



Financial Report Package

October 2025

Prepared for

**VICTORIA SQUARE CONDOMINIUM
ASSOCIATION, INC.**

Grant Property Management Company

GPM recommends that any funds over \$250,000 in aggregate per Association in a single financial institution should be insured.

The attached financial statements have not been audited and have been prepared for management purposes only.

Financial information is provided for owners who are members of this association only. The information is believed to be accurate as of the date the documents are posted. Any owner receiving this information shall not use the information in any way which is inconsistent with the requirements of governing state or federal law.

Assets

OPERATING CASH	
10-1010-00 POPULAR-OPR-2006	\$8,632.10
10-1020-00 PINNACLE-OPR-4555	<u>63,162.73</u>
Total OPERATING CASH:	<u><u>\$71,794.83</u></u>
RESERVE CASH	
12-1215-00 VNB-RES-6404	143,348.03
12-1225-00 Due to/from Operating	<u>3,015.41</u>
Total RESERVE CASH:	<u><u>\$146,363.44</u></u>
ACCOUNTS RECEIVABLE	
14-1046-00 Unit Owner Receivables	<u>11,739.00</u>
Total ACCOUNTS RECEIVABLE:	<u><u>\$11,739.00</u></u>
CURRENT ASSETS	
15-1500-00 Utility Deposits	<u>80.00</u>
Total CURRENT ASSETS:	<u><u>\$80.00</u></u>
OTHER ASSETS	
16-1611-00 Exchange	<u>15,938.62</u>
Total OTHER ASSETS:	<u><u>\$15,938.62</u></u>
Total Assets:	<u><u>\$245,915.89</u></u>

Liabilities & Equity

RESERVE CASH	
12-1235-00 Due to/from Reserves	<u>3,015.41</u>
Total RESERVE CASH:	<u><u>\$3,015.41</u></u>
PAYABLES & CURRENT LIABIL	
20-2001-00 Accounts Payable	1,389.98
20-2003-00 Prepaid Maintenance	4,956.25
20-2020-00 Accrued Expense	<u>7,243.60</u>
Total PAYABLES & CURRENT LIABIL	<u><u>\$13,589.83</u></u>
RESERVE FUNDS	
25-3005-00 RES - Interest	8,627.16
25-3010-00 RES - Roadways / Paving / Ashpalt	15,675.28
25-3052-00 RES - Exterior Paint	20,899.41
25-3060-00 RES - 40 Year Inspection	3,499.47
25-3082-00 RES - Roof	<u>97,662.12</u>
Total RESERVE FUNDS:	<u><u>\$146,363.44</u></u>
EQUITY	
30-3505-00 Fund Balance - Operating	<u>69,999.61</u>
Total EQUITY:	<u><u>\$69,999.61</u></u>
Net Income Gain / Loss	<u>12,947.60</u>
	<u><u>\$12,947.60</u></u>
Total Liabilities & Equity:	<u><u>\$245,915.89</u></u>



GRANT PROPERTY MANAGEMENT

Income Statement - Operating
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.
10/01/2025 to 10/31/2025

Date: 11/12/2025
Time: 1:41 pm
Page: 1

Description	Current Period			Year-to-date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance		
OPERATING INCOME								
ASSESSMENTS & FEES								
4005-00 Maintenance Fees	\$ 21,296.00	\$ 21,296.00	\$ -	\$ 212,960.00	\$ 212,960.00	\$ -	\$ 255,552.00	
4025-00 Interest Income - Operating	0.16	-	0.16	75.29	-	75.29	-	
4026-00 Interest Income - Collections	-	-	-	5.09	-	5.09	-	
4035-00 Late Fees	425.00	-	425.00	525.00	-	525.00	-	
4062-00 Administrative Fee Income	-	-	-	302.00	-	302.00	-	
4090-00 Miscellaneous Income	-	-	-	550.00	-	550.00	-	
Total ASSESSMENTS & FEES	\$ 21,721.16	\$ 21,296.00	\$ 425.16	\$ 214,417.38	\$ 212,960.00	\$ 1,457.38	\$ 255,552.00	
Total OPERATING INCOME	\$ 21,721.16	\$ 21,296.00	\$ 425.16	\$ 214,417.38	\$ 212,960.00	\$ 1,457.38	\$ 255,552.00	
OPERATING EXPENSE								
GENERAL & ADMINISTRATIVE								
5005-00 Insurance	5,973.95	6,729.83	755.88	54,501.85	67,298.30	12,796.45	80,758.00	
5010-00 Management Fee	798.00	798.00	-	7,980.00	7,980.00	-	9,576.00	
5015-00 Accounting	-	100.00	100.00	4,500.00	1,000.00	(3,500.00)	1,200.00	
5020-00 Legal Fees - General	-	150.00	150.00	573.52	1,500.00	926.48	1,800.00	
5025-00 Administrative/Office Exp	-	62.50	62.50	639.51	625.00	(14.51)	750.00	
5030-00 Licenses, Permits & Taxes	-	41.67	41.67	2,321.62	416.70	(1,904.92)	500.00	
Total GENERAL & ADMINISTRATIVE	\$ 6,771.95	\$ 7,882.00	\$ 1,110.05	\$ 70,516.50	\$ 78,820.00	\$ 8,303.50	\$ 94,584.00	
UTILITIES								
6005-00 Electricity	120.23	150.00	29.77	1,157.04	1,500.00	342.96	1,800.00	
6010-00 Water & Sewer	9,553.87	3,416.67	(6,137.20)	38,771.96	34,166.70	(4,605.26)	41,000.00	
6015-00 Telephone	380.45	-	(380.45)	1,140.16	-	(1,140.16)	-	
6020-00 Trash Removal	-	2,125.00	2,125.00	15,624.00	21,250.00	5,626.00	25,500.00	
Total UTILITIES	\$ 10,054.55	\$ 5,691.67	(\$ 4,362.88)	\$ 56,693.16	\$ 56,916.70	\$ 223.54	\$ 68,300.00	
CONTRACT & REPAIR								
8005-00 Landscaping Maintenance	-	916.67	916.67	13,166.69	9,166.70	(3,999.99)	11,000.00	
8010-00 Tree Trimming	-	83.33	83.33	1,000.00	833.30	(166.70)	1,000.00	
8015-00 Landscape Improvements	-	166.67	166.67	-	1,666.70	1,666.70	2,000.00	
8030-00 Irrigation Maintenance	-	166.67	166.67	1,343.74	1,666.70	322.96	2,000.00	
8040-00 General Repairs & Maintenance	-	2,015.26	2,015.26	13,902.39	20,152.60	6,250.21	24,183.10	
8050-00 Plumbing Repairs	-	41.67	41.67	150.00	416.70	266.70	500.00	
8065-00 Janitorial Service	350.00	666.67	316.67	3,575.00	6,666.70	3,091.70	8,000.00	
8070-00 Pest Control	-	62.50	62.50	962.55	625.00	(337.55)	750.00	
8125-00 Fire Alarm Monitoring	-	100.00	100.00	-	1,000.00	1,000.00	1,200.00	
8132-00 Fire Safety	-	70.83	70.83	879.34	708.30	(171.04)	850.00	
8165-00 Parking / Security Enforcement	375.00	208.33	(166.67)	6,797.38	2,083.30	(4,714.08)	2,500.00	
8170-00 Security Cameras	-	166.67	166.67	2,328.93	1,666.70	(662.23)	2,000.00	
8175-00 Sidewalk Repair	-	41.67	41.67	-	416.70	416.70	500.00	
Total CONTRACT & REPAIR	\$ 725.00	\$ 4,706.94	\$ 3,981.94	\$ 44,106.02	\$ 47,069.40	\$ 2,963.38	\$ 56,483.10	
RESERVES								
9100-00 Reserve Transfer	3,015.41	3,015.41	-	30,154.10	30,154.10	-	36,184.90	
Total RESERVES	\$ 3,015.41	\$ 3,015.41	\$ -	\$ 30,154.10	\$ 30,154.10	\$ 0.00	\$ 36,184.90	
Total OPERATING EXPENSE	\$ 20,566.91	\$ 21,296.02	\$ 729.11	\$ 201,469.78	\$ 212,960.20	\$ 11,490.42	\$ 255,552.00	
Net Income:	\$ 1,154.25	(\$ 0.02)	\$ 1,154.27	\$ 12,947.60	(\$ 0.20)	\$ 12,947.80	\$ 0.00	



GRANT PROPERTY MANAGEMENT

General Ledger Trial Balance with Details

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

Accts: 10-1001-00 To: 99-9999-00 Dates: 10/1/2025 - 10/31/2025

Date: 11/12/2025

Time: 1:41 pm

Page: 1

Account No	Description			Prior Balance	Current Debit	Current Credit	End Balance
10-1010-00	POPULAR-OPR-2006			\$9,980.06	\$5,000.16	\$6,348.12	\$8,632.10
Date	GL Ref #	Debit	Credit	Description			
10/02/2025	505261	\$ -	\$ 6,227.89	Misc. Check; City of Coral Springs Chk # 0			
10/17/2025	505251	-	120.23	Misc. Check; FPL Chk # 0			
10/17/2025	505427	5,000.00	-	Transfer			
10/31/2025	489877	0.16	-	Interest			
10-1020-00	PINNACLE-OPR-4555			62,785.12	19,887.42	19,509.81	63,162.73
Date	GL Ref #	Debit	Credit	Description			
10/01/2025	442475	\$ -	\$ 3,015.41	Funds Transfer			
10/01/2025	443568	-	798.00	PINNACLE-OPR-4555 Inv # ; GRANT PROPERTY MANAGEMENT Chk # 0			
10/02/2025	451787	484.00	-	Deposit from batch 32264			
10/02/2025	452039	484.00	-	Deposit from batch 32161			
10/03/2025	452745	-	350.00	PINNACLE-OPR-4555 Inv # 8177; Diamond Brite Maintenance Chk # 5024			
10/03/2025	452747	-	799.00	PINNACLE-OPR-4555 Inv # 19052; Black Fire Protection, Inc. Chk # 5025			
10/03/2025	452749	-	458.00	PINNACLE-OPR-4555 Inv # 925; A-Z PARKING ENFORCEMENT SOLUTIONS, Inc Chk # 5026			
10/03/2025	460293	484.00	-	Deposit from batch 32511			
10/03/2025	452747	799.00	-	PINNACLE-OPR-4555 Inv # 19052 (Reversal); Black Fire Protection, Inc. Chk # 5025			
10/03/2025	503618	-	799.00	PINNACLE-OPR-4555 Inv # 19052; FireWatch Chk # 5031			
10/05/2025	456584	9,196.00	-	Deposit from batch 31919			
10/06/2025	459689	489.00	-	Deposit from batch 32391			
10/06/2025	460858	484.00	-	Deposit from batch 32566			
10/07/2025	463061	484.00	-	Deposit from batch 32779			
10/08/2025	464623	879.00	-	Deposit from batch 32856			
10/09/2025	465482	444.00	-	Deposit from batch 32917			
10/09/2025	465929	968.00	-	Deposit from batch 32977			
10/09/2025	466838	484.00	-	Deposit from batch 33025			
10/10/2025	467911	1,378.42	-	Deposit from batch 32974			
10/10/2025	468372	968.00	-	Deposit from batch 33101			
10/15/2025	472995	869.00	-	Deposit from batch 33510			
10/17/2025	475730	484.00	-	Deposit from batch 33751			
10/17/2025	505427	-	5,000.00	Transfer			
10/20/2025	476902	509.00	-	Deposit from batch 33757			
10/28/2025	484557	-	1,561.00	PINNACLE-OPR-4555 Inv # 28264; Universal Waste Chk # 0			
10/28/2025	484607	-	375.00	PINNACLE-OPR-4555 Inv # 1125-; A-Z PARKING ENFORCEMENT SOLUTIONS, Inc Chk # 5027			
10/28/2025	484633	-	126.31	PINNACLE-OPR-4555 Inv # 6611337014; ACC Business Chk # 5028			
10/28/2025	505425	-	5,973.95	Misc. Check; FIRST INSURANCE FUNDING Chk # 0			
10/31/2025	511541	-	254.14	Misc. Check; AT&T Chk # 0			
12-1215-00	VNB-RES-6404			140,065.22	3,282.81	-	143,348.03
Date	GL Ref #	Debit	Credit	Description			
10/01/2025	442475	\$ 3,015.41	\$ -	Funds Transfer			
10/31/2025	490150	267.40	-	Interest			
12-1225-00	Due to/from Operating			3,015.41	-	-	3,015.41
Date	GL Ref #	Debit	Credit	Description			
12-1235-00	Due to/from Reserves			(3,015.41)	-	-	(3,015.41)
Date	GL Ref #	Debit	Credit	Description			
14-1046-00	Unit Owner Receivables			9,210.00	21,721.00	19,192.00	11,739.00
Date	GL Ref #	Debit	Credit	Description			
10/01/2025	274310	\$ 21,296.00	\$ -	Assessment - Batch 22384			
10/01/2025	448845	-	157.00	Applied Prepaid VICS3276			
10/01/2025	448847	-	35.00	Applied Prepaid VICS3214			
10/01/2025	448849	-	484.00	Applied Prepaid VICS3280			
10/01/2025	448851	-	63.25	Applied Prepaid VICS3228			
10/01/2025	448853	-	469.00	Applied Prepaid VICS3248			
10/01/2025	448855	-	73.58	Applied Prepaid VICS3242			
10/01/2025	448857	-	78.00	Applied Prepaid VICS3218			



GRANT PROPERTY MANAGEMENT

General Ledger Trial Balance with Details

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

Accts: 10-1001-00 To: 99-9999-00 Dates: 10/1/2025 - 10/31/2025

Date: 11/12/2025

Time: 1:41 pm

Page: 2



GRANT PROPERTY MANAGEMENT

GRANT PROPERTY MANAGEMENT

General Ledger Trial Balance with Details

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

Accts: 10-1001-00 To: 99-9999-00 Dates: 10/1/2025 - 10/31/2025

Date: 11/12/2025

Time: 1:41 pm

Page: 3

Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
10/07/2025	485686	\$ -	\$ 3,325.98	Accounts Payable Inv # 10/07/25		
10/28/2025	484557	1,561.00	-	Accounts Payable Inv # 28264; Universal Waste Chk # 0		
10/28/2025	484607	375.00	-	Accounts Payable Inv # 1125-; A-Z PARKING ENFORCEMENT SOLUTIONS, Inc		
				Chk # 5027		
10/28/2025	484633	126.31	-	Accounts Payable Inv # 6611337014; ACC Business Chk # 5028		
20-2003-00	Prepaid Maintenance		(5,059.83)	1,369.83	1,266.25	(4,956.25)
Date	GL Ref #	Debit	Credit	Description		
10/01/2025	448845	\$ 157.00	\$ -	Adjust Prepaid		
10/01/2025	448847	35.00	-	Adjust Prepaid		
10/01/2025	448849	484.00	-	Adjust Prepaid		
10/01/2025	448851	63.25	-	Adjust Prepaid		
10/01/2025	448853	469.00	-	Adjust Prepaid		
10/01/2025	448855	73.58	-	Adjust Prepaid		
10/01/2025	448857	78.00	-	Adjust Prepaid		
10/01/2025	448859	10.00	-	Adjust Prepaid		
10/02/2025	451787	-	78.00	Deposit from batch 32264		
10/03/2025	460293	-	63.25	Deposit from batch 32511		
10/06/2025	459689	-	15.00	Deposit from batch 32391		
10/09/2025	465929	-	157.00	Deposit from batch 32977		
10/09/2025	465929	-	469.00	Deposit from batch 32977		
10/17/2025	475730	-	484.00	Deposit from batch 33751		
20-2020-00	Accrued Expense		(7,243.60)	-	-	(7,243.60)
Date	GL Ref #	Debit	Credit	Description		
25-3005-00	RES - Interest		(8,359.76)	-	267.40	(8,627.16)
Date	GL Ref #	Debit	Credit	Description		
10/31/2025	490150	\$ -	\$ 267.40	Interest		
25-3010-00	RES - Roadways / Paving / Ashpalt		(15,395.86)	-	279.42	(15,675.28)
Date	GL Ref #	Debit	Credit	Description		
10/31/2025	489540	\$ -	\$ 279.42	Monthly		
25-3052-00	RES - Exterior Paint		(20,143.28)	-	756.13	(20,899.41)
Date	GL Ref #	Debit	Credit	Description		
10/31/2025	489540	\$ -	\$ 756.13	Monthly		
25-3060-00	RES - 40 Year Inspection		(3,433.14)	-	66.33	(3,499.47)
Date	GL Ref #	Debit	Credit	Description		
10/31/2025	489540	\$ -	\$ 66.33	Monthly		
25-3082-00	RES - Roof		(95,748.59)	-	1,913.53	(97,662.12)
Date	GL Ref #	Debit	Credit	Description		
10/31/2025	489540	\$ -	\$ 1,913.53	Monthly		
30-3505-00	Fund Balance - Operating		(69,999.61)	-	-	(69,999.61)
Date	GL Ref #	Debit	Credit	Description		
40-4005-00	Maintenance Fees		(191,664.00)	-	21,296.00	(212,960.00)
Date	GL Ref #	Debit	Credit	Description		
10/01/2025	274310	\$ -	\$ 21,296.00	Assessment - Batch 22384		
40-4025-00	Interest Income - Operating		(75.13)	-	0.16	(75.29)
Date	GL Ref #	Debit	Credit	Description		
10/31/2025	489877	\$ -	\$ 0.16	Interest		
40-4026-00	Interest Income - Collections		(5.09)	-	-	(5.09)
Date	GL Ref #	Debit	Credit	Description		
40-4035-00	Late Fees		(100.00)	-	425.00	(525.00)
Date	GL Ref #	Debit	Credit	Description		
10/11/2025	496225	\$ -	\$ 425.00	Assessment - Batch 33173		
40-4062-00	Administrative Fee Income		(302.00)	-	-	(302.00)
Date	GL Ref #	Debit	Credit	Description		
40-4090-00	Miscellaneous Income		(550.00)	-	-	(550.00)
Date	GL Ref #	Debit	Credit	Description		



GRANT PROPERTY MANAGEMENT

General Ledger Trial Balance with Details

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

Accts: 10-1001-00 To: 99-9999-00 Dates: 10/1/2025 - 10/31/2025

Date: 11/12/2025

Time: 1:41 pm

Page: 4

Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
50-5005-00	Insurance		48,527.90	5,973.95	-	54,501.85
Date	GL Ref #	Debit	Credit	Description		
10/28/2025	505425	\$ 5,973.95	\$ -	Misc. Check; FIRST INSURANCE FUNDING Chk # 0		
50-5010-00	Management Fee		7,182.00	798.00	-	7,980.00
Date	GL Ref #	Debit	Credit	Description		
10/01/2025	443500	\$ 798.00	\$ -	Management Fee		
50-5015-00	Accounting		4,500.00	-	-	4,500.00
Date	GL Ref #	Debit	Credit	Description		
50-5020-00	Legal Fees - General		573.52	-	-	573.52
Date	GL Ref #	Debit	Credit	Description		
50-5025-00	Administrative/Office Exp		639.51	-	-	639.51
Date	GL Ref #	Debit	Credit	Description		
50-5030-00	Licenses, Permits & Taxes		2,321.62	-	-	2,321.62
Date	GL Ref #	Debit	Credit	Description		
60-6005-00	Electricity		1,036.81	120.23	-	1,157.04
Date	GL Ref #	Debit	Credit	Description		
10/17/2025	505251	\$ 120.23	\$ -	Misc. Check; FPL Chk # 0		
60-6010-00	Water & Sewer		29,218.09	9,553.87	-	38,771.96
Date	GL Ref #	Debit	Credit	Description		
10/02/2025	505261	\$ 6,227.89	\$ -	Misc. Check; City of Coral Springs Chk # 0		
10/07/2025	485686	3,325.98	-	Water & Sewer		
60-6015-00	Telephone		759.71	380.45	-	1,140.16
Date	GL Ref #	Debit	Credit	Description		
10/01/2025	482375	\$ 126.31	\$ -	Telephone		
10/31/2025	511541	254.14	-	Misc. Check; AT&T Chk # 0		
60-6020-00	Trash Removal		15,624.00	-	-	15,624.00
Date	GL Ref #	Debit	Credit	Description		
80-8005-00	Landscaping Maintenance		13,166.69	-	-	13,166.69
Date	GL Ref #	Debit	Credit	Description		
80-8010-00	Tree Trimming		1,000.00	-	-	1,000.00
Date	GL Ref #	Debit	Credit	Description		
80-8030-00	Irrigation Maintenance		1,343.74	-	-	1,343.74
Date	GL Ref #	Debit	Credit	Description		
80-8040-00	General Repairs & Maintenance		13,902.39	-	-	13,902.39
Date	GL Ref #	Debit	Credit	Description		
80-8050-00	Plumbing Repairs		150.00	-	-	150.00
Date	GL Ref #	Debit	Credit	Description		
80-8065-00	Janitorial Service		3,225.00	350.00	-	3,575.00
Date	GL Ref #	Debit	Credit	Description		
10/01/2025	452649	\$ 350.00	\$ -	Janitorial Service		
80-8070-00	Pest Control		962.55	-	-	962.55
Date	GL Ref #	Debit	Credit	Description		
80-8132-00	Fire Safety		879.34	-	-	879.34
Date	GL Ref #	Debit	Credit	Description		
80-8165-00	Parking / Security Enforcement		6,422.38	375.00	-	6,797.38
Date	GL Ref #	Debit	Credit	Description		
10/01/2025	439064	\$ 375.00	\$ -	Parking / Security Enforcement		
80-8170-00	Security Cameras		2,328.93	-	-	2,328.93
Date	GL Ref #	Debit	Credit	Description		
90-9100-00	Reserve Transfer		27,138.69	3,015.41	-	30,154.10
Date	GL Ref #	Debit	Credit	Description		
10/31/2025	489540	\$ 3,015.41	\$ -	Monthly		
Totals:			\$0.00	\$77,094.44	\$77,094.44	\$0.00

Description	Current	Over 30	Over 60	Over 90	Balance
VICS3202 - Nafees Siddiqui Owner 3202 Coral Ridge Drive Lot 3202				Last Payment: \$484.00 on 10/05/2025	
Assessment (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Assessment 2025	\$79.00	\$0.00	\$0.00	\$0.00	\$79.00
Total:	\$104.00	\$0.00	\$0.00	\$0.00	\$104.00
VICS3204 - Nafees Siddiqui Owner 3204 Coral Ridge Drive Lot 3204				Last Payment: \$484.00 on 10/05/2025	
Assessment (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Assessment 2025	\$89.00	\$0.00	\$0.00	\$0.00	\$89.00
Total:	\$114.00	\$0.00	\$0.00	\$0.00	\$114.00
VICS3214 - Rafael Daniel Oviedo & Aracelis Pinto Oviedo DE Owner 3214 Coral Ridge Drive Lot 3214				Last Payment: \$444.00 on 10/09/2025	
Assessment 2025	\$5.00	\$0.00	\$0.00	\$0.00	\$5.00
Total:	\$5.00	\$0.00	\$0.00	\$0.00	\$5.00
VICS3218 - Hau Yin Chung Owner 3218 Coral Ridge Drive Lot 3218				Last Payment: \$484.00 on 10/02/2025	
Misc. Charges 2025	(\$77.00)	\$0.00	\$0.00	\$0.00	(\$77.00)
PrePaid	(\$78.00)	\$0.00	\$0.00	\$0.00	(\$78.00)
Total:	(\$155.00)	\$0.00	\$0.00	\$0.00	(\$155.00)
VICS3220 - Jairajh Chaitoo & Soondardaye Chaitoo Owner 3220 Coral Ridge Drive Lot 3220				Last Payment: \$484.00 on 09/22/2025	
Assessment (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Assessment 2025	\$484.00	\$484.00	\$0.00	\$29.00	\$997.00
Total:	\$509.00	\$484.00	\$0.00	\$29.00	\$1,022.00
VICS3222 - Kalawattee Maharaj Owner 3222 Coral Ridge Drive Lot 3222				Last Payment: \$484.00 on 10/05/2025	
Assessment (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Assessment 2025	\$484.00	\$0.00	\$0.00	\$0.00	\$484.00
Total:	\$509.00	\$0.00	\$0.00	\$0.00	\$509.00
VICS3224 - Kalawattee Maharaj & Rama K. Penta Owner 3224 Coral Ridge Drive Lot 3224				Last Payment: \$484.00 on 10/05/2025	
Assessment (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Assessment 2025	\$484.00	\$0.00	\$0.00	\$0.00	\$484.00
Total:	\$509.00	\$0.00	\$0.00	\$0.00	\$509.00
VICS3228 - Antonett Rodriguez & Tristan Balaguera Owner 3228 Coral Ridge Drive Lot 3228				Last Payment: \$484.00 on 10/03/2025	
PrePaid	(\$63.25)	\$0.00	\$0.00	\$0.00	(\$63.25)
Total:	(\$63.25)	\$0.00	\$0.00	\$0.00	(\$63.25)
VICS3230 - Jairajh Chaitoo & Seerajie Marajh Owner 3230 Coral Ridge Drive Lot 3230				Last Payment: \$484.00 on 10/05/2025	
PrePaid	(\$95.00)	\$0.00	\$0.00	\$0.00	(\$95.00)
Total:	(\$95.00)	\$0.00	\$0.00	\$0.00	(\$95.00)
VICS3232 - Igal Hebron Owner 3232 Coral Ridge Drive Lot 3232				Last Payment: \$484.00 on 10/02/2025	
Assessment (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Assessment 2025	\$109.00	\$0.00	\$0.00	\$0.00	\$109.00
Total:	\$134.00	\$0.00	\$0.00	\$0.00	\$134.00

Description	Current	Over 30	Over 60	Over 90	Balance
VICS3236 - Xin Li Owner 3236 Coral Ridge Drive Lot 3236				Last Payment: \$484.00 on 10/05/2025	
Administrative Fee 2025	\$0.00	\$0.00	\$0.00	\$36.00	\$36.00
Assessment (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Assessment 2025	\$421.00	\$0.00	\$0.00	\$0.00	\$421.00
Total:	\$446.00	\$0.00	\$0.00	\$36.00	\$482.00
VICS3246 - Florida Affordable Rentals LLC & C/O Lazaro Fernandez Tenant Occupie 3246 Coral Ridge Drive Lot 3246				Last Payment: \$484.00 on 10/05/2025	
PrePaid	(\$2,183.00)	\$0.00	\$0.00	\$0.00	(\$2,183.00)
Total:	(\$2,183.00)	\$0.00	\$0.00	\$0.00	(\$2,183.00)
VICS3248 - Perdizes Perdizes LLC Owner 3248 Coral Ridge Drive Lot 3248				Last Payment: \$484.00 on 10/09/2025	
PrePaid	(\$469.00)	\$0.00	\$0.00	\$0.00	(\$469.00)
Total:	(\$469.00)	\$0.00	\$0.00	\$0.00	(\$469.00)
VICS3250 - Surendra Patel & Sarita Patel Owner 3250 Coral Ridge Drive Lot 3250				Last Payment: \$484.00 on 10/08/2025	
Assessment (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Assessment 2025	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Total:	\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
VICS3252 - Bannghyss Diaz Owner 3252 Coral Ridge Drive Lot 3252				Last Payment: \$484.00 on 10/05/2025	
Assessment (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Assessment 2025	\$480.00	\$0.00	\$0.00	\$0.00	\$480.00
Total:	\$505.00	\$0.00	\$0.00	\$0.00	\$505.00
VICS3254 - Luis Enrique Diaz Bahamonde Owner 3254 Coral Ridge Drive Lot 3254				Last Payment: \$489.00 on 10/05/2025	
PrePaid	(\$15.00)	\$0.00	\$0.00	\$0.00	(\$15.00)
Total:	(\$15.00)	\$0.00	\$0.00	\$0.00	(\$15.00)
VICS3258 - Swamine Swamine LLC Owner 3258 Coral Ridge Drive Lot 3258				Last Payment: \$484.00 on 10/15/2025	
Assessment (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Total:	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
VICS3266 - Cafpi Clementine Cafpi Clementine LLC Owner 3266 Coral Ridge Drive Lot 3266					
Assessment (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Assessment 2025	\$484.00	\$484.00	\$0.00	\$1,936.00	\$2,904.00
Total:	\$509.00	\$484.00	\$0.00	\$1,936.00	\$2,929.00
VICS3268 - Michael Sutton & Georgina Sutton Owner 3268 Coral Ridge Drive Lot 3268				Last Payment: \$385.00 on 10/15/2025	
Assessment (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Assessment 2025	\$110.00	\$0.00	\$0.00	\$0.00	\$110.00
Total:	\$135.00	\$0.00	\$0.00	\$0.00	\$135.00
VICS3272 - Johathan Dieusaive Cadette Owner 3272 Coral Ridge Drive Lot 3272				Last Payment: \$484.00 on 10/10/2025	
Assessment (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Assessment 2025	\$484.00	\$168.00	\$0.00	\$0.00	\$652.00
Total:	\$509.00	\$168.00	\$0.00	\$0.00	\$677.00

Description	Current	Over 30	Over 60	Over 90	Balance
VICS3276 - Irwin Nozick REV TR & Irwin Nozick TRSTEE Owner					Last Payment: \$484.00 on 10/09/2025
3276 Coral Ridge Drive Lot 3276					
PrePaid	(\$157.00)	\$0.00	\$0.00	\$0.00	(\$157.00)
Total:	(\$157.00)	\$0.00	\$0.00	\$0.00	(\$157.00)
VICS3278 - Yoram Ozer Owner					Last Payment: \$395.00 on 10/08/2025
3278 Coral Ridge Drive Lot 3278					
Assessment (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Assessment 2025	\$484.00	\$484.00	\$0.00	\$185.00	\$1,153.00
Total:	\$509.00	\$484.00	\$0.00	\$185.00	\$1,178.00
VICS3280 - Laura Shaver Owner					Last Payment: \$484.00 on 10/17/2025
3280 Coral Ridge Drive Lot 3280					
PrePaid	(\$1,452.00)	\$0.00	\$0.00	\$0.00	(\$1,452.00)
Total:	(\$1,452.00)	\$0.00	\$0.00	\$0.00	(\$1,452.00)
VICS3280 - Margaret K. Shaver REV TR Previous Owner					Last Payment: \$444.00 on 04/30/2025
3280 Coral Ridge Drive Lot 3280					
PrePaid	(\$444.00)	\$0.00	\$0.00	\$0.00	(\$444.00)
Total:	(\$444.00)	\$0.00	\$0.00	\$0.00	(\$444.00)
VICS3284 - Guice Properties Guice Properties LLC Owner					Last Payment: \$484.00 on 09/03/2025
3284 Coral Ridge Drive Lot 3284					
Assessment (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Assessment 2025	\$484.00	\$0.00	\$0.00	\$0.00	\$484.00
Total:	\$509.00	\$0.00	\$0.00	\$0.00	\$509.00
VICS3286 - Denise Senior-Smith & Oswest Senior-Smith Owner					
3286 Coral Ridge Drive Lot 3286					
Assessment (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Assessment 2025	\$484.00	\$484.00	\$0.00	\$1,936.00	\$2,904.00
Total:	\$509.00	\$484.00	\$0.00	\$1,936.00	\$2,929.00
Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.	\$556.75	\$2,104.00	\$0.00	\$4,122.00	\$6,782.75

Description	Total
Administrative Fee 2025	\$36.00
Assessment (Delinquent Fee) 2025	\$400.00
Assessment 2025	\$11,380.00
Misc. Charges 2025	(\$77.00)
PrePaid	(\$4,956.25)
Total:	\$6,782.75
AR Total (Exclude Prepaid Assessments):	\$11,739.00

Account No:	Homeowner Name	Address	Balance
VICS3254	Luis Enrique Diaz Bahamonde lucho3006@hotmail.com	3254 Coral Ridge Drive Lot 3254 Coral Springs, FL 33065	(\$15.00)
VICS3230	Jairajh Chaitoo & Seerajie Marajh jaichaitoo@gmail.com	3230 Coral Ridge Drive Lot 3230 Coral Springs, FL 33065	(\$95.00)
VICS3218	Hau Yin Chung	3218 Coral Ridge Drive Lot 3218 Coral Springs, FL 33065	(\$78.00)
VICS3246	Florida Affordable Rentals LLC & C/O Lazaro Fernan farentalsllc@gmail.com	3246 Coral Ridge Drive Lot 3246 Coral Springs, FL 33065	(\$2,183.00)
VICS3276	Irwin Nozick REV TR & Irwin Nozick TRSTEE inozick@gmail.com	3276 Coral Ridge Drive Lot 3276 Coral Springs, FL 33065	(\$157.00)
VICS3248	Perdizes Perdizes LLC	3248 Coral Ridge Drive Lot 3248 Coral Springs, FL 33065	(\$469.00)
VICS3228	Antonett Rodriguez & Tristan Balaguera manchesterway5907@yahoo.com	3228 Coral Ridge Drive Lot 3228 Coral Springs, FL 33065	(\$63.25)
VICS3280	Margaret K. Shaver REV TR	3280 Coral Ridge Drive Lot 3280 Coral Springs, FL 33065	(\$444.00)
VICS3280	Laura Shaver laurashavey102483@yahoo.com	3280 Coral Ridge Drive Lot 3280 Coral Springs, FL 33065	(\$1,452.00)
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC. Total			9 (\$4,956.25)



Payables Aging Report
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.
As Of 10/31/2025

Date: 11/12/2025
Time: 1:41 pm
Page: 1

Vendor	Current	Over 30	Over 60	Over 90	Balance
A-Z PARKING ENFORCEMENT SOLUTIONS, Inc	(\$375.00)	\$0.00	\$0.00	\$0.00	(\$375.00)
City of Coral Springs - Water	\$3,325.98	\$0.00	\$0.00	\$0.00	\$3,325.98
Universal Waste	(\$1,561.00)	\$0.00	\$0.00	\$0.00	(\$1,561.00)
Totals:	\$1,389.98	\$0.00	\$0.00	\$0.00	\$1,389.98



GRANT PROPERTY MANAGEMENT

Cash Disbursement
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.
10/1/2025 - 10/31/2025

Date: 11/12/2025
Time: 1:41 pm
Page: 1

Date	Check #	Payee	Amount
10-1010-00 POPULAR-OPR-2006			
10/17/2025	0	FPL 60-6005-00 EFT - Misc. Check; Misc. Check	\$120.23
10/02/2025	0	City of Coral Springs 60-6010-00 EFT - Misc. Check; Misc. Check	\$6,227.89
		Account Totals	# Checks:
		\$6,348.12	2
10-1020-00 PINNACLE-OPR-4555			
10/01/2025		12-1215-00 Transfer to VNB-RES-6404; Funds Transfer	\$3,015.41
10/01/2025	0	GRANT PROPERTY MANAGEMENT 50-5010-00 Management Fee	\$798.00
10/03/2025	5024	Diamond Brite Maintenance Invoice #: 8177 80-8065-00 Janitorial Service	\$350.00
10/03/2025	5026	A-Z PARKING ENFORCEMENT SOLUTIONS, Inc Invoice #: 925 80-8165-00 Parking / Security Enforcement	\$458.00
10/28/2025	0	Universal Waste Invoice #: 28264 60-6020-00 Trash Removal	\$1,561.00
10/28/2025	5027	A-Z PARKING ENFORCEMENT SOLUTIONS, Inc Invoice #: 1125- 80-8165-00 Parking / Security Enforcement	\$375.00
10/28/2025	5028	ACC Business Invoice #: 6611337014 60-6015-00 Telephone	\$126.31
10/03/2025	5031	FireWatch Invoice #: 19052 50-5030-00 Licenses, Permits & Taxes	\$799.00
10/28/2025	0	FIRST INSURANCE FUNDING 50-5005-00 EFT - Misc. Check; Misc. Check	\$5,973.95
10/17/2025		10-1010-00 Transfer to POPULAR-OPR-2006; Transfer	\$5,000.00
10/31/2025	0	AT&T 60-6015-00 EFT - Misc. Check; Misc. Check	\$254.14
		Account Totals	# Checks:
		\$18,710.81	9
		Association Totals	# Checks:
		\$25,058.93	11

Victoria Square Condominium
Accrued Expense as of
October 31, 2025

Payable to:	Account	Amount
Opening Balance		2,541.68
Lanscaping Maintenance		883.34
Lanscaping Maintenance		916.67
Water & Sewer		2,901.91
<hr/>		
Total A/P		<u>\$ 7,243.60</u>

Prepaid Expense

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

Victoria Square Condo		
Waste Pro		Aug
42603		2336.24
Total		2336.24
Svc to		8/31/2024
Date Paid		9/30/2024
Victoria Square Condo		
City Of Coral Springs		Oct
21482		\$ 80.00
Total		\$ 80.00
Svc to		10/5/2025
Date Paid		10/31/2025



GRANT PROPERTY MANAGEMENT

Bank Account Reconciliation
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.
PINNACLE-OPR-4555 (End: 10/31/2025)

Date: 11/12/2025
Time: 1:42 pm
Page: 1

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
10/03/2025		FireWatch		5031	(\$799.00)
10/28/2025		A-Z PARKING ENFORCEMENT SOLUTIONS, Inc		5027	(\$375.00)
10/28/2025		ACC Business		5028	(\$126.31)
				Total Uncleared	(\$1,300.31)

PINNACLE-OPR-4555 Summary

Ending Account Balance:	\$	63,162.73
Uncleared Items:	(\$	1,300.31)
Adjusted Balance:	\$	64,463.04
Bank Ending Balance:	\$	64,463.04
Difference:	\$	-



GRANT PROPERTY MANAGEMENT

Bank Account Reconciliation
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.
PINNACLE-RES-4605 (End: 10/31/2025)

Date: 11/12/2025
Time: 1:42 pm
Page: 2

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
------	------------	-------------	----------------	---------	------------

PINNACLE-RES-4605 Summary

Ending Account Balance:	\$ -
Uncleared Items:	\$-
<hr/>	
Adjusted Balance:	\$ -
Bank Ending Balance:	\$ -
Difference:	\$-



GRANT PROPERTY MANAGEMENT

Bank Account Reconciliation
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.
POPULAR-OPR-2006 (End: 10/31/2025)

Date: 11/12/2025
Time: 1:42 pm
Page: 3

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
------	------------	-------------	----------------	---------	------------

POPULAR-OPR-2006 Summary

Ending Account Balance:	\$ 8,632.10
Uncleared Items:	\$-
Adjusted Balance:	<hr/> \$ 8,632.10
Bank Ending Balance:	<hr/> \$ 8,632.10
Difference:	\$-



GRANT PROPERTY MANAGEMENT

Bank Account Reconciliation
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.
VNB-RES-6404 (End: 10/31/2025)

Date: 11/12/2025
Time: 1:42 pm
Page: 4

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
------	------------	-------------	----------------	---------	------------

VNB-RES-6404 Summary

Ending Account Balance:	\$ 143,348.03
Uncleared Items:	\$-
Adjusted Balance:	\$ 143,348.03
Bank Ending Balance:	\$ 143,348.03
Difference:	\$-



Last statement: September 30, 2025
 This statement: October 31, 2025
 Total days in statement period: 31

Page 1 of 2
 5100842006
 (0)

00000029 MIMRIP04931101250806 01 MC05 0000

 VICTORIA SQUARE CONDO ASSOC INC
 C/O GRANT PROPERTY MANAGEMENT
 7124 N NOB HILL RD
 TAMARAC FL 33321

Direct inquiries to:
 Customer Care Center,
 1-800-377-0800

Popular Bank
 P.O. Box 4890
 Miami Lakes, FL 33014

Pab Business Interest Checking

Account number	5100842006	Beginning balance	\$9,980.06
Low balance	\$7,078.15	Total additions	5,000.16
Average balance	\$9,425.65	Total subtractions	6,348.12
Avg collected balance	\$9,425.00	Ending balance	\$8,632.10
Interest paid year to date	\$6.80		

DEBITS

Date	Description	Subtractions
10-02	'Preauthorized Wd CORALCONCUTILITY251002 000211274451454275	2,901.91
10-17	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT251017 000111000019060881	56.97
10-17	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT251017 000111000019060883	63.26
10-31	'Preauthorized Wd CORALCONCUTILITY251031 000211274452361561	3,325.98

CREDITS

Date	Description	Additions
10-17	'Preauthorized Credit VICTORIA SQUARECincXfer251017 C3176 000064008634972792	5,000.00
10-31	'Interest Credit 00000000000000000000	0.16



DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
09-30	9,980.06	10-17	11,957.92	10-31	8,632.10
10-02	7,078.15				

Intentionally Left Blank





VICTORIA SQUARE CONDO ASSOC INC
October 31, 2025

Page 2 of 2
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





21 Platform Way S
Suite 2300
Nashville, TN 37203
www.pnfp.com

Client Service Center 800-264-3613
Pinnacle Anytime 866-755-5428

Account
Victoria Square Condominium Assoc Inc
XXXXXXXXX4555

RETURN SERVICE REQUESTED

Victoria Square Condominium Assoc Inc
GRANT PROPERTY MANAGEMENT CO - Agent
Operating
851 Broken Sound Parkway NW Suite 102
Boca Raton FL 33487

Statement of Account

Community Asso Checking Acct

Balance 10/01/25
\$63,993.12

Summary



Credits +\$19,088.42
Interest +\$0.00
Debits -\$18,618.50

Credit Transactions

Credits

10/02 Remote Deposit	484.00
10/03 VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	484.00
10/03 Remote Deposit	484.00
10/06 PAYABLI DEPOSIT TRANSFER 863311022 WFMSPROPAY VICTORIA SQUARE CONDOM	484.00
10/07 PAYABLI DEPOSIT TRANSFER 863897264 WFMSPROPAY VICTORIA SQUARE CONDOM	484.00
10/07 VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	489.00
10/07 VICTORIA SQUARE ASSN DUES 1592029932 VICTORIA	9,196.00
10/08 Remote Deposit	879.00
10/09 PAYABLI DEPOSIT TRANSFER 864501829 WFMSPROPAY VICTORIA SQUARE CONDOM	484.00
10/09 Remote Deposit	444.00
10/09 Remote Deposit	968.00
10/10 Remote Deposit	968.00
10/14 VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	1,378.42
10/15 Remote Deposit	869.00
10/17 Remote Deposit	484.00
10/21 VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	509.00
Total Credits	\$19,088.42



ELECTRONIC TRANSFER ERROR RESOLUTION

This Electronic Transfer Error Resolution only applies to accounts held for personal, family or household purposes and is therefore not applicable to business, trust accounts, or any such account held for non-personal purposes.

In case of errors or questions about your electronic transfers, call or write us at the telephone number or address listed at the end of this disclosure, as soon as you can, if you think your statement or receipt is wrong or if you need more information about a transfer listed on the statement or receipt.

- Tell us your name and account number (if any).
- 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.
- Tell us the dollar amount of the suspected error.

We must hear from you no later than 60 days after we send the FIRST statement on which the problem or error appeared.

We will provide provisional credit for the amount that you think is in error within 10 business days of your complaint and begin an investigation of the transaction(s). In most cases, we will disclose the results of the investigation within 10 business days of your complaint and correct any error promptly. If we need more time to investigate the complaint, we may take up to 45 days (90 days if the transfer involved a point-of-sale transaction or a foreign initiated transfer) to complete our investigation. However, you will have use of the funds in question during our investigation.

Pinnacle Bank
21 Platform Way S, Suite 2300
Nashville, TN 37203
(800) 264-3613

Debit Transactions

Other Debits

10/01	Grant Operating BOCA 2650265220 "Victoria Square Condo	798.00
10/02	VICTORIA SQUARE CincXfer 1592029932 VICTORIA	3,015.41
10/17	VICTORIA SQUARE CincXfer 1592029932 VICTORIA	5,000.00
10/28	FIRST INSURANCE INSURANCE 900-103849576 2363437365 Victoria Square Condom	5,973.95
10/29	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	1,561.00

Checks

10/01	Check 5019	254.14
10/01	Check 5021 *	375.00
10/01	Check 5022	458.00
10/03	Check 5023	375.00
10/17	Check 5024	350.00
10/10	Check 5026 *	458.00

(*) Indicates gap in check number sequence

Total Debits	\$18,618.50
---------------------	--------------------

Average Balance This Statement	\$69,147.75	Annual Percentage Yield Earned	
Interest Earned This Period	\$0.00	Days in Period	33
Interest Paid Year to Date	\$0.00	Interest Paid	\$0.00

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
10/01	62,107.98	10/08	71,701.57	10/17	71,488.99
10/02	59,576.57	10/09	73,597.57	10/21	71,997.99
10/03	60,169.57	10/10	74,107.57	10/28	66,024.04
10/06	60,653.57	10/14	75,485.99	10/29	64,463.04
10/07	70,822.57	10/15	76,354.99		

Page intentionally left blank.

Account Number: XXXXXXXX4555

Date:

10/31/2025

Primary Account:

XXXXXXX4555

Credit	\$484.00		
Date/Time: 10/2/2025 2:47 PM			
Comment: Virtual Deposit Ticket			
Pinnacle Bank VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.			
R/T 064008632	Account 800109924555	TC 40	Amount \$484.00
#0	10/02/2025	\$484.00	

Credit	\$484.00		
Date/Time: 10/3/2025 2:48 PM			
Comment: Virtual Deposit Ticket			
Pinnacle Bank VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.			
R/T 064008632	Account 800109924555	TC 40	Amount \$484.00
#0	10/03/2025	\$484.00	

Credit	\$879.00		
Date/Time: 10/8/2025 2:48 PM			
Comment: Virtual Deposit Ticket			
Pinnacle Bank VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.			
R/T 064008632	Account 800109924555	TC 40	Amount \$879.00
#0	10/08/2025	\$879.00	

Credit	\$444.00		
Date/Time: 10/9/2025 2:47 PM			
Comment: Virtual Deposit Ticket			
Pinnacle Bank VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.			
R/T 064008632	Account 800109924555	TC 40	Amount \$444.00
#0	10/09/2025	\$444.00	

Credit	\$968.00		
Date/Time: 10/9/2025 2:47 PM			
Comment: Virtual Deposit Ticket			
Pinnacle Bank VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.			
R/T 064008632	Account 800109924555	TC 40	Amount \$968.00
#0	10/09/2025	\$968.00	

Credit	\$968.00		
Date/Time: 10/10/2025 2:47 PM			
Comment: Virtual Deposit Ticket			
Pinnacle Bank VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.			
R/T 064008632	Account 800109924555	TC 40	Amount \$968.00
#0	10/10/2025	\$968.00	

Credit	\$869.00		
Date/Time: 10/15/2025 2:47 PM			
Comment: Virtual Deposit Ticket			
Pinnacle Bank VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.			
R/T 064008632	Account 800109924555	TC 40	Amount \$869.00
#0	10/15/2025	\$869.00	

Credit	\$484.00		
Date/Time: 10/17/2025 2:47 PM			
Comment: Virtual Deposit Ticket			
Pinnacle Bank VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.			
R/T 064008632	Account 800109924555	TC 40	Amount \$484.00
#0	10/17/2025	\$484.00	

THIS CHECK IS VOID WITHOUT A MULTI-COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK. HOLD AT AN ANGLE TO VIEW.			
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC. (VICS) C/O Grant Property Mgmt Company 7124 North Nob Hill Rd Tamarac, FL 33321			
Check Number: 5019			
Two Hundred Fifty-Four And 14/100 Dollars 09/22/2025 ****3254.14			
AT&T PO BOX 5019 CAROL STREAM, IL 60197-5019			
#000005019# 1064008637#800109924555#			
#5019	10/01/2025	\$254.14	

THIS CHECK IS VOID WITHOUT A MULTI-COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK. HOLD AT AN ANGLE TO VIEW.			
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC. (VICS) C/O Grant Property Mgmt Company 7124 North Nob Hill Rd Tamarac, FL 33321			
Check Number: 5021			
Three Hundred Seventy-Five And 00/100 Dollars 09/24/2025 ****S375.00			
A-Z PARKING ENFORCEMENT SOLUTIONS, Inc 4613 N UNIVERSITY DRIVE Unit 306 CORAL SPRINGS, FL 33067			
#000005021# 1064008637#800109924555#			
#5021	10/01/2025	\$375.00	

THIS CHECK IS VOID WITHOUT A MULTI-COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK. HOLD AT AN ANGLE TO VIEW.			
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC. (VICS) C/O Grant Property Mgmt Company 7124 North Nob Hill Rd Tamarac, FL 33321			
Check Number: 5022			
Four Hundred Fifty-Eight And 00/100 Dollars 09/24/2025 ****\$458.00			
A-Z PARKING ENFORCEMENT SOLUTIONS, Inc 4613 N UNIVERSITY DRIVE Unit 306 CORAL SPRINGS, FL 33067			
#000005022# 1064008637#800109924555#			
#5022	10/01/2025	\$458.00	

THIS CHECK IS VOID WITHOUT A MULTI-COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK. HOLD AT AN ANGLE TO VIEW.			
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC. (VICS) C/O Grant Property Mgmt Company 7124 North Nob Hill Rd Tamarac, FL 33321			
Check Number: 5023			
Three Hundred Seventy-Five And 00/100 Dollars 09/26/2025 ****\$375.00			
A-Z PARKING ENFORCEMENT SOLUTIONS, Inc 4613 N UNIVERSITY DRIVE Unit 306 CORAL SPRINGS, FL 33067			
#000005023# 1064008637#800109924555#			
#5023	10/03/2025	\$375.00	

Account Number: XXXXXXXX4555

Date:

10/31/2025

Primary Account:

XXXXXXX4555

THIS CHECK IS VOID WITHOUT A MULTI-COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK - HOLD AT AN ANGLE TO YOUR
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC. (VICS)
C/O Grant Property Mgmt Company
7124 North Nob Hill Rd
Tamarac, FL 33321
Check Number: 5024
Three Hundred Fifty And 00/100 Dollars
10/03/2025 ****\$350.00
Diamond Brite Maintenance
7857 N 1 University Dr
Ste 148
Parkland, FL 33067
Jenifer Zayt
*****000005024# 1064008637#800109924555#
#5024 10/17/2025 \$350.00

THIS CHECK IS VOID WITHOUT A MULTI-COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK - HOLD AT AN ANGLE TO YOUR
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC. (VICS)
C/O Grant Property Mgmt Company
7124 North Nob Hill Rd
Tamarac, FL 33321
Check Number: 5026
Four Hundred Fifty-Eight And 00/100 Dollars
10/03/2025 ****\$458.00
A-Z PARKING ENFORCEMENT SOLUTIONS, Inc
4913 N UNIVERSITY DRIVE
Unit 300
CORAL SPRINGS, FL 33067
Jenifer Zayt
*****000005024# 1064008637#800109924555#
#5026 10/10/2025 \$458.00



21 Platform Way S
Suite 2300
Nashville, TN 37203
www.pnfp.com

Client Service Center 800-264-3613
Pinnacle Anytime 866-755-5428

Account
Victoria Square Condominium Assoc Inc
XXXXXXXXX4605

RETURN SERVICE REQUESTED

Victoria Square Condominium Assoc Inc
GRANT PROPERTY MANAGEMENT CO - Agent
Reserve
851 Broken Sound Parkway NW Suite 102
Boca Raton FL 33487

Statement of Account

Community Asso Money Market

Balance 10/01/25

\$0.00

Summary



Balance 11/02/25

\$0.00

Credits +\$0.00
Interest +\$0.00
Debits -\$0.00

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
------	---------	------	---------	------	---------

10/01	0.00				
-------	------	--	--	--	--



ELECTRONIC TRANSFER ERROR RESOLUTION

This Electronic Transfer Error Resolution only applies to accounts held for personal, family or household purposes and is therefore not applicable to business, trust accounts, or any such account held for non-personal purposes.

In case of errors or questions about your electronic transfers, call or write us at the telephone number or address listed at the end of this disclosure, as soon as you can, if you think your statement or receipt is wrong or if you need more information about a transfer listed on the statement or receipt.

- Tell us your name and account number (if any).
- 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.
- Tell us the dollar amount of the suspected error.

We must hear from you no later than 60 days after we send the FIRST statement on which the problem or error appeared.

We will provide provisional credit for the amount that you think is in error within 10 business days of your complaint and begin an investigation of the transaction(s). In most cases, we will disclose the results of the investigation within 10 business days of your complaint and correct any error promptly. If we need more time to investigate the complaint, we may take up to 45 days (90 days if the transfer involved a point-of-sale transaction or a foreign initiated transfer) to complete our investigation. However, you will have use of the funds in question during our investigation.

Pinnacle Bank
21 Platform Way S, Suite 2300
Nashville, TN 37203
(800) 264-3613



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

Last Statement:
Statement Ending:
Page:

September 30, 2025
October 31, 2025
1 of 3

1 M0656BLK110125104416 52 000000000 4152 003

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

 Email: contactus@valley.com

 Visit Us Online: www.valley.com

 Mail To: 1720 Route 23, Wayne, NJ 07470

4152 0016138 0001-0003 4152

Account Statement

Effective 12/7/2025, the following fees will be implemented/increased as follows:

Fee Description	Fee
ATM Balance Inquiry at a NON-Valley ATM	\$2
Returned Deposited Item	\$15
Overdraft Paid Item Fee	\$35 per paid item, maximum of 5 charges per day
Expedited Debit Card Mailing	\$35

PROPERTY MANAGEMENT MMA - XXXXXX6404

SUMMARY FOR THE PERIOD: 10/01/25 - 10/31/25

VICTORIA SQUARE CONDOMINIUM ASSOCIATION

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$140,065.22		\$3,282.81		\$0.00		\$143,348.03

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
10/02	Beginning Balance			\$140,065.22
	ACH CREDIT			\$143,080.63
	VICTORIA SQUARE CincXfer 251002 C3132			
10/31	INTEREST CREDIT			\$267.40
	Ending Balance			\$143,348.03



INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$142,983.00	Annual % Yield Earned	2.22%
Year-to-Date Interest Paid	\$2,522.93	Interest Paid	\$267.40



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

Account Number:
Statement Date:
Page :

XXXXXX6404
10/31/2025
2 of 3

OVERDRAFT FEES

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

4152 0016139 0002-0003 4152





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

Account Number:

XXXXXX6404

Statement Date:

10/31/2025

Page :

3 of 3

To Reconcile Your Account

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

Balance Reconciliation

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

Finance Charge Computation For Personal Line Of Credit

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

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

A. Pursuant To The Federal Fair Credit Billing Act

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

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

B. Under Applicable State Law

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

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

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

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

