

Victoria Square Condominium Assoc., Inc.

FINANCIAL STATEMENTS

PREPARED FOR THE BOARD OF DIRECTORS

February 2025



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

VICTORIA SQUARE CONDOMINIUM

FUND BALANCE SHEET

As of: 02/28/2025

Assets

Account	Operating	Reserves	Total
Asset			
01010 Popular Bank Oper	\$66,011.89	\$0.00	\$66,011.89
01030 Valley Bank Reserve	\$0.00	\$126,275.62	\$126,275.62
01110 A/R Maintenance	\$7,592.00	\$0.00	\$7,592.00
01150 A/R Owners Interest	\$73.58	\$0.00	\$73.58
01160 A/R Miscellaneous	\$745.00	\$0.00	\$745.00
01195 Attorney Fees Receivable	\$124.42	\$0.00	\$124.42
01210 Utility Deposits	\$80.00	\$0.00	\$80.00
Asset Total	\$74,626.89	\$126,275.62	\$200,902.51
Total Assets:	\$74,626.89	\$126,275.62	\$200,902.51

Liabilities

Account	Operating	Reserves	Total
Liability			
03010 Accounts Payable	\$12,284.06	\$0.00	\$12,284.06
03025 Accrued Expenses	\$2,608.34	\$0.00	\$2,608.34
03110 Exchange	(\$9,964.67)	\$0.00	(\$9,964.67)
03310 Prepaid Member Fees	\$5,325.11	\$0.00	\$5,325.11
Liability Total	\$10,252.84	\$0.00	\$10,252.84
Total Liabilities:	\$10,252.84	\$0.00	\$10,252.84

Equity

Account	Operating	Reserves	Total
Reserves			
05010 Reserve Roof	\$0.00	\$82,353.88	\$82,353.88
05015 Reserve Painting	\$0.00	\$14,850.37	\$14,850.37
05020 Reserve Paving	\$0.00	\$13,439.92	\$13,439.92
05025 Reserve- 40 Year Inspection	\$0.00	\$2,968.83	\$2,968.83
05030 Reserve Interest	\$0.00	\$6,540.80	\$6,540.80
Reserves Total	\$0.00	\$120,153.80	\$120,153.80
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)	\$496.26	\$0.00	\$496.26
Total Equity:	\$70,495.87	\$120,153.80	\$190,649.67
Total Liabilities & Equity	\$80,748.71	\$120,153.80	\$200,902.51

VICTORIA SQUARE CONDOMINIUM

INCOME STATEMENT

Run Date: 03/12/2025
Run Time: 03:40 PM

Start: 02/01/2025 | End: 02/28/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
06110 Maintenance Income	21,296.00	21,296.00	0.00	42,592.00	42,592.00	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	73.58	0.00	73.58	73.58	0.00	73.58	0.00
06190 Admin/Collection Fees Reimb.	54.00	0.00	54.00	54.00	0.00	54.00	0.00
06900 Interest	1.15	0.00	1.15	2.39	0.00	2.39	0.00
Income Total	21,424.73	21,296.00	128.73	43,271.97	42,592.00	679.97	255,552.00
Total Income	21,424.73	21,296.00	128.73	43,271.97	42,592.00	679.97	255,552.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
UTILITIES							
07010 Refuse	0.00	2,125.00	2,125.00	3,572.00	4,250.00	678.00	25,500.00
07050 Electricity	118.21	150.00	31.79	233.24	300.00	66.76	1,800.00
07060 Water / Sewer	3,260.04	3,416.67	156.63	6,799.60	6,833.34	33.74	41,000.00
07155 Parking Enforcement	616.38	208.33	(408.05)	2,756.38	416.66	(2,339.72)	2,500.00
UTILITIES Total	3,994.63	5,900.00	1,905.37	13,361.22	11,800.00	(1,561.22)	70,800.00
BUILDING MAINTENANCE							
07210 Repair & Maintenance	360.76	2,015.26	1,654.50	2,248.88	4,030.52	1,781.64	24,183.10
07220 Janitorial	625.00	666.67	41.67	725.00	1,333.34	608.34	8,000.00
07230 Exterminating	310.50	62.50	(248.00)	310.50	125.00	(185.50)	750.00
07240 Fire Equipment Maint & Repair	0.00	100.00	100.00	0.00	200.00	200.00	1,200.00
07250 Surveillance Cameras & Interne	1,694.61	166.67	(1,527.94)	2,328.93	333.34	(1,995.59)	2,000.00
07320 Plumbing Repairs	0.00	41.67	41.67	150.00	83.34	(66.66)	500.00
07340 Paving Repairs	0.00	41.67	41.67	0.00	83.34	83.34	500.00
BUILDING MAINTENANCE Total	2,990.87	3,094.44	103.57	5,763.31	6,188.88	425.57	37,133.10
GROUND MAINTENANCE							
08010 Lawn Maintenance	916.67	916.67	0.00	1,583.34	1,833.34	250.00	11,000.00
08020 Irrigation	258.94	166.67	(92.27)	388.12	333.34	(54.78)	2,000.00
08030 Tree Trim - Removal	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
08050 Landscape Extras	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
GROUND MAINTENANCE Total	1,175.61	1,333.34	157.73	1,971.46	2,666.68	695.22	16,000.00
MANAGEMENT							
09000 Management Fees	798.00	798.00	0.00	1,596.00	1,596.00	0.00	9,576.00
MANAGEMENT Total	798.00	798.00	0.00	1,596.00	1,596.00	0.00	9,576.00

ADMINISTRATIVE & OFFICE

09110 Office Expense	42.94	62.50	19.56	424.51	125.00	(299.51)	750.00
09120 CPA	0.00	100.00	100.00	0.00	200.00	200.00	1,200.00
09125 Legal	573.52	150.00	(423.52)	573.52	300.00	(273.52)	1,800.00
09140 Fees/Permits	0.00	41.67	41.67	820.55	83.34	(737.21)	500.00
09145 Fire Equip Inspect	0.00	70.83	70.83	0.00	141.66	141.66	850.00
09150 General Insurance	6,117.16	6,729.83	612.67	12,234.32	13,459.66	1,225.34	80,758.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
ADMINISTRATIVE & OFFICE Total	6,733.62	7,154.83	421.21	14,052.90	14,309.66	256.76	85,858.00
RESERVES							
09200 Reserve Transfer	3,015.41	3,015.41	0.00	6,030.82	6,030.82	0.00	36,184.90
RESERVES Total	3,015.41	3,015.41	0.00	6,030.82	6,030.82	0.00	36,184.90
Total Expense	18,708.14	21,296.02	2,587.88	42,775.71	42,592.04	(183.67)	255,552.00
Net Income	2,716.59	(0.02)	2,716.61	496.26	(0.04)	496.30	0.00

VICTORIA SQUARE CONDOMINIUM

GENERAL LEDGER DETAIL

Run Date: 03/12/2025
Run Time: 03:40 PM

As of: Start: 02/01/2025 | End: 02/28/2025

Account				Balance Forward	Debits	Credits	Ending Balance
01010 Popular Bank Oper				\$60,401.89	\$26,059.13	\$20,449.13	\$66,011.89
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2025	AP 206848 - Print Check	66	CCM - CONSOLIDATED COMMUNITY MANAGEM	FEB MANAGEMENT SERVICES	\$0.00	\$798.00	
2/1/2025	AP 206848 - Print Check	71	CCM - CONSOLIDATED COMMUNITY MANAGEM	Maintenance Coupons Jan-Apr 2025	\$0.00	\$144.40	
2/1/2025	AP 206848 - Print Check	69	LV8 - LV8 COMMUNICATIONS	SEPTEMBER REPLACEMENT SERVICE FOR 16CH NVR	\$0.00	\$1,694.61	
2/1/2025	AP 206848 - Print Check	70	LV8 - LV8 COMMUNICATIONS	AUGUST SECURITY CAMERA INSTALLED	\$0.00	\$634.32	
2/1/2025	AP 206848 - Print Check	67	DIAMB - Diamond Bright Maintenance		\$0.00	\$100.00	
2/1/2025	AP 206848 - Print Check	68	UNIVERSAL - UNIVERSAL WASTE		\$0.00	\$450.00	
2/1/2025	AR 211379 - Cash Receipts - Direct Debit	461828298		One Time Payment	\$484.00	\$0.00	
2/3/2025	AP 204034 - Hand Written Check	ACH	CITYCC - CITY OF CORAL SPRINGS - WATER	11/25/24-12/30/24	\$0.00	\$3,539.56	
2/3/2025	AR 212305 - Cash Receipts - Lockbox	873733923			\$484.00	\$0.00	
2/5/2025	AR 213427 - Cash Receipts - Lockbox	24479374			\$395.00	\$0.00	
2/6/2025	AR 211459 - Cash Receipts - Direct Debit	464383653		Automated Payment for Apply Charges Batch #211452	\$8,712.00	\$0.00	
2/6/2025	AP 214488 - Print Check	77	CITYCS - CITY OF CORAL SPRINGS		\$0.00	\$820.55	
2/6/2025	AP 214488 - Print Check	78	RYAN - RYAN ASSOCIATES, INC.	Repairs	\$0.00	\$279.18	
2/6/2025	AP 214488 - Print Check	75	NATIVE - NATIVE PEST MANAGEMENT		\$0.00	\$310.50	
2/6/2025	AP 214488 - Print Check	76	DIAMB - Diamond Bright Maintenance		\$0.00	\$350.00	
2/6/2025	AR 214523 - Cash Receipts - Direct Debit	464569319		One Time Payment	\$484.00	\$0.00	
2/6/2025	AR 214588 - Cash Receipts - Lockbox	1922			\$2,436.00	\$0.00	
2/7/2025	AR 215714 - Cash Receipts - Lockbox	153385727			\$484.00	\$0.00	
2/10/2025	AR 216293 - Cash Receipts - Lockbox	85003444			\$1,254.00	\$0.00	
2/11/2025	AR 217774 - Cash Receipts - Lockbox	1757			\$968.00	\$0.00	
2/12/2025	AR 218135 - Cash Receipts -	3338			\$1,412.00	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
2/13/2025	Lockbox AR 218843 - Cash	5251			\$1,797.00	\$0.00	
2/18/2025	Receipts - Lockbox AP 220060 - Print	80	CCM - CONSOLIDATED COMMUNITY MANAGEM	January 2025 Office Supplies/Postage Reimbursement	\$0.00	\$6.94	
2/18/2025	Check						
2/18/2025	AP 220060 - Print	82	RYAN-179 - RYAN ASSOCIATES INC		\$0.00	\$573.52	
2/18/2025	Check						
2/18/2025	AP 220060 - Print	79	DIAMB - Diamond Bright Maintenance		\$0.00	\$275.00	
2/18/2025	Check						
2/18/2025	AP 220060 - Print	81	AZPARK - A-Z PARKING ENFORCEMENT SOLUTIONS, INC		\$0.00	\$616.38	
2/18/2025	Check						
2/19/2025	AR 220723 - Cash	48254-			\$3,723.58	\$0.00	
2/19/2025	Receipts - Manual	ATTY CK					
2/19/2025	GL 230166 - Misc			fpl	\$0.00	\$118.21	
2/19/2025	Payment						
2/20/2025	AP 212770 -	ACH	VALLEY - VALLEY NATIONAL BANK-LOANS	ACC#9368	\$0.00	\$146.76	
2/20/2025	Hand Written						
2/20/2025	Check						
2/21/2025	AP 221736 - Print	83	RYAN - RYAN ASSOCIATES, INC.	Repairs for unit 3278	\$0.00	\$214.00	
2/21/2025	Check						
2/25/2025	AP 219380 -	ACH	FIRINS - FIRST INSURANCE FUNDING	FEB PAYMENT	\$0.00	\$6,117.16	
2/25/2025	Hand Written						
2/25/2025	Check						
2/26/2025	AR 224663 - Cash	1949			\$1,548.00	\$0.00	
2/26/2025	Receipts - Lockbox						
2/28/2025	AR 226431 - Cash	877188910			\$484.00	\$0.00	
2/28/2025	Receipts - Lockbox						
2/28/2025	GL 230163 -		rev ppd exp	rec ppd exp	\$1,392.40	\$0.00	
2/28/2025	Journal Entry						
2/28/2025	GL 230165 - Misc			city	\$0.00	\$3,260.04	
2/28/2025	Payment						
2/28/2025	GL 230167 - Misc				\$1.15	\$0.00	
2/28/2025	Bank Transaction						
01025 Due To/From Reserves				\$2,851.89	\$3,015.41	\$5,867.30	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2025	GL 230362 -		MONTHLY RESERVES	RESERVES	\$3,015.41	\$0.00	
2/28/2025	Journal Entry						
2/28/2025	GL 230383 -		February rev	February rev	\$0.00	\$5,867.30	
2/28/2025	Journal Entry						
01030 Valley Bank Reserve				\$114,079.09	\$12,196.53	\$0.00	\$126,275.62
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/24/2025	AP 223260 -		CCMVSC - Victoria Square	Nov-Feb Reserve	\$11,989.12	\$0.00	
2/24/2025	Enter Bill						
2/28/2025	GL 230157 - Misc				\$207.41	\$0.00	
2/28/2025	Bank Transaction						
01110 A/R Maintenance				\$9,993.00	\$21,296.00	\$23,697.00	\$7,592.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2025	AR 211379 - Cash	461828298		One Time Payment	\$0.00	\$466.00	
2/1/2025	Receipts - Direct Debit						
2/1/2025	AR 211452 -				\$21,296.00	\$0.00	
2/1/2025	Apply Charges						
2/1/2025	AR 211458 -				\$0.00	\$3,045.25	
2/1/2025	Apply PrePays						
2/3/2025	AR 212305 - Cash	873733923			\$0.00	\$420.75	

Account				Balance Forward	Debits	Credits	Ending Balance
Receipts - Lockbox							
2/5/2025	AR 213427 - Cash	24479374			\$0.00	\$395.00	
Receipts - Lockbox							
2/6/2025	AR 211459 - Cash	464383653		Automated Payment for Apply Charges Batch #211452	\$0.00	\$8,133.00	
2/6/2025	Receipts - Direct Debit			One Time Payment	\$0.00	\$484.00	
2/6/2025	AR 214523 - Cash	464569319					
Receipts - Direct Debit							
2/6/2025	AR 214588 - Cash	1922			\$0.00	\$2,436.00	
Receipts - Lockbox							
2/7/2025	AR 215714 - Cash	153385727			\$0.00	\$484.00	
Receipts - Lockbox							
2/10/2025	AR 216293 - Cash	85003444			\$0.00	\$1,097.00	
Receipts - Lockbox							
2/11/2025	AR 217774 - Cash	1757			\$0.00	\$924.00	
Receipts - Lockbox							
2/12/2025	AR 218135 - Cash	3338			\$0.00	\$444.00	
Receipts - Lockbox							
2/13/2025	AR 218843 - Cash	5251			\$0.00	\$1,482.00	
Receipts - Lockbox							
2/19/2025	AR 220723 - Cash	48254- ATTY CK			\$0.00	\$3,632.00	
Receipts - Manual							
2/26/2025	AR 224663 - Cash	1949			\$0.00	\$254.00	
Receipts - Lockbox							
01150 A/R Owners Interest				\$0.00	\$73.58	\$0.00	\$73.58
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/19/2025	AR 220725 - Adjustment				\$73.58	\$0.00	
01160 A/R Miscellaneous				\$745.00	\$0.00	\$0.00	\$745.00
01195 Attorney Fees Receivable				\$180.00	\$54.00	\$109.58	\$124.42
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2025	AR 211379 - Cash	461828298		One Time Payment	\$0.00	\$18.00	
Receipts - Direct Debit							
2/10/2025	AR 215766 - Collection Fee				\$54.00	\$0.00	
2/19/2025	AR 220723 - Cash	48254- ATTY CK			\$0.00	\$91.58	
Receipts - Manual							
01210 Utility Deposits				\$80.00	\$0.00	\$0.00	\$80.00
01225 Prepaid Expenses				\$1,392.40	\$0.00	\$1,392.40	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2025	GL 230163 - Journal Entry		rev ppd exp	rec ppd exp	\$0.00	\$1,392.40	
03010 Accounts Payable				(\$2,428.45)	\$7,267.40	\$17,123.01	(\$12,284.06)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	

Account				Balance Forward	Debits	Credits	Ending Balance
2/1/2025	AP 205400 - Enter Bills - Separate Check		CCM - CONSOLIDATED COMMUNITY MANAGEM	FEB MANAGEMENT SERVICES	\$0.00	\$798.00	
2/1/2025	AP 206848 - Print Check	66	CCM - CONSOLIDATED COMMUNITY MANAGEM	FEB MANAGEMENT SERVICES	\$798.00	\$0.00	
2/1/2025	AP 206848 - Print Check	71	CCM - CONSOLIDATED COMMUNITY MANAGEM	Maintenance Coupons Jan-Apr 2025	\$144.40	\$0.00	
2/1/2025	AP 206848 - Print Check	69	LV8 - LV8 COMMUNICATIONS	SEPTEMBER REPLACEMENT SERVICE FOR 16CH NVR	\$1,694.61	\$0.00	
2/1/2025	AP 206848 - Print Check	70	LV8 - LV8 COMMUNICATIONS	AUGUST SECURITY CAMERA INSTALLED	\$634.32	\$0.00	
2/1/2025	AP 206848 - Print Check	67	DIAMB - Diamond Bright Maintenance		\$100.00	\$0.00	
2/1/2025	AP 206848 - Print Check	68	UNIVERSAL - UNIVERSAL WASTE		\$450.00	\$0.00	
2/1/2025	AP 211377 - Enter Bill		DIAMB - Diamond Bright Maintenance		\$0.00	\$350.00	
2/1/2025	AP 211737 - Enter Bills - Separate Check		RYAN-179 - RYAN ASSOCIATES INC		\$0.00	\$573.52	
2/3/2025	AP 212039 - Enter Bill		NATIVE - NATIVE PEST MANAGEMENT		\$0.00	\$310.50	
2/6/2025	AP 214004 - Enter Bill		DIAMB - Diamond Bright Maintenance		\$0.00	\$275.00	
2/6/2025	AP 214488 - Print Check	77	CITYCS - CITY OF CORAL SPRINGS		\$820.55	\$0.00	
2/6/2025	AP 214488 - Print Check	78	RYAN - RYAN ASSOCIATES, INC.	Repairs	\$279.18	\$0.00	
2/6/2025	AP 214488 - Print Check	75	NATIVE - NATIVE PEST MANAGEMENT		\$310.50	\$0.00	
2/6/2025	AP 214488 - Print Check	76	DIAMB - Diamond Bright Maintenance		\$350.00	\$0.00	
2/6/2025	AP 214524 - Enter Bill		AZPARK - A-Z PARKING ENFORCEMENT SOLUTIONS, INC		\$0.00	\$616.38	
2/7/2025	AP 215953 - Enter Bill		CCM - CONSOLIDATED COMMUNITY MANAGEM	January 2025 Office Supplies/Postage Reimbursement	\$0.00	\$6.94	
2/15/2025	AP 220643 - Enter Bill		RYAN - RYAN ASSOCIATES, INC.	Repairs for unit 3250	\$0.00	\$107.00	
2/16/2025	AP 220644 - Enter Bill		RYAN - RYAN ASSOCIATES, INC.	Repairs for unit 3278	\$0.00	\$107.00	
2/18/2025	AP 220060 - Print Check	80	CCM - CONSOLIDATED COMMUNITY MANAGEM	January 2025 Office Supplies/Postage Reimbursement	\$6.94	\$0.00	
2/18/2025	AP 220060 - Print Check	82	RYAN-179 - RYAN ASSOCIATES INC		\$573.52	\$0.00	
2/18/2025	AP 220060 - Print Check	79	DIAMB - Diamond Bright Maintenance		\$275.00	\$0.00	
2/18/2025	AP 220060 - Print Check	81	AZPARK - A-Z PARKING ENFORCEMENT SOLUTIONS, INC		\$616.38	\$0.00	
2/21/2025	AP 221736 - Print Check	83	RYAN - RYAN ASSOCIATES, INC.	Repairs for unit 3278	\$214.00	\$0.00	
2/21/2025	AP 222719 - Enter Bill		RYAN - RYAN ASSOCIATES, INC.	Wet Check	\$0.00	\$258.94	
2/24/2025	AP 223260 - Enter Bill		CCMVSC - Victoria Square	Nov-Feb Reserve	\$0.00	\$11,989.12	
2/24/2025	AP 224004 - Enter Bill		CCM - CONSOLIDATED COMMUNITY MANAGEM	File Box storage	\$0.00	\$36.00	
2/28/2025	GL 230383 - Journal Entry		February rec	February rec	\$0.00	\$1,694.61	
03025 Accrued Expenses				(\$5,231.23)	\$3,539.56	\$916.67	(\$2,608.34)

Account				Balance Forward	Debits	Credits	Ending Balance
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2025	GL 230383 - Journal Entry		February accrue exp	February accrue exp	\$3,539.56	\$916.67	
03030 Due To/From Reserves				(\$2,851.89)	\$5,867.30	\$3,015.41	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2025	GL 230362 - Journal Entry		MONTHLY RESERVES	RESERVES	\$0.00	\$3,015.41	
2/28/2025	GL 230383 - Journal Entry		February rev	February rev	\$5,867.30	\$0.00	
03110 Exchange				\$9,964.67	\$0.00	\$0.00	\$9,964.67
03310 Prepaid Member Fees				(\$4,466.11)	\$3,045.25	\$3,904.25	(\$5,325.11)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2025	AR 211458 - Apply PrePays				\$3,045.25	\$0.00	
2/3/2025	AR 212305 - Cash Receipts - Lockbox	873733923			\$0.00	\$63.25	
2/6/2025	AR 211459 - Cash Receipts - Direct Debit	464383699		Automated Payment for Apply Charges Batch #211452	\$0.00	\$579.00	
2/10/2025	AR 216293 - Cash Receipts - Lockbox	85203912			\$0.00	\$157.00	
2/11/2025	AR 217774 - Cash Receipts - Lockbox	1757			\$0.00	\$44.00	
2/12/2025	AR 218135 - Cash Receipts - Lockbox	1574			\$0.00	\$968.00	
2/13/2025	AR 218843 - Cash Receipts - Lockbox	5251			\$0.00	\$315.00	
2/26/2025	AR 224663 - Cash Receipts - Lockbox	1949			\$0.00	\$1,294.00	
2/28/2025	AR 226431 - Cash Receipts - Lockbox	877188910			\$0.00	\$484.00	
05010 Reserve Roof				(\$80,440.35)	\$0.00	\$1,913.53	(\$82,353.88)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2025	GL 230362 - Journal Entry		MONTHLY RESERVES	RESERVES	\$0.00	\$1,913.53	
05015 Reserve Painting				(\$14,094.24)	\$0.00	\$756.13	(\$14,850.37)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2025	GL 230362 - Journal Entry		MONTHLY RESERVES	RESERVES	\$0.00	\$756.13	
05020 Reserve Paving				(\$13,160.50)	\$0.00	\$279.42	(\$13,439.92)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2025	GL 230362 - Journal Entry		MONTHLY RESERVES	RESERVES	\$0.00	\$279.42	
05025 Reserve- 40 Year Inspection				(\$2,902.50)	\$0.00	\$66.33	(\$2,968.83)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	

Account				Balance Forward	Debits	Credits	Ending Balance
2/28/2025	GL 230362 - Journal Entry		MONTHLY RESERVES	RESERVES	\$0.00	\$66.33	
05030 Reserve Interest				(\$6,333.39)	\$0.00	\$207.41	(\$6,540.80)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2025	GL 230157 - Misc Bank Transaction				\$0.00	\$207.41	
05510 Retained Earnings				(\$69,999.61)	\$0.00	\$0.00	(\$69,999.61)
06110 Maintenance Income				(\$21,296.00)	\$0.00	\$21,296.00	(\$42,592.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2025	AR 211452 - Apply Charges				\$0.00	\$21,296.00	
06160 Misc. Owner Income				(\$550.00)	\$0.00	\$0.00	(\$550.00)
06165 Owners Interest Income				\$0.00	\$0.00	\$73.58	(\$73.58)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/19/2025	AR 220725 - Adjustment				\$0.00	\$73.58	
06190 Admin/Collection Fees Reimb.				\$0.00	\$0.00	\$54.00	(\$54.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/10/2025	AR 215766 - Collection Fee				\$0.00	\$54.00	
06900 Interest				(\$1.24)	\$0.00	\$1.15	(\$2.39)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2025	GL 230167 - Misc Bank Transaction				\$0.00	\$1.15	
07010 Refuse				\$3,572.00	\$0.00	\$0.00	\$3,572.00
07050 Electricity				\$115.03	\$118.21	\$0.00	\$233.24
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/19/2025	GL 230166 - Misc Payment			fpl	\$118.21	\$0.00	
07060 Water / Sewer				\$3,539.56	\$6,799.60	\$3,539.56	\$6,799.60
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/3/2025	AP 204034 - Hand Written Check	ACH	CITYCC - CITY OF CORAL SPRINGS - WATER	11/25/24-12/30/24	\$3,539.56	\$0.00	
2/28/2025	GL 230165 - Misc Payment			city	\$3,260.04	\$0.00	
2/28/2025	GL 230383 - Journal Entry		February rev accrued exp	February rev accrued exp	\$0.00	\$3,539.56	
07155 Parking Enforcement				\$2,140.00	\$616.38	\$0.00	\$2,756.38
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/6/2025	AP 214524 - Enter Bill		AZPARK - A-Z PARKING ENFORCEMENT SOLUTIONS, INC		\$616.38	\$0.00	
07210 Repair & Maintenance				\$1,888.12	\$360.76	\$0.00	\$2,248.88
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/15/2025	AP 220643 - Enter Bill		RYAN - RYAN ASSOCIATES, INC.	Repairs for unit 3250	\$107.00	\$0.00	
2/16/2025	AP 220644 - Enter Bill		RYAN - RYAN ASSOCIATES, INC.	Repairs for unit 3278	\$107.00	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
2/20/2025	AP 212770 - Hand Written Check	ACH	VALLEY - VALLEY NATIONAL BANK-LOANS	ACC#9368	\$146.76	\$0.00	
07220 Janitorial				\$100.00	\$625.00	\$0.00	\$725.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2025	AP 211377 - Enter Bill		DIAMB - Diamond Bright Maintenance		\$350.00	\$0.00	
2/6/2025	AP 214004 - Enter Bill		DIAMB - Diamond Bright Maintenance		\$275.00	\$0.00	
07230 Exterminating				\$0.00	\$310.50	\$0.00	\$310.50
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/3/2025	AP 212039 - Enter Bill		NATIVE - NATIVE PEST MANAGEMENT		\$310.50	\$0.00	
07250 Surveillance Cameras & Interne				\$634.32	\$1,694.61	\$0.00	\$2,328.93
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2025	GL 230383 - Journal Entry		February rec	February rec	\$1,694.61	\$0.00	
07320 Plumbing Repairs				\$150.00	\$0.00	\$0.00	\$150.00
08010 Lawn Maintenance				\$666.67	\$916.67	\$0.00	\$1,583.34
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2025	GL 230383 - Journal Entry		February accrue exp	February accrue exp	\$916.67	\$0.00	
08020 Irrigation				\$129.18	\$258.94	\$0.00	\$388.12
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/21/2025	AP 222719 - Enter Bill		RYAN - RYAN ASSOCIATES, INC.	Wet Check	\$258.94	\$0.00	
09000 Management Fees				\$798.00	\$798.00	\$0.00	\$1,596.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2025	AP 205400 - Enter Bills - Separate Check		CCM - CONSOLIDATED COMMUNITY MANAGEM	FEB MANAGEMENT SERVICES	\$798.00	\$0.00	
09110 Office Expense				\$381.57	\$42.94	\$0.00	\$424.51
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/7/2025	AP 215953 - Enter Bill		CCM - CONSOLIDATED COMMUNITY MANAGEM	January 2025 Office Supplies/Postage Reimbursement	\$6.94	\$0.00	
2/24/2025	AP 224004 - Enter Bill		CCM - CONSOLIDATED COMMUNITY MANAGEM	File Box storage	\$36.00	\$0.00	
09125 Legal				\$0.00	\$573.52	\$0.00	\$573.52
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2025	AP 211737 - Enter Bills - Separate Check		RYAN-179 - RYAN ASSOCIATES INC		\$573.52	\$0.00	
09140 Fees/Permits				\$820.55	\$0.00	\$0.00	\$820.55
09150 General Insurance				\$6,117.16	\$6,117.16	\$0.00	\$12,234.32
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/25/2025	AP 219380 - Hand Written	ACH	FIRINS - FIRST INSURANCE FUNDING	FEB PAYMENT	\$6,117.16	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
Check							
09200 Reserve Transfer				\$3,015.41	\$3,015.41	\$0.00	\$6,030.82
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2025	GL 230362 - Journal Entry		MONTHLY RESERVES	RESERVES	\$3,015.41	\$0.00	
Total:				\$0.00	\$104,661.86	\$104,661.86	\$0.00

Aged Open Items

VICTORIA SQUARE CONDOMINIUM

As of: 02/28/2025

Run Date: 03/12/2025

Run Time: 03:40 PM

Item #	Vendor	Invoice	Date	Current	31-60	61-90	Over 90
224004	CCM-CONSOLIDATED COMMUNITY MANAGEM 09110 Office Expense	118588	2/24/2025	\$36.00	\$0.00	\$0.00	\$0.00
222719	RYAN-RYAN ASSOCIATES, INC. 08020 Irrigation	3386	2/21/2025	\$258.94	\$0.00	\$0.00	\$0.00
223260	CCMVSC-Victoria Square 01030 Valley Bank Reserve	2024-2025	2/24/2025	\$11,989.12	\$0.00	\$0.00	\$0.00
Total				\$12,284.06	\$0.00	\$0.00	\$0.00

Grand Total

\$12,284.06

Report Summary

Code	Account#	Current	Over 30	Over 60	Over 90	Total
A1 - MAINTENANCE	01110	\$4,373.00	\$2,310.00	\$909.00	\$0.00	\$7,592.00
04 - Interest	01150	\$73.58	\$0.00	\$0.00	\$0.00	\$73.58
07 - Misc. Charges	01160	\$0.00	\$550.00	\$0.00	\$150.00	\$700.00
A40 - Mailboxes	01160	\$0.00	\$0.00	\$0.00	\$45.00	\$45.00
03 - Admin. Fees	01195	\$54.00	\$0.00	\$144.00	\$0.00	\$198.00
05 - Attorney Fees	01195	(\$73.58)	\$0.00	\$0.00	\$0.00	(\$73.58)
Grand Total:		\$4,427.00	\$2,860.00	\$1,053.00	\$195.00	\$8,535.00

Account#	Account Description	Delinquency Amount
01110	A/R Maintenance	\$7,592.00
01150	A/R Owners Interest	\$73.58
01160	A/R Miscellaneous	\$745.00
01195	Attorney Fees Receivable	\$124.42
Total:		\$8,535.00

Total Number of Homes: 16

VICTORIA SQUARE CONDOMINIUM

Run Date: 03/12/2025

Run Time: 03:40 PM

PREPAID OWNERS

As of: 02/28/2025

Owner	Address	Account #	Lot #		Prepaid Balance
Nafees Siddiqui	3202 Coral Ridge Drive	3202	3202	PP - General	\$410.00
				Total	\$410.00
Nafees Siddiqui	3204 Coral Ridge Drive	3204	3204	PP - General	\$400.00
				Total	\$400.00
Rafael Daniel Oviedo	3214 Coral Ridge Drive	3214	3214	PP - General	\$315.00
Aracelis Pinto Oviedo DE (O)				Total	\$315.00
AB1 LLC	3228 Coral Ridge Drive	3228	3228	PP - General	\$547.25
				Total	\$547.25
Jairajh Chaitoo	3230 Coral Ridge Drive	3230	3230	PP - General	\$95.00
Seerajie Marajh (O)				Total	\$95.00
Esther Cobenas	3238 Coral Ridge Drive	3238	3238	PP - General	\$44.00
				Total	\$44.00
Florida Affordable Rentals LLC	3246 Coral Ridge Drive	3246	3246	PP - General	\$1,215.00
C/O Lazaro Fernandez (O)				Total	\$1,215.00
Bannghyss Diaz	3252 Coral Ridge Drive	3252	3252	PP - General	(\$18.00)
				Total	(\$18.00)
Bertha Dooley	3256 Coral Ridge Drive	3256	3256	PP - General	\$676.00
				Total	\$676.00
Irwin Nozick REV TR	3276 Coral Ridge Drive	3276	3276	PP - General	\$157.00
Irwin Nozick TRSTEE (O)				Total	\$157.00
Laura Shaver	3280 Coral Ridge Drive	3280	3280	PP - General	\$968.00
				Total	\$968.00
Margaret K. Shaver REV TR (*)	3280 Coral Ridge Drive	3280	3280	PP - General	\$444.00
				Total	\$444.00
Guice Properties LLC	3284 Coral Ridge Drive	3284	3284	PP - General	\$71.86
				Total	\$71.86
				PP - General	\$5,325.11
				Total	\$5,325.11

Victoria Square Condominium
Accounts Payable as of
February 28, 2025

Payable to:	Account	Amount
Best Lawn Service	8010	1,833.34
Consolidated Community Mgmt	9000	775.00
Total A/P		<u><u>\$ 2,608.34</u></u>

VICTORIA SQUARE CONDOMINIUM
BANK RECONCILIATION
Statement Date: 2/28/2025

Run Date: 03/12/2025
Run Time: 03:25 PM

Reconciliation Summary: 4 - POPULAR COMMUNITY BANK				GL Account: 01010 - Popular Bank Oper	
Bank Statement Balance	\$72,891.03	Account Balance		\$66,011.89	
GL Account Balance	\$66,011.89	+ Uncleared Payments		\$6,879.14	
Difference	\$6,879.14	- Uncleared Deposits		\$0.00	
		Reconciling Balance		\$72,891.03	
		- Statement Balance		\$72,891.03	
		Difference		\$0.00	

Check #	Date	Source / Batch Reference		Status	Deposits	Payments
83	2/21/2025	AP 221736	RYAN - RYAN ASSOCIATES, INC.	Uncleared	0.00	214.00
59	1/7/2025	AP 196042	LV8 - LV8 COMMUNICATIONS	Uncleared	0.00	634.32
	12/31/2024	GL 211279	TRANSFER	Uncleared	0.00	3,015.41
	11/30/2024	GL 191258	TRANSFER	Uncleared	0.00	3,015.41
Totals					\$0.00	\$6,879.14



Last statement: January 31, 2025
This statement: February 28, 2025
Total days in statement period: 28

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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	\$73,018.35
Enclosures	15	Total additions	24,666.73
Low balance	\$65,822.79	Total subtractions	24,794.05
Average balance	\$75,928.48	Ending balance	\$72,891.03
Avg collected balance	\$74,496.00		
Interest paid year to date	\$2.39		

CHECKS

Number	Date	Amount	Control
65	02-03	2,000.00	000007112065420
67 *	02-07	100.00	000007112384000
69 *	02-07	1,694.61	000007112368350
70	02-07	634.32	000007112368340
72 *	02-11	250.32	000007112572210
73	02-07	1,561.00	000007112381030
74	02-03	2,140.00	000007112063570
75	02-11	310.50	000007112570280
76	02-14	350.00	000007112734050
77	02-13	820.55	000007079929900
78	02-11	279.18	000007112547220
79	02-28	275.00	000007080763310
80	02-19	6.94	000007188265890
81	02-25	616.38	000007080521710
82	02-24	573.52	000007113123490

* Skip in check sequence

OTHER DEBITS

Date	Description	Subtractions
02-03	'Preauthorized Wd CORALCONCUTILITY250203 000211274459579625	3,539.56
02-19	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT250219 000111000013676640	53.75
02-19	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT250219 000111000013676675	64.46

Thank you for banking with Popular



Last statement: December 31, 2024
This statement: January 31, 2025
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	\$64,788.47
Enclosures	11	Total additions	26,128.24
Low balance	\$61,319.45	Total subtractions	17,898.36
Average balance	\$74,368.46	Ending balance	\$73,018.35
Avg collected balance	\$73,318.00		
Interest paid year to date	\$1.24		

CHECKS

Number	Date	Amount	Control
56	01-10	100.00	000007077694780
57	01-17	150.00	000007111340380
58	01-08	798.00	000005548726570
60 *	01-08	24.78	000005548726560
62 *	01-21	1,637.80	000007111405140
63	01-31	350.00	000007078974340
64	01-27	3,122.00	000007111700600
66 *	01-23	798.00	000007187838560
68 *	01-31	450.00	000007111979220
71 *	01-23	144.40	000007187838550
510084 *	01-23	237.17	000007111553270

* Skip in check sequence

OTHER DEBITS

Date	Description	Subtractions
01-03	'Preauthorized Wd CORALCONCUTILITY250103 000211274453138317	3,854.02
01-17	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT250117 000111000011165164	52.47
01-17	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT250117 000111000011165168	62.56
01-28	'Preauthorized Wd FIRST INSURANCEINSURANCE250128 900-101146389 000071925331601264	6,117.16

Thank you for banking with Popular



VICTORIA SQUARE CONDO
January 31, 2025

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CREDITS

Date	Description	Additions
01-02	'Lock Box Deposit 000000007077024270	385.00
01-06	'Preauthorized Credit PayLease.comSettlement250106 000022856502778 000111924688165535	484.00
01-06	'Lock Box Deposit 000000007077272340	1,619.00
01-07	'Preauthorized Credit PayLease.comSettlement250107 000022880922698 000111924688665281	8,712.00
01-07	'Lock Box Deposit 000000007110699450	395.00
01-09	'Lock Box Deposit 000000007077595680	484.00
01-13	'Lock Box Deposit 000000007110991810	1,936.00
01-14	'Lock Box Deposit 000000007111104860	4,533.00
01-15	'Preauthorized Credit PayLease.comSettlement250115 000022945626754 000111924688139270	1,021.00
01-15	'Lock Box Deposit 000000007078078770	160.00
01-16	'Lock Box Deposit 000000007111248420	770.00
01-17	'Lock Box Deposit 000000007078211080	1,040.00
01-21	'Lock Box Deposit 000000007111457140	1,207.00
01-22	'Lock Box Deposit 000000007078495510	484.00
01-23	'Lock Box Deposit 000000007111570300	524.00
01-27	'Lock Box Deposit 000000007078689530	444.00
01-28	'Lock Box Deposit 000000007078803350	1,929.00
01-31	'Interest Credit 000000000000000000	1.24

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
12-31	64,788.47	01-10	72,090.67	01-21	80,854.84
01-02	65,173.47	01-13	74,026.67	01-22	81,338.84
01-03	61,319.45	01-14	78,559.67	01-23	80,683.27
01-06	63,422.45	01-15	79,740.67	01-27	78,005.27
01-07	72,529.45	01-16	80,510.67	01-28	73,817.11
01-08	71,706.67	01-17	81,285.64	01-31	73,018.35
01-09	72,190.67				

**POPULAR®**VICTORIA SQUARE CONDO
February 28, 2025Page 2 of 6
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Date	Description	Subtractions
02-21	'Preauthorized Wd VALLEY NATIONALPAYMENT250221 000021201380542825	146.76
02-26	'Preauthorized Wd FIRST INSURANCEINSURANCE250226 900-101146389 000071925335221771	6,117.16
02-28	'Preauthorized Wd CORALCONCUTILITY250228 000211274457995838	3,260.04

CREDITS

Date	Description	Additions
02-03	'Lock Box Deposit 000000007079062760	484.00
02-04	'Preauthorized Credit PayLease.comSettlement250204 000023101515042 000111924681254025	484.00
02-05	'Lock Box Deposit 000000007079386900	395.00
02-06	'Lock Box Deposit 000000007112273620	2,436.00
02-07	'Preauthorized Credit PayLease.comSettlement250207 000023149748910 000111924681815525	9,196.00
02-07	'Lock Box Deposit 000000007112413190	484.00
02-10	'Lock Box Deposit 000000007079623320	1,254.00
02-11	'Lock Box Deposit 000000007079765270	968.00
02-12	'Lock Box Deposit 000000007112624550	1,412.00
02-13	'Lock Box Deposit 000000007079973060	1,797.00
02-21	'Mail/Courier Deposit 000000005548834100	3,723.58
02-26	'Lock Box Deposit 000000007113281390	1,548.00
02-28	'Lock Box Deposit 000000007080794530	484.00
02-28	'Interest Credit 000000000000000000	1.15

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
01-31	73,018.35	02-10	76,081.86	02-21	81,699.98
02-03	65,822.79	02-11	76,209.86	02-24	81,126.46
02-04	66,306.79	02-12	77,621.86	02-25	80,510.08
02-05	66,701.79	02-13	78,598.31	02-26	75,940.92
02-06	69,137.79	02-14	78,248.31	02-28	72,891.03
02-07	74,827.86	02-19	78,123.16		



VICTORIA SQUARE CONDO
February 28, 2025

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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



POPULAR®

VICTORIA SQUARE CONDO
February 28, 2025

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

POPULAR COMMUNITY BANK

CHECK NO. 65 CHECK DATE 1/11/2025 VENUE NO. 83714

PAY TO THE ORDER OF BEST LAWN SERVICE OF AMERICA
P.O. BOX 590233
FORT LAUDERDALE FL 33359

CHECK AMOUNT \$2,000.00

Pay Exactly TWO THOUSAND DOLLARS AND 00/100 CENTS

0000065# 0063112605# 5100842006#

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

POPULAR COMMUNITY BANK

CHECK NO. 67 CHECK DATE 1/13/2025 VENUE NO. 83714

PAY TO THE ORDER OF Diamond Bright Maintenance
7957 N University Dr 148
Parkland FL 33067

CHECK AMOUNT \$100.00

Pay Exactly ONE HUNDRED DOLLARS AND 00/100 CENTS

0000067# 0063112605# 5100842006#

0000065# 0063112605# 5100842006#

FOR DEPOSIT ONLY
CHECK HERE IF MOBILE DEPOSIT

0000067# 0063112605# 5100842006#

FOR DEPOSIT ONLY
CHECK HERE IF MOBILE DEPOSIT

Check # 0065, Posted 02-03-25, Amount 2,000.00

Check # 0067, Posted 02-07-25, Amount 100.00

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

POPULAR COMMUNITY BANK

CHECK NO. 69 CHECK DATE 1/13/2025 VENUE NO. 83714

PAY TO THE ORDER OF LVS COMMUNICATIONS
8857 W. STATE ROAD 84 #746
DAVIE FL 33314

CHECK AMOUNT \$1,694.61

Pay Exactly ONE THOUSAND SIX HUNDRED NINETY FOUR DOLLARS AND 61/100 CENTS

0000069# 0063112605# 5100842006#

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

POPULAR COMMUNITY BANK

CHECK NO. 70 CHECK DATE 1/13/2025 VENUE NO. 83714

PAY TO THE ORDER OF LVS COMMUNICATIONS
8857 W. STATE ROAD 84 #746
DAVIE FL 33314

CHECK AMOUNT \$634.32

Pay Exactly SIX HUNDRED THIRTY FOUR DOLLARS AND 32/100 CENTS

0000070# 0063112605# 5100842006#

FOR DEPOSIT ONLY
CHECK HERE IF MOBILE DEPOSIT

FOR DEPOSIT ONLY
CHECK HERE IF MOBILE DEPOSIT

Check # 0069, Posted 02-07-25, Amount 1,694.61

Check # 0070, Posted 02-07-25, Amount 634.32

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

POPULAR COMMUNITY BANK

CHECK NO. 72 CHECK DATE 1/13/2025 VENUE NO. 83714

PAY TO THE ORDER OF HO SUPPLY FACILITIES
P.O. BOX 590508
SAN DIEGO CA 92150-9058

CHECK AMOUNT \$250.32

Pay Exactly TWO HUNDRED FIFTY DOLLARS AND 32/100 CENTS

0000072# 0063112605# 5100842006#

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

POPULAR COMMUNITY BANK

CHECK NO. 73 CHECK DATE 1/13/2025 VENUE NO. 83714

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

CHECK AMOUNT \$1,561.00

Pay Exactly ONE THOUSAND FIVE HUNDRED SIXTY ONE DOLLARS AND 00/100 CENTS

0000073# 0063112605# 5100842006#

FOR DEPOSIT ONLY
CHECK HERE IF MOBILE DEPOSIT

FOR DEPOSIT ONLY
CHECK HERE IF MOBILE DEPOSIT

Check # 0072, Posted 02-11-25, Amount 250.32

Check # 0073, Posted 02-07-25, Amount 1,561.00



POPULAR.

VICTORIA SQUARE CONDO
February 28, 2025

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5100842006

VICTORIA SQUARE CONDOMINIUM
c/o Consolidated Community Mgmt.
7124 N Hob Hill Road
Tampa, FL 33311
(954) 718-9903

CHECK NO. 74 CHECK DATE 1/11/2025 VENDOR NO. 422426

PAY TO THE ORDER OF TWO THOUSAND ONE HUNDRED FORTY DOLLARS AND 00/100 CENTS

CHECK AMOUNT \$2,140.00

PAY TO THE ORDER OF A-Z PARADISE GYM/COMMIT SOLUTIONS, INC.
4713 N UNIVERSITY DR 306
CORAL SPRINGS FL 33067

AUTHORIZED SIGNATURE

POPULAR COMMUNITY BANK

5100842006

For Deposit Only - IFMC

DEPOSIT ONLY

5596220011232 114008 20250212 000000005100842006
TRN DEBIT TAE1716 630.55
Coral Springs University Dr 0590 94004 5596 0007 0035

Check # 0074, Posted 02-03-25, Amount 2,140.00

VICTORIA SQUARE CONDOMINIUM
c/o Consolidated Community Mgmt.
7124 N Hob Hill Road
Tampa, FL 33311
(954) 718-9903

CHECK NO. 75 CHECK DATE 1/11/2025 VENDOR NO. 422426

PAY TO THE ORDER OF THREE HUNDRED FIFTY DOLLARS AND 00/100 CENTS

CHECK AMOUNT \$350.00

PAY TO THE ORDER OF Diamond Bright Maintenance
7957 N University Dr 148
Portland FL 33067

AUTHORIZED SIGNATURE

POPULAR COMMUNITY BANK

5100842006

For Deposit Only - IFMC

DEPOSIT ONLY

5596220011232 114008 20250212 000000005100842006
TRN DEBIT TAE1716 630.55
Coral Springs University Dr 0590 94004 5596 0007 0035

VICTORIA SQUARE CONDOMINIUM
c/o Consolidated Community Mgmt.
7124 N Hob Hill Road
Tampa, FL 33311
(954) 718-9903

CHECK NO. 76 CHECK DATE 1/11/2025 VENDOR NO. 422426

PAY TO THE ORDER OF THREE HUNDRED TEN DOLLARS AND 50/100 CENTS

CHECK AMOUNT \$310.50

PAY TO THE ORDER OF NATIVE POST MANAGEMENT
2450 LAKE SHORE DRIVE
TALLAHASSEE FL 32312

AUTHORIZED SIGNATURE

POPULAR COMMUNITY BANK

5100842006

For Deposit Only - IFMC

DEPOSIT ONLY

5596220011232 114008 20250212 000000005100842006
TRN DEBIT TAE1716 630.55
Coral Springs University Dr 0590 94004 5596 0007 0035

Check # 0075, Posted 02-11-25, Amount 310.50

VICTORIA SQUARE CONDOMINIUM
c/o Consolidated Community Mgmt.
7124 N Hob Hill Road
Tampa, FL 33311
(954) 718-9903

CHECK NO. 77 CHECK DATE 1/11/2025 VENDOR NO. 422426

PAY TO THE ORDER OF EIGHT HUNDRED TWENTY DOLLARS AND 55/100 CENTS

CHECK AMOUNT \$820.55

PAY TO THE ORDER OF CITY OF CORAL SPRINGS
P.O. BOX 754093
CORAL SPRINGS FL 33075

AUTHORIZED SIGNATURE

POPULAR COMMUNITY BANK

5100842006

For Deposit Only - IFMC

DEPOSIT ONLY

5596220011232 114008 20250212 000000005100842006
TRN DEBIT TAE1716 630.55
Coral Springs University Dr 0590 94004 5596 0007 0035

Check # 0076, Posted 02-14-25, Amount 350.00

VICTORIA SQUARE CONDOMINIUM
c/o Consolidated Community Mgmt.
7124 N Hob Hill Road
Tampa, FL 33311
(954) 718-9903

CHECK NO. 78 CHECK DATE 1/11/2025 VENDOR NO. 422426

PAY TO THE ORDER OF TWO HUNDRED SEVENTY FIVE DOLLARS AND 00/100 CENTS

CHECK AMOUNT \$275.00

PAY TO THE ORDER OF RYAN ASSOCIATES, INC.
11102 NW 11 TER.
CORAL SPRINGS FL 33071

AUTHORIZED SIGNATURE

POPULAR COMMUNITY BANK

5100842006

For Deposit Only - IFMC

DEPOSIT ONLY

5596220011232 114008 20250212 000000005100842006
TRN DEBIT TAE1716 630.55
Coral Springs University Dr 0590 94004 5596 0007 0035

Check # 0078, Posted 02-11-25, Amount 279.18

VICTORIA SQUARE CONDOMINIUM
c/o Consolidated Community Mgmt.
7124 N Hob Hill Road
Tampa, FL 33311
(954) 718-9903

CHECK NO. 79 CHECK DATE 1/11/2025 VENDOR NO. 422426

PAY TO THE ORDER OF TWO HUNDRED SEVENTY FIVE DOLLARS AND 00/100 CENTS

CHECK AMOUNT \$275.00

PAY TO THE ORDER OF Diamond Bright Maintenance
7957 N University Dr 148
Portland FL 33067

AUTHORIZED SIGNATURE

POPULAR COMMUNITY BANK

5100842006

For Deposit Only - IFMC

DEPOSIT ONLY

5596220011232 114008 20250212 000000005100842006
TRN DEBIT TAE1716 630.55
Coral Springs University Dr 0590 94004 5596 0007 0035

Check # 0079, Posted 02-28-25, Amount 275.00



POPULAR

VICTORIA SQUARE CONDO
February 28, 2025

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VICTORIA SQUARE CONDOMINIUM
c/o Consolidated Community Mgmt.
7124 N 11th Hill Road
Tamarac, FL 33321
(561) 718-9903

POPULAR COMMUNITY BANK

CHECK NO. 88 CHECK DATE 2/19/25 VENDOR NO. 024

PAY TO THE ORDER OF CONSOLIDATED COMMUNITY MANAGEMENT
7124 N 11th Hill Road
TAMARAC, FL 33321

CHECK AMOUNT \$6.94

Pay Exactly SIX DOLLARS AND 94/100 CENTS

0000080 1 00631126050 5100842006

VICTORIA SQUARE CONDOMINIUM
c/o Consolidated Community Mgmt.
7124 N 11th Hill Road
Tamarac, FL 33321
(561) 718-9903

POPULAR COMMUNITY BANK

CHECK NO. 81 CHECK DATE 2/19/25 VENDOR NO. 024

PAY TO THE ORDER OF A-2 PARKING ENFORCEMENT SOLUTIONS, INC
4713 N UNIVERSITY DR 306
CORAL SPRINGS, FL 33067

CHECK AMOUNT \$616.38

Pay Exactly SIX HUNDRED SIXTEEN DOLLARS AND 38/100 CENTS

0000081 1 00631126050 5100842006

0219025 00561400030303 07190458

FOR DEPOSIT ONLY - FRONT

FOR DEPOSIT ONLY - BACK

FOR DEPOSIT ONLY - FRONT

FOR DEPOSIT ONLY - BACK

Check # 0080, Posted 02-19-25, Amount 6.94

Check # 0081, Posted 02-25-25, Amount 616.38

VICTORIA SQUARE CONDOMINIUM
c/o Consolidated Community Mgmt.
7124 N 11th Hill Road
Tamarac, FL 33321
(561) 718-9903

POPULAR COMMUNITY BANK

CHECK NO. 81 CHECK DATE 2/19/25 VENDOR NO. 024

PAY TO THE ORDER OF RYAN ASSOCIATES INC
11102 NW 11TH TERRACE
CORAL SPRINGS, FL 33071

CHECK AMOUNT \$573.32

Pay Exactly FIVE HUNDRED SEVENTY THREE DOLLARS AND 32/100 CENTS

0000082 1 00631126050 5100842006

FOR DEPOSIT ONLY - FRONT

FOR DEPOSIT ONLY - BACK

Check # 0082, Posted 02-24-25, Amount 573.52

VICTORIA SQUARE CONDOMINIUM
BANK RECONCILIATION
Statement Date: 2/28/2025

Run Date: 03/12/2025
Run Time: 03:25 PM

Reconciliation Summary: 10 - Vally Bank		GL Account: 01030 - Valley Bank Reserve	
Bank Statement Balance	\$108,255.68	Account Balance	\$126,275.62
GL Account Balance	\$126,275.62	+ Uncleared Payments	\$0.00
Difference	(\$18,019.94)	- Uncleared Deposits	\$18,019.94
		Reconciling Balance	\$108,255.68
		- Statement Balance	\$108,255.68
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
	2/24/2025	AP 223260 Enter Bills - Generate Payable	Uncleared	11,989.12	0.00
	12/31/2024	GL 211279 TRANSFER	Uncleared	3,015.41	0.00
	11/30/2024	GL 191258 TRANSFER	Uncleared	3,015.41	0.00
Totals				\$18,019.94	\$0.00



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

Last Statement:
Statement Ending:
Page:

January 31, 2025
February 28, 2025
1 of 2

6084 M0656DDA030125072156 06 000000000 169230 001



VICTORIA SQUARE CONDOMINIUM ASSOCIATION
RESERVE ACCOUNT
C/O CONSOLIDATED COMMUNITY 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

PROPERTY MANAGEMENT MMA - XXXXXX6404

SUMMARY FOR THE PERIOD: 02/01/25 - 02/28/25

VICTORIA SQUARE CONDOMINIUM ASSOCIATION

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$108,048.27		\$207.41		\$0.00		\$108,255.68

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$108,048.27
02/28	INTEREST CREDIT		\$207.41	\$108,255.68
	Ending Balance			\$108,255.68

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$108,048.00	Annual % Yield Earned	2.53%
Year-to-Date Interest Paid	\$436.57	Interest Paid	\$207.41

OVERDRAFT FEES

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

