

Victoria Square Condominium Assoc., Inc.

FINANCIAL STATEMENTS

PREPARED FOR THE BOARD OF DIRECTORS

April 2025



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

VICTORIA SQUARE CONDOMINIUM

FUND BALANCE SHEET

As of: 04/30/2025

Run Date: 05/10/2025

Run Time: 09:16 AM

Assets

Account	Operating	Reserves	Total
Asset			
01010 Popular Bank Oper	\$125,582.98	\$0.00	\$125,582.98
01025 Due To/From Reserves	\$0.00	(\$91.00)	(\$91.00)
01030 Valley Bank Reserve	\$0.00	\$126,785.29	\$126,785.29
01110 A/R Maintenance	\$4,946.00	\$0.00	\$4,946.00
01160 A/R Miscellaneous	\$727.00	\$0.00	\$727.00
01170 A/R Late Charges	\$100.00	\$0.00	\$100.00
01195 Attorney Fees Receivable	\$323.42	\$0.00	\$323.42
01210 Utility Deposits	\$80.00	\$0.00	\$80.00
Asset Total	\$131,759.40	\$126,694.29	\$258,453.69
Total Assets:	\$131,759.40	\$126,694.29	\$258,453.69

Liabilities

Account	Operating	Reserves	Total
Liability			
03010 Accounts Payable	\$312.15	\$0.00	\$312.15
03025 Accrued Expenses	\$2,541.68	\$0.00	\$2,541.68
03030 Due To/From Reserves	(\$91.00)	\$0.00	(\$91.00)
03110 Exchange	(\$9,964.67)	\$0.00	(\$9,964.67)
03200 Deferred Insurance Claim	\$50,670.59	\$0.00	\$50,670.59
03310 Prepaid Member Fees	\$6,272.11	\$0.00	\$6,272.11
Liability Total	\$49,740.86	\$0.00	\$49,740.86
Total Liabilities:	\$49,740.86	\$0.00	\$49,740.86

Equity

Account	Operating	Reserves	Total
Reserves			
05010 Reserve Roof	\$0.00	\$86,180.94	\$86,180.94
05015 Reserve Painting	\$0.00	\$16,362.63	\$16,362.63
05020 Reserve Paving	\$0.00	\$13,998.76	\$13,998.76
05025 Reserve- 40 Year Inspection	\$0.00	\$3,101.49	\$3,101.49
05030 Reserve Interest	\$0.00	\$7,050.47	\$7,050.47
Reserves Total	\$0.00	\$126,694.29	\$126,694.29
Members Equity			
05510 Retained Earnings	\$69,999.61	\$0.00	\$69,999.61
Members Equity Total	\$69,999.61	\$0.00	\$69,999.61
Current Year Net Income/(Loss)	\$12,018.93	\$0.00	\$12,018.93
Total Equity:	\$82,018.54	\$126,694.29	\$208,712.83

Account	Operating	Reserves	Total
Total Liabilities & Equity	\$131,759.40	\$126,694.29	\$258,453.69

VICTORIA SQUARE CONDOMINIUM

Run Date: 05/10/2025

Run Time: 09:16 AM

INCOME STATEMENT

Start: 04/01/2025 | End: 04/30/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06110 Maintenance Income	21,296.00	21,296.00	0.00	85,184.00	85,184.00	0.00	255,552.00
06160 Misc. Owner Income	0.00	0.00	0.00	550.00	0.00	550.00	0.00
06165 Owners Interest Income	0.00	0.00	0.00	73.58	0.00	73.58	0.00
06170 Owner Late Fees	0.00	0.00	0.00	100.00	0.00	100.00	0.00
06190 Admin/Collection Fees Reimb.	117.00	0.00	117.00	307.00	0.00	307.00	0.00
06900 Interest	1.42	0.00	1.42	5.09	0.00	5.09	0.00
Income Total	21,414.42	21,296.00	118.42	86,219.67	85,184.00	1,035.67	255,552.00
Total Income	21,414.42	21,296.00	118.42	86,219.67	85,184.00	1,035.67	255,552.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
UTILITIES							
07010 Refuse	1,961.00	2,125.00	164.00	7,094.00	8,500.00	1,406.00	25,500.00
07050 Electricity	104.13	150.00	45.87	445.94	600.00	154.06	1,800.00
07060 Water / Sewer	(296.99)	3,416.67	3,713.66	9,762.65	13,666.68	3,904.03	41,000.00
07155 Parking Enforcement	375.00	208.33	(166.67)	4,006.38	833.32	(3,173.06)	2,500.00
UTILITIES Total	2,143.14	5,900.00	3,756.86	21,308.97	23,600.00	2,291.03	70,800.00
BUILDING MAINTENANCE							
07210 Repair & Maintenance	245.39	2,015.26	1,769.87	3,168.22	8,061.04	4,892.82	24,183.10
07220 Janitorial	350.00	666.67	316.67	1,425.00	2,666.68	1,241.68	8,000.00
07230 Exterminating	0.00	62.50	62.50	310.50	250.00	(60.50)	750.00
07240 Fire Equipment Maint & Repair	0.00	100.00	100.00	0.00	400.00	400.00	1,200.00
07250 Surveillance Cameras & Interne	0.00	166.67	166.67	2,328.93	666.68	(1,662.25)	2,000.00
07320 Plumbing Repairs	0.00	41.67	41.67	150.00	166.68	16.68	500.00
07340 Paving Repairs	0.00	41.67	41.67	0.00	166.68	166.68	500.00
BUILDING MAINTENANCE Total	595.39	3,094.44	2,499.05	7,382.65	12,377.76	4,995.11	37,133.10
GROUND MAINTENANCE							
08010 Lawn Maintenance	883.34	916.67	33.33	3,416.68	3,666.68	250.00	11,000.00
08020 Irrigation	0.00	166.67	166.67	388.12	666.68	278.56	2,000.00
08030 Tree Trim - Removal	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
08050 Landscape Extras	0.00	166.67	166.67	0.00	666.68	666.68	2,000.00
GROUND MAINTENANCE Total	883.34	1,333.34	450.00	3,804.80	5,333.36	1,528.56	16,000.00
MANAGEMENT							
09000 Management Fees	798.00	798.00	0.00	3,192.00	3,192.00	0.00	9,576.00
MANAGEMENT Total	798.00	798.00	0.00	3,192.00	3,192.00	0.00	9,576.00
ADMINISTRATIVE & OFFICE							
09110 Office Expense	0.00	62.50	62.50	424.51	250.00	(174.51)	750.00
09120 CPA	0.00	100.00	100.00	0.00	400.00	400.00	1,200.00
09125 Legal	0.00	150.00	150.00	573.52	600.00	26.48	1,800.00
09140 Fees/Permits	0.00	41.67	41.67	820.55	166.68	(653.87)	500.00
09145 Fire Equip Inspect	0.00	70.83	70.83	0.00	283.32	283.32	850.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
09150 General Insurance	6,280.62	6,729.83	449.21	24,632.10	26,919.32	2,287.22	80,758.00
ADMINISTRATIVE & OFFICE Total	6,280.62	7,154.83	874.21	26,450.68	28,619.32	2,168.64	85,858.00
RESERVES							
09200 Reserve Transfer	3,015.41	3,015.41	0.00	12,061.64	12,061.64	0.00	36,184.90
RESERVES Total	3,015.41	3,015.41	0.00	12,061.64	12,061.64	0.00	36,184.90
Total Expense	13,715.90	21,296.02	7,580.12	74,200.74	85,184.08	10,983.34	255,552.00
Net Income	7,698.52	(0.02)	7,698.54	12,018.93	(0.08)	12,019.01	0.00

VICTORIA SQUARE CONDOMINIUM

GENERAL LEDGER DETAIL

Run Date: 05/10/2025
Run Time: 09:16 AM

As of: Start: 04/01/2025 | End: 04/30/2025

Account				Balance Forward	Debits	Credits	Ending Balance
01010 Popular Bank Oper				\$63,995.80	\$78,001.95	\$16,414.77	\$125,582.98
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2025	AP 240259 - Print Check	97	IGALH - Igal Hebron	Vent Cleaning	\$0.00	\$92.50	
4/1/2025	AR 240553 - Cash Receipts - Lockbox	3360			\$864.00	\$0.00	
4/1/2025	GL 253181 - Misc Deposit			void # 59 lv8 stale dated	\$634.32	\$0.00	
4/1/2025	GL 253182 - Misc Deposit			void dup posting	\$3,260.04	\$0.00	
4/2/2025	AP 240948 - Print Check	106	GPM - Grant Property Management	April 2025 Professional Management Services	\$0.00	\$798.00	
4/2/2025	AP 240948 - Print Check	101	RYAN - RYAN ASSOCIATES, INC.	Unit 3270 Inspection & Repair	\$0.00	\$100.00	
4/2/2025	AP 240948 - Print Check	102	RYAN - RYAN ASSOCIATES, INC.	Repairs Unit 3254	\$0.00	\$100.00	
4/2/2025	AP 240948 - Print Check	103	RYAN-179 - RYAN ASSOCIATES INC	Unit 3282 Repairs	\$0.00	\$144.45	
4/2/2025	AP 240948 - Print Check	99	DIAMB - Diamond Bright Maintenance	April Janitorial	\$0.00	\$350.00	
4/2/2025	AP 240948 - Print Check	100	UNIVERSAL - UNIVERSAL WASTE	April 2025 Service	\$0.00	\$1,561.00	
4/2/2025	AP 240948 - Print Check	104	UNIVERSAL - UNIVERSAL WASTE	Bulk Trash Pickup	\$0.00	\$400.00	
4/2/2025	AP 240948 - Print Check	98	AZPARK - A-Z PARKING ENFORCEMENT SOLUTIONS, INC	04/01/25-04/30/25	\$0.00	\$375.00	
4/2/2025	AP 240948 - Print Check	105	CCMVSC - Victoria Square	Reserve Transfer	\$0.00	\$3,015.41	
4/4/2025	AP 232069 - Hand Written Check	ACH	CITYCC - CITY OF CORAL SPRINGS - WATER	01/29/25-02/27/25	\$0.00	\$2,963.05	
4/4/2025	AR 242339 - Cash Receipts - Lockbox	880715172			\$484.00	\$0.00	
4/6/2025	AR 239849 - Cash Receipts - Direct Debit	474649380		Automated Payment for Apply Charges Batch #239846	\$11,205.58	\$0.00	
4/7/2025	AR 242508 - Cash Receipts - Direct Debit	474955684		One Time Payment	\$968.00	\$0.00	
4/7/2025	AR 242856 - Cash Receipts - Lockbox	3218			\$484.00	\$0.00	
4/8/2025	AR 243657 - Cash Receipts - Lockbox	995141			\$869.00	\$0.00	
4/9/2025	AR 244181 - Cash Receipts - Lockbox	153986541			\$879.00	\$0.00	
4/11/2025	AR 244941 - Cash Receipts - Lockbox	1759			\$1,936.00	\$0.00	
4/12/2025	AR 244876 - Cash Receipts - Direct Debit	475541324		One Time Payment	\$502.00	\$0.00	
4/14/2025	AR 245394 - Cash Receipts - Lockbox	5258			\$2,824.00	\$0.00	
4/15/2025	AR 245424 - Cash Receipts - Miscellaneous	63-9138		Insurance claim#4235486	\$50,670.59	\$0.00	
4/15/2025	GL 253184 - Misc Payment			1st insurance	\$0.00	\$6,280.62	
4/17/2025	AR 246803 - Cash Receipts - Lockbox	95923665			\$968.00	\$0.00	
4/18/2025	AR 246831 - Cash Receipts - Lockbox	718510192			\$484.00	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
4/20/2025	AP 241071 - Hand Written Check	ACH	VALLEY - VALLEY NATIONAL BANK-LOANS	032025 9368	\$0.00	\$130.61	
4/28/2025	AR 249732 - Cash Receipts - Lockbox	98587954			\$484.00	\$0.00	
4/30/2025	AR 252810 - Cash Receipts - Lockbox	883290436			\$484.00	\$0.00	
4/30/2025	GL 253183 - Misc Payment		fpl		\$0.00	\$104.13	
4/30/2025	GL 253185 - Misc Bank Transaction				\$1.42	\$0.00	
01025 Due To/From Reserves				(\$91.00)	\$3,015.41	\$3,015.41	(\$91.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/30/2025	GL 253180 - Journal Entry		MONTHLY RESERVES	RESERVES	\$3,015.41	\$0.00	
4/30/2025	GL 253187 - Journal Entry		Rev due to	Rev due to	\$0.00	\$3,015.41	
01030 Valley Bank Reserve				\$123,510.87	\$3,274.42	\$0.00	\$126,785.29
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2025	AP 239775 - Enter Bill		CCMVSC - Victoria Square	Reserve Transfer	\$3,015.41	\$0.00	
4/30/2025	GL 253179 - Misc Bank Transaction				\$259.01	\$0.00	
01110 A/R Maintenance				\$6,002.75	\$21,296.00	\$22,352.75	\$4,946.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2025	AR 239846 - Apply Charges				\$21,296.00	\$0.00	
4/1/2025	AR 239848 - Apply PrePays				\$0.00	\$2,963.86	
4/1/2025	AR 240553 - Cash Receipts - Lockbox	3360			\$0.00	\$864.00	
4/4/2025	AR 242339 - Cash Receipts - Lockbox	880715172			\$0.00	\$420.75	
4/6/2025	AR 239849 - Cash Receipts - Direct Debit	474649380		Automated Payment for Apply Charges Batch #239846	\$0.00	\$10,553.00	
4/7/2025	AR 242508 - Cash Receipts - Direct Debit	474955684		One Time Payment	\$0.00	\$968.00	
4/7/2025	AR 242856 - Cash Receipts - Lockbox	3218			\$0.00	\$484.00	
4/8/2025	AR 243657 - Cash Receipts - Lockbox	995141			\$0.00	\$484.00	
4/9/2025	AR 244181 - Cash Receipts - Lockbox	153986541			\$0.00	\$879.00	
4/11/2025	AR 244941 - Cash Receipts - Lockbox	1759			\$0.00	\$1,717.00	
4/12/2025	AR 244876 - Cash Receipts - Direct Debit	475541324		One Time Payment	\$0.00	\$502.00	
4/14/2025	AR 245394 - Cash Receipts - Lockbox	5258			\$0.00	\$1,549.14	
4/17/2025	AR 246803 - Cash Receipts - Lockbox	95923665			\$0.00	\$484.00	
4/18/2025	AR 246831 - Cash Receipts - Lockbox	718510192			\$0.00	\$484.00	
01150 A/R Owners Interest				\$73.58	\$0.00	\$73.58	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/6/2025	AR 239849 - Cash Receipts - Direct Debit	474649526		Automated Payment for Apply Charges Batch #239846	\$0.00	\$73.58	
01160 A/R Miscellaneous				\$745.00	\$0.00	\$18.00	\$727.00

Account				Balance Forward	Debits	Credits	Ending Balance
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/11/2025	AR 244941 - Cash Receipts - Lockbox	1969			\$0.00	\$18.00	
01170 A/R Late Charges				\$100.00	\$0.00	\$0.00	\$100.00
01195 Attorney Fees Receivable				\$206.42	\$117.00	\$0.00	\$323.42
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/30/2025	AR 250959 - Collection Fee				\$117.00	\$0.00	
01210 Utility Deposits				\$80.00	\$0.00	\$0.00	\$80.00
03010 Accounts Payable				\$0.00	\$6,936.36	\$7,248.51	(\$312.15)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2025	AP 230871 - Enter Bill		AZPARK - A-Z PARKING ENFORCEMENT SOLUTIONS, INC	04/01/25-04/30/25	\$0.00	\$375.00	
4/1/2025	AP 239421 - Enter Bills - Separate Check		GPM - Grant Property Management	April 2025 Professional Management Services	\$0.00	\$798.00	
4/1/2025	AP 239630 - Enter Bills - Separate Check		DIAMB - Diamond Bright Maintenance	April Janitorial	\$0.00	\$350.00	
4/1/2025	AP 239775 - Enter Bill		CCMVSC - Victoria Square	Reserve Transfer	\$0.00	\$3,015.41	
4/1/2025	AP 240258 - Enter Bills - Separate Check		IGALH - Igal Hebron	Vent Cleaning	\$0.00	\$92.50	
4/1/2025	AP 240259 - Print Check	97	IGALH - Igal Hebron	Vent Cleaning	\$92.50	\$0.00	
4/2/2025	AP 232182 - Enter Bill		UNIVERSAL - UNIVERSAL WASTE	Bulk Trash Pickup	\$0.00	\$400.00	
4/2/2025	AP 235619 - Enter Bills - Separate Check		RYAN-179 - RYAN ASSOCIATES INC	Unit 3282 Repairs	\$0.00	\$144.45	
4/2/2025	AP 235620 - Enter Bill		RYAN - RYAN ASSOCIATES, INC.	Repairs Unit 3254	\$0.00	\$100.00	
4/2/2025	AP 238425 - Enter Bills - Separate Check		RYAN - RYAN ASSOCIATES, INC.	Unit 3270 Inspection & Repair	\$0.00	\$100.00	
4/2/2025	AP 240948 - Print Check	106	GPM - Grant Property Management	April 2025 Professional Management Services	\$798.00	\$0.00	
4/2/2025	AP 240948 - Print Check	101	RYAN - RYAN ASSOCIATES, INC.	Unit 3270 Inspection & Repair	\$100.00	\$0.00	
4/2/2025	AP 240948 - Print Check	102	RYAN - RYAN ASSOCIATES, INC.	Repairs Unit 3254	\$100.00	\$0.00	
4/2/2025	AP 240948 - Print Check	103	RYAN-179 - RYAN ASSOCIATES INC	Unit 3282 Repairs	\$144.45	\$0.00	
4/2/2025	AP 240948 - Print Check	99	DIAMB - Diamond Bright Maintenance	April Janitorial	\$350.00	\$0.00	
4/2/2025	AP 240948 - Print Check	100	UNIVERSAL - UNIVERSAL WASTE	April 2025 Service	\$1,561.00	\$0.00	
4/2/2025	AP 240948 - Print Check	104	UNIVERSAL - UNIVERSAL WASTE	Bulk Trash Pickup	\$400.00	\$0.00	
4/2/2025	AP 240948 - Print Check	98	AZPARK - A-Z PARKING ENFORCEMENT SOLUTIONS, INC	04/01/25-04/30/25	\$375.00	\$0.00	
4/2/2025	AP 240948 - Print Check	105	CCMVSC - Victoria Square	Reserve Transfer	\$3,015.41	\$0.00	
4/10/2025	AP 237294 - Enter Bills - Separate Check		UNIVERSAL - UNIVERSAL WASTE	April 2025 Service	\$0.00	\$1,561.00	
4/22/2025	AP 247139 - Enter Bills - Separate Check		RYAN-179 - RYAN ASSOCIATES INC		\$0.00	\$312.15	
03025 Accrued Expenses				(\$1,658.34)	\$0.00	\$883.34	(\$2,541.68)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/30/2025	GL 253186 - Journal Entry		April accrue exp	April Accrue exp	\$0.00	\$883.34	
03030 Due To/From Reserves				\$91.00	\$3,015.41	\$3,015.41	\$91.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	

Account			Balance Forward		Debits	Credits	Ending Balance
4/30/2025	GL 253180 - Journal Entry		MONTHLY RESERVES	RESERVES	\$0.00	\$3,015.41	
4/30/2025	GL 253187 - Journal Entry		Rev due to	Rev due to	\$3,015.41	\$0.00	
03110 Exchange				\$9,964.67	\$0.00	\$0.00	\$9,964.67
03200 Deferred Insurance Claim				\$0.00	\$0.00	\$50,670.59	(\$50,670.59)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/15/2025	AR 245424 - Cash Receipts - Miscellaneous	63-9138		Insurance claim#4235486	\$0.00	\$50,670.59	
03310 Prepaid Member Fees				(\$5,280.86)	\$2,963.86	\$3,955.11	(\$6,272.11)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2025	AR 239848 - Apply PrePays				\$2,963.86	\$0.00	
4/4/2025	AR 242339 - Cash Receipts - Lockbox	880715172			\$0.00	\$63.25	
4/6/2025	AR 239849 - Cash Receipts - Direct Debit	474649500		Automated Payment for Apply Charges Batch #239846	\$0.00	\$579.00	
4/8/2025	AR 243657 - Cash Receipts - Lockbox	29111882			\$0.00	\$385.00	
4/11/2025	AR 244941 - Cash Receipts - Lockbox	1759			\$0.00	\$201.00	
4/14/2025	AR 245394 - Cash Receipts - Lockbox	5258			\$0.00	\$1,274.86	
4/17/2025	AR 246803 - Cash Receipts - Lockbox	29694397			\$0.00	\$484.00	
4/28/2025	AR 249732 - Cash Receipts - Lockbox	98587954			\$0.00	\$484.00	
4/30/2025	AR 252810 - Cash Receipts - Lockbox	883290436			\$0.00	\$484.00	
05010 Reserve Roof				(\$84,267.41)	\$0.00	\$1,913.53	(\$86,180.94)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/30/2025	GL 253180 - Journal Entry		MONTHLY RESERVES	RESERVES	\$0.00	\$1,913.53	
05015 Reserve Painting				(\$15,606.50)	\$0.00	\$756.13	(\$16,362.63)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/30/2025	GL 253180 - Journal Entry		MONTHLY RESERVES	RESERVES	\$0.00	\$756.13	
05020 Reserve Paving				(\$13,719.34)	\$0.00	\$279.42	(\$13,998.76)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/30/2025	GL 253180 - Journal Entry		MONTHLY RESERVES	RESERVES	\$0.00	\$279.42	
05025 Reserve- 40 Year Inspection				(\$3,035.16)	\$0.00	\$66.33	(\$3,101.49)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/30/2025	GL 253180 - Journal Entry		MONTHLY RESERVES	RESERVES	\$0.00	\$66.33	
05030 Reserve Interest				(\$6,791.46)	\$0.00	\$259.01	(\$7,050.47)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/30/2025	GL 253179 - Misc Bank Transaction				\$0.00	\$259.01	
05510 Retained Earnings				(\$69,999.61)	\$0.00	\$0.00	(\$69,999.61)
06110 Maintenance Income				(\$63,888.00)	\$0.00	\$21,296.00	(\$85,184.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2025	AR 239846 - Apply				\$0.00	\$21,296.00	

Account					Balance Forward	Debits	Credits	Ending Balance
Charges								
06160 Misc. Owner Income					(\$550.00)	\$0.00	\$0.00	(\$550.00)
06165 Owners Interest Income					(\$73.58)	\$0.00	\$0.00	(\$73.58)
06170 Owner Late Fees					(\$100.00)	\$0.00	\$0.00	(\$100.00)
06190 Admin/Collection Fees Reimb.					(\$190.00)	\$0.00	\$117.00	(\$307.00)
Date	Source -	Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/30/2025	AR 250959 -	Collection		Fee		\$0.00	\$117.00	
06900 Interest					(\$3.67)	\$0.00	\$1.42	(\$5.09)
Date	Source -	Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/30/2025	GL 253185 -	Misc Bank		Transaction		\$0.00	\$1.42	
07010 Refuse					\$5,133.00	\$1,961.00	\$0.00	\$7,094.00
Date	Source -	Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/2/2025	AP 232182 -	Enter Bill		UNIVERSAL - UNIVERSAL WASTE	Bulk Trash Pickup	\$400.00	\$0.00	
4/10/2025	AP 237294 -	Enter Bills		UNIVERSAL - UNIVERSAL WASTE	April 2025 Service	\$1,561.00	\$0.00	
	-	Separate Check						
07050 Electricity					\$341.81	\$104.13	\$0.00	\$445.94
Date	Source -	Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/30/2025	GL 253183 -	Misc		Payment	fpl	\$104.13	\$0.00	
07060 Water / Sewer					\$10,059.64	\$2,963.05	\$3,260.04	\$9,762.65
Date	Source -	Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2025	GL 253182 -	Misc		Deposit	void dup posting	\$0.00	\$3,260.04	
4/4/2025	AP 232069 -	Hand	ACH	CITYCC - CITY OF CORAL SPRINGS - WATER	01/29/25-02/27/25	\$2,963.05	\$0.00	
	Written Check							
07155 Parking Enforcement					\$3,631.38	\$375.00	\$0.00	\$4,006.38
Date	Source -	Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2025	AP 230871 -	Enter Bill		AZPARK - A-Z PARKING ENFORCEMENT SOLUTIONS, INC	04/01/25-04/30/25	\$375.00	\$0.00	
07210 Repair & Maintenance					\$2,922.83	\$879.71	\$634.32	\$3,168.22
Date	Source -	Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2025	AP 240258 -	Enter Bills		IGALH - Igal Hebron	Vent Cleaning	\$92.50	\$0.00	
	-	Separate Check						
4/1/2025	GL 253181 -	Misc		Deposit	void # 59 lv8 stale dated	\$0.00	\$634.32	
4/2/2025	AP 235619 -	Enter Bills		RYAN-179 - RYAN ASSOCIATES INC	Unit 3282 Repairs	\$144.45	\$0.00	
	-	Separate Check						
4/2/2025	AP 235620 -	Enter Bill		RYAN - RYAN ASSOCIATES, INC.	Repairs Unit 3254	\$100.00	\$0.00	
4/2/2025	AP 238425 -	Enter Bills		RYAN - RYAN ASSOCIATES, INC.	Unit 3270	\$100.00	\$0.00	
	-	Separate Check			Inspection & Repair			
4/20/2025	AP 241071 -	Hand	ACH	VALLEY - VALLEY NATIONAL BANK-LOANS	032025 9368	\$130.61	\$0.00	
	Written Check							
4/22/2025	AP 247139 -	Enter Bills		RYAN-179 - RYAN ASSOCIATES INC		\$312.15	\$0.00	
	-	Separate Check						
07220 Janitorial					\$1,075.00	\$350.00	\$0.00	\$1,425.00
Date	Source -	Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2025	AP 239630 -	Enter Bills		DIAMB - Diamond Bright Maintenance	April Janitorial	\$350.00	\$0.00	
	-	Separate Check						
07230 Exterminating					\$310.50	\$0.00	\$0.00	\$310.50
07250 Surveillance Cameras & Interne					\$2,328.93	\$0.00	\$0.00	\$2,328.93
07320 Plumbing Repairs					\$150.00	\$0.00	\$0.00	\$150.00
08010 Lawn Maintenance					\$2,533.34	\$883.34	\$0.00	\$3,416.68

Account				Balance Forward	Debits	Credits	Ending Balance
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/30/2025	GL 253186 - Journal Entry		April accrue exp	April Accrue exp	\$883.34	\$0.00	
08020 Irrigation				\$388.12	\$0.00	\$0.00	\$388.12
09000 Management Fees				\$2,394.00	\$798.00	\$0.00	\$3,192.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2025	AP 239421 - Enter Bills - Separate Check		GPM - Grant Property Management	April 2025 Professional Management Services	\$798.00	\$0.00	
09110 Office Expense				\$424.51	\$0.00	\$0.00	\$424.51
09125 Legal				\$573.52	\$0.00	\$0.00	\$573.52
09140 Fees/Permits				\$820.55	\$0.00	\$0.00	\$820.55
09150 General Insurance				\$18,351.48	\$6,280.62	\$0.00	\$24,632.10
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/15/2025	GL 253184 - Misc Payment			1st insurance	\$6,280.62	\$0.00	
09200 Reserve Transfer				\$9,046.23	\$3,015.41	\$0.00	\$12,061.64
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/30/2025	GL 253180 - Journal Entry		MONTHLY RESERVES	RESERVES	\$3,015.41	\$0.00	
Total:				\$0.00	\$136,230.67	\$136,230.67	\$0.00

Aged Open Items

VICTORIA SQUARE CONDOMINIUM

As of: 04/30/2025

Run Date: 05/10/2025

Run Time: 09:16 AM

Item #	Vendor	Invoice	Date	Current	31-60	61-90	Over 90
247139	RYAN-179-RYAN ASSOCIATES INC 07210 Repair & Maintenance	3441	4/22/2025	\$312.15	\$0.00	\$0.00	\$0.00
Total				\$312.15	\$0.00	\$0.00	\$0.00

Grand Total **\$312.15**

Report Summary

Code	Account#	Current	Over 30	Over 60	Over 90	Total
A1 - MAINTENANCE	01110	\$3,328.00	\$1,022.00	\$484.00	\$112.00	\$4,946.00
07 - Misc. Charges	01160	\$0.00	\$0.00	\$0.00	\$682.00	\$682.00
A40 - Mailboxes	01160	\$0.00	\$0.00	\$0.00	\$45.00	\$45.00
01 - Late Fees	01170	\$0.00	\$100.00	\$0.00	\$0.00	\$100.00
03 - Admin. Fees	01195	\$117.00	\$136.00	\$36.00	\$108.00	\$397.00
05 - Attorney Fees	01195	(\$73.58)	\$0.00	\$0.00	\$0.00	(\$73.58)
Grand Total:		\$3,371.42	\$1,258.00	\$520.00	\$947.00	\$6,096.42

Account#	Account Description	Delinquency Amount
01110	A/R Maintenance	\$4,946.00
01160	A/R Miscellaneous	\$727.00
01170	A/R Late Charges	\$100.00
01195	Attorney Fees Receivable	\$323.42
Total:		\$6,096.42

Total Number of Homes: 17

**Victoria Square Condominium
Accounts Payable as of
April 30, 2025**

Payable to:	Account	Amount
Best Lawn Service	8010	1,766.68
Consolidated Community Mgmt	9000	775.00
		<hr/>
Total A/P		<u><u>\$ 2,541.68</u></u>

VICTORIA SQUARE CONDOMINIUM
BANK RECONCILIATION
Statement Date: 4/30/2025

Run Date: 05/10/2025
Run Time: 09:08 AM

Reconciliation Summary: 4 - POPULAR COMMUNITY BANK		GL Account: 01010 - Popular Bank Oper	
Bank Statement Balance	\$125,675.48	Account Balance	\$125,582.98
GL Account Balance	\$125,582.98	+ Uncleared Payments	\$92.50
Difference	\$92.50	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$125,675.48
		- Statement Balance	\$125,675.48
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
97	4/1/2025	AP 240259 IGALH - Igal Hebron	Uncleared	0.00	92.50
Totals				\$0.00	\$92.50



Last statement: March 31, 2025
This statement: April 30, 2025
Total days in statement period: 30

Page 1 of 5
5100842006
(11)

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	\$69,913.15
Enclosures	11	Total additions	74,107.59
Low balance	\$65,299.25	Total subtractions	18,345.26
Average balance	\$88,474.60	Ending balance	\$125,675.48
Avg collected balance	\$85,889.00		
Interest paid year to date	\$5.09		

CHECKS

Number	Date	Amount	Control
94	04-08	1,900.00	000007083111490
96 *	04-07	122.99	000007115362880
98 *	04-15	375.00	000007083573410
99	04-11	350.00	000007115818470
100	04-08	1,561.00	000007083119000
101	04-07	100.00	000007115387990
102	04-07	100.00	000007115387960
103	04-07	144.45	000007115387980
104	04-08	400.00	000007083119010
105	04-07	3,015.41	000007115383660
106	04-11	798.00	000007083394870

* Skip in check sequence

OTHER DEBITS

Date	Description	Subtractions
04-04	'Preauthorized Wd CORALCONCUTILITY250404 000211274453319653	2,963.05
04-15	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT250415 000111000012207130	46.42
04-15	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT250415 000111000012207170	57.71
04-15	'Preauthorized Wd FIRST INSURANCEINSURANCE250415 79108627 000071925330781423	6,280.62

Thank you for banking with Popular



VICTORIA SQUARE CONDO
April 30, 2025

Page 2 of 5
5100842006

Date	Description	Subtractions
04-22	'Preauthorized Wd VALLEY NATIONALPAYMENT250422 000021201380141349	130.61

CREDITS

Date	Description	Additions
04-01	'Lock Box Deposit 000000007114935590	864.00
04-04	'Lock Box Deposit 000000007082991820	484.00
04-07	'Lock Box Deposit 000000007115436630	484.00
04-08	'Preauthorized Credit PayLease.comSettlement250408 000023652993558 000111924687873424	11,689.58
04-08	'Lock Box Deposit 000000007115573760	869.00
04-09	'Lock Box Deposit 000000007083173540	879.00
04-10	'Preauthorized Credit PAYLEASE.COMCREDIT250410 420778443 000104000014027815	484.00
04-11	'Lock Box Deposit 000000007115853110	1,936.00
04-14	'Lock Box Deposit 000000007115957770	2,824.00
04-15	'Preauthorized Credit PayLease.comSettlement250415 000023703959378 000111924688225665	502.00
04-17	'Lock Box Deposit 000000007116148520	968.00
04-18	'Lock Box Deposit 000000007116233290	484.00
04-22	'Mail/Courier Deposit 000000005548975270	50,670.59
04-28	'Lock Box Deposit 000000007116758840	484.00
04-30	'Lock Box Deposit 000000007116968640	484.00
04-30	'Interest Credit 000000000000000000	1.42

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
03-31	69,913.15	04-09	74,875.83	04-17	73,682.08
04-01	70,777.15	04-10	75,359.83	04-18	74,166.08
04-04	68,298.10	04-11	76,147.83	04-22	124,706.06
04-07	65,299.25	04-14	78,971.83	04-28	125,190.06
04-08	73,996.83	04-15	72,714.08	04-30	125,675.48



VICTORIA SQUARE CONDO
April 30, 2025

Page 3 of 5
5100842006

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

Check # 0101, Posted 04-07-25, Amount 100.00



VICTORIA SQUARE CONDO
April 30, 2025

Page 5 of 5
5100842006

VICTORIA SQUARE CONDOMINIUM
c/o Consolidated Community Mgmt.
7124 N Nub Hill Road
Tamarac FL 33321
(561) 718-9903

POPULAR COMMUNITY BANK

CHECK NO. 101 CHECK DATE 4/7/2025 VENDOR NO. RYAN

CHECK AMOUNT \$100.00

Pay Exactly ONE HUNDRED DOLLARS AND 00/100 CENTS

PAY TO THE ORDER OF RYAN ASSOCIATES, INC.
11100 RYAN TERRACE
CORAL SPRINGS FL 33071

AUTHORIZED SIGNATURE

⑆000101⑆ ⑈063112505⑈ 5100842006⑆

VICTORIA SQUARE CONDOMINIUM
c/o Consolidated Community Mgmt.
7124 N Nub Hill Road
Tamarac FL 33321
(561) 718-9903

POPULAR COMMUNITY BANK

CHECK NO. 101 CHECK DATE 4/7/2025 VENDOR NO. RYAN

CHECK AMOUNT \$144.45

Pay Exactly ONE HUNDRED FORTY FOUR DOLLARS AND 45/100 CENTS

PAY TO THE ORDER OF RYAN ASSOCIATES INC
11100 RYAN TERRACE
CORAL SPRINGS FL 33071

AUTHORIZED SIGNATURE

⑆000101⑆ ⑈063112505⑈ 5100842006⑆

For Deposit Only - (FMC)

⑆000101⑆ ⑈063112505⑈ 5100842006⑆

For Deposit Only - (FMC)

⑆000101⑆ ⑈063112505⑈ 5100842006⑆

Check # 0102, Posted 04-07-25, Amount 100.00

Check # 0103, Posted 04-07-25, Amount 144.45

VICTORIA SQUARE CONDOMINIUM
c/o Consolidated Community Mgmt.
7124 N Nub Hill Road
Tamarac FL 33321
(561) 718-9903

POPULAR COMMUNITY BANK

CHECK NO. 104 CHECK DATE 4/7/2025 VENDOR NO. UNIVERSAL

CHECK AMOUNT \$400.00

Pay Exactly FOUR HUNDRED DOLLARS AND 00/100 CENTS

PAY TO THE ORDER OF UNIVERSAL WASTE
375 COMMERCIAL BLVD 303
LAUDERDALE BY THE SEA FL 33308

AUTHORIZED SIGNATURE

⑆000104⑆ ⑈063112505⑈ 5100842006⑆

VICTORIA SQUARE CONDOMINIUM
c/o Consolidated Community Mgmt.
7124 N Nub Hill Road
Tamarac FL 33321
(561) 718-9903

POPULAR COMMUNITY BANK

CHECK NO. 105 CHECK DATE 4/7/2025 VENDOR NO. KEMAYE

CHECK AMOUNT \$3,015.41

Pay Exactly THREE THOUSAND FIFTEEN DOLLARS AND 41/100 CENTS

PAY TO THE ORDER OF Victoria Square
7124 N Nub Hill Rd
Tamarac FL 33321

AUTHORIZED SIGNATURE

⑆000105⑆ ⑈063112505⑈ 5100842006⑆

⑆000104⑆ ⑈063112505⑈ 5100842006⑆

FOR DEPOSIT ONLY

⑆000104⑆ ⑈063112505⑈ 5100842006⑆

⑆000105⑆ ⑈063112505⑈ 5100842006⑆

FOR DEPOSIT ONLY

⑆000105⑆ ⑈063112505⑈ 5100842006⑆

Check # 0104, Posted 04-08-25, Amount 400.00

Check # 0105, Posted 04-07-25, Amount 3,015.41

VICTORIA SQUARE CONDOMINIUM
c/o Consolidated Community Mgmt.
7124 N Nub Hill Road
Tamarac FL 33321
(561) 718-9903

POPULAR COMMUNITY BANK

CHECK NO. 106 CHECK DATE 4/7/2025 VENDOR NO. GPM

CHECK AMOUNT \$798.00

Pay Exactly SEVEN HUNDRED NINETY EIGHT DOLLARS AND 00/100 CENTS

PAY TO THE ORDER OF Grant Property Management
7124 N NUB HILL ROAD
TAMARAC FL 33321

AUTHORIZED SIGNATURE

⑆000106⑆ ⑈063112505⑈ 5100842006⑆

⑆000106⑆ ⑈063112505⑈ 5100842006⑆

FOR DEPOSIT ONLY

⑆000106⑆ ⑈063112505⑈ 5100842006⑆

Check # 0106, Posted 04-11-25, Amount 798.00

VICTORIA SQUARE CONDOMINIUM
BANK RECONCILIATION
Statement Date: 4/30/2025

Run Date: 05/10/2025
Run Time: 09:09 AM

Reconciliation Summary: 10 - Vally Bank		GL Account: 01030 - Valley Bank Reserve	
Bank Statement Balance	\$126,785.29	Account Balance	\$126,785.29
GL Account Balance	\$126,785.29	+ Uncleared Payments	\$0.00
Difference	\$0.00	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$126,785.29
		- Statement Balance	\$126,785.29
		Difference	\$0.00

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



P.O. Box 558
Wayne, NJ 07474-0558

Last Statement:
Statement Ending:
Page:

March 31, 2025
April 30, 2025
1 of 3

10249 M0656DDA050125070135 08 000000000 188015 003



VICTORIA SQUARE CONDOMINIUM ASSOCIATION
RESERVE ACCOUNT
C/O GRANT PROPERTY MANAGEMENT
7124 N NOB HILL RD
TAMARAC FL 33321



Email: contactus@valley.com



Visit Us Online: www.valley.com



Mail To: 1720 Route 23, Wayne, NJ 07470

Account Statement

We have updated the order in which transactions are posted to your account. All credits will be processed first followed by debits in the following order: debit card transactions, Zelle® payments, checks cashed against your account, outgoing wire transfers, internal transfers, ACH debits, checks presented for payment, and all remaining debit transactions.

PROPERTY MANAGEMENT MMA - XXXXXX6404

SUMMARY FOR THE PERIOD: 04/01/25 - 04/30/25

VICTORIA SQUARE CONDOMINIUM ASSOCIATION

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$123,510.87		\$3,274.42		\$0.00		\$126,785.29

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$123,510.87
04/04	DEPOSIT		\$3,015.41	\$126,526.28
04/30	INTEREST CREDIT		\$259.01	\$126,785.29
Ending Balance				\$126,785.29

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$125,923.00	Annual % Yield Earned	2.53%
Year-to-Date Interest Paid	\$946.24	Interest Paid	\$259.01

OVERDRAFT FEES

	Total This Period:	Total Year-To-Date:
Total Overdraft Fees:	\$0.00	\$0.00





P.O. Box 558
Wayne, NJ 07474-0558

Account Number:
Statement Date:
Page :

XXXXXX6404
04/30/2025
2 of 3

OVERDRAFT FEES (continued)

88015 0727496 0002-0003 188015





P.O. Box 558
Wayne, NJ 07474-0558

Account Number:
Statement Date:
Page :

XXXXXX6404
04/30/2025
3 of 3

To Reconcile Your Account

1. Compare the checks listed as paid on your statement with the entries appearing in your checkbook to insure that they have been properly charged to your account.
2. Create a list of all checks that have been issued by you but have not been paid by Valley (Check(s) Outstanding).
3. Add to your checkbook balance any credit not already recorded in the checkbook.
4. Deduct from your checkbook any service charge or other charges (including automatic deductions) which you have not already recorded in your checkbook.
5. Follow the instructions listed in the Balance Reconciliation section below.

Balance Reconciliation

1 Enter ending statement balance	
2 Add deposits recorded in your checkbook but not shown on this statement.	
3 Total [1 plus 2 above]	
4 Subtract total check(s) outstanding	
5 Balance [3 less 4 should equal checkbook balance]	

Finance Charge Computation For Personal Line Of Credit

The Finance Charge that accrues in any monthly billing period is determined on each day in the monthly billing cycle by multiplying the Daily Periodic Rate by the outstanding principal balance (after subtracting payments and adding advances posted that day); then we add the results of these calculations for the number of days in the billing cycle. The Daily Periodic Rate is the Annual Percentage Rate in effect during the monthly billing cycle divided by 365.

In Case Of Errors Or Questions About Your Personal Line Of Credit Transactions

A. Pursuant To The Federal Fair Credit Billing Act

If you think your statement is wrong or if you need more information about checking transactions on your statement which did not arise from an electronic transfer, write us as soon as possible at Valley National Bank, Attn: Customer Care, 1720 Route 23, Wayne, NJ 07470-7533, or email us at contactus@valley.com. We must hear from you no later than 60 days after we sent you the first statement on which the error or problem appeared. You can contact us at 800-522-4100, but doing so will not preserve your rights. In your letter, give us your name and account number and the dollar amount of the suspected error. Describe the error and explain, if you can,

why you believe there is an error. If you need more information, describe the item you are unsure about. You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

B. Under Applicable State Law

If you rely upon the 3 months period provided by state law, you may lose important rights that could be preserved by action more promptly under the federal law described in the first paragraph in this section. State law provisions apply only after expiration of the time period for submitting a proper written notice of a billing error under federal law.

In Case Of Error Or Questions About Your Electronic Transfers (Pursuant to the Electronic Fund Transfer Act. Applicable to personal accounts only; does not pertain to wire transfers.)

If you think your statement or receipt is wrong or if you need more information about an electronic transfer on the statement or receipt, please contact us at 800-522-4100; write us at Valley National Bank, Attn: Customer Care, 1720 Route 23, Wayne, NJ 07470-7533, or email us at contactus@valley.com. We must hear from you no later than 60 days after we sent you the first statement on which the error or problem appeared. Tell us your name and account number and the dollar amount of the suspected error. Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information. We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this or 20 business days if your notice of error involves an electronic fund transfer to or from the account within 30 days after the first deposit to the account was made, we will provisionally credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

For additional terms and conditions applicable to your account statement, please refer to your account agreement.

88015 0727497 0003-0003 188015

