

Victoria Square Condominium Assoc., Inc.

FINANCIAL STATEMENTS

PREPARED FOR THE BOARD OF DIRECTORS

March 2025



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

VICTORIA SQUARE CONDOMINIUM

FUND BALANCE SHEET

As of: 03/31/2025

Run Date: 04/14/2025

Run Time: 09:03 AM

Assets

Account	Operating	Reserves	Total
Asset			
01010 Popular Bank Oper	\$63,995.80	\$0.00	\$63,995.80
01025 Due To/From Reserves	\$0.00	(\$91.00)	(\$91.00)
01030 Valley Bank Reserve	\$0.00	\$123,510.87	\$123,510.87
01110 A/R Maintenance	\$6,002.75	\$0.00	\$6,002.75
01150 A/R Owners Interest	\$73.58	\$0.00	\$73.58
01160 A/R Miscellaneous	\$745.00	\$0.00	\$745.00
01170 A/R Late Charges	\$100.00	\$0.00	\$100.00
01195 Attorney Fees Receivable	\$206.42	\$0.00	\$206.42
01210 Utility Deposits	\$80.00	\$0.00	\$80.00
Asset Total	\$71,203.55	\$123,419.87	\$194,623.42
Total Assets:	\$71,203.55	\$123,419.87	\$194,623.42

Liabilities

Account	Operating	Reserves	Total
Liability			
03025 Accrued Expenses	\$1,658.34	\$0.00	\$1,658.34
03030 Due To/From Reserves	(\$91.00)	\$0.00	(\$91.00)
03110 Exchange	(\$9,964.67)	\$0.00	(\$9,964.67)
03310 Prepaid Member Fees	\$5,280.86	\$0.00	\$5,280.86
Liability Total	(\$3,116.47)	\$0.00	(\$3,116.47)
Total Liabilities:	(\$3,116.47)	\$0.00	(\$3,116.47)

Equity

Account	Operating	Reserves	Total
Reserves			
05010 Reserve Roof	\$0.00	\$84,267.41	\$84,267.41
05015 Reserve Painting	\$0.00	\$15,606.50	\$15,606.50
05020 Reserve Paving	\$0.00	\$13,719.34	\$13,719.34
05025 Reserve- 40 Year Inspection	\$0.00	\$3,035.16	\$3,035.16
05030 Reserve Interest	\$0.00	\$6,791.46	\$6,791.46
Reserves Total	\$0.00	\$123,419.87	\$123,419.87
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)	\$4,320.41	\$0.00	\$4,320.41
Total Equity:	\$74,320.02	\$123,419.87	\$197,739.89
Total Liabilities & Equity	\$71,203.55	\$123,419.87	\$194,623.42

VICTORIA SQUARE CONDOMINIUM

INCOME STATEMENT

Start: 03/01/2025 | End: 03/31/2025

Income

Run Date: 04/14/2025
Run Time: 09:03 AM

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06110 Maintenance Income	21,296.00	21,296.00	0.00	63,888.00	63,888.00	0.00	255,552.00
06160 Misc. Owner Income	0.00	0.00	0.00	550.00	0.00	550.00	0.00
06165 Owners Interest Income	0.00	0.00	0.00	73.58	0.00	73.58	0.00
06170 Owner Late Fees	100.00	0.00	100.00	100.00	0.00	100.00	0.00
06190 Admin/Collection Fees Reimb.	136.00	0.00	136.00	190.00	0.00	190.00	0.00
06900 Interest	1.28	0.00	1.28	3.67	0.00	3.67	0.00
Income Total	21,533.28	21,296.00	237.28	64,805.25	63,888.00	917.25	255,552.00
Total Income	21,533.28	21,296.00	237.28	64,805.25	63,888.00	917.25	255,552.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
UTILITIES							
07010 Refuse	1,561.00	2,125.00	564.00	5,133.00	6,375.00	1,242.00	25,500.00
07050 Electricity	108.57	150.00	41.43	341.81	450.00	108.19	1,800.00
07060 Water / Sewer	3,260.04	3,416.67	156.63	10,059.64	10,250.01	190.37	41,000.00
07155 Parking Enforcement	875.00	208.33	(666.67)	3,631.38	624.99	(3,006.39)	2,500.00
UTILITIES Total	5,804.61	5,900.00	95.39	19,165.83	17,700.00	(1,465.83)	70,800.00
BUILDING MAINTENANCE							
07210 Repair & Maintenance	673.95	2,015.26	1,341.31	2,922.83	6,045.78	3,122.95	24,183.10
07220 Janitorial	350.00	666.67	316.67	1,075.00	2,000.01	925.01	8,000.00
07230 Exterminating	0.00	62.50	62.50	310.50	187.50	(123.00)	750.00
07240 Fire Equipment Maint & Repair	0.00	100.00	100.00	0.00	300.00	300.00	1,200.00
07250 Surveillance Cameras & Interne	0.00	166.67	166.67	2,328.93	500.01	(1,828.92)	2,000.00
07320 Plumbing Repairs	0.00	41.67	41.67	150.00	125.01	(24.99)	500.00
07340 Paving Repairs	0.00	41.67	41.67	0.00	125.01	125.01	500.00
BUILDING MAINTENANCE Total	1,023.95	3,094.44	2,070.49	6,787.26	9,283.32	2,496.06	37,133.10
GROUND MAINTENANCE							
08010 Lawn Maintenance	950.00	916.67	(33.33)	2,533.34	2,750.01	216.67	11,000.00
08020 Irrigation	0.00	166.67	166.67	388.12	500.01	111.89	2,000.00
08030 Tree Trim - Removal	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00
08050 Landscape Extras	0.00	166.67	166.67	0.00	500.01	500.01	2,000.00
GROUND MAINTENANCE Total	950.00	1,333.34	383.34	2,921.46	4,000.02	1,078.56	16,000.00
MANAGEMENT							
09000 Management Fees	798.00	798.00	0.00	2,394.00	2,394.00	0.00	9,576.00
MANAGEMENT Total	798.00	798.00	0.00	2,394.00	2,394.00	0.00	9,576.00

ADMINISTRATIVE & OFFICE

09110 Office Expense	0.00	62.50	62.50	424.51	187.50	(237.01)	750.00
09120 CPA	0.00	100.00	100.00	0.00	300.00	300.00	1,200.00
09125 Legal	0.00	150.00	150.00	573.52	450.00	(123.52)	1,800.00
09140 Fees/Permits	0.00	41.67	41.67	820.55	125.01	(695.54)	500.00
09145 Fire Equip Inspect	0.00	70.83	70.83	0.00	212.49	212.49	850.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
09150 General Insurance	6,117.16	6,729.83	612.67	18,351.48	20,189.49	1,838.01	80,758.00
ADMINISTRATIVE & OFFICE Total	6,117.16	7,154.83	1,037.67	20,170.06	21,464.49	1,294.43	85,858.00
RESERVES							
09200 Reserve Transfer	3,015.41	3,015.41	0.00	9,046.23	9,046.23	0.00	36,184.90
RESERVES Total	3,015.41	3,015.41	0.00	9,046.23	9,046.23	0.00	36,184.90
Total Expense	17,709.13	21,296.02	3,586.89	60,484.84	63,888.06	3,403.22	255,552.00
Net Income	3,824.15	(0.02)	3,824.17	4,320.41	(0.06)	4,320.47	0.00

VICTORIA SQUARE CONDOMINIUM

GENERAL LEDGER DETAIL

Run Date: 04/14/2025
Run Time: 09:03 AM

As of: Start: 03/01/2025 | End: 03/31/2025

Account				Balance Forward	Debits	Credits	Ending Balance
01010 Popular Bank Oper				\$66,011.89	\$29,411.10	\$31,427.19	\$63,995.80
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/3/2025	AP 216740 - Hand Written Check	ACH	CITYCC - CITY OF CORAL SPRINGS - WATER	12/30/24-01/29/25	\$0.00	\$3,260.04	
3/3/2025	AR 226000 - Cash Receipts - Direct Debit	467936822		One Time Payment	\$484.00	\$0.00	
3/4/2025	AR 226788 - Cash Receipts - Direct Debit	468668882		One Time Payment	\$484.00	\$0.00	
3/4/2025	AR 226944 - Cash Receipts - Direct Debit	468768983		One Time Payment	\$1,447.00	\$0.00	
3/5/2025	AR 227977 - Cash Receipts - Lockbox	89246409			\$385.00	\$0.00	
3/6/2025	AR 225701 - Cash Receipts - Direct Debit	469456438		Automated Payment for Apply Charges Batch #225629	\$8,712.00	\$0.00	
3/6/2025	AR 228398 - Cash Receipts - Direct Debit	469638784		One Time Payment	\$484.00	\$0.00	
3/6/2025	AR 228474 - Cash Receipts - Lockbox	26769311			\$395.00	\$0.00	
3/6/2025	AR 230030 - Backout Payment	469638784		One Time Payment	\$0.00	\$484.00	
3/7/2025	AR 229127 - Cash Receipts - Lockbox	995140			\$869.00	\$0.00	
3/10/2025	AP 229167 - Print Check	88	GPM - Grant Property Management	March Professional Management Services	\$0.00	\$798.00	
3/10/2025	AP 229167 - Print Check	90	GPM - Grant Property Management	File Box storage	\$0.00	\$36.00	
3/10/2025	AP 229167 - Print Check	85	RYAN - RYAN ASSOCIATES, INC.	Repairs	\$0.00	\$365.94	
3/10/2025	AP 229167 - Print Check	84	DIAMB - Diamond Bright Maintenance	March Janitorial Services	\$0.00	\$350.00	
3/10/2025	AP 229167 - Print Check	89	UNIVERSAL - UNIVERSAL WASTE	March	\$0.00	\$1,561.00	
3/10/2025	AP 229167 - Print Check	87	AZPARK - A-Z PARKING ENFORCEMENT SOLUTIONS, INC	March	\$0.00	\$875.00	
3/10/2025	AP 229167 - Print Check	86	CCMVSC - Victoria Square	Reserve Transfer	\$0.00	\$15,004.53	
3/10/2025	AR 229430 - Cash Receipts - Direct Debit	470031541		One Time Payment	\$1,442.00	\$0.00	
3/11/2025	AR 230077 - Cash Receipts - Lockbox	1758			\$3,872.00	\$0.00	
3/12/2025	AR 230674 - Cash Receipts - Lockbox	90869785			\$484.00	\$0.00	
3/13/2025	AP 230699 - Hand Written Check	ACH	FIRINS - FIRST INSURANCE FUNDING	101146389 March Payment	\$0.00	\$6,117.16	
3/13/2025	AR 231298 - Cash Receipts - Direct Debit	470390867		One Time Payment	\$1,556.00	\$0.00	
3/13/2025	AR 232426 - Cash Receipts - Lockbox	5255			\$1,412.00	\$0.00	
3/14/2025	AR 232437 - Cash Receipts - Lockbox	27413830			\$385.00	\$0.00	
3/18/2025	GL 244906 - Misc Payment				\$0.00	\$108.57	

Account					Balance Forward	Debits	Credits Ending Balance	
3/20/2025	AR 235662 - Cash Receipts - Lockbox	9207				\$484.00	\$0.00	
3/25/2025	AR 238407 - Cash Receipts - Lockbox	5222				\$484.00	\$0.00	
3/26/2025	AP 237402 - Print Check	94	BESTLA - BEST LAWN SERVICE OF AMERICA	Lawn Service		\$0.00	\$1,900.00	
3/26/2025	AP 237402 - Print Check	91	RYAN - RYAN ASSOCIATES, INC.	Inspection & Repair		\$0.00	\$128.40	
3/26/2025	AP 237402 - Print Check	92	RYAN-179 - RYAN ASSOCIATES INC			\$0.00	\$100.00	
3/26/2025	AP 237402 - Print Check	93	RYAN-179 - RYAN ASSOCIATES INC			\$0.00	\$115.56	
3/26/2025	AP 237402 - Print Check	95	RYAN-179 - RYAN ASSOCIATES INC			\$0.00	\$100.00	
3/26/2025	AP 237402 - Print Check	96	ACC - ACC BUSINESS	831 001 5011 073 02/01/25-02/28/25		\$0.00	\$122.99	
3/31/2025	GL 244907 - Misc Bank Transaction					\$1.28	\$0.00	
3/31/2025	GL 244910 - Journal Entry		March rev transfers	March rev transfers		\$6,030.82	\$0.00	
01025 Due To/From Reserves					\$0.00	\$3,015.41	\$3,106.41	(\$91.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
3/31/2025	GL 244909 - Journal Entry		MONTHLY RESERVES	RESERVES		\$3,015.41	\$0.00	
3/31/2025	GL 244911 - Journal Entry		March due to	March due to		\$0.00	\$3,106.41	
01030 Valley Bank Reserve					\$126,275.62	\$3,266.07	\$6,030.82	\$123,510.87
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
3/1/2025	AP 225447 - Enter Bill		CCMVSC - Victoria Square	Reserve Transfer		\$3,015.41	\$0.00	
3/31/2025	GL 244905 - Misc Bank Transaction					\$250.66	\$0.00	
3/31/2025	GL 244910 - Journal Entry		March rev transfers	March rev transfers		\$0.00	\$6,030.82	
01110 A/R Maintenance					\$7,592.00	\$21,780.00	\$23,369.25	\$6,002.75
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
3/1/2025	AR 225629 - Apply Charges					\$21,296.00	\$0.00	
3/1/2025	AR 225700 - Apply PrePai					\$0.00	\$3,008.11	
3/3/2025	AR 226000 - Cash Receipts - Direct Debit	467936822		One Time Payment		\$0.00	\$484.00	
3/4/2025	AR 226788 - Cash Receipts - Direct Debit	468668882		One Time Payment		\$0.00	\$484.00	
3/4/2025	AR 226944 - Cash Receipts - Direct Debit	468768983		One Time Payment		\$0.00	\$1,447.00	
3/5/2025	AR 227977 - Cash Receipts - Lockbox	89246409				\$0.00	\$385.00	
3/6/2025	AR 225701 - Cash Receipts - Direct Debit	469456438		Automated Payment for Apply Charges Batch #225629		\$0.00	\$8,133.00	
3/6/2025	AR 228398 - Cash Receipts - Direct Debit	469638784		One Time Payment		\$0.00	\$484.00	
3/6/2025	AR 228474 - Cash Receipts - Lockbox	26769311				\$0.00	\$395.00	
3/6/2025	AR 230030 - Backout Payment	469638784		One Time Payment		\$484.00	\$0.00	
3/7/2025	AR 229127 - Cash	995140				\$0.00	\$869.00	

Account				Balance Forward	Debits	Credits	Ending Balance
3/10/2025	Receipts - Lockbox			One Time Payment	\$0.00	\$1,424.00	
	AR 229430 - Cash	470031541					
3/11/2025	Receipts - Direct Debit				\$0.00	\$3,115.14	
	AR 230077 - Cash	1758					
3/12/2025	Receipts - Lockbox				\$0.00	\$484.00	
	AR 230674 - Cash	90869785					
3/13/2025	Receipts - Lockbox			One Time Payment	\$0.00	\$1,520.00	
	AR 231298 - Cash	470390867					
3/13/2025	Receipts - Direct Debit				\$0.00	\$653.00	
	AR 232426 - Cash	5255					
3/20/2025	Receipts - Lockbox				\$0.00	\$484.00	
	AR 235662 - Cash	9207					
Receipts - Lockbox							
01150 A/R Owners Interest				\$73.58	\$0.00	\$0.00	\$73.58
01160 A/R Miscellaneous				\$745.00	\$0.00	\$0.00	\$745.00
01170 A/R Late Charges				\$0.00	\$100.00	\$0.00	\$100.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/11/2025	AR 231914 - Apply Late Fee				\$100.00	\$0.00	
01195 Attorney Fees Receivable				\$124.42	\$136.00	\$54.00	\$206.42
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/10/2025	AR 229430 - Cash	470031541		One Time Payment	\$0.00	\$18.00	
Receipts - Direct Debit				One Time Payment	\$0.00	\$36.00	
3/13/2025	AR 231298 - Cash	470390867					
Receipts - Direct Debit					\$136.00	\$0.00	
3/14/2025	AR 231915 - Collection Fee						
01210 Utility Deposits				\$80.00	\$0.00	\$0.00	\$80.00
03010 Accounts Payable				(\$12,284.06)	\$21,457.42	\$9,173.36	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/1/2025	AP 220667 - Enter Bill		AZPARK - A-Z PARKING ENFORCEMENT SOLUTIONS, INC	March	\$0.00	\$875.00	
3/1/2025	AP 220981 - Enter Bills - Separate Check		GPM - Grant Property Management	March Professional Management Services	\$0.00	\$798.00	
3/1/2025	AP 223178 - Enter Bill		UNIVERSAL - UNIVERSAL WASTE	March	\$0.00	\$1,561.00	
3/1/2025	AP 223885 - Enter Bill		DIAMB - Diamond Bright Maintenance	March Janitorial Services	\$0.00	\$350.00	
3/1/2025	AP 225447 - Enter Bill		CCMVSC - Victoria Square	Reserve Transfer	\$0.00	\$3,015.41	
3/2/2025	AP 227093 - Enter Bill		RYAN - RYAN ASSOCIATES, INC.	Repairs	\$0.00	\$107.00	
3/10/2025	AP 229167 - Print Check	88	GPM - Grant Property Management	March Professional Management Services	\$798.00	\$0.00	
3/10/2025	AP 229167 - Print Check	90	GPM - Grant Property Management	File Box storage	\$36.00	\$0.00	
3/10/2025	AP 229167 - Print Check	85	RYAN - RYAN ASSOCIATES, INC.	Repairs	\$365.94	\$0.00	
3/10/2025	AP 229167 - Print Check	84	DIAMB - Diamond Bright Maintenance	March Janitorial Services	\$350.00	\$0.00	
3/10/2025	AP 229167 - Print Check	89	UNIVERSAL - UNIVERSAL WASTE	March	\$1,561.00	\$0.00	
3/10/2025	AP 229167 - Print Check	87	AZPARK - A-Z PARKING ENFORCEMENT SOLUTIONS, INC	March	\$875.00	\$0.00	
3/10/2025	AP 229167 - Print Check	86	CCMVSC - Victoria Square	Reserve Transfer	\$15,004.53	\$0.00	
3/11/2025	AP 229957 - Enter		RYAN - RYAN ASSOCIATES, INC.	Inspection & Repair	\$0.00	\$128.40	

Account				Balance Forward	Debits	Credits Ending Balance	
	Bills - Separate Check						
3/17/2025	AP 232555 - Enter Bill		BESTLA - BEST LAWN SERVICE OF AMERICA	Lawn Service	\$0.00	\$1,900.00	
3/17/2025	AP 232577 - Enter Bills - Separate Check		RYAN-179 - RYAN ASSOCIATES INC		\$0.00	\$115.56	
3/17/2025	AP 232579 - Enter Bills - Separate Check		RYAN-179 - RYAN ASSOCIATES INC		\$0.00	\$100.00	
3/17/2025	AP 232580 - Enter Bills - Separate Check		RYAN-179 - RYAN ASSOCIATES INC		\$0.00	\$100.00	
3/26/2025	AP 237402 - Print Check	94	BESTLA - BEST LAWN SERVICE OF AMERICA	Lawn Service	\$1,900.00	\$0.00	
3/26/2025	AP 237402 - Print Check	91	RYAN - RYAN ASSOCIATES, INC.	Inspection & Repair	\$128.40	\$0.00	
3/26/2025	AP 237402 - Print Check	92	RYAN-179 - RYAN ASSOCIATES INC		\$100.00	\$0.00	
3/26/2025	AP 237402 - Print Check	93	RYAN-179 - RYAN ASSOCIATES INC		\$115.56	\$0.00	
3/26/2025	AP 237402 - Print Check	95	RYAN-179 - RYAN ASSOCIATES INC		\$100.00	\$0.00	
3/26/2025	AP 237402 - Print Check	96	ACC - ACC BUSINESS	831 001 5011 073 02/01/25-02/28/25	\$122.99	\$0.00	
3/31/2025	AP 230164 - Enter Bills - Separate Check		ACC - ACC BUSINESS	831 001 5011 073 02/01/25-02/28/25	\$0.00	\$122.99	
03025 Accrued Expenses				(\$2,608.34)	\$950.00	\$0.00	(\$1,658.34)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/31/2025	GL 244910 - Journal Entry		March rev acc exp	March rev acc exp	\$950.00	\$0.00	
03030 Due To/From Reserves				\$0.00	\$3,106.41	\$3,015.41	\$91.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/31/2025	GL 244909 - Journal Entry		MONTHLY RESERVES	RESERVES	\$0.00	\$3,015.41	
3/31/2025	GL 244911 - Journal Entry		March due to	March due to	\$3,106.41	\$0.00	
03110 Exchange				\$9,964.67	\$0.00	\$0.00	\$9,964.67
03310 Prepaid Member Fees				(\$5,325.11)	\$3,008.11	\$2,963.86	(\$5,280.86)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/1/2025	AR 225700 - Apply PrePays				\$3,008.11	\$0.00	
3/6/2025	AR 225701 - Cash Receipts - Direct Debit	469456502		Automated Payment for Apply Charges Batch #225629	\$0.00	\$579.00	
3/11/2025	AR 230077 - Cash Receipts - Lockbox	1758			\$0.00	\$756.86	
3/13/2025	AR 232426 - Cash Receipts - Lockbox	5255			\$0.00	\$759.00	
3/14/2025	AR 232437 - Cash Receipts - Lockbox	27413830			\$0.00	\$385.00	
3/25/2025	AR 238407 - Cash Receipts - Lockbox	5222			\$0.00	\$484.00	
05010 Reserve Roof				(\$82,353.88)	\$0.00	\$1,913.53	(\$84,267.41)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/31/2025	GL 244909 - Journal Entry		MONTHLY RESERVES	RESERVES	\$0.00	\$1,913.53	
05015 Reserve Painting				(\$14,850.37)	\$0.00	\$756.13	(\$15,606.50)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	

Account				Balance Forward	Debits	Credits Ending Balance	
3/31/2025	GL 244909 - Journal Entry		MONTHLY RESERVES	RESERVES	\$0.00	\$756.13	
05020 Reserve Paving				(\$13,439.92)	\$0.00	\$279.42	(\$13,719.34)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/31/2025	GL 244909 - Journal Entry		MONTHLY RESERVES	RESERVES	\$0.00	\$279.42	
05025 Reserve- 40 Year Inspection				(\$2,968.83)	\$0.00	\$66.33	(\$3,035.16)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/31/2025	GL 244909 - Journal Entry		MONTHLY RESERVES	RESERVES	\$0.00	\$66.33	
05030 Reserve Interest				(\$6,540.80)	\$0.00	\$250.66	(\$6,791.46)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/31/2025	GL 244905 - Misc Bank Transaction				\$0.00	\$250.66	
05510 Retained Earnings				(\$69,999.61)	\$0.00	\$0.00	(\$69,999.61)
06110 Maintenance Income				(\$42,592.00)	\$0.00	\$21,296.00	(\$63,888.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/1/2025	AR 225629 - Apply Charges				\$0.00	\$21,296.00	
06160 Misc. Owner Income				(\$550.00)	\$0.00	\$0.00	(\$550.00)
06165 Owners Interest Income				(\$73.58)	\$0.00	\$0.00	(\$73.58)
06170 Owner Late Fees				\$0.00	\$0.00	\$100.00	(\$100.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/11/2025	AR 231914 - Apply Late Fee				\$0.00	\$100.00	
06190 Admin/Collection Fees Reimb.				(\$54.00)	\$0.00	\$136.00	(\$190.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/14/2025	AR 231915 - Collection Fee				\$0.00	\$136.00	
06900 Interest				(\$2.39)	\$0.00	\$1.28	(\$3.67)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/31/2025	GL 244907 - Misc Bank Transaction				\$0.00	\$1.28	
07010 Refuse				\$3,572.00	\$1,561.00	\$0.00	\$5,133.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/1/2025	AP 223178 - Enter Bill		UNIVERSAL - UNIVERSAL WASTE	March	\$1,561.00	\$0.00	
07050 Electricity				\$233.24	\$108.57	\$0.00	\$341.81
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/18/2025	GL 244906 - Misc Payment				\$108.57	\$0.00	
07060 Water / Sewer				\$6,799.60	\$3,260.04	\$0.00	\$10,059.64
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/3/2025	AP 216740 - Hand Written Check	ACH	CITYCC - CITY OF CORAL SPRINGS - WATER	12/30/24-01/29/25	\$3,260.04	\$0.00	
07155 Parking Enforcement				\$2,756.38	\$875.00	\$0.00	\$3,631.38
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/1/2025	AP 220667 - Enter Bill		AZPARK - A-Z PARKING ENFORCEMENT SOLUTIONS, INC	March	\$875.00	\$0.00	
07210 Repair & Maintenance				\$2,248.88	\$673.95	\$0.00	\$2,922.83
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/2/2025	AP 227093 - Enter		RYAN - RYAN ASSOCIATES, INC.	Repairs	\$107.00	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
Bill							
3/11/2025	AP 229957 - Enter Bills - Separate Check		RYAN - RYAN ASSOCIATES, INC.	Inspection & Repair	\$128.40	\$0.00	
3/17/2025	AP 232577 - Enter Bills - Separate Check		RYAN-179 - RYAN ASSOCIATES INC		\$115.56	\$0.00	
3/17/2025	AP 232579 - Enter Bills - Separate Check		RYAN-179 - RYAN ASSOCIATES INC		\$100.00	\$0.00	
3/17/2025	AP 232580 - Enter Bills - Separate Check		RYAN-179 - RYAN ASSOCIATES INC		\$100.00	\$0.00	
3/31/2025	AP 230164 - Enter Bills - Separate Check		ACC - ACC BUSINESS	831 001 5011 073 02/01/25-02/28/25	\$122.99	\$0.00	
07220 Janitorial				\$725.00	\$350.00	\$0.00	\$1,075.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/1/2025	AP 223885 - Enter Bill		DIAMB - Diamond Bright Maintenance	March Janitorial Services	\$350.00	\$0.00	
07230 Exterminating				\$310.50	\$0.00	\$0.00	\$310.50
07250 Surveillance Cameras & Interne				\$2,328.93	\$0.00	\$0.00	\$2,328.93
07320 Plumbing Repairs				\$150.00	\$0.00	\$0.00	\$150.00
08010 Lawn Maintenance				\$1,583.34	\$1,900.00	\$950.00	\$2,533.34
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/17/2025	AP 232555 - Enter Bill		BESTLA - BEST LAWN SERVICE OF AMERICA	Lawn Service	\$1,900.00	\$0.00	
3/31/2025	GL 244910 - Journal Entry		March rev acc exp	March rev acc exp	\$0.00	\$950.00	
08020 Irrigation				\$388.12	\$0.00	\$0.00	\$388.12
09000 Management Fees				\$1,596.00	\$798.00	\$0.00	\$2,394.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/1/2025	AP 220981 - Enter Bills - Separate Check		GPM - Grant Property Management	March Professional Management Services	\$798.00	\$0.00	
09110 Office Expense				\$424.51	\$0.00	\$0.00	\$424.51
09125 Legal				\$573.52	\$0.00	\$0.00	\$573.52
09140 Fees/Permits				\$820.55	\$0.00	\$0.00	\$820.55
09150 General Insurance				\$12,234.32	\$6,117.16	\$0.00	\$18,351.48
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/13/2025	AP 230699 - Hand Written Check	ACH	FIRINS - FIRST INSURANCE FUNDING	101146389 March Payment	\$6,117.16	\$0.00	
09200 Reserve Transfer				\$6,030.82	\$3,015.41	\$0.00	\$9,046.23
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/31/2025	GL 244909 - Journal Entry		MONTHLY RESERVES	RESERVES	\$3,015.41	\$0.00	
Total:				\$0.00	\$104,889.65	\$104,889.65	\$0.00

Report Summary

Code	Account#	Current	Over 30	Over 60	Over 90	Total
A1 - MAINTENANCE	01110	\$4,936.75	\$569.00	\$484.00	\$13.00	\$6,002.75
04 - Interest	01150	\$0.00	\$73.58	\$0.00	\$0.00	\$73.58
07 - Misc. Charges	01160	\$0.00	\$0.00	\$550.00	\$150.00	\$700.00
A40 - Mailboxes	01160	\$0.00	\$0.00	\$0.00	\$45.00	\$45.00
01 - Late Fees	01170	\$100.00	\$0.00	\$0.00	\$0.00	\$100.00
03 - Admin. Fees	01195	\$136.00	\$36.00	\$0.00	\$108.00	\$280.00
05 - Attorney Fees	01195	(\$73.58)	\$0.00	\$0.00	\$0.00	(\$73.58)
Grand Total:		\$5,099.17	\$678.58	\$1,034.00	\$316.00	\$7,127.75

Account#	Account Description	Delinquency Amount
01110	A/R Maintenance	\$6,002.75
01150	A/R Owners Interest	\$73.58
01160	A/R Miscellaneous	\$745.00
01170	A/R Late Charges	\$100.00
01195	Attorney Fees Receivable	\$206.42
Total:		\$7,127.75

Total Number of Homes: 19

Victoria Square Condominium
Accounts Payable as of
March 31, 2025

Payable to:	Account	Amount
Best Lawn Service	8010	883.34
Consolidated Community Mgmt	9000	775.00
		<hr/>
Total A/P		<u><u>\$ 1,658.34</u></u>

VICTORIA SQUARE CONDOMINIUM
BANK RECONCILIATION
Statement Date: 3/31/2025

Run Date: 04/14/2025
Run Time: 08:59 AM

Reconciliation Summary: 4 - POPULAR COMMUNITY BANK				GL Account: 01010 - Popular Bank Oper	
Bank Statement Balance	\$69,913.15	Account Balance		\$63,995.80	
GL Account Balance	\$63,995.80	+ Uncleared Payments		\$5,917.35	
Difference	\$5,917.35	- Uncleared Deposits		\$0.00	
		Reconciling Balance		\$69,913.15	
		- Statement Balance		\$69,913.15	
		Difference		\$0.00	

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
96	3/26/2025	AP 237402 ACC - ACC BUSINESS	Uncleared	0.00	122.99
94	3/26/2025	AP 237402 BESTLA - BEST LAWN SERVICE OF ...	Uncleared	0.00	1,900.00
ACH	3/3/2025	AP 216740 CITYCC - CITY OF CORAL SPRINGS...	Uncleared	0.00	3,260.04
59	1/7/2025	AP 196042 LV8 - LV8 COMMUNICATIONS	Uncleared	0.00	634.32
Totals				\$0.00	\$5,917.35



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

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5100842006
(12)

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	\$72,891.03
Enclosures	12	Total additions	23,380.28
Low balance	\$69,911.87	Total subtractions	26,358.16
Average balance	\$76,463.40	Ending balance	\$69,913.15
Avg collected balance	\$75,743.00		
Interest paid year to date	\$3.67		

CHECKS

Number	Date	Amount	Control
83	03-03	214.00	000007080885100
84	03-14	350.00	000007081851280
85	03-17	365.94	000007082008830
86	03-12	15,004.53	000007114046390
87	03-13	875.00	000007081776110
88	03-18	798.00	000005548894080
89	03-18	1,561.00	000007082155400
90	03-18	36.00	000005548894350
91	03-31	128.40	000007082668340
92	03-31	100.00	000007082668350
93	03-31	115.56	000007082668360
95 *	03-31	100.00	000007082668330

* Skip in check sequence

OTHER DEBITS

Date	Description	Subtractions
03-12	'Preauthorized Wd PayLease.comReturn250312 000023428275914 000111924684998037	484.00
03-18	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT250318 000111000017976777	48.27
03-18	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT250318 000111000017976807	60.30
03-26	'Preauthorized Wd FIRST INSURANCEINSURANCE250326 900-101146389 000071925330531792	6,117.16

Thank you for banking with Popular

VICTORIA SQUARE CONDO
March 31, 2025

Page 2 of 5
5100842006

CREDITS

Date	Description	Additions
03-04	'Preauthorized Credit PayLease.comSettlement250304 000023345226770 000111924684151609	484.00
03-05	'Preauthorized Credit PayLease.comSettlement250305 000023368555198 000111924684382050	1,931.00
03-05	'Lock Box Deposit 000000007081081210	385.00
03-06	'Lock Box Deposit 000000007081212810	395.00
03-07	'Preauthorized Credit PayLease.comSettlement250307 000023391946102 000111924684722153	9,196.00
03-07	'Lock Box Deposit 000000007113822290	869.00
03-11	'Lock Box Deposit 000000007081554370	3,872.00
03-12	'Lock Box Deposit 000000007081681370	484.00
03-13	'Preauthorized Credit PAYLEASE.COMCREDIT250313 416352284 000104000012620566	1,442.00
03-13	'Lock Box Deposit 000000007114086790	1,412.00
03-14	'Preauthorized Credit PayLease.comSettlement250314 000023447334466 000111924685088090	1,556.00
03-14	'Lock Box Deposit 000000007081877950	385.00
03-20	'Lock Box Deposit 000000007082247620	484.00
03-25	'Lock Box Deposit 000000007082480540	484.00
03-31	'Interest Credit 000000000000000000	1.28

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
02-28	72,891.03	03-11	89,809.03	03-18	75,504.99
03-03	72,677.03	03-12	74,804.50	03-20	75,988.99
03-04	73,161.03	03-13	76,783.50	03-25	76,472.99
03-05	75,477.03	03-14	78,374.50	03-26	70,355.83
03-06	75,872.03	03-17	78,008.56	03-31	69,913.15
03-07	85,937.03				



POPULAR.

VICTORIA SQUARE CONDO
March 31, 2025

Page 3 of 5
5100842006

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00



POPULAR.

VICTORIA SQUARE CONDO
March 31, 2025

Page 4 of 5
5100842006

VICTORIA SQUARE CONDOMINIUM
c/o Consolidated Community Mgmt.
7134 N Hob Hill Road
Tampa, FL 33621
(954) 713-9823

POPULAR COMMUNITY BANK

CHECK NO. 83 CHECK DATE 3/27/2025 PAYEE NO. 83

PAY TO THE ORDER OF RYAN ASSOCIATES, INC.
11361 HWY 11, 11TH FLOOR
CORAL SPRINGS, FL 33071

CHECK AMOUNT \$214.00

PAY TO THE ORDER OF RYAN ASSOCIATES, INC.
11361 HWY 11, 11TH FLOOR
CORAL SPRINGS, FL 33071

000083 00631175050 5100842006

FOR DEPOSIT ONLY
MICROFILM ONLY
MICROFILM ONLY
MICROFILM ONLY

Check # 0083, Posted 03-03-25, Amount 214.00

VICTORIA SQUARE CONDOMINIUM
c/o Consolidated Community Mgmt.
7134 N Hob Hill Road
Tampa, FL 33621
(954) 713-9823

POPULAR COMMUNITY BANK

CHECK NO. 84 CHECK DATE 3/14/25 PAYEE NO. 84

PAY TO THE ORDER OF RYAN ASSOCIATES, INC.
11361 HWY 11, 11TH FLOOR
CORAL SPRINGS, FL 33071

CHECK AMOUNT \$350.00

PAY TO THE ORDER OF RYAN ASSOCIATES, INC.
11361 HWY 11, 11TH FLOOR
CORAL SPRINGS, FL 33071

000084 00631175050 5100842006

FOR DEPOSIT ONLY
MICROFILM ONLY
MICROFILM ONLY
MICROFILM ONLY

Check # 0085, Posted 03-17-25, Amount 365.94

VICTORIA SQUARE CONDOMINIUM
c/o Consolidated Community Mgmt.
7134 N Hob Hill Road
Tampa, FL 33621
(954) 713-9823

POPULAR COMMUNITY BANK

CHECK NO. 85 CHECK DATE 3/17/25 PAYEE NO. 85

PAY TO THE ORDER OF A-2 PHARMACY ENFORCEMENT SOLUTIONS, INC.
4713 N UNIVERSITY DR 208
CORAL SPRINGS, FL 33067

CHECK AMOUNT \$365.94

PAY TO THE ORDER OF A-2 PHARMACY ENFORCEMENT SOLUTIONS, INC.
4713 N UNIVERSITY DR 208
CORAL SPRINGS, FL 33067

000085 00631175050 5100842006

FOR DEPOSIT ONLY
MICROFILM ONLY
MICROFILM ONLY
MICROFILM ONLY

Check # 0087, Posted 03-13-25, Amount 875.00

VICTORIA SQUARE CONDOMINIUM
c/o Consolidated Community Mgmt.
7134 N Hob Hill Road
Tampa, FL 33621
(954) 713-9823

POPULAR COMMUNITY BANK

CHECK NO. 86 CHECK DATE 3/18/25 PAYEE NO. 86

PAY TO THE ORDER OF CONSOLIDATED COMMUNITY MANAGEM
7134 N HOB HILL ROAD
TAMPA, FL 33621

CHECK AMOUNT \$798.00

PAY TO THE ORDER OF CONSOLIDATED COMMUNITY MANAGEM
7134 N HOB HILL ROAD
TAMPA, FL 33621

000086 00631175050 5100842006

FOR DEPOSIT ONLY
MICROFILM ONLY
MICROFILM ONLY
MICROFILM ONLY

Check # 0084, Posted 03-14-25, Amount 350.00

VICTORIA SQUARE CONDOMINIUM
c/o Consolidated Community Mgmt.
7134 N Hob Hill Road
Tampa, FL 33621
(954) 713-9823

POPULAR COMMUNITY BANK

CHECK NO. 87 CHECK DATE 3/14/25 PAYEE NO. 87

PAY TO THE ORDER OF VICTORIA SQUARE
7134 N HOB HILL ROAD
TAMPA, FL 33621

CHECK AMOUNT \$350.00

PAY TO THE ORDER OF VICTORIA SQUARE
7134 N HOB HILL ROAD
TAMPA, FL 33621

000087 00631175050 5100842006

FOR DEPOSIT ONLY
MICROFILM ONLY
MICROFILM ONLY
MICROFILM ONLY

Check # 0086, Posted 03-12-25, Amount 15,004.53

VICTORIA SQUARE CONDOMINIUM
c/o Consolidated Community Mgmt.
7134 N Hob Hill Road
Tampa, FL 33621
(954) 713-9823

POPULAR COMMUNITY BANK

CHECK NO. 88 CHECK DATE 3/12/25 PAYEE NO. 88

PAY TO THE ORDER OF CONSOLIDATED COMMUNITY MANAGEM
7134 N HOB HILL ROAD
TAMPA, FL 33621

CHECK AMOUNT \$15,004.53

PAY TO THE ORDER OF CONSOLIDATED COMMUNITY MANAGEM
7134 N HOB HILL ROAD
TAMPA, FL 33621

000088 00631175050 5100842006

FOR DEPOSIT ONLY
MICROFILM ONLY
MICROFILM ONLY
MICROFILM ONLY

Check # 0088, Posted 03-18-25, Amount 798.00



POPULAR.

VICTORIA SQUARE CONDO
March 31, 2025

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5100842006

VICTORIA SQUARE CONDOMINIUM
c/o Consolidated Community Mgmt.
7124 N. 15th St. Road
Tampa, FL 33621
(813) 718-9922

POPULAR COMMUNITY BANK

CHECK NO. 89 CHECK DATE 3/18/25 VENDOR NO. UNIVERSAL

PAY TO THE ORDER OF ONE THOUSAND FIVE HUNDRED SIXTY ONE DOLLARS AND 00/100 CENTS \$1,561.00

UNIVERSAL WASTE
375 COMMERCIAL BLVD. S.E.
LAKEWOOD BLVD. SE, FL 33308

APPROVED SIGNATURE

⑈00009⑈ ⑈063111260⑈ ⑈100842006⑈

VICTORIA SQUARE CONDOMINIUM
c/o Consolidated Community Mgmt.
7124 N. 15th St. Road
Tampa, FL 33621
(813) 718-9922

POPULAR COMMUNITY BANK

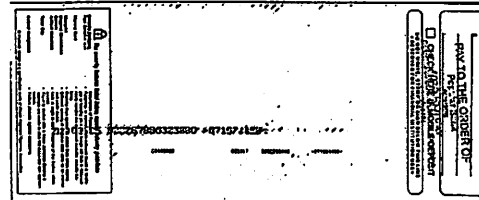
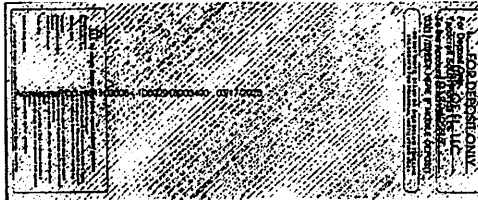
CHECK NO. 90 CHECK DATE 3/18/25 VENDOR NO. CCM

PAY TO THE ORDER OF THIRTY SIX DOLLARS AND 00/100 CENTS \$36.00

CONSOLIDATED COMMUNITY MGMT.
7124 N. 15th ST. ROAD
TAMPA, FL 33621

APPROVED SIGNATURE

⑈00009⑈ ⑈063111260⑈ ⑈100842006⑈



Check # 0089, Posted 03-18-25, Amount 1,561.00

Check # 0090, Posted 03-18-25, Amount 36.00

VICTORIA SQUARE CONDOMINIUM
c/o Consolidated Community Mgmt.
7124 N. 15th St. Road
Tampa, FL 33621
(813) 718-9922

POPULAR COMMUNITY BANK

CHECK NO. 91 CHECK DATE 3/18/25 VENDOR NO. RYAN

PAY TO THE ORDER OF ONE HUNDRED TWENTY EIGHT DOLLARS AND 40/100 CENTS \$128.40

RYAN ASSOCIATES INC.
11383 HWY 11TH TERRACE
CORAL SPRING, FL 33071

APPROVED SIGNATURE

⑈00009⑈ ⑈063111260⑈ ⑈100842006⑈

VICTORIA SQUARE CONDOMINIUM
c/o Consolidated Community Mgmt.
7124 N. 15th St. Road
Tampa, FL 33621
(813) 718-9922

POPULAR COMMUNITY BANK

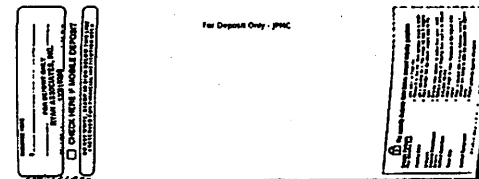
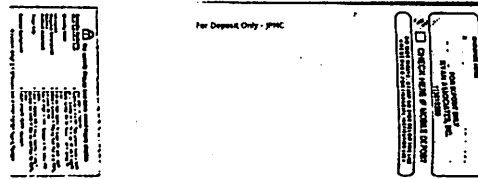
CHECK NO. 92 CHECK DATE 3/18/25 VENDOR NO. RYAN

PAY TO THE ORDER OF ONE HUNDRED DOLLARS AND 00/100 CENTS \$100.00

RYAN ASSOCIATES INC.
11383 HWY 11TH TERRACE
CORAL SPRING, FL 33071

APPROVED SIGNATURE

⑈00009⑈ ⑈063111260⑈ ⑈100842006⑈



Check # 0091, Posted 03-31-25, Amount 128.40

Check # 0092, Posted 03-31-25, Amount 100.00

VICTORIA SQUARE CONDOMINIUM
c/o Consolidated Community Mgmt.
7124 N. 15th St. Road
Tampa, FL 33621
(813) 718-9922

POPULAR COMMUNITY BANK

CHECK NO. 93 CHECK DATE 3/18/25 VENDOR NO. RYAN

PAY TO THE ORDER OF ONE HUNDRED FIFTEEN DOLLARS AND 50/100 CENTS \$115.56

RYAN ASSOCIATES INC.
11383 HWY 11TH TERRACE
CORAL SPRING, FL 33071

APPROVED SIGNATURE

⑈00009⑈ ⑈063111260⑈ ⑈100842006⑈

VICTORIA SQUARE CONDOMINIUM
c/o Consolidated Community Mgmt.
7124 N. 15th St. Road
Tampa, FL 33621
(813) 718-9922

POPULAR COMMUNITY BANK

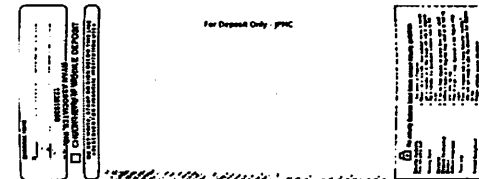
CHECK NO. 94 CHECK DATE 3/18/25 VENDOR NO. RYAN

PAY TO THE ORDER OF ONE HUNDRED DOLLARS AND 00/100 CENTS \$100.00

RYAN ASSOCIATES INC.
11383 HWY 11TH TERRACE
CORAL SPRING, FL 33071

APPROVED SIGNATURE

⑈00009⑈ ⑈063111260⑈ ⑈100842006⑈



Check # 0093, Posted 03-31-25, Amount 115.56

Check # 0095, Posted 03-31-25, Amount 100.00

VICTORIA SQUARE CONDOMINIUM
BANK RECONCILIATION
Statement Date: 3/31/2025

Run Date: 04/14/2025
Run Time: 09:00 AM

Reconciliation Summary: 10 - Vally Bank		GL Account: 01030 - Valley Bank Reserve	
Bank Statement Balance	\$123,510.87	Account Balance	\$123,510.87
GL Account Balance	\$123,510.87	+ Uncleared Payments	\$0.00
Difference	\$0.00	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$123,510.87
		- Statement Balance	\$123,510.87
		Difference	\$0.00

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



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

Account Number:
Statement Date:
Page :

XXXXXX6404
03/31/2025
2 of 2

To Reconcile Your Account

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

Balance Reconciliation

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

Finance Charge Computation For Personal Line Of Credit

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

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

A. Pursuant To The Federal Fair Credit Billing Act

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

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

B. Under Applicable State Law

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

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

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

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





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

Last Statement:
Statement Ending:
Page:

February 28, 2025
March 31, 2025
1 of 2

3797 M0656DDA040125082908 09 000000000 227207 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

83797 0083797 0001-0002 227207

Account Statement

PROPERTY MANAGEMENT MMA - XXXXXX6404

SUMMARY FOR THE PERIOD: 03/01/25 - 03/31/25

VICTORIA SQUARE CONDOMINIUM ASSOCIATION

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$108,255.68		\$15,255.19		\$0.00		\$123,510.87

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$108,255.68
03/11	DEPOSIT		\$15,004.53	\$123,260.21
03/31	INTEREST CREDIT		\$250.66	\$123,510.87
Ending Balance				\$123,510.87

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$117,936.00	Annual % Yield Earned	2.53%
Year-to-Date Interest Paid	\$687.23	Interest Paid	\$250.66

OVERDRAFT FEES

Total This Period: Total Year-To-Date:

Total Overdraft Fees: \$0.00 \$0.00

