
9/1/2024	AR 124140 -					\$19,536.00	\$0.00	
	Apply Charges							
9/1/2024	AR 124153 -					\$0.00	\$2,501.86	
	Apply PrePays							
9/3/2024	AR 125240 -	61166313				\$0.00	\$770.00	
	Cash Receipts - Lockbox							
9/5/2024	AR 126074 -	1139				\$0.00	\$296.00	
	Cash Receipts - Lockbox							
9/6/2024	AR 124154 -	438427219		Automated Payment for Apply Charges Batch #124140		\$0.00	\$7,009.00	
	Cash Receipts - Direct Debit							
9/6/2024	AR 126452 -	116751585				\$0.00	\$444.00	
	Cash Receipts - Manual							
9/6/2024	AR 126833 -	12419392				\$0.00	\$395.00	
	Cash Receipts - Lockbox							

Account						Balance Forward	Debits	Credits	Ending Balance
9/9/2024	AR 126847 -	151754289					\$0.00	\$1,332.00	
	Cash Receipts								
	- Lockbox								
9/11/202	AR 127943 -	1751					\$0.00	\$2,498.14	
4	Cash Receipts								
	- Lockbox								
9/12/202	AR 128089 -	439228403			One Time		\$0.00	\$3,996.00	
4	Cash Receipts				Payment				
	- Direct Debit								
9/12/202	AR 128414 -	5234					\$0.00	\$839.00	
4	Cash Receipts								
	- Lockbox								
9/13/202	AR 128823 -	439334828			One Time		\$0.00	\$500.00	
4	Cash Receipts				Payment				
	- Direct Debit								
9/16/202	AR 129458 -	000003225					\$0.00	\$829.00	
4	Cash Receipts								
	- Lockbox								
9/17/202	AR 131283 -	13019186					\$0.00	\$385.00	
4	Cash Receipts								
	- Lockbox								
9/19/202	AR 132554 -	1813					\$0.00	\$78.00	
4	Cash Receipts								
	- Lockbox								
9/22/202	AR 133036 -	439835974			One Time		\$0.00	\$1,000.00	
4	Cash Receipts				Payment				
	- Direct Debit								
9/25/202	AR 135084 -	440037397			One Time		\$0.00	\$250.00	
4	Cash Receipts				Payment				
	- Direct Debit								
9/26/202	AR 136558 -	672737916					\$0.00	\$444.00	
4	Cash Receipts	6							
	- Lockbox								
01160 A/R Miscellaneous						\$150.00	\$0.00	\$0.00	\$150.00
01210 Utility Deposits						\$80.00	\$0.00	\$0.00	\$80.00
01225 Prepaid Expenses						\$3,322.81	\$0.00	\$3,322.81	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref		Debits	Credits	
9/1/2024	GL 142995 - Journal Entry		August rec ppd exp	August rec ppd exp	August rec ppd exp		\$0.00	\$3,322.81	
03010 Accounts Payable						(\$5,888.67)	\$115,498.05	\$109,609.38	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref		Debits	Credits	
9/4/2024	AP 125162 - Digital Check		CCM - CONSOLIDATED COMMUNITY MANAGEM	PROFESSIONAL MANAGEMENT FEES			\$775.00	\$0.00	
9/4/2024	AP 125168 - Digital Check		GARING - GARING PROTECTIVE SVCS.	PARKING ENFORCEMEN T SERVICES			\$74.26	\$0.00	
9/17/202	AP 129582 - 4 AP	AUTOPAY	CCSBFC - CITY OF CORAL SPRINGS	WATER AND SEWER			\$4,004.61	\$0.00	
9/17/202	AP 129583 - 4 Print Check	13	DIAMB - Diamond Bright Maintenance	AUTOPAY MONTHLY JANITORIAL SERVICE			\$350.00	\$0.00	
9/17/202	AP 129640 - 4 Print Check	14	ACCBUS - ACC BUSIINESS	AUGUST AT&T MAINTENANCE			\$267.50	\$0.00	
9/20/202	AP 132942 - 4 AP		SIGNARAMA - SIGNARAMA CORAL SPRINGS	REIM. FIRE ALARM PANEL SIGN	REIM. FIRE ALARM PANEL SIGN		\$208.65	\$0.00	
9/20/202	AP 132943 - 4 AP		IRWIN N - IRWIN NOZICK	REIM. FIRE ALARM PANEL SIGN	REIM. FIRE ALARM PANEL SIGN		\$208.65	\$0.00	
9/25/202	AP 135264 -		TITAN RE - TITAN RESTORATION	FIRE	FIRE		\$0.00	\$38,944.23	

Account				Balance Forward		Debits	Credits	Ending Balance
4	Enter Bill		CONSTRUCTION	RESTORATION	RESTORATION			
9/25/202	AP 135265 -	15	TITAN RE - TITAN RESTORATION	FIRE		\$38,944.23	\$0.00	
4	Print Check		CONSTRUCTION	RESTORATION				
9/25/202	AP 135407 -		TITAN RE - TITAN RESTORATION	FIRE	FIRE	\$0.00	\$70,665.15	
4	Enter Bill		CONSTRUCTION	RESTORATION	RESTORATION			
9/25/202	AP 135408 -	16	TITAN RE - TITAN RESTORATION	FIRE		\$70,665.15	\$0.00	
4	Print Check		CONSTRUCTION	RESTORATION				
03025 Accrued Expenses						\$0.00	\$0.00	\$1,925.00 (\$1,925.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits	
9/30/202	GL 143044 -		September accrue exp	September	September	\$0.00	\$1,925.00	
4	Journal Entry			accrue exp	accrue exp			
03110 Exchange						\$10,398.67	\$0.00	\$10,398.67
03200 Deferred Insurance Claim						\$0.00	\$109,609.38	\$109,609.38 \$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits	
9/18/202	AR 130052 -	38395		INSURANCE	INSURANCE	\$0.00	\$109,609.38	
4	Cash Receipts - Miscellaneous							
9/25/202	AP 135264 -		TITAN RE - TITAN RESTORATION	FIRE	FIRE	\$38,944.23	\$0.00	
4	Enter Bill		CONSTRUCTION	RESTORATION	RESTORATION			
9/25/202	AP 135407 -		TITAN RE - TITAN RESTORATION	FIRE	FIRE	\$70,665.15	\$0.00	
4	Enter Bill		CONSTRUCTION	RESTORATION	RESTORATION			
03310 Prepaid Member Fees						(\$3,908.86)	\$2,501.86	\$2,162.86 (\$3,569.86)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits	
9/1/2024	AR 124153 -					\$2,501.86	\$0.00	
	Apply PrePays							
9/5/2024	AR 126074 -	1139				\$0.00	\$204.00	
	Cash Receipts - Lockbox							
9/6/2024	AR 124154 -	438427352		Automated Payment for Apply Charges Batch #124140		\$0.00	\$95.00	
	Cash Receipts - Direct Debit							
9/11/202	AR 127943 -	1751				\$0.00	\$165.86	
	Cash Receipts - Lockbox							
9/12/202	AR 128414 -	1567				\$0.00	\$444.00	
	Cash Receipts - Lockbox							
9/19/202	AR 132554 -	1813				\$0.00	\$810.00	
	Cash Receipts - Lockbox							
9/27/202	AR 137286 -	5179				\$0.00	\$444.00	
	Cash Receipts - Lockbox							
05010 Reserve Roof						(\$70,872.70)	\$0.00	\$1,913.53 (\$72,786.23)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits	
9/30/202	GL 142963 -		MONTHLY RESERVES	RESERVES	RESERVES	\$0.00	\$1,913.53	
4	Journal Entry							
05015 Reserve Painting						(\$10,313.59)	\$0.00	\$756.13 (\$11,069.72)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits	
9/30/202	GL 142963 -		MONTHLY RESERVES	RESERVES	RESERVES	\$0.00	\$756.13	
4	Journal Entry							

Account					Balance Forward	Debits	Credits	Ending Balance
05020 Reserve Paving					(\$11,763.40)	\$0.00	\$279.42	(\$12,042.82)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits	
9/30/2024	GL 142963 - 4 Journal Entry		MONTHLY RESERVES	RESERVES	RESERVES	\$0.00	\$279.42	
05025 Reserve- 40 Year Inspection					(\$2,570.85)	\$0.00	\$66.33	(\$2,637.18)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits	
9/30/2024	GL 142963 - 4 Journal Entry		MONTHLY RESERVES	RESERVES	RESERVES	\$0.00	\$66.33	
05030 Reserve Interest					(\$5,671.02)	\$0.00	\$0.00	(\$5,671.02)
05510 Retained Earnings					(\$73,986.18)	\$0.00	\$0.00	(\$73,986.18)
06110 Maintenance Income					(\$156,288.00)	\$0.00	\$19,536.00	(\$175,824.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits	
9/1/2024	AR 124140 - Apply Charges					\$0.00	\$19,536.00	
06900 Interest					(\$9.13)	\$0.00	\$165.05	(\$174.18)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits	
9/30/2024	GL 142965 - 4 Misc Bank Transaction					\$0.00	\$1.49	
9/30/2024	GL 142966 - 4 Misc Bank Transaction					\$0.00	\$163.56	
07010 Refuse					\$16,389.92	\$2,336.24	\$0.00	\$18,726.16
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits	
9/30/2024	GL 142964 - 4 Journal Entry		WASTEPRO 042603	AUTOPAY	AUTOPAY	\$2,336.24	\$0.00	
07050 Electricity					\$1,076.52	\$90.32	\$0.00	\$1,166.84
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits	
9/30/2024	GL 142957 - 4 Journal Entry		FPL ACH PAYMENTS	MONTHLY	MONTHLY	\$90.32	\$0.00	
07060 Water / Sewer					\$27,725.89	\$3,322.81	\$681.80	\$30,366.90
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits	
9/1/2024	GL 142995 - Journal Entry		August rec ppd exp	August rec ppd exp	August rec ppd exp	\$3,322.81	\$0.00	
9/30/2024	GL 142964 - 4 Journal Entry		city of coral springs	city of coral springs	city of coral springs	\$0.00	\$681.80	
07148 Fire Ext.					\$1,117.01	\$0.00	\$0.00	\$1,117.01
07150 Security					\$222.78	\$0.00	\$0.00	\$222.78
07155 Parking Enforcement					\$1,740.38	\$0.00	\$0.00	\$1,740.38
07210 Repair & Maintenance					\$18,291.46	\$0.00	\$417.30	\$17,874.16
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits	
9/20/2024	AP 132942 - 4 AP Adjustment		SIGNARAMA - SIGNARAMA CORAL SPRINGS	REIM. FIRE ALARM PANEL SIGN	REIM. FIRE ALARM PANEL SIGN	\$0.00	\$208.65	
9/20/2024	AP 132943 - 4 AP Adjustment		IRWIN N - IRWIN NOZICK	REIM. FIRE ALARM PANEL SIGN	REIM. FIRE ALARM PANEL SIGN	\$0.00	\$208.65	
07220 Janitorial					\$5,133.51	\$350.00	\$0.00	\$5,483.51

Account					Balance Forward	Debits	Credits	Ending Balance
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits	
9/30/2024	GL 143044 - Journal Entry		September accrue exp	September accrue exp	September accrue exp	\$350.00	\$0.00	
07230	Exterminating					\$580.50	\$0.00	\$580.50
07240	Fire Equipment Maint & Repair					\$636.36	\$0.00	\$636.36
07250	Surveillance Cameras & Interne					\$1,109.32	\$0.00	\$1,109.32
07320	Plumbing Repairs					\$140.00	\$0.00	\$140.00
08010	Lawn Maintenance					\$6,016.00	\$800.00	\$6,816.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits	
9/30/2024	GL 143044 - Journal Entry		September accrue exp	September accrue exp	September accrue exp	\$800.00	\$0.00	
08020	Irrigation					\$1,280.39	\$0.00	\$1,280.39
08050	Landscape Extras					\$160.50	\$0.00	\$160.50
09000	Management Fees					\$6,200.00	\$775.00	\$6,975.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits	
9/30/2024	GL 143044 - Journal Entry		September accrue exp	September accrue exp	September accrue exp	\$775.00	\$0.00	
09110	Office Expense					\$226.47	\$0.00	\$226.47
09125	Legal					\$1,527.50	\$0.00	\$1,527.50
09140	Fees/Permits					\$220.34	\$0.00	\$220.34
09150	General Insurance					\$46,852.53	\$6,117.16	\$52,969.69
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits	
9/25/2024	AP 135501 - Hand Written Check	10042	FIRST` - FIRST INSURANCE FUNDING	SEPTEMBER INSURANCE PAYMENT	SEPTEMBER INSURANCE PAYMENT	\$6,117.16	\$0.00	
09200	Reserve Transfer					\$24,123.28	\$3,015.41	\$27,138.69
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits	
9/30/2024	GL 142963 - Journal Entry		MONTHLY RESERVES	RESERVES	RESERVES	\$3,015.41	\$0.00	
Total:					\$0.00	\$400,651.87	\$400,651.87	\$0.00

Aged Open Items

VICTORIA SQUARE CONDOMINIUM
As of: 09/30/2024

Run Date: 10/08/2024
Run Time: 10:30 AM

Item #	Vendor	Invoice	Date	Current	31-60	61-90	Over 90
Total				\$0.00	\$0.00	\$0.00	\$0.00
Grand Total							\$0.00

Report Summary

Code	Account#	Current	Over 30	Over 60	Over 90	Total
A1 - MAINTENANCE	01110	\$5,300.00	\$2,818.75	\$0.00	\$773.00	\$8,891.75
07 - Misc. Charges	01160	\$0.00	\$0.00	\$0.00	\$150.00	\$150.00
Grand Total:		\$5,300.00	\$2,818.75	\$0.00	\$923.00	\$9,041.75

Account#	Account Description	Delinquency Amount
01110	A/R Maintenance	\$8,891.75
01160	A/R Miscellaneous	\$150.00
Total:		\$9,041.75

Total Number of Homes: 16

Victoria Square Condominium
Accounts Payable as of
September 30, 2024

Payable to:	Account	Amount
Best Lawn Service	8010	800.00
Diamon Bright	7220	350.00
Consolidated Community Mgmt	9000	775.00
		<hr/>
Total A/P		<u><u>\$ 1,925.00</u></u>

Prepaid Expense

Payable to:	Account	Amount
		<hr/>
Total Prepaid		<u><u>\$ -</u></u>

VICTORIA SQUARE CONDOMINIUM
BANK RECONCILIATION
Statement Date: 9/30/2024

Run Date: 10/08/2024
Run Time: 09:43 AM

Reconciliation Summary: 4 - POPULAR COMMUNITY BANK				GL Account: 01010 - Popular Bank Oper	
Bank Statement Balance	\$58,098.04	Account Balance		\$59,316.78	
GL Account Balance	\$59,316.78	+ Uncleared Payments		\$617.50	
Difference	(\$1,218.74)	- Uncleared Deposits		\$1,836.24	
		Reconciling Balance		\$58,098.04	
		- Statement Balance		\$58,098.04	
		Difference		\$0.00	

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
13	9/17/2024	AP 129583 DIAMB - Diamond Bright Maintenance	Uncleared	0.00	350.00
14	9/17/2024	AP 129640 ACCBUS - ACC BUSIINESS	Uncleared	0.00	267.50
	8/1/2024	GL 123699 WASTE PRO PAID TWICE	Uncleared	1,836.24	0.00
Totals				\$1,836.24	\$617.50

**POPULAR®**

Last statement: August 30, 2024
 This statement: September 30, 2024
 Total days in statement period: 31

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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	\$52,379.64
Enclosures	6	Total additions	133,338.87
Low balance	\$50,964.14	Total subtractions	127,620.47
Average balance	\$91,630.19	Ending balance	\$58,098.04
Avg collected balance	\$87,356.00		
Interest paid year to date	\$10.62		

CHECKS

Number	Date	Amount	Control
5	09-09	167.88	000007070444350
6	09-09	1,527.50	000007070460000
7	09-06	160.50	000007104095780
11 *	09-09	424.01	000007070444290
12	09-26	38,944.23	000007071448500
16 *	09-27	70,665.15	000007071519610

* Skip in check sequence

OTHER DEBITS

Date	Description	Subtractions
09-05	'Preauthorized Wd Paymerang, LLCBATCH FUND240905 9878 000031101114857863	849.26
09-05	'Preauthorized Wd WASTE PRO MIAMI3056517011240905 000242071756977067	2,336.24
09-17	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT240917 000111000019062008	44.28
09-17	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT240917 000111000019062015	46.04
09-26	'Cash Mgmt Trsfr Dr REF 2700504LFUNDS TRANSFER TO DEP XXXXXX2233 FROM MONTHLY RESERVE TRANSFER 000997000926050434	3,015.41
09-26	'Preauthorized Wd FIRST INSURANCEINSURANCE240926 900-101146389 000071925330789499	6,117.16

Thank you for banking with Popular

VICTORIA SQUARE CONDO
September 30, 2024

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Date	Description	Subtractions
09-30	'Preauthorized Wd CORALCONCUTILITY240930 000211274458864445	3,322.81

CREDITS

Date	Description	Additions
09-03	'Preauthorized Credit PropayTransfer240903 000091000011872211	500.00
09-03	'Lock Box Deposit 000000007103790810	770.00
09-05	'Lock Box Deposit 000000007103972750	500.00
09-06	'Preauthorized Credit PropayTransfer240906 000091000013573929	444.00
09-06	'Lock Box Deposit 000000007070342150	395.00
09-09	'Preauthorized Credit PayLease.comSettlement240909 000021864156666 000111924686993297	7,104.00
09-09	'Lock Box Deposit 000000007070486860	1,332.00
09-11	'Lock Box Deposit 000000007070749830	2,664.00
09-12	'Lock Box Deposit 000000007104418810	1,283.00
09-13	'Preauthorized Credit PayLease.comSettlement240913 000021909683390 000111924687289500	3,996.00
09-16	'Preauthorized Credit PayLease.comSettlement240916 000021919099062 000111924687338469	500.00
09-16	'Lock Box Deposit 000000007104666840	829.00
09-17	'Lock Box Deposit 000000007104774560	385.00
09-18	'Mail/Courier Deposit 000000005548483370	109,609.38
09-19	'Lock Box Deposit 000000007104911080	888.00
09-24	'Preauthorized Credit PayLease.comSettlement240924 000021970893582 000111924687638705	1,000.00
09-26	'Preauthorized Credit PayLease.comSettlement240926 000021990651730 000111924687727425	250.00
09-26	'Lock Box Deposit 000000007105183420	444.00
09-27	'Lock Box Deposit 000000007071536220	444.00
09-30	'Interest Credit 000000000000000000	1.49

DAILY BALANCES

Date	Amount
08-30	52,379.64
09-03	53,649.64
09-05	50,964.14
09-06	51,642.64
09-09	57,959.25
09-11	60,623.25

Date	Amount
09-12	61,906.25
09-13	65,902.25
09-16	67,231.25
09-17	67,525.93
09-18	177,135.31

Date	Amount
09-19	178,023.31
09-24	179,023.31
09-26	131,640.51
09-27	61,419.36
09-30	58,098.04

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
September 30, 2024

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VICTORIA SQUARE CONDOMINIUM
c/o Consolidated Community Mgmt.
7124 N Rob Hill Road
Tamarac FL 33321
(954) 718-9903

POPULAR COMMUNITY BANK

CHECK NO. 5 CHECK DATE 8/16/2024 VENDOR NO. IRWIN HODICK

CHECK AMOUNT \$167.88

PAY TO THE ORDER OF IRWIN HODICK
4921 NW 101ST AVE
CORAL SPRINGS FL 33076

ONE HUNDRED SIXTY SEVEN DOLLARS AND 88/100 CENTS

Pay Exactly

000005 063112605 5100842006

For Deposit Only - JPMC

Check # 0005, Posted 09-09-24, Amount 167.88

Populink.com CashID:728 Date:09/06/24 Seq#:0001
CheckID:14840606184213 DeviceID:FL19660

VICTORIA SQUARE CONDOMINIUM
c/o Consolidated Community Mgmt.
7124 N Rob Hill Road
Tamarac FL 33321
(954) 718-9903

POPULAR COMMUNITY BANK

CHECK NO. 6 CHECK DATE 8/17/2024 VENDOR NO. OSTREHSKI & SYKOLIN PA

CHECK AMOUNT \$1,527.50

PAY TO THE ORDER OF 4315 TECHNOLOGY WAY 1CB
BOCA RATON FL 33431

ONE THOUSAND FIVE HUNDRED TWENTY SEVEN DOLLARS AND 50/100 CENTS

Pay Exactly

000006 063112605 5100842006

For Deposit Only - JPMC

Check # 0006, Posted 09-09-24, Amount 1,527.50

Populink.com CashID:728 Date:09/06/24 Seq#:0001
CheckID:14740566184137 DeviceID:FL19660

VICTORIA SQUARE CONDOMINIUM
c/o Consolidated Community Mgmt.
7124 N Rob Hill Road
Tamarac FL 33321
(954) 718-9903

POPULAR COMMUNITY BANK

CHECK NO. 7 CHECK DATE 8/27/2024 VENDOR NO. RYAN ASSOCIATES, INC.

CHECK AMOUNT \$160.50

PAY TO THE ORDER OF 11182 NW 11 TERL
CORAL SPRINGS FL 33076

ONE HUNDRED SIXTY DOLLARS AND 50/100 CENTS

Pay Exactly

000007 063112605 5100842006

For Deposit Only - JPMC

Check # 0007, Posted 09-06-24, Amount 160.50

Populink.com CashID:728 Date:09/06/24 Seq#:0001
CheckID:14740566184137 DeviceID:FL19660

VICTORIA SQUARE CONDOMINIUM
c/o Consolidated Community Mgmt.
7124 N Rob Hill Road
Tamarac FL 33321
(954) 718-9903

POPULAR COMMUNITY BANK

CHECK NO. 11 CHECK DATE 8/23/2024 VENDOR NO. IRWIN HODICK

CHECK AMOUNT \$424.01

PAY TO THE ORDER OF 4921 NW 101ST AVE
CORAL SPRINGS FL 33076

FOUR HUNDRED TWENTY FOUR DOLLARS AND 01/100 CENTS

Pay Exactly

000011 063112605 5100842006

For Deposit Only - JPMC

Check # 0011, Posted 09-09-24, Amount 424.01

Populink.com CashID:728 Date:09/06/24 Seq#:0001
CheckID:14740566184137 DeviceID:FL19660

VICTORIA SQUARE CONDOMINIUM
c/o Consolidated Community Mgmt.
7124 N Rob Hill Road
Tamarac FL 33321
(954) 718-9903

POPULAR COMMUNITY BANK

CHECK NO. 15 CHECK DATE 9/19/2024 VENDOR NO. TITAN RE

CHECK AMOUNT \$38,944.23

PAY TO THE ORDER OF TITAN RESTORATION CONSTRUCTION
2701 VISTA PARKWAY STE A-7
WEST PALM BEACH NotApplicable 33411

THIRTY EIGHT THOUSAND NINE HUNDRED FORTY FOUR DOLLARS AND 23/100 CENTS

Pay Exactly

000015 063112605 5100842006

For Deposit Only - JPMC

Check # 0012, Posted 09-26-24, Amount 38,944.23

Populink.com CashID:728 Date:09/06/24 Seq#:0001
CheckID:14740566184137 DeviceID:FL19660

VICTORIA SQUARE CONDOMINIUM
c/o Consolidated Community Mgmt.
7124 N Rob Hill Road
Tamarac FL 33321
(954) 718-9903

POPULAR COMMUNITY BANK

CHECK NO. 16 CHECK DATE 9/19/2024 VENDOR NO. TITAN RE

CHECK AMOUNT \$70,665.15

PAY TO THE ORDER OF TITAN RESTORATION CONSTRUCTION
2701 VISTA PARKWAY STE A-7
WEST PALM BEACH NotApplicable 33411

SEVENTY THOUSAND SIX HUNDRED SIXTY FIVE DOLLARS AND 15/100 CENTS

Pay Exactly

000016 063112605 5100842006

For Deposit Only - JPMC

Check # 0016, Posted 09-27-24, Amount 70,665.15

Populink.com CashID:728 Date:09/06/24 Seq#:0001
CheckID:14740566184137 DeviceID:FL19660

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.

1	Enter the balance shown on this statement. The balance is the Ending Total found in the "Daily Activity" section of your statement.	\$ 1234.56
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.)	\$ 123.45
3	Add the totals from Steps 1 and 2. Enter it here.	\$ 1357.91
4	Total all outstanding withdrawals that appear in your checkbook <i>but that do not appear on this statement.</i> (Use Chart B to easily add up your outstanding withdrawals.)	\$ 123.45
5	Subtract the total in Step 4 from, the total in Step 3.	\$ 1234.56

This should be the Balance
In your Checkbook

CHART A

OUTSTANDING DEPOSIT	DEPOSIT AMOUNT	
Example: Deposit	\$ 100	50
TOTAL:	\$	

CHART B

OUTSTANDING WITHDRAWAL	WITHDRAWAL AMOUNT	
Example: Debit Credit Purchase	\$ 100	50
TOTAL:	\$	

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.

- (1) Tell us your name and account number.
- (2) 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.
- (3) 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 credit your account 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 1-800-307-7308 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 E.T. Monday through Friday and 9:00 am – 6:00 pm E.T. Saturday and Sunday or in writing at Popular, Attn: Customer Care Center P.O. Box 4906 Miami 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.



VICTORIA SQUARE CONDOMINIUM
BANK RECONCILIATION
Statement Date: 9/30/2024

Run Date: 10/08/2024
Run Time: 09:43 AM

Reconciliation Summary: 4 - POPULAR COMMUNITY BANK		GL Account: 01020 - Popular Bank Reserve	
Bank Statement Balance	\$104,370.49	Account Balance	\$104,370.49
GL Account Balance	\$104,370.49	+ Uncleared Payments	\$0.00
Difference	\$0.00	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$104,370.49
		- Statement Balance	\$104,370.49
		Difference	\$0.00

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

**POPULAR®**

Last statement: August 30, 2024
This statement: September 30, 2024
Total days in statement period: 31

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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	\$101,191.52
Average balance	\$101,677.88
Avg collected balance	\$101,677.00
Interest paid year to date	\$1,089.85

DAILY ACTIVITY

Date	Description	Additions	Subtractions	Balance
08-30	Beginning balance			\$101,191.52
09-26	'Cash Mgmt Trsfr Cr REF 2700504L FUNDS TRANSFER FRM DEP XXXXXX2006 FROM MTHLY RESERVE TRAN SFER 997000926050434	3,015.41		104,206.93
09-30	'Interest Credit 0000000000000000	163.56		104,370.49
09-30	Ending totals	3,178.97	0.00	\$104,370.49

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

