



# **Financial Report Package**

**August 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	\$5,107.95	
10-1020-00 PINNACLE-OPR-4555	63,833.96	
Total OPERATING CASH:		<u>\$68,941.91</u>
RESERVE CASH		
12-1215-00 VNB-RES-6404	136,796.39	
12-1225-00 Due to/from Operating	3,015.41	
Total RESERVE CASH:		<u>\$139,811.80</u>
ACCOUNTS RECEIVABLE		
14-1046-00 Unit Owner Receivables	9,078.00	
Total ACCOUNTS RECEIVABLE:		<u>\$9,078.00</u>
CURRENT ASSETS		
15-1500-00 Utility Deposits	80.00	
Total CURRENT ASSETS:		<u>\$80.00</u>
OTHER ASSETS		
16-1611-00 Exchange	15,938.62	
Total OTHER ASSETS:		<u>\$15,938.62</u>
<b>Total Assets:</b>		<u><b>\$233,850.33</b></u>

**Liabilities & Equity**

RESERVE CASH		
12-1235-00 Due to/from Reserves	3,015.41	
Total RESERVE CASH:		<u>\$3,015.41</u>
PAYABLES & CURRENT LIABIL		
20-2001-00 Accounts Payable	1,425.00	
20-2003-00 Prepaid Maintenance	4,982.83	
20-2020-00 Accrued Expense	4,341.69	
20-2040-00 Deferred Insurance Claim	(59,856.34)	
Total PAYABLES & CURRENT LIABIL		<u>(\$49,106.82)</u>
RESERVE FUNDS		
25-3005-00 RES - Interest	8,106.34	
25-3010-00 RES - Roadways / Paving / Ashpalt	15,116.44	
25-3052-00 RES - Exterior Paint	19,387.15	
25-3060-00 RES - 40 Year Inspection	3,366.81	
25-3082-00 RES - Roof	93,835.06	
Total RESERVE FUNDS:		<u>\$139,811.80</u>
EQUITY		
30-3505-00 Fund Balance - Operating	69,999.61	
Total EQUITY:		<u>\$69,999.61</u>
Net Income Gain / Loss	70,130.33	
		<u>\$70,130.33</u>
<b>Total Liabilities &amp; Equity:</b>		<u><b>\$233,850.33</b></u>

**Income Statement - Operating**  
**VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.**  
08/01/2025 to 08/31/2025

Date: 9/25/2025  
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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	\$-	\$170,368.00	\$170,368.00	\$-	\$255,552.00
4025-00 Interest Income - Operating	0.10	-	0.10	75.03	-	75.03	-
4026-00 Interest Income - Collections	-	-	-	5.09	-	5.09	-
4035-00 Late Fees	-	-	-	100.00	-	100.00	-
4062-00 Administrative Fee Income	-	-	-	302.00	-	302.00	-
4090-00 Miscellaneous Income	-	-	-	550.00	-	550.00	-
Total ASSESSMENTS & FEES	\$21,296.10	\$21,296.00	\$0.10	\$171,400.12	\$170,368.00	\$1,032.12	\$255,552.00
Total OPERATING INCOME	\$21,296.10	\$21,296.00	\$0.10	\$171,400.12	\$170,368.00	\$1,032.12	\$255,552.00
OPERATING EXPENSE							
GENERAL & ADMINISTRATIVE							
5005-00 Insurance	5,973.95	6,729.83	755.88	42,553.95	53,838.64	11,284.69	80,758.00
5010-00 Management Fee	798.00	798.00	-	6,384.00	6,384.00	-	9,576.00
5015-00 Accounting	-	100.00	100.00	4,500.00	800.00	(3,700.00)	1,200.00
5020-00 Legal Fees - General	-	150.00	150.00	573.52	1,200.00	626.48	1,800.00
5025-00 Administrative/Office Exp	-	62.50	62.50	639.51	500.00	(139.51)	750.00
5030-00 Licenses, Permits & Taxes	640.82	41.67	(599.15)	1,522.62	333.36	(1,189.26)	500.00
Total GENERAL & ADMINISTRATIVE	\$7,412.77	\$7,882.00	\$469.23	\$56,173.60	\$63,056.00	\$6,882.40	\$94,584.00
UTILITIES							
6005-00 Electricity	134.16	150.00	15.84	908.82	1,200.00	291.18	1,800.00
6010-00 Water & Sewer	2,928.11	3,416.67	488.56	26,316.18	27,333.36	1,017.18	41,000.00
6015-00 Telephone	-	-	-	505.57	-	(505.57)	-
6020-00 Trash Removal	1,561.00	2,125.00	564.00	14,063.00	17,000.00	2,937.00	25,500.00
Total UTILITIES	\$4,623.27	\$5,691.67	\$1,068.40	\$41,793.57	\$45,533.36	\$3,739.79	\$68,300.00
CONTRACT & REPAIR							
8005-00 Landscaping Maintenance	916.67	916.67	-	10,966.69	7,333.36	(3,633.33)	11,000.00
8010-00 Tree Trimming	1,000.00	83.33	(916.67)	1,000.00	666.64	(333.36)	1,000.00
8015-00 Landscape Improvements	-	166.67	166.67	-	1,333.36	1,333.36	2,000.00
8030-00 Irrigation Maintenance	50.00	166.67	116.67	1,343.74	1,333.36	(10.38)	2,000.00
8040-00 General Repairs & Maintenance	155.15	2,015.26	1,860.11	(46,303.95)	16,122.08	62,426.03	24,183.10
8050-00 Plumbing Repairs	-	41.67	41.67	150.00	333.36	183.36	500.00
8065-00 Janitorial Service	400.00	666.67	266.67	3,225.00	5,333.36	2,108.36	8,000.00
8070-00 Pest Control	341.55	62.50	(279.05)	962.55	500.00	(462.55)	750.00
8125-00 Fire Alarm Monitoring	-	100.00	100.00	-	800.00	800.00	1,200.00
8132-00 Fire Safety	-	70.83	70.83	-	566.64	566.64	850.00
8165-00 Parking / Security Enforcement	375.00	208.33	(166.67)	5,506.38	1,666.64	(3,839.74)	2,500.00
8170-00 Security Cameras	-	166.67	166.67	2,328.93	1,333.36	(995.57)	2,000.00
8175-00 Sidewalk Repair	-	41.67	41.67	-	333.36	333.36	500.00
Total CONTRACT & REPAIR	\$3,238.37	\$4,706.94	\$1,468.57	(\$20,820.66)	\$37,655.52	\$58,476.18	\$56,483.10
RESERVES							
9100-00 Reserve Transfer	3,015.41	3,015.41	-	24,123.28	24,123.28	-	36,184.90
Total RESERVES	\$3,015.41	\$3,015.41	\$-	\$24,123.28	\$24,123.28	\$0.00	\$36,184.90
Total OPERATING EXPENSE	\$18,289.82	\$21,296.02	\$3,006.20	\$101,269.79	\$170,368.16	\$69,098.37	\$255,552.00
Net Income:	\$3,006.28	(\$0.02)	\$3,006.30	\$70,130.33	(\$0.16)	\$70,130.49	\$0.00

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1010-00	POPULAR-OPR-2006	\$3,170.12	\$5,000.10	\$3,062.27	\$5,107.95
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
08/13/2025	437925	\$ 5,000.00	\$ -	Funds Transfer	
08/18/2025	437931	-	134.16	Misc. Check; FPL Chk # 0	
08/29/2025	410433	0.10	-	Interest	
08/29/2025	437933	-	2,928.11	Misc. Check; City of Coral Springs Chk # 0	
10-1020-00	PINNACLE-OPR-4555	181,367.21	34,417.66	151,950.91	63,833.96
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
08/01/2025	378774	\$ -	\$ 3,015.41	Funds Transfer	
08/01/2025	381960	484.00	-	Deposit from batch 28569	
08/01/2025	385613	-	798.00	PINNACLE-OPR-4555 Inv # August 2025; GRANT PROPERTY MANAGEMENT Chk # 0	
08/04/2025	386342	1,452.00	-	Deposit from batch 28539	
08/04/2025	386602	879.00	-	Deposit from batch 28705	
08/05/2025	379880	8,228.00	-	Deposit from batch 28095	
08/05/2025	388635	489.00	-	Deposit from batch 28702	
08/05/2025	389584	484.00	-	Deposit from batch 28852	
08/05/2025	390758	484.00	-	Deposit from batch 28952	
08/07/2025	392264	484.00	-	Deposit from batch 29100	
08/07/2025	393171	1,412.00	-	Deposit from batch 29166	
08/08/2025	392824	1,000.00	-	Deposit from batch 29028	
08/08/2025	393441	968.00	-	Deposit from batch 29170	
08/11/2025	394350	968.00	-	Deposit from batch 29158	
08/11/2025	394536	968.00	-	Deposit from batch 29235	
08/13/2025	396790	869.00	-	Deposit from batch 29469	
08/13/2025	437925	-	5,000.00	Funds Transfer	
08/15/2025	398588	-	3,373.60	PINNACLE-OPR-4555 Inv # JULY 2025; City of Coral Springs Chk # 0	
08/15/2025	400995	484.00	-	Deposit from batch 29671	
08/15/2025	398588	3,373.60	-	PINNACLE-OPR-4555 Inv # JULY 2025 (Reversal); City of Coral Springs Chk # 0	
08/18/2025	400739	-	155.15	PINNACLE-OPR-4555 Inv # 3490; RYAN ASSOCIATES INC Chk # 0	
08/18/2025	400741	-	331.90	PINNACLE-OPR-4555 Inv # 3482; RYAN ASSOCIATES INC Chk # 0	
08/18/2025	400743	-	115,108.52	PINNACLE-OPR-4555 Inv # 2770-938; Titan Restoration Construction Chk # 0	
08/18/2025	400751	-	1,561.00	PINNACLE-OPR-4555 Inv # 21853; Universal Waste Chk # 0	
08/18/2025	400791	-	400.00	PINNACLE-OPR-4555 Inv # 8130; Diamond Brite Maintenance Chk # 5013	
08/18/2025	400793	-	375.00	PINNACLE-OPR-4555 Inv # 825; A-Z PARKING ENFORCEMENT SOLUTIONS, Inc Chk # 5014	
08/18/2025	400803	-	640.82	PINNACLE-OPR-4555 Inv # MA00012851; DBPR - DIVISION OF CONDOMINIUMS Chk # 5015	
08/18/2025	401098	-	5,973.95	Trans funds; Villas at Woodland Greens Chk # 5016	
08/18/2025	401362	484.00	-	Deposit from batch 29622	
08/18/2025	401972	484.00	-	Deposit from batch 29727	
08/19/2025	402795	444.00	-	Deposit from batch 29777	
08/20/2025	402954	-	341.55	PINNACLE-OPR-4555 Inv # 1050790; NATIVE PEST MANAGEMENT Chk # 0	
08/25/2025	392353	-	5,973.95	Acct #103849576; FIRST INSURANCE FUNDING Chk # 0	
08/25/2025	392353	5,973.95	-	Acct #103849576 (Reversal); FIRST INSURANCE FUNDING Chk # 0	
08/26/2025	406457	-	2,928.11	PINNACLE-OPR-4555 Inv # AUG 2025; City of Coral Springs Chk # 0	
08/26/2025	406623	-	5,973.95	PINNACLE-OPR-4555 Inv # LOAN# 103849576; FIRST INSURANCE FUNDING Chk # 5017	
08/27/2025	406457	2,928.11	-	PINNACLE-OPR-4555 Inv # AUG 2025 (Reversal); City of Coral Springs Chk # 0	
08/28/2025	408848	484.00	-	Deposit from batch 30233	
08/29/2025	409795	593.00	-	Deposit from batch 30307	
12-1215-00	VNB-RES-6404	133,503.03	3,293.36	-	136,796.39
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
08/01/2025	378774	\$ 3,015.41	\$ -	Funds Transfer	
08/29/2025	410507	277.95	-	Interest	
12-1225-00	Due to/from Operating	3,015.41	-	-	3,015.41
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	



VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

Accts: 10-1001-00 To: 99-9999-00 Dates: 8/1/2025 - 8/31/2025

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
15-1500-00	Utility Deposits	\$80.00	\$-	\$-	\$80.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
16-1611-00	Exchange	9,964.67	5,973.95	-	15,938.62
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
08/18/2025	401098	\$ 5,973.95	\$ -	Trans funds; Villas at Woodland Greens Chk # 5016	
20-2001-00	Accounts Payable	(706.90)	135,361.20	136,079.30	(1,425.00)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
08/01/2025	372695	\$ -	\$ 798.00	Accounts Payable Inv# August 2025	
08/01/2025	385613	798.00	-	Accounts Payable Inv # August 2025; GRANT PROPERTY MANAGEMENT Chk # 0	
08/01/2025	399369	-	375.00	Accounts Payable Inv # 825	
08/01/2025	399371	-	1,561.00	Accounts Payable Inv # 21853	
08/01/2025	399373	-	400.00	Accounts Payable Inv # 8130	
08/01/2025	401679	-	341.55	Accounts Payable Inv # 1050790	
08/02/2025	366690	-	3,373.60	Accounts Payable Inv # JULY 2025	
08/07/2025	399375	-	640.82	Accounts Payable Inv # MA00012851	
08/12/2025	399377	-	155.15	Accounts Payable Inv # 3490	
08/13/2025	399379	-	115,108.52	Accounts Payable Inv # 2770-938	
08/15/2025	398588	3,373.60	-	Accounts Payable Inv # JULY 2025; City of Coral Springs Chk # 0	
08/15/2025	398588	-	3,373.60	Accounts Payable Inv # JULY 2025 (Reversal); City of Coral Springs Chk # 0	
08/15/2025	366690	3,373.60	-	Accounts Payable Inv # JULY 2025 (Reversal - voided check); City of Coral Springs Chk # 0	
08/18/2025	400739	155.15	-	Accounts Payable Inv # 3490; RYAN ASSOCIATES INC Chk # 0	
08/18/2025	400741	331.90	-	Accounts Payable Inv # 3482; RYAN ASSOCIATES INC Chk # 0	
08/18/2025	400743	115,108.52	-	Accounts Payable Inv # 2770-938; Titan Restoration Construction Chk # 0	
08/18/2025	400751	1,561.00	-	Accounts Payable Inv # 21853; Universal Waste Chk # 0	
08/18/2025	400791	400.00	-	Accounts Payable Inv # 8130; Diamond Brite Maintenance Chk # 5013	
08/18/2025	400793	375.00	-	Accounts Payable Inv # 825; A-Z PARKING ENFORCEMENT SOLUTIONS, Inc Chk # 5014	
08/18/2025	400803	640.82	-	Accounts Payable Inv # MA00012851; DBPR - DIVISION OF CONDOMINIUMS Chk # 5015	
08/18/2025	401547	-	5,973.95	Accounts Payable Inv # LOAN# 103849576	
08/20/2025	402954	341.55	-	Accounts Payable Inv # 1050790; NATIVE PEST MANAGEMENT Chk # 0	
08/23/2025	416057	-	50.00	Accounts Payable Inv # 3498	
08/26/2025	406457	2,928.11	-	Accounts Payable Inv # AUG 2025; City of Coral Springs Chk # 0	
08/26/2025	406623	5,973.95	-	Accounts Payable Inv # LOAN# 103849576; FIRST INSURANCE FUNDING Chk # 5017	
08/27/2025	406457	-	2,928.11	Accounts Payable Inv # AUG 2025 (Reversal); City of Coral Springs Chk # 0	
08/31/2025	416059	-	1,000.00	Accounts Payable Inv # 00034	
20-2002-00	Insurance Payable	-	5,973.95	5,973.95	-
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
08/25/2025	392353	\$ 5,973.95	\$ -	Acct #103849576; FIRST INSURANCE FUNDING Chk # 0	
08/25/2025	392353	-	5,973.95	Acct #103849576 (Reversal); FIRST INSURANCE FUNDING Chk # 0	
20-2003-00	Prepaid Maintenance	(5,093.83)	2,164.83	2,053.83	(4,982.83)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
08/01/2025	378999	\$ 484.00	\$ -	Move Payment CK#9695210 08/01/2025	
08/01/2025	383900	484.00	-	Adjust Prepaid	
08/01/2025	383902	157.00	-	Adjust Prepaid	
08/01/2025	383904	484.00	-	Adjust Prepaid	
08/01/2025	383906	187.00	-	Adjust Prepaid	
08/01/2025	383908	63.25	-	Adjust Prepaid	
08/01/2025	383910	73.58	-	Adjust Prepaid	
08/04/2025	386342	-	73.58	Deposit from batch 28539	
08/05/2025	388635	-	5.00	Deposit from batch 28702	
08/05/2025	390758	-	63.25	Deposit from batch 28952	
08/07/2025	393171	-	157.00	Deposit from batch 29166	
08/08/2025	393441	-	155.00	Deposit from batch 29170	

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
08/11/2025	394536 \$ - \$ 484.00 Deposit from batch 29235				
08/11/2025	394536 - 469.00 Deposit from batch 29235				
08/13/2025	396790 - 88.00 Deposit from batch 29469				
08/13/2025	397025 232.00 - Adjust Prepaid				
08/19/2025	402795 - 75.00 Deposit from batch 29777				
08/28/2025	408848 - 484.00 Deposit from batch 30233				
20-2020-00	Accrued Expense (3,425.02)	-	916.67	(4,341.69)	
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
08/31/2025	437953	\$ -	\$ 916.67	August	
20-2040-00	Deferred Insurance Claim (55,252.18)	115,108.52	-	59,856.34	
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
08/13/2025	399379	\$ 115,108.52	\$ -	Deferred Insurance Claim	
25-3005-00	RES - Interest (7,828.39)	-	277.95	(8,106.34)	
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
08/29/2025	410507	\$ -	\$ 277.95	Interest	
25-3010-00	RES - Roadways / Paving / Asphalt (14,837.02)	-	279.42	(15,116.44)	
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
08/31/2025	411013	\$ -	\$ 279.42	Monthly	
25-3052-00	RES - Exterior Paint (18,631.02)	-	756.13	(19,387.15)	
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
08/31/2025	411013	\$ -	\$ 756.13	Monthly	
25-3060-00	RES - 40 Year Inspection (3,300.48)	-	66.33	(3,366.81)	
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
08/31/2025	411013	\$ -	\$ 66.33	Monthly	
25-3082-00	RES - Roof (91,921.53)	-	1,913.53	(93,835.06)	
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
08/31/2025	411013	\$ -	\$ 1,913.53	Monthly	
30-3505-00	Fund Balance - Operating (69,999.61)	-	-	(69,999.61)	
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
40-4005-00	Maintenance Fees (149,072.00)	-	21,296.00	(170,368.00)	
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
08/01/2025	274306	\$ -	\$ 21,296.00	Assessment - Batch 22384	
40-4025-00	Interest Income - Operating (74.93)	-	0.10	(75.03)	
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
08/29/2025	410433	\$ -	\$ 0.10	Interest	
40-4026-00	Interest Income - Collections (5.09)	-	-	(5.09)	
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
40-4035-00	Late Fees (100.00)	-	-	(100.00)	
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
40-4062-00	Administrative Fee Income (302.00)	-	-	(302.00)	
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
40-4090-00	Miscellaneous Income (550.00)	-	-	(550.00)	
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
50-5005-00	Insurance 36,580.00	5,973.95	-	42,553.95	
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
08/18/2025	401547	\$ 5,973.95	\$ -	Insurance	
50-5010-00	Management Fee 5,586.00	798.00	-	6,384.00	
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
08/01/2025	372695	\$ 798.00	\$ -	Management Fee	
50-5015-00	Accounting 4,500.00	-	-	4,500.00	
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
50-5020-00	Legal Fees - General 573.52	-	-	573.52	
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
50-5025-00	Administrative/Office Exp 639.51	-	-	639.51	
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
50-5030-00	Licenses, Permits & Taxes	881.80	640.82	-	1,522.62
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
08/07/2025	399375	\$ 640.82	\$ -	Licenses, Permits & Taxes	
60-6005-00	Electricity	774.66	134.16	-	908.82
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
08/18/2025	437931	\$ 134.16	\$ -	Misc. Check; FPL Chk # 0	
60-6010-00	Water & Sewer	23,388.07	6,301.71	3,373.60	26,316.18
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
08/02/2025	366690	\$ 3,373.60	\$ -	Water & Sewer	
08/15/2025	366690	-	3,373.60	Water & Sewer (Reversal - voided check); City of Coral Springs Chk # 0	
08/29/2025	437933	2,928.11	-	Misc. Check; City of Coral Springs Chk # 0	
60-6015-00	Telephone	505.57	-	-	505.57
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
60-6020-00	Trash Removal	12,502.00	1,561.00	-	14,063.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
08/01/2025	399371	\$ 1,561.00	\$ -	Trash Removal	
80-8005-00	Landscaping Maintenance	10,050.02	916.67	-	10,966.69
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
08/31/2025	437953	\$ 916.67	\$ -	August	
80-8010-00	Tree Trimming	-	1,000.00	-	1,000.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
08/31/2025	416059	\$ 1,000.00	\$ -	Tree Trimming	
80-8030-00	Irrigation Maintenance	1,293.74	50.00	-	1,343.74
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
08/23/2025	416057	\$ 50.00	\$ -	Irrigation Maintenance	
80-8040-00	General Repairs & Maintenance	(46,459.10)	155.15	-	(46,303.95)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
08/12/2025	399377	\$ 155.15	\$ -	General Repairs & Maintenance	
80-8050-00	Plumbing Repairs	150.00	-	-	150.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
80-8065-00	Janitorial Service	2,825.00	400.00	-	3,225.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
08/01/2025	399373	\$ 400.00	\$ -	Janitorial Service	
80-8070-00	Pest Control	621.00	341.55	-	962.55
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
08/01/2025	401679	\$ 341.55	\$ -	Pest Control	
80-8165-00	Parking / Security Enforcement	5,131.38	375.00	-	5,506.38
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
08/01/2025	399369	\$ 375.00	\$ -	Parking / Security Enforcement	
80-8170-00	Security Cameras	2,328.93	-	-	2,328.93
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
90-9100-00	Reserve Transfer	21,107.87	3,015.41	-	24,123.28
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
08/31/2025	411013	\$ 3,015.41	\$ -	Monthly	
<b>Totals:</b>		<b>\$0.00</b>	<b>\$350,252.99</b>	<b>\$350,252.99</b>	<b>\$0.00</b>



Vendor	Current	Over 30	Over 60	Over 90	Balance
A-Z PARKING ENFORCEMENT SOLUTIONS, Inc	\$0.00	\$375.00	\$0.00	\$0.00	\$375.00
Best Lawn Service of America, Inc	\$1,000.00	\$0.00	\$0.00	\$0.00	\$1,000.00
RYAN ASSOCIATES INC	\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
Totals:	<b>\$1,050.00</b>	<b>\$375.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,425.00</b>

Date	Check #	Payee	Amount
<b>10-1010-00 POPULAR-OPR-2006</b>			
08/18/2025	0	FPL 60-6005-00 EFT - Misc. Check; Misc. Check	\$134.16
08/29/2025	0	City of Coral Springs 60-6010-00 EFT - Misc. Check; Misc. Check	\$2,928.11
		<b>Account Totals</b>	<b>\$3,062.27</b>
		<b># Checks:</b>	<b>2</b>
<b>10-1020-00 PINNACLE-OPR-4555</b>			
08/01/2025		12-1215-00 Transfer to VNB-RES-6404; Funds Transfer	\$3,015.41
08/01/2025	0	GRANT PROPERTY MANAGEMENT <b>Invoice #: August 2025</b> 50-5010-00 Management Fee	\$798.00
08/18/2025	0	RYAN ASSOCIATES INC <b>Invoice #: 3490</b> 80-8040-00 General Repairs & Maintenance	\$155.15
08/18/2025	0	RYAN ASSOCIATES INC <b>Invoice #: 3482</b> 80-8030-00 Irrigation Maintenance 80-8030-00 Irrigation Repairs	\$331.90
08/18/2025	0	Titan Restoration Construction <b>Invoice #: 2770-938</b> 20-2040-00 Deferred Insurance Claim	\$115,108.52
08/18/2025	0	Universal Waste <b>Invoice #: 21853</b> 60-6020-00 Trash Removal	\$1,561.00
08/18/2025	5013	Diamond Brite Maintenance <b>Invoice #: 8130</b> 80-8065-00 Janitorial Service	\$400.00
08/18/2025	5014	A-Z PARKING ENFORCEMENT SOLUTIONS, Inc <b>Invoice #: 825</b> 80-8165-00 Parking / Security Enforcement	\$375.00
08/18/2025	5015	DBPR - DIVISION OF CONDOMINIUMS <b>Invoice #: MA00012851</b> 50-5030-00 Licenses, Permits & Taxes	\$640.82
08/18/2025	5016	Villas at Woodland Greens 16-1611-00 Trans funds	\$5,973.95
08/20/2025	0	NATIVE PEST MANAGEMENT <b>Invoice #: 1050790</b> 80-8070-00 Pest Control	\$341.55
08/26/2025	5017	FIRST INSURANCE FUNDING <b>Invoice #: LOAN# 103849576</b> 50-5005-00 Insurance	\$5,973.95
08/13/2025		10-1010-00 Transfer to POPULAR-OPR-2006; Funds Transfer	\$5,000.00
		<b>Account Totals</b>	<b>\$139,675.25</b>
		<b># Checks:</b>	<b>11</b>
		<b>Association Totals</b>	<b>\$142,737.52</b>
		<b># Checks:</b>	<b>13</b>

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

PINNACLE-OPR-4555 Summary					
Ending Account Balance:					\$ 63,833.96
Uncleared Items:					\$-
Adjusted Balance:					\$ 63,833.96
Bank Ending Balance:					\$ 63,833.96
Difference:					\$-

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

PINNACLE-RES-4605 Summary					
Ending Account Balance:					\$ -
Uncleared Items:					\$-
Adjusted Balance:					\$ -
Bank Ending Balance:					\$ -
Difference:					\$-

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

POPULAR-OPR-2006 Summary					
Ending Account Balance:					\$ 5,107.95
Uncleared Items:					\$-
Adjusted Balance:					\$ 5,107.95
Bank Ending Balance:					\$ 5,107.95
Difference:					\$-

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

VNB-RES-6404 Summary					
Ending Account Balance:					\$ 136,796.39
Uncleared Items:					\$-
Adjusted Balance:					\$ 136,796.39
Bank Ending Balance:					\$ 136,796.39
Difference:					\$-

**Victoria Square Condominium  
Accrued Expense as of  
August 31, 2025**

<b>Payable to:</b>	<b>Account</b>	<b>Amount</b>
Best Lawn Service	8010	3,566.69
Consolidated Community Mgmt	9000	775.00
		<hr/>
Total A/P		<u><u>\$ 4,341.69</u></u>



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

Last Statement:  
Statement Ending:  
Page:

July 31, 2025  
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1 of 2

27078 M0656DDA083025085225 07 000000000 186751 002



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



Email: [contactus@valley.com](mailto:contactus@valley.com)



Visit Us Online: [www.valley.com](http://www.valley.com)



Mail To: 1720 Route 23, Wayne, NJ 07470

## Account Statement

### PROPERTY MANAGEMENT MMA - XXXXXX6404

SUMMARY FOR THE PERIOD: 08/01/25 - 08/31/25

VICTORIA SQUARE CONDOMINIUM ASSOCIATION

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$133,503.03		\$3,293.36		\$0.00		\$136,796.39

### TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$133,503.03
08/04	ACH CREDIT VICTORIA SQUARE CincXfer 250804 C2866		\$3,015.41	\$136,518.44
08/31	INTEREST CREDIT		\$277.95	\$136,796.39
	Ending Balance			\$136,796.39

### INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$136,226.00	Annual % Yield Earned	2.43%
Year-to-Date Interest Paid	\$2,002.11	Interest Paid	\$277.95

### OVERDRAFT FEES

Total This Period:

Total Year-To-Date:

Total Overdraft Fees:	\$0.00	\$0.00
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P.O. Box 558  
Wayne, NJ 07474-0558

Account Number:  
Statement Date:  
Page :

XXXXXX6404  
08/31/2025  
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](mailto: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](mailto: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:

July 31, 2025  
August 31, 2025  
1 of 2

1471 M0656DDA083025084859 05 000000000 157877 001



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



Email: [contactus@valley.com](mailto:contactus@valley.com)



Visit Us Online: [www.valley.com](http://www.valley.com)



Mail To: 1720 Route 23, Wayne, NJ 07470

## Account Statement

### HOA BUSINESS CHECKING - XXXXXX2504

SUMMARY FOR THE PERIOD: 08/01/25 - 08/31/25

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





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

Account Number:  
Statement Date:  
Page :

XXXXXX2504  
08/31/2025  
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](mailto: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

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



**POPULAR.**

Last statement: July 31, 2025  
This statement: August 29, 2025  
Total days in statement period: 29

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5100842006  
(0)

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

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**WE ARE UPDATING OUR DEPOSIT AGREEMENTS FUNDS AVAILABILITY POLICY. AS OF 7/1/25, THE FIRST \$275 FROM A CHECK DEPOSIT WILL BE AVAILABLE THE FIRST BUSINESS DAY AFTER THE DAY OF THE DEPOSIT. THE REMAINDER WILL BE AVAILABLE ON THE SECOND BUSINESS DAY. LARGE DEPOSIT CHECKS TOTALING MORE THAN \$6,725 ON ANY ONE DAY MAY BE FURTHER DELAYED. THRESHOLDS FOR DETERMINING A REPEAT OVERDRAFT WILL INCREASE FROM \$5,525 TO \$6,725.**

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## Pab Business Interest Checking

Account number	5100842006	Beginning balance	\$3,170.12
Low balance	\$3,170.12	Total additions	5,000.10
Average balance	\$5,944.67	Total subtractions	3,062.27
Avg collected balance	\$5,944.00	Ending balance	\$5,107.95
Interest paid year to date	\$6.54		

### DEBITS

Date	Description	Subtractions
08-18	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT250818 000111000010509305	60.27
08-18	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT250818 000111000010509308	73.89
08-29	'Preauthorized Wd CORALCONCUTILITY250829 000211274450308397	2,928.11

### CREDITS

Date	Description	Additions
08-13	'Preauthorized Credit VICTORIA SQUARECincXfer250813 C2890 000064008635483549	5,000.00
08-29	'Interest Credit 000000000000000000	0.10

*Thank you for banking with Popular*



**POPULAR®**

VICTORIA SQUARE CONDO  
August 29, 2025

Page 2 of 2  
5100842006

**DAILY BALANCES**

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
07-31	3,170.12	08-18	8,035.96	08-29	5,107.95
08-13	8,170.12				

**OVERDRAFT/RETURN ITEM FEES**

	<b>Total for this period</b>	<b>Total year-to-date</b>
<b>Total Overdraft Fees</b>	\$0.00	\$0.00
<b>Total Returned Item Fees</b>	\$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  
XXXXXXXX4555

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 8/01/25  
\$181,367.21

Balance 9/01/25  
\$63,833.96

### Summary



Credits +\$22,142.00  
Interest +\$0.00  
Debits -\$139,675.25

### Credit Transactions

#### Credits

8/01	Remote Deposit	484.00
8/04	Remote Deposit	879.00
8/05	PAYABLI DEPOSIT TRANSFER 848477661 WFMSPROPAY VICTORIA SQUARE CONDOM	484.00
8/05	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	1,452.00
8/05	Remote Deposit	484.00
8/06	PAYABLI DEPOSIT TRANSFER 848969350 WFMSPROPAY VICTORIA SQUARE CONDOM	484.00
8/06	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	489.00
8/06	VICTORIA SQUARE ASSN DUES 1592029932 VICTORIA	8,228.00
8/07	Remote Deposit	1,412.00
8/08	Remote Deposit	968.00
8/11	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	1,000.00
8/11	Remote Deposit	968.00
8/12	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	968.00
8/13	Remote Deposit	869.00
8/15	Remote Deposit	484.00
8/18	Remote Deposit	484.00
8/19	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	484.00
8/19	Remote Deposit	444.00



Member  
**FDIC**



## **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



8/28	Remote Deposit	484.00
8/29	Remote Deposit	593.00
Total Credits		\$22,142.00

Debit Transactions

Other Debits		
8/01	Grant Operating TAMARAC 2650265220 "Victoria Square Condo	798.00
8/04	VICTORIA SQUARE CincXfer 1592029932 VICTORIA	3,015.41
8/13	VICTORIA SQUARE CincXfer 1592029932 VICTORIA	5,000.00
8/19	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	155.15
8/19	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	331.90
8/19	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	1,561.00
8/19	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	115,108.52
8/21	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	341.55
8/26	FIRST INSURANCE INSURANCE 900-103849576 2363437365 Victoria Square Condom	5,973.95

Checks		
8/22	Check 5013	400.00
8/21	Check 5014	375.00
8/25	Check 5015	640.82
8/18	Check 5016	5,973.95

(\*) Indicates gap in check number sequenece

Total Debits	\$139,675.25
--------------	--------------

Average Balance This Statement	\$135,433.18	Annual Percentage Yield Earned	
Interest Earned This Period	\$0.00	Days in Period	32
Interest Paid Year to Date	\$0.00	Interest Paid	\$0.00

Daily Balance Information					
Date	Balance	Date	Balance	Date	Balance
8/01	181,053.21	8/11	194,885.80	8/21	69,771.73
8/04	178,916.80	8/12	195,853.80	8/22	69,371.73
8/05	181,336.80	8/13	191,722.80	8/25	68,730.91
8/06	190,537.80	8/15	192,206.80	8/26	62,756.96
8/07	191,949.80	8/18	186,716.85	8/28	63,240.96
8/08	192,917.80	8/19	70,488.28	8/29	63,833.96

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Credit

\$484.00

Date/Time: 8/1/2025 2:46 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T

Account

TC

Amount

084008837

800108924555

40

\$484.00

#008/01/2025\$484.00

Credit

\$879.00

Date/Time: 8/4/2025 3:02 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T

Account

TC

Amount

084008837

800108924555

40

\$879.00

#008/04/2025\$879.00

Credit

\$484.00

Date/Time: 8/5/2025 2:49 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T

Account

TC

Amount

084008837

800108924555

40

\$484.00

#008/05/2025\$484.00

Credit

\$1412.00

Date/Time: 8/7/2025 2:47 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T

Account

TC

Amount

084008837

800108924555

40

\$1,412.00

#008/07/2025\$1,412.00

Credit

\$968.00

Date/Time: 8/8/2025 2:47 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T

Account

TC

Amount

084008837

800108924555

40

\$968.00

#008/08/2025\$968.00

Credit

\$968.00

Date/Time: 8/11/2025 2:46 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T

Account

TC

Amount

084008837

800108924555

40

\$968.00

#008/11/2025\$968.00

Credit

\$869.00

Date/Time: 8/13/2025 2:47 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T

Account

TC

Amount

084008837

800108924555

40

\$869.00

#008/13/2025\$869.00

Credit

\$484.00

Date/Time: 8/15/2025 2:46 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T

Account

TC

Amount

084008837

800108924555

40

\$484.00

#008/15/2025\$484.00

Credit

\$484.00

Date/Time: 8/18/2025 2:47 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T

Account

TC

Amount

084008837

800108924555

40

\$484.00

#008/18/2025\$484.00

Credit

\$444.00

Date/Time: 8/19/2025 2:47 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T

Account

TC

Amount

084008837

800108924555

40

\$444.00

#008/19/2025\$444.00

Credit

\$484.00

Date/Time: 8/28/2025 2:47 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T

Account

TC

Amount

084008837

800108924555

40

\$484.00

#008/28/2025\$484.00

Credit

\$593.00

Date/Time: 8/29/2025 2:46 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T

Account

TC

Amount

084008837

800108924555

40

\$593.00

#008/29/2025\$593.00

THIS CHECK IS VOID WITHOUT A BLUE-COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK. HOLD AT AN ANGLE TO VIEW.

Pinnacle Bank, Nashville, TN  
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC. (VICS)  
C/O Grant Property Mgmt Company  
7124 North Nob Hill Rd  
Tamarac, FL 33321

Check Number: 5013

Four Hundred And 00/100 Dollars

08/18/2025 \*\*\*\*\$400.00

Diamond Brits Maintenance  
7957 N University Dr  
Ste 148  
Parkland, FL 33067

SIGNATURE LINE (ARTIFICIAL WATERMARK) - SIGNER CONTAINS NO COPYTEXT

#000005013# ⑆064008637⑆800109924555⑆

#5013

08/22/2025

\$400.00

THIS CHECK IS VOID WITHOUT A BLUE-COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK. HOLD AT AN ANGLE TO VIEW.

Pinnacle Bank, Nashville, TN  
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC. (VICS)  
C/O Grant Property Mgmt Company  
7124 North Nob Hill Rd  
Tamarac, FL 33321

Check Number: 5014

Three Hundred Seventy-Five And 00/100 Dollars

08/18/2025 \*\*\*\*\$375.00

A-Z PARKING ENFORCEMENT SOLUTIONS, Inc  
4015 N UNIVERSITY DRIVE  
Unit 305  
CORAL SPRINGS, FL 33067

SIGNATURE LINE (ARTIFICIAL WATERMARK) - SIGNER CONTAINS NO COPYTEXT

#000005014# ⑆064008637⑆800109924555⑆

#5014

08/21/2025

\$375.00

THIS CHECK IS VOID WITHOUT A BLUE-COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK. HOLD AT AN ANGLE TO VIEW.

Pinnacle Bank, Nashville, TN  
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC. (VICS)  
C/O Grant Property Mgmt Company  
7124 North Nob Hill Rd  
Tamarac, FL 33321

Check Number: 5015

Six Hundred Forty And 82/100 Dollars

08/18/2025 \*\*\*\*\$640.82

DBPR - DIVISION OF CONDOMINIUMS  
2801 Blair Stone Road  
Tallahassee, FL 32301-0783

SIGNATURE LINE (ARTIFICIAL WATERMARK) - SIGNER CONTAINS NO COPYTEXT

#000005015# ⑆064008637⑆800109924555⑆

#5015

08/25/2025

\$640.82

THIS CHECK IS VOID WITHOUT A BLUE-COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK. HOLD AT AN ANGLE TO VIEW.

Pinnacle Bank, Nashville, TN  
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC. (VICS)  
C/O Grant Property Mgmt Company  
7124 North Nob Hill Rd  
Tamarac, FL 33321

Check Number: 5016

Five Thousand, Nine Hundred Seventy-Three And 95/100 Dollars

08/18/2025 \*\*\*\*\$5,973.95

Villas at Woodland Greens  
7124 N Nob Hill Rd  
Tamarac, FL 33321

SIGNATURE LINE (ARTIFICIAL WATERMARK) - SIGNER CONTAINS NO COPYTEXT

#000005016# ⑆064008637⑆800109924555⑆ ⑆0000597395⑆

#5016

08/18/2025

\$5,973.95



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  
XXXXXXXX4605

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 8/01/25  
\$0.00

### Summary



Balance 9/01/25  
\$0.00

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

### Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
8/01	0.00				



## **ELECTRONIC TRANSFER ERROR RESOLUTION**

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**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:

July 31, 2025  
August 31, 2025  
1 of 2

1 M0656BLK083025085516 86 000000000 4086 002



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



Email: [contactus@valley.com](mailto:contactus@valley.com)



Visit Us Online: [www.valley.com](http://www.valley.com)



Mail To: 1720 Route 23, Wayne, NJ 07470

## Account Statement

### PROPERTY MANAGEMENT MMA - XXXXXX6404

SUMMARY FOR THE PERIOD: 08/01/25 - 08/31/25

VICTORIA SQUARE CONDOMINIUM ASSOCIATION

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$133,503.03		\$3,293.36		\$0.00		\$136,796.39

### TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$133,503.03
08/04	ACH CREDIT VICTORIA SQUARE CincXfer 250804 C2866		\$3,015.41	\$136,518.44
08/31	INTEREST CREDIT		\$277.95	\$136,796.39
Ending Balance				\$136,796.39

### INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$136,226.00	Annual % Yield Earned	2.43%
Year-to-Date Interest Paid	\$2,002.11	Interest Paid	\$277.95

### OVERDRAFT FEES



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



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

Account Number:  
Statement Date:  
Page :

XXXXXX6404  
08/31/2025  
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](mailto: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](mailto: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.**

