

Victoria Square Condominium Assoc., Inc.

FINANCIAL STATEMENTS

PREPARED FOR THE BOARD OF DIRECTORS

January 2025



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

VICTORIA SQUARE CONDOMINIUM

FUND BALANCE SHEET

As of: 01/31/2025

Run Date: 02/24/2025

Run Time: 11:07 AM

Assets

| Account | Operating | Reserves | Total |
|--------------------------------|--------------------|---------------------|---------------------|
| Asset | | | |
| 01010 Popular Bank Oper | \$61,794.29 | \$0.00 | \$61,794.29 |
| 01025 Due To/From Reserves | \$0.00 | \$2,851.89 | \$2,851.89 |
| 01030 Valley Bank Reserve | \$0.00 | \$114,079.09 | \$114,079.09 |
| 01110 A/R Maintenance | \$9,993.00 | \$0.00 | \$9,993.00 |
| 01160 A/R Miscellaneous | \$745.00 | \$0.00 | \$745.00 |
| 01195 Attorney Fees Receivable | \$180.00 | \$0.00 | \$180.00 |
| 01210 Utility Deposits | \$80.00 | \$0.00 | \$80.00 |
| Asset Total | \$72,792.29 | \$116,930.98 | \$189,723.27 |
| Total Assets: | \$72,792.29 | \$116,930.98 | \$189,723.27 |

Liabilities

| Account | Operating | Reserves | Total |
|----------------------------|-------------------|---------------|-------------------|
| Liability | | | |
| 03010 Accounts Payable | \$2,428.45 | \$0.00 | \$2,428.45 |
| 03025 Accrued Expenses | \$5,231.23 | \$0.00 | \$5,231.23 |
| 03030 Due To/From Reserves | \$2,851.89 | \$0.00 | \$2,851.89 |
| 03110 Exchange | (\$9,964.67) | \$0.00 | (\$9,964.67) |
| 03310 Prepaid Member Fees | \$4,466.11 | \$0.00 | \$4,466.11 |
| Liability Total | \$5,013.01 | \$0.00 | \$5,013.01 |
| Total Liabilities: | \$5,013.01 | \$0.00 | \$5,013.01 |

Equity

| Account | Operating | Reserves | Total |
|---------------------------------------|--------------------|---------------------|---------------------|
| Reserves | | | |
| 05010 Reserve Roof | \$0.00 | \$80,440.35 | \$80,440.35 |
| 05015 Reserve Painting | \$0.00 | \$14,094.24 | \$14,094.24 |
| 05020 Reserve Paving | \$0.00 | \$13,160.50 | \$13,160.50 |
| 05025 Reserve- 40 Year Inspection | \$0.00 | \$2,902.50 | \$2,902.50 |
| 05030 Reserve Interest | \$0.00 | \$6,333.39 | \$6,333.39 |
| Reserves Total | \$0.00 | \$116,930.98 | \$116,930.98 |
| 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) | (\$2,220.33) | \$0.00 | (\$2,220.33) |
| Total Equity: | \$67,779.28 | \$116,930.98 | \$184,710.26 |
| Total Liabilities & Equity | \$72,792.29 | \$116,930.98 | \$189,723.27 |

VICTORIA SQUARE CONDOMINIUM

Run Date: 02/24/2025

Run Time: 11:07 AM

INCOME STATEMENT

Start: 01/01/2025 | End: 01/31/2025

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 | 21,296.00 | 21,296.00 | 0.00 | 255,552.00 |
| 06160 Misc. Owner Income | 550.00 | 0.00 | 550.00 | 550.00 | 0.00 | 550.00 | 0.00 |
| 06900 Interest | 1.24 | 0.00 | 1.24 | 1.24 | 0.00 | 1.24 | 0.00 |
| Income Total | 21,847.24 | 21,296.00 | 551.24 | 21,847.24 | 21,296.00 | 551.24 | 255,552.00 |
| Total Income | 21,847.24 | 21,296.00 | 551.24 | 21,847.24 | 21,296.00 | 551.24 | 255,552.00 |

Expense

| Account | Current | | | Year to Date | | | Yearly |
|---------------------------|-----------------|-----------------|-------------------|-----------------|-----------------|-------------------|------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| UTILITIES | | | | | | | |
| 07010 Refuse | 3,572.00 | 2,125.00 | (1,447.00) | 3,572.00 | 2,125.00 | (1,447.00) | 25,500.00 |
| 07050 Electricity | 115.03 | 150.00 | 34.97 | 115.03 | 150.00 | 34.97 | 1,800.00 |
| 07060 Water / Sewer | 3,539.56 | 3,416.67 | (122.89) | 3,539.56 | 3,416.67 | (122.89) | 41,000.00 |
| 07155 Parking Enforcement | 2,140.00 | 208.33 | (1,931.67) | 2,140.00 | 208.33 | (1,931.67) | 2,500.00 |
| UTILITIES Total | 9,366.59 | 5,900.00 | (3,466.59) | 9,366.59 | 5,900.00 | (3,466.59) | 70,800.00 |

BUILDING MAINTENANCE

| | | | | | | | |
|--------------------------------------|-----------------|-----------------|---------------|-----------------|-----------------|---------------|------------------|
| 07210 Repair & Maintenance | 1,637.80 | 2,015.26 | 377.46 | 1,637.80 | 2,015.26 | 377.46 | 24,183.10 |
| 07220 Janitorial | 100.00 | 666.67 | 566.67 | 100.00 | 666.67 | 566.67 | 8,000.00 |
| 07222 Supplies | 250.32 | 0.00 | (250.32) | 250.32 | 0.00 | (250.32) | 0.00 |
| 07230 Exterminating | 0.00 | 62.50 | 62.50 | 0.00 | 62.50 | 62.50 | 750.00 |
| 07240 Fire Equipment Maint & Repair | 0.00 | 100.00 | 100.00 | 0.00 | 100.00 | 100.00 | 1,200.00 |
| 07250 Surveillance Cameras & Interne | 634.32 | 166.67 | (467.65) | 634.32 | 166.67 | (467.65) | 2,000.00 |
| 07320 Plumbing Repairs | 150.00 | 41.67 | (108.33) | 150.00 | 41.67 | (108.33) | 500.00 |
| 07340 Paving Repairs | 0.00 | 41.67 | 41.67 | 0.00 | 41.67 | 41.67 | 500.00 |
| BUILDING MAINTENANCE Total | 2,772.44 | 3,094.44 | 322.00 | 2,772.44 | 3,094.44 | 322.00 | 37,133.10 |

GROUND MAINTENANCE

| | | | | | | | |
|---------------------------------|---------------|-----------------|---------------|---------------|-----------------|---------------|------------------|
| 08010 Lawn Maintenance | 666.67 | 916.67 | 250.00 | 666.67 | 916.67 | 250.00 | 11,000.00 |
| 08020 Irrigation | 129.18 | 166.67 | 37.49 | 129.18 | 166.67 | 37.49 | 2,000.00 |
| 08030 Tree Trim - Removal | 0.00 | 83.33 | 83.33 | 0.00 | 83.33 | 83.33 | 1,000.00 |
| 08050 Landscape Extras | 0.00 | 166.67 | 166.67 | 0.00 | 166.67 | 166.67 | 2,000.00 |
| GROUND MAINTENANCE Total | 795.85 | 1,333.34 | 537.49 | 795.85 | 1,333.34 | 537.49 | 16,000.00 |

MANAGEMENT

| | | | | | | | |
|-------------------------|---------------|---------------|-------------|---------------|---------------|-------------|-----------------|
| 09000 Management Fees | 798.00 | 798.00 | 0.00 | 798.00 | 798.00 | 0.00 | 9,576.00 |
| MANAGEMENT Total | 798.00 | 798.00 | 0.00 | 798.00 | 798.00 | 0.00 | 9,576.00 |

ADMINISTRATIVE & OFFICE

| | | | | | | | |
|--|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|------------------|
| 09110 Office Expense | 381.57 | 62.50 | (319.07) | 381.57 | 62.50 | (319.07) | 750.00 |
| 09120 CPA | 0.00 | 100.00 | 100.00 | 0.00 | 100.00 | 100.00 | 1,200.00 |
| 09125 Legal | 0.00 | 150.00 | 150.00 | 0.00 | 150.00 | 150.00 | 1,800.00 |
| 09140 Fees/Permits | 820.55 | 41.67 | (778.88) | 820.55 | 41.67 | (778.88) | 500.00 |
| 09145 Fire Equip Inspect | 0.00 | 70.83 | 70.83 | 0.00 | 70.83 | 70.83 | 850.00 |
| 09150 General Insurance | 6,117.16 | 6,729.83 | 612.67 | 6,117.16 | 6,729.83 | 612.67 | 80,758.00 |
| ADMINISTRATIVE & OFFICE Total | 7,319.28 | 7,154.83 | (164.45) | 7,319.28 | 7,154.83 | (164.45) | 85,858.00 |

| 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 | 3,015.41 | 3,015.41 | 0.00 | 36,184.90 |
| RESERVES Total | 3,015.41 | 3,015.41 | 0.00 | 3,015.41 | 3,015.41 | 0.00 | 36,184.90 |
| | | | | | | | |
| Total Expense | 24,067.57 | 21,296.02 | (2,771.55) | 24,067.57 | 21,296.02 | (2,771.55) | 255,552.00 |
| | | | | | | | |
| Net Income | (2,220.33) | (0.02) | (2,220.31) | (2,220.33) | (0.02) | (2,220.31) | 0.00 |

VICTORIA SQUARE CONDOMINIUM

GENERAL LEDGER DETAIL

Run Date: 02/24/2025
Run Time: 11:07 AM

As of: Start: 01/01/2025 | End: 01/31/2025

| Account | | | | Balance Forward | Debits | Credits | Ending Balance |
|-------------------------|--|------------|---------------------------------------|---|-------------|-------------|----------------|
| 01010 Popular Bank Oper | | | | \$54,903.63 | \$26,128.24 | \$19,237.58 | \$61,794.29 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/2/2025 | AP 193738 - Print Check | 56 | DIAMB - Diamond Bright Maintenance | DECEMBER BULK TRASH | \$0.00 | \$100.00 | |
| 1/2/2025 | AR 194313 - Cash Receipts - Lockbox | 870511123 | | | \$385.00 | \$0.00 | |
| 1/3/2025 | AR 194399 - Cash Receipts - Direct Debit | 457758228 | | One Time Payment | \$484.00 | \$0.00 | |
| 1/6/2025 | AR 192690 - Cash Receipts - Direct Debit | 458664578 | | Automated Payment for Apply Charges Batch #192660 | \$8,712.00 | \$0.00 | |
| 1/6/2025 | AR 197798 - Cash Receipts - Lockbox | 638446894 | | | \$1,619.00 | \$0.00 | |
| 1/7/2025 | AP 196042 - Print Check | 58 | CCM - CONSOLIDATED COMMUNITY MANAGEM | JANUARY PROFESSIONAL MANAGEMENT SERVICE | \$0.00 | \$798.00 | |
| 1/7/2025 | AP 196042 - Print Check | 60 | CCM - CONSOLIDATED COMMUNITY MANAGEM | OCTOBER REIMBURSEMENT FOR OFFICE SUPPLIES | \$0.00 | \$24.78 | |
| 1/7/2025 | AP 196042 - Print Check | 59 | LV8 - LV8 COMMUNICATIONS | AUGUST SECURITY CAMERA INSTALLED | \$0.00 | \$634.32 | |
| 1/7/2025 | AP 196042 - Print Check | 57 | DIAMB - Diamond Bright Maintenance | DECEMBER JANITORIAL SERVICES | \$0.00 | \$150.00 | |
| 1/7/2025 | AR 196154 - Cash Receipts - Lockbox | 22083194 | | | \$395.00 | \$0.00 | |
| 1/9/2025 | AR 197156 - Cash Receipts - Lockbox | 153066456 | | | \$484.00 | \$0.00 | |
| 1/10/2025 | AP 197359 - Print Check | 62 | RYAN - RYAN ASSOCIATES, INC. | Balance due | \$0.00 | \$1,637.80 | |
| 1/10/2025 | AP 197359 - Print Check | 61 | JORDAN - JORDAN DESNOES | Refund for printing paper | \$0.00 | \$237.17 | |
| 1/13/2025 | AR 200214 - Cash Receipts - Lockbox | 1756 | | | \$1,936.00 | \$0.00 | |
| 1/14/2025 | AR 199998 - Cash Receipts - Direct Debit | 460013235 | | One Time Payment | \$1,021.00 | \$0.00 | |
| 1/14/2025 | AR 202685 - Cash Receipts - Lockbox | 5247 | | | \$4,533.00 | \$0.00 | |
| 1/15/2025 | AR 203518 - Cash Receipts - Lockbox | 872019234 | | | \$160.00 | \$0.00 | |
| 1/16/2025 | AR 205473 - Cash Receipts - Lockbox | 81833269 | | | \$770.00 | \$0.00 | |
| 1/17/2025 | AP 204221 - Print Check | 65 | BESTLA - BEST LAWN SERVICE OF AMERICA | | \$0.00 | \$2,000.00 | |
| 1/17/2025 | AP 204221 - Print Check | 63 | DIAMB - Diamond Bright Maintenance | | \$0.00 | \$350.00 | |
| 1/17/2025 | AP 204221 - Print Check | 64 | UNIVERSAL - UNIVERSAL WASTE | January | \$0.00 | \$3,122.00 | |
| 1/17/2025 | AR 205481 - Cash Receipts - Lockbox | 872361332 | | | \$1,040.00 | \$0.00 | |
| 1/17/2025 | GL 222959 - Misc Payment | | | | \$0.00 | \$115.03 | |
| 1/21/2025 | AR 206105 - Cash Receipts - Lockbox | 1278 | | | \$1,207.00 | \$0.00 | |
| 1/22/2025 | AR 207011 - Cash | 3685637856 | | | \$484.00 | \$0.00 | |

| Account | | | | Balance Forward | Debits | Credits | Ending Balance |
|----------------------------|-----------------------------------|-----------|---|---|-------------|-------------|----------------|
| Receipts - Lockbox | | | | | | | |
| 1/23/2025 | AR 207174 - Cash | 5214 | | | \$524.00 | \$0.00 | |
| Receipts - Lockbox | | | | | | | |
| 1/25/2025 | AP 202992 - Hand Written Check | ACH | FIRINS - FIRST INSURANCE FUNDING | LOAN | \$0.00 | \$6,117.16 | |
| 1/27/2025 | AR 209633 - Cash | 8183 | | | \$444.00 | \$0.00 | |
| Receipts - Lockbox | | | | | | | |
| 1/28/2025 | AR 209659 - Cash | 5252 | | | \$1,929.00 | \$0.00 | |
| Receipts - Lockbox | | | | | | | |
| 1/31/2025 | AP 211102 - Print Check | 72 | HD - HD SUPPLY FACILITIES | 18538843 | \$0.00 | \$250.32 | |
| 1/31/2025 | AP 211102 - Print Check | 73 | UNIVERSAL - UNIVERSAL WASTE | | \$0.00 | \$1,561.00 | |
| 1/31/2025 | AP 211106 - Print Check | 74 | AZPARK - A-Z PARKING ENFORCEMENT SOLUTIONS, INC | Registration for decals | \$0.00 | \$2,140.00 | |
| 1/31/2025 | GL 222963 - Misc Bank Transaction | | | | \$1.24 | \$0.00 | |
| 01025 Due To/From Reserves | | | | \$0.00 | \$3,015.41 | \$163.52 | \$2,851.89 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/31/2025 | GL 222961 - Journal Entry | | MONTHLY RESERVES | RESERVES | \$3,015.41 | \$0.00 | |
| 1/31/2025 | GL 223182 - Journal Entry | | January corr due to | January corr due to | \$0.00 | \$163.52 | |
| 01030 Valley Bank Reserve | | | | \$113,849.93 | \$229.16 | \$0.00 | \$114,079.09 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/31/2025 | GL 222962 - Misc Bank Transaction | | | | \$229.16 | \$0.00 | |
| 01110 A/R Maintenance | | | | \$14,459.75 | \$21,296.00 | \$25,762.75 | \$9,993.00 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/1/2025 | AR 192660 - Apply Charges | | | | \$21,296.00 | \$0.00 | |
| 1/1/2025 | AR 192689 - Apply PrePays | | | | \$0.00 | \$2,517.86 | |
| 1/2/2025 | AR 194313 - Cash | 870511123 | | | \$0.00 | \$385.00 | |
| 1/3/2025 | AR 194399 - Cash | 457758228 | | One Time Payment | \$0.00 | \$484.00 | |
| 1/6/2025 | AR 192690 - Cash | 458664578 | | Automated Payment for Apply Charges Batch #192660 | \$0.00 | \$8,617.00 | |
| 1/6/2025 | AR 197798 - Cash | 638446894 | | | \$0.00 | \$1,619.00 | |
| 1/7/2025 | AR 196154 - Cash | 22083194 | | | \$0.00 | \$395.00 | |
| 1/9/2025 | AR 197156 - Cash | 153066456 | | | \$0.00 | \$484.00 | |
| 1/13/2025 | AR 200214 - Cash | 1756 | | | \$0.00 | \$1,297.14 | |
| 1/14/2025 | AR 199998 - Cash | 460013235 | | One Time Payment | \$0.00 | \$1,021.00 | |
| 1/14/2025 | AR 202685 - Cash | 5247 | | | \$0.00 | \$3,408.00 | |
| 1/15/2025 | AR 203518 - Cash | 872019234 | | | \$0.00 | \$160.00 | |
| 1/16/2025 | AR 205473 - Cash | 81833269 | | | \$0.00 | \$770.00 | |
| 1/17/2025 | AR 205481 - Cash | 872361332 | | | \$0.00 | \$913.75 | |
| 1/21/2025 | AR 206105 - Cash | 1278 | | | \$0.00 | \$1,207.00 | |
| Receipts - Lockbox | | | | | | | |

| Account | | | | Balance Forward | Debits | Credits | Ending Balance |
|--------------------------------|--|------------|---------------------------------------|---|-------------|-------------|----------------|
| 1/22/2025 | AR 207011 - Cash Receipts - Lockbox | 3685637856 | | | \$0.00 | \$484.00 | |
| 1/27/2025 | AR 209633 - Cash Receipts - Lockbox | 8183 | | | \$0.00 | \$444.00 | |
| 1/28/2025 | AR 209659 - Cash Receipts - Lockbox | 5252 | | | \$0.00 | \$1,556.00 | |
| 01160 A/R Miscellaneous | | | | \$240.00 | \$550.00 | \$45.00 | \$745.00 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/15/2025 | AR 203178 - Adjustment | | | | \$550.00 | \$0.00 | |
| 1/17/2025 | AR 205481 - Cash Receipts - Lockbox | 872361332 | | | \$0.00 | \$45.00 | |
| 01195 Attorney Fees Receivable | | | | \$234.00 | \$0.00 | \$54.00 | \$180.00 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/13/2025 | AR 200214 - Cash Receipts - Lockbox | 122 | | | \$0.00 | \$18.00 | |
| 1/17/2025 | AR 205481 - Cash Receipts - Lockbox | 872361332 | | | \$0.00 | \$18.00 | |
| 1/28/2025 | AR 209659 - Cash Receipts - Lockbox | 5252 | | | \$0.00 | \$18.00 | |
| 01210 Utility Deposits | | | | \$80.00 | \$0.00 | \$0.00 | \$80.00 |
| 03010 Accounts Payable | | | | (\$4,820.10) | \$13,005.39 | \$10,613.74 | (\$2,428.45) |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/1/2025 | AP 191073 - Enter Bill | | UNIVERSAL - UNIVERSAL WASTE | January | \$0.00 | \$1,561.00 | |
| 1/1/2025 | AP 191733 - Enter Bills - Separate Check | | CCM - CONSOLIDATED COMMUNITY MANAGEM | JANUARY PROFESSIONAL MANAGEMENT SERVICE | \$0.00 | \$798.00 | |
| 1/2/2025 | AP 193738 - Print Check | 56 | DIAMB - Diamond Bright Maintenance | DECEMBER BULK TRASH | \$100.00 | \$0.00 | |
| 1/7/2025 | AP 195901 - Enter Bill | | RYAN - RYAN ASSOCIATES, INC. | Balance due | \$0.00 | \$1,637.80 | |
| 1/7/2025 | AP 196042 - Print Check | 58 | CCM - CONSOLIDATED COMMUNITY MANAGEM | JANUARY PROFESSIONAL MANAGEMENT SERVICE | \$798.00 | \$0.00 | |
| 1/7/2025 | AP 196042 - Print Check | 60 | CCM - CONSOLIDATED COMMUNITY MANAGEM | OCTOBER REIMBURSEMENT FOR OFFICE SUPPLIES | \$24.78 | \$0.00 | |
| 1/7/2025 | AP 196042 - Print Check | 59 | LV8 - LV8 COMMUNICATIONS | AUGUST SECURITY CAMERA INSTALLED | \$634.32 | \$0.00 | |
| 1/7/2025 | AP 196042 - Print Check | 57 | DIAMB - Diamond Bright Maintenance | DECEMBER JANITORIAL SERVICES | \$150.00 | \$0.00 | |
| 1/8/2025 | AP 203431 - Enter Bills - Separate Check | | CCM - CONSOLIDATED COMMUNITY MANAGEM | Maintenance Coupons Jan-Apr 2025 | \$0.00 | \$144.40 | |
| 1/10/2025 | AP 197358 - Enter Bill | | JORDAN - JORDAN DESNOES | Refund for printing paper | \$0.00 | \$237.17 | |
| 1/10/2025 | AP 197359 - Print Check | 62 | RYAN - RYAN ASSOCIATES, INC. | Balance due | \$1,637.80 | \$0.00 | |
| 1/10/2025 | AP 197359 - Print Check | 61 | JORDAN - JORDAN DESNOES | Refund for printing paper | \$237.17 | \$0.00 | |
| 1/13/2025 | AP 199212 - Enter Bill | | DIAMB - Diamond Bright Maintenance | | \$0.00 | \$100.00 | |
| 1/13/2025 | AP 199952 - Enter Bill | | UNIVERSAL - UNIVERSAL WASTE | | \$0.00 | \$450.00 | |
| 1/17/2025 | AP 204221 - Print Check | 65 | BESTLA - BEST LAWN SERVICE OF AMERICA | | \$2,000.00 | \$0.00 | |
| 1/17/2025 | AP 204221 - Print Check | 63 | DIAMB - Diamond Bright Maintenance | | \$350.00 | \$0.00 | |
| 1/17/2025 | AP 204221 - Print Check | 64 | UNIVERSAL - UNIVERSAL WASTE | January | \$3,122.00 | \$0.00 | |

| Account | | | | Balance Forward | Debits | Credits | Ending Balance |
|----------------------------|--|-----------|---|---|------------|------------|----------------|
| 1/24/2025 | AP 211947 - Enter Bill | | RYAN - RYAN ASSOCIATES, INC. | Wet Checks and irrigation repairs | \$0.00 | \$129.18 | |
| 1/27/2025 | AP 207900 - Enter Bill | | UNIVERSAL - UNIVERSAL WASTE | | \$0.00 | \$1,561.00 | |
| 1/29/2025 | AP 209719 - Enter Bills - Separate Check | | HD - HD SUPPLY FACILITIES | 18538843 | \$0.00 | \$250.32 | |
| 1/29/2025 | AP 211946 - Enter Bill | | RYAN - RYAN ASSOCIATES, INC. | Repairs | \$0.00 | \$150.00 | |
| 1/30/2025 | AP 210663 - Enter Bill | | CITYCS - CITY OF CORAL SPRINGS | | \$0.00 | \$164.11 | |
| 1/30/2025 | AP 210668 - Enter Bill | | CITYCS - CITY OF CORAL SPRINGS | | \$0.00 | \$164.11 | |
| 1/30/2025 | AP 210669 - Enter Bill | | CITYCS - CITY OF CORAL SPRINGS | | \$0.00 | \$164.11 | |
| 1/30/2025 | AP 210671 - Enter Bill | | CITYCS - CITY OF CORAL SPRINGS | | \$0.00 | \$164.11 | |
| 1/30/2025 | AP 210674 - Enter Bill | | CITYCS - CITY OF CORAL SPRINGS | | \$0.00 | \$164.11 | |
| 1/31/2025 | AP 211094 - Enter Bill | | AZPARK - A-Z PARKING ENFORCEMENT SOLUTIONS, INC | Registration for decals | \$0.00 | \$2,140.00 | |
| 1/31/2025 | AP 211102 - Print Check | 72 | HD - HD SUPPLY FACILITIES | 18538843 | \$250.32 | \$0.00 | |
| 1/31/2025 | AP 211102 - Print Check | 73 | UNIVERSAL - UNIVERSAL WASTE | | \$1,561.00 | \$0.00 | |
| 1/31/2025 | AP 211106 - Print Check | 74 | AZPARK - A-Z PARKING ENFORCEMENT SOLUTIONS, INC | Registration for decals | \$2,140.00 | \$0.00 | |
| 1/31/2025 | GL 223182 - Journal Entry | | January rec | January rec | \$0.00 | \$634.32 | |
| 03025 Accrued Expenses | | | | (\$1,025.00) | \$0.00 | \$4,206.23 | (\$5,231.23) |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/31/2025 | GL 223182 - Journal Entry | | January accrue exp | January accrue exp | \$0.00 | \$4,206.23 | |
| 03030 Due To/From Reserves | | | | \$0.00 | \$163.52 | \$3,015.41 | (\$2,851.89) |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/31/2025 | GL 222961 - Journal Entry | | MONTHLY RESERVES | RESERVES | \$0.00 | \$3,015.41 | |
| 1/31/2025 | GL 223182 - Journal Entry | | January corr due to | January corr due to | \$163.52 | \$0.00 | |
| 03110 Exchange | | | | \$9,964.67 | \$0.00 | \$0.00 | \$9,964.67 |
| 03310 Prepaid Member Fees | | | | (\$4,200.86) | \$2,517.86 | \$2,783.11 | (\$4,466.11) |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/1/2025 | AR 192689 - Apply PrePays | | | | \$2,517.86 | \$0.00 | |
| 1/6/2025 | AR 192690 - Cash Receipts - Direct Debit | 458664642 | | Automated Payment for Apply Charges Batch #192660 | \$0.00 | \$95.00 | |
| 1/13/2025 | AR 200214 - Cash Receipts - Lockbox | 1756 | | | \$0.00 | \$620.86 | |
| 1/14/2025 | AR 202685 - Cash Receipts - Lockbox | 1573 | | | \$0.00 | \$1,125.00 | |
| 1/17/2025 | AR 205481 - Cash Receipts - Lockbox | 872361332 | | | \$0.00 | \$63.25 | |
| 1/23/2025 | AR 207174 - Cash Receipts - Lockbox | 5214 | | | \$0.00 | \$524.00 | |
| 1/28/2025 | AR 209659 - Cash Receipts - Lockbox | 5252 | | | \$0.00 | \$355.00 | |
| 05010 Reserve Roof | | | | (\$78,526.82) | \$0.00 | \$1,913.53 | (\$80,440.35) |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/31/2025 | GL 222961 - Journal Entry | | MONTHLY RESERVES | RESERVES | \$0.00 | \$1,913.53 | |
| 05015 Reserve Painting | | | | (\$13,338.11) | \$0.00 | \$756.13 | (\$14,094.24) |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/31/2025 | GL 222961 - Journal Entry | | MONTHLY RESERVES | RESERVES | \$0.00 | \$756.13 | |

| Account | | | | Balance Forward | Debits | Credits | Ending Balance |
|-----------------------------------|-----------------------------------|--------|---|-------------------------|------------|-------------|----------------|
| 05020 Reserve Paving | | | | (\$12,881.08) | \$0.00 | \$279.42 | (\$13,160.50) |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/31/2025 | GL 222961 - Journal Entry | | MONTHLY RESERVES | RESERVES | \$0.00 | \$279.42 | |
| 05025 Reserve- 40 Year Inspection | | | | (\$2,836.17) | \$0.00 | \$66.33 | (\$2,902.50) |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/31/2025 | GL 222961 - Journal Entry | | MONTHLY RESERVES | RESERVES | \$0.00 | \$66.33 | |
| 05030 Reserve Interest | | | | (\$6,104.23) | \$0.00 | \$229.16 | (\$6,333.39) |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/31/2025 | GL 222962 - Misc Bank Transaction | | | | \$0.00 | \$229.16 | |
| 05510 Retained Earnings | | | | (\$69,999.61) | \$0.00 | \$0.00 | (\$69,999.61) |
| 06110 Maintenance Income | | | | \$0.00 | \$0.00 | \$21,296.00 | (\$21,296.00) |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/1/2025 | AR 192660 - Apply Charges | | | | \$0.00 | \$21,296.00 | |
| 06160 Misc. Owner Income | | | | \$0.00 | \$0.00 | \$550.00 | (\$550.00) |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/15/2025 | AR 203178 - Adjustment | | | | \$0.00 | \$550.00 | |
| 06900 Interest | | | | \$0.00 | \$0.00 | \$1.24 | (\$1.24) |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/31/2025 | GL 222963 - Misc Bank Transaction | | | | \$0.00 | \$1.24 | |
| 07010 Refuse | | | | \$0.00 | \$3,572.00 | \$0.00 | \$3,572.00 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/1/2025 | AP 191073 - Enter Bill | | UNIVERSAL - UNIVERSAL WASTE | January | \$1,561.00 | \$0.00 | |
| 1/13/2025 | AP 199952 - Enter Bill | | UNIVERSAL - UNIVERSAL WASTE | | \$450.00 | \$0.00 | |
| 1/27/2025 | AP 207900 - Enter Bill | | UNIVERSAL - UNIVERSAL WASTE | | \$1,561.00 | \$0.00 | |
| 07050 Electricity | | | | \$0.00 | \$115.03 | \$0.00 | \$115.03 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/17/2025 | GL 222959 - Misc Payment | | | | \$115.03 | \$0.00 | |
| 07060 Water / Sewer | | | | \$0.00 | \$3,539.56 | \$0.00 | \$3,539.56 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/31/2025 | GL 223182 - Journal Entry | | January accrue exp | January accrue exp | \$3,539.56 | \$0.00 | |
| 07155 Parking Enforcement | | | | \$0.00 | \$2,140.00 | \$0.00 | \$2,140.00 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/31/2025 | AP 211094 - Enter Bill | | AZPARK - A-Z PARKING ENFORCEMENT SOLUTIONS, INC | Registration for decals | \$2,140.00 | \$0.00 | |
| 07210 Repair & Maintenance | | | | \$0.00 | \$1,637.80 | \$0.00 | \$1,637.80 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/7/2025 | AP 195901 - Enter Bill | | RYAN - RYAN ASSOCIATES, INC. | Balance due | \$1,637.80 | \$0.00 | |
| 07220 Janitorial | | | | \$0.00 | \$100.00 | \$0.00 | \$100.00 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/13/2025 | AP 199212 - Enter Bill | | DIAMB - Diamond Bright Maintenance | | \$100.00 | \$0.00 | |
| 07222 Supplies | | | | \$0.00 | \$250.32 | \$0.00 | \$250.32 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |

| Account | | | | Balance Forward | Debits | Credits | Ending Balance |
|--------------------------------------|--|--------|--------------------------------------|---|-------------|-------------|----------------|
| 1/29/2025 | AP 209719 - Enter Bills - Separate Check | | HD - HD SUPPLY FACILITIES | 18538843 | \$250.32 | \$0.00 | |
| 07250 Surveillance Cameras & Interne | | | | \$0.00 | \$634.32 | \$0.00 | \$634.32 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/31/2025 | GL 223182 - Journal Entry | | January rec | January rec | \$634.32 | \$0.00 | |
| 07320 Plumbing Repairs | | | | \$0.00 | \$150.00 | \$0.00 | \$150.00 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/29/2025 | AP 211946 - Enter Bill | | RYAN - RYAN ASSOCIATES, INC. | Repairs | \$150.00 | \$0.00 | |
| 08010 Lawn Maintenance | | | | \$0.00 | \$666.67 | \$0.00 | \$666.67 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/31/2025 | GL 223182 - Journal Entry | | January accrue exp | January accrue exp | \$666.67 | \$0.00 | |
| 08020 Irrigation | | | | \$0.00 | \$129.18 | \$0.00 | \$129.18 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/24/2025 | AP 211947 - Enter Bill | | RYAN - RYAN ASSOCIATES, INC. | Wet Checks and irrigation repairs | \$129.18 | \$0.00 | |
| 09000 Management Fees | | | | \$0.00 | \$798.00 | \$0.00 | \$798.00 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/1/2025 | AP 191733 - Enter Bills - Separate Check | | CCM - CONSOLIDATED COMMUNITY MANAGEM | JANUARY PROFESSIONAL MANAGEMENT SERVICE | \$798.00 | \$0.00 | |
| 09110 Office Expense | | | | \$0.00 | \$381.57 | \$0.00 | \$381.57 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/8/2025 | AP 203431 - Enter Bills - Separate Check | | CCM - CONSOLIDATED COMMUNITY MANAGEM | Maintenance Coupons Jan-Apr 2025 | \$144.40 | \$0.00 | |
| 1/10/2025 | AP 197358 - Enter Bill | | JORDAN - JORDAN DESNOES | Refund for printing paper | \$237.17 | \$0.00 | |
| 09140 Fees/Permits | | | | \$0.00 | \$820.55 | \$0.00 | \$820.55 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/30/2025 | AP 210663 - Enter Bill | | CITYCS - CITY OF CORAL SPRINGS | | \$164.11 | \$0.00 | |
| 1/30/2025 | AP 210668 - Enter Bill | | CITYCS - CITY OF CORAL SPRINGS | | \$164.11 | \$0.00 | |
| 1/30/2025 | AP 210669 - Enter Bill | | CITYCS - CITY OF CORAL SPRINGS | | \$164.11 | \$0.00 | |
| 1/30/2025 | AP 210671 - Enter Bill | | CITYCS - CITY OF CORAL SPRINGS | | \$164.11 | \$0.00 | |
| 1/30/2025 | AP 210674 - Enter Bill | | CITYCS - CITY OF CORAL SPRINGS | | \$164.11 | \$0.00 | |
| 09150 General Insurance | | | | \$0.00 | \$6,117.16 | \$0.00 | \$6,117.16 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/25/2025 | AP 202992 - Hand Written Check | ACH | FIRINS - FIRST INSURANCE FUNDING | LOAN | \$6,117.16 | \$0.00 | |
| 09200 Reserve Transfer | | | | \$0.00 | \$3,015.41 | \$0.00 | \$3,015.41 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/31/2025 | GL 222961 - Journal Entry | | MONTHLY RESERVES | RESERVES | \$3,015.41 | \$0.00 | |
| Total: | | | | \$0.00 | \$90,973.15 | \$90,973.15 | \$0.00 |

Aged Open Items

VICTORIA SQUARE CONDOMINIUM

As of: 01/31/2025

Run Date: 02/24/2025

Run Time: 11:07 AM

| Item # | Vendor | Invoice | Date | Current | 31-60 | 61-90 | Over 90 |
|--------------|---|-------------|------------|-------------------|-----------------|---------------|---------------|
| 199212 | DIAMB-Diamond Bright Maintenance | 7976 | 1/13/2025 | \$100.00 | \$0.00 | \$0.00 | \$0.00 |
| 210669 | 07220 Janitorial CITYCS-CITY OF CORAL SPRINGS | 20250008671 | 1/30/2025 | \$164.11 | \$0.00 | \$0.00 | \$0.00 |
| 190297 | 09140 Fees/Permits LV8-LV8 COMMUNICATIONS | 9730 | 12/27/2024 | \$0.00 | \$634.32 | \$0.00 | \$0.00 |
| 211946 | 07250 Surveillance Cameras & Interne RYAN-RYAN ASSOCIATES, INC. | 3375 | 1/29/2025 | \$150.00 | \$0.00 | \$0.00 | \$0.00 |
| 203431 | 07320 Plumbing Repairs CCM-CONSOLIDATED | 118152 | 1/8/2025 | \$144.40 | \$0.00 | \$0.00 | \$0.00 |
| 210668 | COMMUNITY MANAGEM 09110 Office Expense CITYCS-CITY OF CORAL SPRINGS | 20250008661 | 1/30/2025 | \$164.11 | \$0.00 | \$0.00 | \$0.00 |
| 210663 | 09140 Fees/Permits CITYCS-CITY OF CORAL SPRINGS | 20250008651 | 1/30/2025 | \$164.11 | \$0.00 | \$0.00 | \$0.00 |
| 210674 | 09140 Fees/Permits CITYCS-CITY OF CORAL SPRINGS | 20250008691 | 1/30/2025 | \$164.11 | \$0.00 | \$0.00 | \$0.00 |
| 210671 | 09140 Fees/Permits CITYCS-CITY OF CORAL SPRINGS | 20250008681 | 1/30/2025 | \$164.11 | \$0.00 | \$0.00 | \$0.00 |
| 211947 | 09140 Fees/Permits RYAN-RYAN ASSOCIATES, INC. | 3371 | 1/24/2025 | \$129.18 | \$0.00 | \$0.00 | \$0.00 |
| 199952 | 08020 Irrigation UNIVERSAL-UNIVERSAL WASTE | 16158 | 1/13/2025 | \$450.00 | \$0.00 | \$0.00 | \$0.00 |
| | 07010 Refuse | | | | | | |
| Total | | | | \$1,794.13 | \$634.32 | \$0.00 | \$0.00 |

Grand Total

\$2,428.45

Report Summary

| Code | Account# | Current | Over 30 | Over 60 | Over 90 | Total |
|---------------------|-----------------|-------------------|-----------------|-------------------|-------------------|--------------------|
| A1 - MAINTENANCE | 01110 | \$5,043.00 | \$0.00 | \$1,998.00 | \$2,952.00 | \$9,993.00 |
| 07 - Misc. Charges | 01160 | \$550.00 | \$0.00 | \$0.00 | \$150.00 | \$700.00 |
| A40 - Mailboxes | 01160 | \$0.00 | \$0.00 | \$45.00 | \$0.00 | \$45.00 |
| 03 - Admin. Fees | 01195 | \$0.00 | \$180.00 | \$0.00 | \$0.00 | \$180.00 |
| Grand Total: | | \$5,593.00 | \$180.00 | \$2,043.00 | \$3,102.00 | \$10,918.00 |

| Account# | Account Description | Delinquency Amount |
|-----------------|----------------------------|---------------------------|
| 01110 | A/R Maintenance | \$9,993.00 |
| 01160 | A/R Miscellaneous | \$745.00 |
| 01195 | Attorney Fees Receivable | \$180.00 |
| Total: | | \$10,918.00 |

Total Number of Homes: 18

**Victoria Square Condominium
Accounts Payable as of
January 31, 2025**

| Payable to: | Account | Amount |
|-----------------------------|----------------|---------------------------|
| Best Lawn Service | 8010 | 916.67 |
| Consolidated Community Mgmt | 9000 | 775.00 |
| City of Coral Springs | 7060 | 3,539.56 |
| | | <hr/> |
| Total A/P | | <u><u>\$ 5,231.23</u></u> |

VICTORIA SQUARE CONDOMINIUM

BANK RECONCILIATION

Statement Date: 1/31/2025

Run Date: 02/24/2025
Run Time: 10:42 AM

| Reconciliation Summary: 4 - POPULAR COMMUNITY BANK | | | | GL Account: 01010 - Popular Bank Oper | |
|--|-------------|----------------------|--|---------------------------------------|--|
| Bank Statement Balance | \$73,018.35 | Account Balance | | \$61,794.29 | |
| GL Account Balance | \$61,794.29 | + Uncleared Payments | | \$12,616.46 | |
| Difference | \$11,224.06 | - Uncleared Deposits | | \$0.00 | |
| | | Reconciling Balance | | \$74,410.75 | |
| | | - Statement Balance | | \$73,018.35 | |
| | | Difference | | \$1,392.40 | |

| Check # | Date | Source / Batch | Reference | Status | Deposits | Payments |
|---------|------------|----------------|--------------------------------------|-----------|----------|-------------|
| 72 | 1/31/2025 | AP 211102 | HD - HD SUPPLY FACILITIES | Uncleared | 0.00 | 250.32 |
| 73 | 1/31/2025 | AP 211102 | UNIVERSAL - UNIVERSAL WASTE | Uncleared | 0.00 | 1,561.00 |
| 74 | 1/31/2025 | AP 211106 | AZPARK - A-Z PARKING ENFORCEME... | Uncleared | 0.00 | 2,140.00 |
| 65 | 1/17/2025 | AP 204221 | BESTLA - BEST LAWN SERVICE OF ... | Uncleared | 0.00 | 2,000.00 |
| 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 | \$12,616.46 |

**POPULAR.**

Last statement: December 31, 2024
 This statement: January 31, 2025
 Total days in statement period: 31

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 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 | \$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

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 000111924689139270 | 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 | | | | |



VICTORIA SQUARE CONDO
January 31, 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
January 31, 2025

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

POPULAR COMMUNITY BANK

CHECK NO. 56 CHECK DATE 1/7/2025 VENDOR NO. DIAM

CHECK AMOUNT \$100.00

PAY TO THE ORDER OF Diamond Bright Maintenance
7957 N University Dr 148
Fort Lauderdale, FL 33067

000056 0631126054 5100842006

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

POPULAR COMMUNITY BANK

CHECK NO. 57 CHECK DATE 1/7/2025 VENDOR NO. DIAM

CHECK AMOUNT \$150.00

PAY TO THE ORDER OF Diamond Bright Maintenance
7957 N University Dr 148
Fort Lauderdale, FL 33067

000057 0631126054 5100842006

000056 0631126054 5100842006

000056 0631126054 5100842006

000057 0631126054 5100842006

000057 0631126054 5100842006

Check # 0056, Posted 01-10-25, Amount 100.00

Check # 0057, Posted 01-17-25, Amount 150.00

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

POPULAR COMMUNITY BANK

CHECK NO. 58 CHECK DATE 1/7/2025 VENDOR NO. DIAM

CHECK AMOUNT \$79.00

PAY TO THE ORDER OF CONSOLIDATED COMMUNITY MANAGEM
7124 N HOB HILL ROAD
TAMPA, FL 33321

000058 0631126054 5100842006

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

POPULAR COMMUNITY BANK

CHECK NO. 59 CHECK DATE 1/7/2025 VENDOR NO. DIAM

CHECK AMOUNT \$24.78

PAY TO THE ORDER OF CONSOLIDATED COMMUNITY MANAGEM
7124 N HOB HILL ROAD
TAMPA, FL 33321

000059 0631126054 5100842006

000056 0631126054 5100842006

000056 0631126054 5100842006

000057 0631126054 5100842006

000057 0631126054 5100842006

Check # 0058, Posted 01-08-25, Amount 798.00

Check # 0060, Posted 01-08-25, Amount 24.78

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

POPULAR COMMUNITY BANK

CHECK NO. 60 CHECK DATE 1/7/2025 VENDOR NO. DIAM

CHECK AMOUNT \$1,637.80

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

000060 0631126054 5100842006

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

POPULAR COMMUNITY BANK

CHECK NO. 61 CHECK DATE 1/7/2025 VENDOR NO. DIAM

CHECK AMOUNT \$350.00

PAY TO THE ORDER OF Diamond Bright Maintenance
7957 N University Dr 148
Fort Lauderdale, FL 33067

000061 0631126054 5100842006

000056 0631126054 5100842006

000056 0631126054 5100842006

000057 0631126054 5100842006

000057 0631126054 5100842006

Check # 0062, Posted 01-21-25, Amount 1,637.80

Check # 0063, Posted 01-31-25, Amount 350.00



VICTORIA SQUARE CONDO
January 31, 2025

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VICTORIA SQUARE CONDOMINIUM
c/o Consolidated Community Mgmt.
7124 N Hob Hill Road
Tamarac FL 33371
(954) 718-9903

CHECK NO. 64 CHECK DATE 1/17/2025 VENDOR NO. UNIVERSAL

CHECK AMOUNT \$3,122.00

Pay Exactly THREE THOUSAND ONE HUNDRED TWENTY TWO DOLLARS AND 00/100 CENTS

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

AUTHORIZED SIGNATURE

⑈000064⑈ ⑆063112605⑆ 5100842006⑈

VICTORIA SQUARE CONDOMINIUM
c/o Consolidated Community Mgmt.
7124 N Hob Hill Road
Tamarac FL 33371
(954) 718-9903

CHECK NO. 66 CHECK DATE 1/21/2025 VENDOR NO. CCM

CHECK AMOUNT \$798.00

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

PAY TO THE ORDER OF CONSOLIDATED COMMUNITY MANAGEM
7124 N HOB HILL ROAD
TAMARAC FL 33371

AUTHORIZED SIGNATURE

⑈000066⑈ ⑆063112605⑆ 5100842006⑈

FOR DEPOSIT ONLY
Pay to the order of the account holder only.
Do not write on this check.
Check number and date must be legible.
Check must be cashed within 60 days of date.
Check must be cashed at the bank of issue.
Check must be cashed at the bank of issue.
Check must be cashed at the bank of issue.

⑈000064⑈ ⑆063112605⑆ 01/24/2025

FOR DEPOSIT ONLY
Pay to the order of the account holder only.
Do not write on this check.
Check number and date must be legible.
Check must be cashed within 60 days of date.
Check must be cashed at the bank of issue.
Check must be cashed at the bank of issue.

0123025 502560001505500 071824458

⑈123025⑈ ⑆063112605⑆ ⑆071824458⑈

Check # 0064, Posted 01-27-25, Amount 3,122.00

Check # 0066, Posted 01-23-25, Amount 798.00

VICTORIA SQUARE CONDOMINIUM
c/o Consolidated Community Mgmt.
7124 N Hob Hill Road
Tamarac FL 33371
(954) 718-9903

CHECK NO. 68 CHECK DATE 1/21/2025 VENDOR NO. UNIVERSAL

CHECK AMOUNT \$450.00

Pay Exactly FOUR HUNDRED FIFTY DOLLARS AND 00/100 CENTS

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

AUTHORIZED SIGNATURE

⑈000068⑈ ⑆063112605⑆ 5100842006⑈

VICTORIA SQUARE CONDOMINIUM
c/o Consolidated Community Mgmt.
7124 N Hob Hill Road
Tamarac FL 33371
(954) 718-9903

CHECK NO. 71 CHECK DATE 1/21/2025 VENDOR NO. CCM

CHECK AMOUNT \$144.40

Pay Exactly ONE HUNDRED FORTY FOUR DOLLARS AND 40/100 CENTS

PAY TO THE ORDER OF CONSOLIDATED COMMUNITY MANAGEM
7124 N HOB HILL ROAD
TAMARAC FL 33371

AUTHORIZED SIGNATURE

⑈000071⑈ ⑆063112605⑆ 5100842006⑈

FOR DEPOSIT ONLY
Pay to the order of the account holder only.
Do not write on this check.
Check number and date must be legible.
Check must be cashed within 60 days of date.
Check must be cashed at the bank of issue.
Check must be cashed at the bank of issue.

⑈000068⑈ ⑆063112605⑆ 01/30/2025

FOR DEPOSIT ONLY
Pay to the order of the account holder only.
Do not write on this check.
Check number and date must be legible.
Check must be cashed within 60 days of date.
Check must be cashed at the bank of issue.
Check must be cashed at the bank of issue.

0123025 502560001505500 071824458

⑈123025⑈ ⑆063112605⑆ ⑆071824458⑈

Check # 0068, Posted 01-31-25, Amount 450.00

Check # 0071, Posted 01-23-25, Amount 144.40

VICTORIA SQUARE CONDOMINIUM
c/o Consolidated Community Mgmt.
7124 N Hob Hill Road
Tamarac FL 33371
(954) 718-9903

CHECK NO. 845 CHECK DATE 1/19/2025 VENDOR NO. JORDAN

CHECK AMOUNT \$237.17

Pay Exactly TWO HUNDRED THIRTY SEVEN DOLLARS AND 17/100 CENTS

PAY TO THE ORDER OF JORDAN DESPICES
7124 N HOB HILL ROAD
TAMARAC FL 33371

AUTHORIZED SIGNATURE

⑈000084⑈ ⑆063112605⑆ 5100842006⑈

FOR DEPOSIT ONLY
Pay to the order of the account holder only.
Do not write on this check.
Check number and date must be legible.
Check must be cashed within 60 days of date.
Check must be cashed at the bank of issue.
Check must be cashed at the bank of issue.

⑈000084⑈ ⑆063112605⑆ 01/23/25

Check # 510084, Posted 01-23-25, Amount 237.17

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. | \$ <input type="text"/> |
| | The balance is the Ending Total found in the "Daily Activity" section of your statement. | |

| | | |
|---|--|-------------------------|
| 2 | Total all outstanding deposits that appear in your checkbook but that do not appear on this statement. | \$ <input type="text"/> |
| | (Use Chart A to easily add up your outstanding deposits.) | |

| | | |
|---|---|-------------------------|
| 3 | Add the totals from Steps 1 and 2. Enter it here. | \$ <input type="text"/> |
| | | |

| | | |
|---|---|-------------------------|
| 4 | Total all outstanding withdrawals that appear in your checkbook but that do not appear on this statement. | \$ <input type="text"/> |
| | (Use Chart B to easily add up your outstanding withdrawals.) | |

| | | |
|---|--|-------------------------|
| 5 | Subtract the total in Step 4 from the total in Step 3. | \$ <input type="text"/> |
| | | |

This should be the Balance
In your Checkbook

CHART A

| OUTSTANDING DEPOSIT | | DEPOSIT AMOUNT | |
|---------------------|--|----------------|----|
| Deposit | | \$ | |
| | | 100 | 50 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| TOTAL: | | \$ | |

CHART B

| OUTSTANDING WITHDRAWAL | | WITHDRAWAL AMOUNT | |
|------------------------|--|-------------------|----|
| 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 1-800-307-7309 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 ET, Monday through Friday and 9:00 am – 6:00 pm ET, Saturday and Sunday or in writing at Popular, Attn: Customer Care Center P.O. Box 4908 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: 1/31/2025

Run Date: 02/21/2025
Run Time: 04:40 PM

| Reconciliation Summary: 10 - Vally Bank | | | | GL Account: 01030 - Valley Bank Reserve | |
|---|--------------|----------------------|--|---|--|
| Bank Statement Balance | \$108,048.27 | Account Balance | | \$114,079.09 | |
| GL Account Balance | \$114,079.09 | + Uncleared Payments | | \$0.00 | |
| Difference | (\$6,030.82) | - Uncleared Deposits | | \$6,030.82 | |
| | | Reconciling Balance | | \$108,048.27 | |
| | | - Statement Balance | | \$108,048.27 | |
| | | Difference | | \$0.00 | |

| Check # | Date | Source / Batch Reference | | Status | Deposits | Payments |
|---------------|------------|--------------------------|----------|-----------|------------|----------|
| | 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 | | | | | \$6,030.82 | \$0.00 |



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

Last Statement:
Statement Ending:
Page:

December 31, 2024
January 31, 2025
1 of 2

8530 M0656DDA020125064316 06 000000000 170841 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: 01/01/25 - 01/31/25

VICTORIA SQUARE CONDOMINIUM ASSOCIATION

| | | | | | | |
|-------------------|---|--------------------------|---|----------------------------|---|----------------|
| Beginning Balance | + | Deposits & Other Credits | - | Withdrawals & Other Debits | = | Ending Balance |
| \$107,819.11 | | \$229.16 | | \$0.00 | | \$108,048.27 |

TRANSACTIONS

| Date | Description | Withdrawals & Other Debits | Deposits & Other Credits | Balance |
|-------|-------------------|----------------------------|--------------------------|--------------|
| | Beginning Balance | | | \$107,819.11 |
| 01/31 | INTEREST CREDIT | | \$229.16 | \$108,048.27 |
| | Ending Balance | | | \$108,048.27 |

INTEREST RATE CALCULATIONS

| | | | |
|------------------------------|--------------|-----------------------|----------|
| Avg. Stmt. Collected Balance | \$107,819.00 | Annual % Yield Earned | 2.53% |
| Year-to-Date Interest Paid | \$229.16 | Interest Paid | \$229.16 |

OVERDRAFT FEES

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





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

Last Statement:
Statement Ending:
Page:

December 31, 2024
January 31, 2025
1 of 2

3932 M0656DDA020125064316 05 000000000 156243 001



VICTORIA SQUARE CONDOMINIUM ASSOCIATION
OPERATING 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

HOA BUSINESS CHECKING - XXXXXX2504

SUMMARY FOR THE PERIOD: 01/01/25 - 01/31/25

VICTORIA SQUARE CONDOMINIUM ASSOCIATION

| | | | | | | |
|-------------------|---|--------------------------|---|----------------------------|---|----------------|
| Beginning Balance | + | Deposits & Other Credits | - | Withdrawals & Other Debits | = | Ending Balance |
| \$0.00 | | \$0.00 | | \$0.00 | | \$0.00 |

*** No Activity For This Period ***

OVERDRAFT FEES

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

