



# **Financial Report Package**

**August 2025**

**Prepared for**

**VICTORIA SQUARE CONDOMINIUM ASSOCAITON,  
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      | <u>63,833.96</u>           |
| 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  | <u>3,015.41</u>            |
| Total RESERVE CASH:               | <u>\$139,811.80</u>        |
| ACCOUNTS RECEIVABLE               |                            |
| 14-1046-00 Unit Owner Receivables | <u>9,078.00</u>            |
| Total ACCOUNTS RECEIVABLE:        | <u>\$9,078.00</u>          |
| CURRENT ASSETS                    |                            |
| 15-1500-00 Utility Deposits       | <u>80.00</u>               |
| Total CURRENT ASSETS:             | <u>\$80.00</u>             |
| OTHER ASSETS                      |                            |
| 16-1611-00 Exchange               | <u>15,938.62</u>           |
| Total OTHER ASSETS:               | <u>\$15,938.62</u>         |
| <b>Total Assets:</b>              | <b><u>\$233,850.33</u></b> |

**Liabilities & Equity**

|  |                            |
|--|----------------------------|
| RESERVE CASH                                 |                            |
| 12-1235-00 Due to/from Reserves              | <u>3,015.41</u>            |
| 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          | <u>(59,856.34)</u>         |
| 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                        | <u>93,835.06</u>           |
| Total RESERVE FUNDS:                         | <u>\$139,811.80</u>        |
| EQUITY                                       |                            |
| 30-3505-00 Fund Balance - Operating          | <u>69,999.61</u>           |
| Total EQUITY:                                | <u>\$69,999.61</u>         |
| Net Income Gain / Loss                       | <u>70,130.33</u>           |
|  | <u>\$70,130.33</u>         |
| <b>Total Liabilities &amp; Equity:</b>       | <b><u>\$233,850.33</u></b> |



GRANT PROPERTY MANAGEMENT

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

Date: 9/25/2025  
Time: 12:27 pm  
Page: 1

| Description                               | Current Period     |                    |                   | Year-to-date         |                     |                    | Annual Budget       |  |
|---|--------------------|--------------------|-------------------|----------------------|---------------------|--------------------|---------------------|--|
|   | Actual             | Budget             | Variance          | Actual               | Budget              | Variance           |                     |  |
| <b>OPERATING INCOME</b>                   |                    |                    |                   |                      |                     |                    |                     |  |
| <b>ASSESSMENTS &amp; FEES</b>             |                    |                    |                   |                      |                     |                    |                     |  |
| 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             | -                   |  |
| <b>Total ASSESSMENTS &amp; FEES</b>       | <b>\$21,296.10</b> | <b>\$21,296.00</b> | <b>\$0.10</b>     | <b>\$171,400.12</b>  | <b>\$170,368.00</b> | <b>\$1,032.12</b>  | <b>\$255,552.00</b> |  |
| <b>Total OPERATING INCOME</b>             | <b>\$21,296.10</b> | <b>\$21,296.00</b> | <b>\$0.10</b>     | <b>\$171,400.12</b>  | <b>\$170,368.00</b> | <b>\$1,032.12</b>  | <b>\$255,552.00</b> |  |
| <b>OPERATING EXPENSE</b>                  |                    |                    |                   |                      |                     |                    |                     |  |
| <b>GENERAL &amp; ADMINISTRATIVE</b>       |                    |                    |                   |                      |                     |                    |                     |  |
| 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              |  |
| <b>Total GENERAL &amp; ADMINISTRATIVE</b> | <b>\$7,412.77</b>  | <b>\$7,882.00</b>  | <b>\$469.23</b>   | <b>\$56,173.60</b>   | <b>\$63,056.00</b>  | <b>\$6,882.40</b>  | <b>\$94,584.00</b>  |  |
| <b>UTILITIES</b>                          |                    |                    |                   |                      |                     |                    |                     |  |
| 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           |  |
| <b>Total UTILITIES</b>                    | <b>\$4,623.27</b>  | <b>\$5,691.67</b>  | <b>\$1,068.40</b> | <b>\$41,793.57</b>   | <b>\$45,533.36</b>  | <b>\$3,739.79</b>  | <b>\$68,300.00</b>  |  |
| <b>CONTRACT &amp; REPAIR</b>              |                    |                    |                   |                      |                     |                    |                     |  |
| 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              |  |
| <b>Total CONTRACT &amp; REPAIR</b>        | <b>\$3,238.37</b>  | <b>\$4,706.94</b>  | <b>\$1,468.57</b> | <b>(\$20,820.66)</b> | <b>\$37,655.52</b>  | <b>\$58,476.18</b> | <b>\$56,483.10</b>  |  |
| <b>RESERVES</b>                           |                    |                    |                   |                      |                     |                    |                     |  |
| 9100-00 Reserve Transfer                  | 3,015.41           | 3,015.41           | -                 | 24,123.28            | 24,123.28           | -                  | 36,184.90           |  |
| <b>Total RESERVES</b>                     | <b>\$3,015.41</b>  | <b>\$3,015.41</b>  | <b>\$-</b>        | <b>\$24,123.28</b>   | <b>\$24,123.28</b>  | <b>\$0.00</b>      | <b>\$36,184.90</b>  |  |
| <b>Total OPERATING EXPENSE</b>            | <b>\$18,289.82</b> | <b>\$21,296.02</b> | <b>\$3,006.20</b> | <b>\$101,269.79</b>  | <b>\$170,368.16</b> | <b>\$69,098.37</b> | <b>\$255,552.00</b> |  |
| <b>Net Income:</b>                        | <b>\$3,006.28</b>  | <b>(\$0.02)</b>    | <b>\$3,006.30</b> | <b>\$70,130.33</b>   | <b>(\$0.16)</b>     | <b>\$70,130.49</b> | <b>\$0.00</b>       |  |



GRANT PROPERTY MANAGEMENT

## General Ledger Trial Balance with Details

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

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

Date: 9/25/2025

Time: 12:27 pm

Page: 1

| 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  |
| Date       | GL Ref #              | Debit       | Credit        | Description  |                |             |
| 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   |
| Date       | GL Ref #              | Debit       | Credit        | Description  |                |             |
| 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  |
| Date       | GL Ref #              | Debit       | Credit        | Description  |                |             |
| 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    |
| Date       | GL Ref #              | Debit       | Credit        | Description  |                |             |



GRANT PROPERTY MANAGEMENT

## General Ledger Trial Balance with Details

## VICTORIA SQUARE CONDOMINIUM ASSOCAITON, INC.

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

Date: 9/25/2025

Time: 12:27 pm

Page: 2



GRANT PROPERTY MANAGEMENT

**General Ledger Trial Balance with Details**  
 VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.  
 Accts: 10-1001-00 To: 99-9999-00 Dates: 8/1/2025 - 8/31/2025

 Date: 9/25/2025  
 Time: 12:27 pm  
 Page: 3

| Account No | Description         |             | Prior Balance | Current Debit   | Current Credit | End Balance |
|------------|---------------------|-------------|---------------|---|----------------|-------------|
| 15-1500-00 | Utility Deposits    |             | \$80.00       | \$-   | \$-            | \$80.00     |
| Date       | GL Ref #            | Debit       | Credit        | Description   |                |             |
| 16-1611-00 | Exchange            |             | 9,964.67      | 5,973.95  | -              | 15,938.62   |
| Date       | GL Ref #            | Debit       | Credit        | Description   |                |             |
| 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)  |
| Date       | GL Ref #            | Debit       | Credit        | Description   |                |             |
| 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       | -           |
| Date       | GL Ref #            | Debit       | Credit        | Description   |                |             |
| 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)  |
| Date       | GL Ref #            | Debit       | Credit        | Description   |                |             |
| 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  |                |             |



GRANT PROPERTY MANAGEMENT

## General Ledger Trial Balance with Details

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

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

Date: 9/25/2025

Time: 12:27 pm

Page: 4

| 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)   |
| Date       | GL Ref #                          | Debit         | Credit        | Description              |                |              |
| 08/31/2025 | 437953                            | \$ -          | \$ 916.67     | August                   |                |              |
| 20-2040-00 | Deferred Insurance Claim          |               | (55,252.18)   | 115,108.52               | -              | 59,856.34    |
| Date       | GL Ref #                          | Debit         | Credit        | Description              |                |              |
| 08/13/2025 | 399379                            | \$ 115,108.52 | \$ -          | Deferred Insurance Claim |                |              |
| 25-3005-00 | RES - Interest                    |               | (7,828.39)    | -                        | 277.95         | (8,106.34)   |
| Date       | GL Ref #                          | Debit         | Credit        | Description              |                |              |
| 08/29/2025 | 410507                            | \$ -          | \$ 277.95     | Interest                 |                |              |
| 25-3010-00 | RES - Roadways / Paving / Ashpalt |               | (14,837.02)   | -                        | 279.42         | (15,116.44)  |
| Date       | GL Ref #                          | Debit         | Credit        | Description              |                |              |
| 08/31/2025 | 411013                            | \$ -          | \$ 279.42     | Monthly                  |                |              |
| 25-3052-00 | RES - Exterior Paint              |               | (18,631.02)   | -                        | 756.13         | (19,387.15)  |
| Date       | GL Ref #                          | Debit         | Credit        | Description              |                |              |
| 08/31/2025 | 411013                            | \$ -          | \$ 756.13     | Monthly                  |                |              |
| 25-3060-00 | RES - 40 Year Inspection          |               | (3,300.48)    | -                        | 66.33          | (3,366.81)   |
| Date       | GL Ref #                          | Debit         | Credit        | Description              |                |              |
| 08/31/2025 | 411013                            | \$ -          | \$ 66.33      | Monthly                  |                |              |
| 25-3082-00 | RES - Roof                        |               | (91,921.53)   | -                        | 1,913.53       | (93,835.06)  |
| Date       | GL Ref #                          | Debit         | Credit        | Description              |                |              |
| 08/31/2025 | 411013                            | \$ -          | \$ 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                  |               | (149,072.00)  | -                        | 21,296.00      | (170,368.00) |
| Date       | GL Ref #                          | Debit         | Credit        | Description              |                |              |
| 08/01/2025 | 274306                            | \$ -          | \$ 21,296.00  | Assessment - Batch 22384 |                |              |
| 40-4025-00 | Interest Income - Operating       |               | (74.93)       | -                        | 0.10           | (75.03)      |
| Date       | GL Ref #                          | Debit         | Credit        | Description              |                |              |
| 08/29/2025 | 410433                            | \$ -          | \$ 0.10       | Interest                 |                |              |
| 40-4026-00 | Interest Income - Collections     |               | (5.09)        | -                        | -              | (5.09)       |
| Date       | GL Ref #                          | Debit         | Credit        | Description              |                |              |
| 40-4035-00 | Late Fees                         |               | (100.00)      | -                        | -              | (100.00)     |
| Date       | GL Ref #                          | Debit         | Credit        | Description              |                |              |
| 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              |                |              |
| 50-5005-00 | Insurance                         |               | 36,580.00     | 5,973.95                 | -              | 42,553.95    |
| Date       | GL Ref #                          | Debit         | Credit        | Description              |                |              |
| 08/18/2025 | 401547                            | \$ 5,973.95   | \$ -          | Insurance                |                |              |
| 50-5010-00 | Management Fee                    |               | 5,586.00      | 798.00                   | -              | 6,384.00     |
| Date       | GL Ref #                          | Debit         | Credit        | Description              |                |              |
| 08/01/2025 | 372695                            | \$ 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              |                |              |



GRANT PROPERTY MANAGEMENT

**General Ledger Trial Balance with Details**  
**VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.**  
 Accts: 10-1001-00 To: 99-9999-00 Dates: 8/1/2025 - 8/31/2025

Date: 9/25/2025  
 Time: 12:27 pm  
 Page: 5

| Account No | Description                    |             |          | Prior Balance  | Current Debit | Current Credit | End Balance |
|------------|--------------------------------|-------------|----------|--|---------------|----------------|-------------|
| 50-5030-00 | Licenses, Permits & Taxes      |             |          | 881.80   | 640.82        | -              | 1,522.62    |
| Date       | GL Ref #                       | Debit       | Credit   | Description  |               |                |             |
| 08/07/2025 | 399375                         | \$ 640.82   | \$ -     | Licenses, Permits & Taxes  |               |                |             |
| 60-6005-00 | Electricity                    |             |          | 774.66   | 134.16        | -              | 908.82      |
| Date       | GL Ref #                       | Debit       | Credit   | Description  |               |                |             |
| 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   |
| Date       | GL Ref #                       | Debit       | Credit   | Description  |               |                |             |
| 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      |
| Date       | GL Ref #                       | Debit       | Credit   | Description  |               |                |             |
| 60-6020-00 | Trash Removal                  |             |          | 12,502.00  | 1,561.00      | -              | 14,063.00   |
| Date       | GL Ref #                       | Debit       | Credit   | Description  |               |                |             |
| 08/01/2025 | 399371                         | \$ 1,561.00 | \$ -     | Trash Removal  |               |                |             |
| 80-8005-00 | Landscaping Maintenance        |             |          | 10,050.02  | 916.67        | -              | 10,966.69   |
| Date       | GL Ref #                       | Debit       | Credit   | Description  |               |                |             |
| 08/31/2025 | 437953                         | \$ 916.67   | \$ -     | August   |               |                |             |
| 80-8010-00 | Tree Trimming                  |             |          | -  | 1,000.00      | -              | 1,000.00    |
| Date       | GL Ref #                       | Debit       | Credit   | Description  |               |                |             |
| 08/31/2025 | 416059                         | \$ 1,000.00 | \$ -     | Tree Trimming  |               |                |             |
| 80-8030-00 | Irrigation Maintenance         |             |          | 1,293.74   | 50.00         | -              | 1,343.74    |
| Date       | GL Ref #                       | Debit       | Credit   | Description  |               |                |             |
| 08/23/2025 | 416057                         | \$ 50.00    | \$ -     | Irrigation Maintenance   |               |                |             |
| 80-8040-00 | General Repairs & Maintenance  |             |          | (46,459.10)  | 155.15        | -              | (46,303.95) |
| Date       | GL Ref #                       | Debit       | Credit   | Description  |               |                |             |
| 08/12/2025 | 399377                         | \$ 155.15   | \$ -     | General Repairs & Maintenance  |               |                |             |
| 80-8050-00 | Plumbing Repairs               |             |          | 150.00   | -             | -              | 150.00      |
| Date       | GL Ref #                       | Debit       | Credit   | Description  |               |                |             |
| 80-8065-00 | Janitorial Service             |             |          | 2,825.00   | 400.00        | -              | 3,225.00    |
| Date       | GL Ref #                       | Debit       | Credit   | Description  |               |                |             |
| 08/01/2025 | 399373                         | \$ 400.00   | \$ -     | Janitorial Service   |               |                |             |
| 80-8070-00 | Pest Control                   |             |          | 621.00   | 341.55        | -              | 962.55      |
| Date       | GL Ref #                       | Debit       | Credit   | Description  |               |                |             |
| 08/01/2025 | 401679                         | \$ 341.55   | \$ -     | Pest Control   |               |                |             |
| 80-8165-00 | Parking / Security Enforcement |             |          | 5,131.38   | 375.00        | -              | 5,506.38    |
| Date       | GL Ref #                       | Debit       | Credit   | Description  |               |                |             |
| 08/01/2025 | 399369                         | \$ 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               |             |          | 21,107.87  | 3,015.41      | -              | 24,123.28   |
| Date       | GL Ref #                       | Debit       | Credit   | Description  |               |                |             |
| 08/31/2025 | 411013                         | \$ 3,015.41 | \$ -     | Monthly  |               |                |             |
| Totals:    |                                |             | \$0.00   | \$350,252.99   | \$350,252.99  | \$0.00         |             |



**Payables Aging Report**  
VICTORIA SQUARE CONDOMINIUM ASSOCAITON, INC.  
As Of 8/31/2025

Date: 9/25/2025  
Time: 12:27 pm  
Page: 1

| 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           |
| <b>Totals:</b>                         | <b>\$1,050.00</b> | <b>\$375.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$1,425.00</b> |



GRANT PROPERTY MANAGEMENT

**Cash Disbursement**  
**VICTORIA SQUARE CONDOMINIUM ASSOCAITON, INC.**  
**8/1/2025 - 8/31/2025**

Date: 9/25/2025  
Time: 12:27 pm  
Page: 1

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



GRANT PROPERTY MANAGEMENT

**Bank Account Reconciliation**  
VICTORIA SQUARE CONDOMINIUM ASSOCAITON, INC.  
PINNACLE-OPR-4555 (End: 08/31/2025)

Date: 9/25/2025  
Time: 12:27 pm  
Page: 1

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

**PINNACLE-OPR-4555 Summary**

|                         |                             |              |
|-------------------------|-----------------------------|--------------|
| Ending Account Balance: | \$ 63,833.96                |              |
| Uncleared Items:        | \$-                         |              |
| Adjusted Balance:       | <hr/> <td>\$ 63,833.96</td> | \$ 63,833.96 |
| Bank Ending Balance:    | <hr/> <td>\$ 63,833.96</td> | \$ 63,833.96 |
| Difference:             | \$-                         |              |



GRANT PROPERTY MANAGEMENT

**Bank Account Reconciliation**  
VICTORIA SQUARE CONDOMINIUM ASSOCAITON, INC.  
PINNACLE-RES-4605 (End: 08/31/2025)

Date: 9/25/2025  
Time: 12:27 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 ASSOCAITON, INC.  
POPULAR-OPR-2006 (End: 08/31/2025)

Date: 9/25/2025  
Time: 12:27 pm  
Page: 3

| 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:             | \$-         |



GRANT PROPERTY MANAGEMENT

**Bank Account Reconciliation**  
VICTORIA SQUARE CONDOMINIUM ASSOCAITON, INC.  
VNB-RES-6404 (End: 08/31/2025)

Date: 9/25/2025  
Time: 12:27 pm  
Page: 4

| 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/>                       |                |                           |
| <b>Total A/P</b>            |                | <b><u>\$ 4,341.69</u></b> |



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

Last Statement:  
Statement Ending:  
Page:

July 31, 2025  
August 31, 2025  
1 of 2

27078 M0656DDA083025085225 07 00000000 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

86751 0671161 0001-0002 186751

## 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      |
|-------|---------------------------------------|----------------------------|--------------------------|--------------|
| 08/04 | Beginning Balance                     |                            |                          | \$133,503.03 |
| 08/04 | ACH CREDIT                            |                            | \$3,015.41               | \$136,518.44 |
| 08/31 | VICTORIA SQUARE CincXfer 250804 C2866 |                            |                          |              |
| 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              |





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 \$0.00 + Deposits & Other Credits \$0.00

Withdrawals & Other Debits \$0.00 =

Ending Balance \$0.00

\*\*\* No Activity For This Period \*\*\*

### OVERDRAFT FEES

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

41471 0041471 0001-0002157877





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

Account Number:  
Statement Date:  
Page :

XXXXXX2504  
08/31/2025  
2 of 2

36271 0527320 0002-0002 136271

### 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.





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

Page 1 of 2  
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

---

**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.**

---

## 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<br>FPL DIRECT DEBITELEC PYMT250818<br>000111000010509305 | 60.27        |
| 08-18 | 'Preauthorized Wd<br>FPL DIRECT DEBITELEC PYMT250818<br>000111000010509308 | 73.89        |
| 08-29 | 'Preauthorized Wd<br>CORALCONCUTILITY250829<br>000211274450308397          | 2,928.11     |

### CREDITS

| Date  | Description   | Additions |
|-------|---|-----------|
| 08-13 | 'Preauthorized Credit<br>VICTORIA SQUARECincXfer250813<br>C2890<br>000064008635483549 | 5,000.00  |
| 08-29 | 'Interest Credit<br>00000000000000000000  | 0.10      |



VICTORIA SQUARE CONDO  
August 29, 2025

Page 2 of 2  
5100842006

**DAILY BALANCES**

| <b>Date</b> | <b>Amount</b> | <b>Date</b> | <b>Amount</b> | <b>Date</b> | <b>Amount</b> |
|-------------|---------------|-------------|---------------|-------------|---------------|
| 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<br/>this period</b> | <b>Total<br/>year-to-date</b> |
|---------------------------------|----------------------------------|-------------------------------|
| <b>Total Overdraft Fees</b>     | \$0.00                           | \$0.00                        |
| <b>Total Returned Item Fees</b> | \$0.00                           | \$0.00                        |

**PLEASE ADVISE US OF ANY CHANGES OF ADDRESS**

**BALANCE YOUR ACCOUNT IN 5 EASY STEPS!**

**BEFORE YOU BEGIN, DO THE FOLLOWING IN YOUR CHECKBOOK:**

- ADD ANY DEPOSITS THAT APPEAR ON THIS STATEMENT BUT THAT DO NOT APPEAR IN YOUR CHECKBOOK; AND
- SUBTRACT ANY ITEMS THAT APPEAR ON THIS STATEMENT BUT THAT DO NOT APPEAR IN YOUR CHECKBOOK.

|   |   |                 |
|---|---|-----------------|
| 1 | <p>Enter the balance shown on this statement.</p> <p>The balance is the Ending Total found in the "Daily Activity" section of your statement.</p>   | \$ <i>_____</i> |
| 2 | <p>Total all outstanding deposits that appear in your checkbook <i>but that do not appear on this statement</i>.</p> <p>(Use Chart A to easily add up your outstanding deposits.)</p>       | \$ <i>_____</i> |
| 3 | <p>Add the totals from Steps 1 and 2. Enter it here.</p>  | \$ <i>_____</i> |
| 4 | <p>Total all outstanding withdrawals that appear in your checkbook <i>but that do not appear on this statement</i>.</p> <p>(Use Chart B to easily add up your outstanding withdrawals.)</p> | \$ <i>_____</i> |
| 5 | <p>Subtract the total in Step 4 from, the total in Step 3.</p>  | \$ <i>_____</i> |

**CHART A**

**CHART B**

## This should be the Balance In your Checkbook

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS

(FOR CONSUMER ACCOUNTS ONLY. FOR BUSINESS ACCOUNTS, PLEASE REFER TO THE BUSINESS BANKING DISCLOSURE AND AGREEMENT)  
WRITE US AT THE ADDRESS OR CALL US AT THE TELEPHONE NUMBER ON THE FRONT OF THIS STATEMENT AS SOON AS YOU CAN.

If you think your statement or a receipt is wrong, or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we send you the FIRST statement on which the error or problem appeared.

(1) Tell us your name and account number.  
(2) Describe the error or transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.  
(3) Tell us the dollar amount of the suspected error and the date it appears on your statement.

We will investigate your complaint and will correct any error promptly. We will tell you the results of our investigation within 10 business days after we hear from you (20 business days if the transfer involved a new account). An account is considered new for 30 days after the first deposit is made. However, if we need more time, we may take up to 45 days to investigate your complaint or question (90 days if the transfer involved a new account, point of sale card transaction or a transfer that was initiated outside the U.S.) if we decide to do this, we will provisionally credit your account within 10 business days (20 business days if the transfer involved a new account) for the amount you think is an error, so that you will have use of the money during the time it takes us to complete our investigation. If you tell us orally, we may require that you send us your complaint or question in writing within 10 business days. If we ask you to put your complaint or question in writing and you fail to give us the required written confirmation of your complaint or question, then we may not credit your account or we may revoke the provisional credit we previously gave to you. We will tell you the results of our investigation within three business days after completing our investigation.

**LOST OR STOLEN ATM OR DEBIT CARD:** If your ATM or Debit Card is lost or stolen, in order to protect your rights, you must report it immediately by calling our Customer Care Center at the phone number on the front of this statement. **(FOR DEBIT CARDS ONLY)** When our Customer Care Center is closed, you may call Mastercard® directly at 1-800-307-7309 to report your Debit Card lost or stolen and then contact us on the following business day to arrange a replacement card.

**\*The Check Clearing for the 21 Century Act or 'Check 21' effective as of October 28, 2004, allows banks to replace original checks with "substitute checks". A substitute check is the legal equivalent of an original check. You can use it the same way you would use the original check\*. You may use a substitute check as proof of payment just like the original check. In certain cases, federal law provides a special procedure that allows you to request a refund for losses you suffer if a substitute check is posted to your account (for example, if you think that we withdrew the wrong amount from your account or that we withdrew money from your account more than once for the same check). If you believe that you have suffered a loss related to a substitute check that you received and that was posted to your account, please contact us. You may call Customer Care Center at 1-800-377-0800 during the hours of 7:30 am – 12:00 pm ET, Monday through Friday and 9:00 am – 6:00 pm ET, Saturday and Sunday or in writing at Popular, Attn: Customer Care Center P.O. Box 4908 Miami Lakes, FL 33014. You may also contact Popular via Teletype/riter (TTY/TDD) for account information and services at 1-888-801-4871. You must contact us within 14 calendar days of the date we mailed (or otherwise delivered by a means to which you agreed) the substitute check in question or the account statement showing that the substitute check was posted to your account, whichever is later. We will extend this time period if you were not able to make a timely claim because of extraordinary circumstances. Your claim must include:**

- A description of why you have suffered a loss (for example, you think the amount withdrawn was incorrect);
- An estimate of the amount of your loss;
- An explanation of why a substitute check you received is insufficient to confirm that you suffered a loss; and
- A copy of the substitute check and/or the following information to help us identify the substitute check: information such as the check number, the name of the person who wrote the check, and the amount of the check.





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 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<br>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<br>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   |



## **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             |
| <b>Total Credits</b> |                | <b>\$22,142.00</b> |

## 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 sequence

|                     |                     |
|---------------------|---------------------|
| <b>Total Debits</b> | <b>\$139,675.25</b> |
|---------------------|---------------------|

|                                |              |                                |        |
|--------------------------------|--------------|--------------------------------|--------|
| 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 |

Page intentionally left blank.

Account Number: XXXXXXXX4555

Date:

08/29/2025

Primary Account:

XXXXXXXXX4555

| Credit  |            |                      |       | \$484.00        |
|---|------------|----------------------|-------|-----------------|
| Comment: Virtual Deposit Ticket                                       |            |                      |       |                 |
| <b>Pinnacle Bank</b><br>VICTORIA SQUARE CONDOMINIUM ASSOCIAITON, INC. |            |                      |       |                 |
| R/T   | 08/01/2025 | Account 800109924555 | TC 40 | Amount \$484.00 |
| #0  | 08/01/2025 |                      |       | \$484.00        |

| Credit  |            |                      |       | \$879.00        |
|---|------------|----------------------|-------|-----------------|
| Comment: Virtual Deposit Ticket                                       |            |                      |       |                 |
| <b>Pinnacle Bank</b><br>VICTORIA SQUARE CONDOMINIUM ASSOCIAITON, INC. |            |                      |       |                 |
| R/T   | 08/04/2025 | Account 800109924555 | TC 40 | Amount \$879.00 |
| #0  | 08/04/2025 |                      |       | \$879.00        |

| Credit  |            |                      |       | \$484.00        |
|---|------------|----------------------|-------|-----------------|
| Comment: Virtual Deposit Ticket                                       |            |                      |       |                 |
| <b>Pinnacle Bank</b><br>VICTORIA SQUARE CONDOMINIUM ASSOCIAITON, INC. |            |                      |       |                 |
| R/T   | 08/05/2025 | Account 800109924555 | TC 40 | Amount \$484.00 |
| #0  | 08/05/2025 |                      |       | \$484.00        |

| Credit  |            |                      |       | \$1412.00        |
|---|------------|----------------------|-------|------------------|
| Comment: Virtual Deposit Ticket                                       |            |                      |       |                  |
| <b>Pinnacle Bank</b><br>VICTORIA SQUARE CONDOMINIUM ASSOCIAITON, INC. |            |                      |       |                  |
| R/T   | 08/07/2025 | Account 800109924555 | TC 40 | Amount \$1412.00 |
| #0  | 08/07/2025 |                      |       | \$1,412.00       |

| Credit  |            |                      |       | \$968.00        |
|---|------------|----------------------|-------|-----------------|
| Comment: Virtual Deposit Ticket                                       |            |                      |       |                 |
| <b>Pinnacle Bank</b><br>VICTORIA SQUARE CONDOMINIUM ASSOCIAITON, INC. |            |                      |       |                 |
| R/T   | 08/08/2025 | Account 800109924555 | TC 40 | Amount \$968.00 |
| #0  | 08/08/2025 |                      |       | \$968.00        |

| Credit  |            |                      |       | \$968.00        |
|---|------------|----------------------|-------|-----------------|
| Comment: Virtual Deposit Ticket                                       |            |                      |       |                 |
| <b>Pinnacle Bank</b><br>VICTORIA SQUARE CONDOMINIUM ASSOCIAITON, INC. |            |                      |       |                 |
| R/T   | 08/11/2025 | Account 800109924555 | TC 40 | Amount \$968.00 |
| #0  | 08/11/2025 |                      |       | \$968.00        |

| Credit  |            |                      |       | \$869.00        |
|---|------------|----------------------|-------|-----------------|
| Comment: Virtual Deposit Ticket                                       |            |                      |       |                 |
| <b>Pinnacle Bank</b><br>VICTORIA SQUARE CONDOMINIUM ASSOCIAITON, INC. |            |                      |       |                 |
| R/T   | 08/13/2025 | Account 800109924555 | TC 40 | Amount \$869.00 |
| #0  | 08/13/2025 |                      |       | \$869.00        |

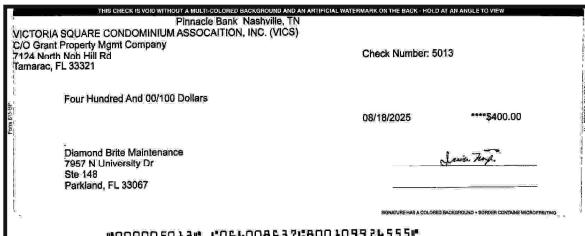
| Credit  |            |                      |       | \$484.00        |
|---|------------|----------------------|-------|-----------------|
| Comment: Virtual Deposit Ticket                                       |            |                      |       |                 |
| <b>Pinnacle Bank</b><br>VICTORIA SQUARE CONDOMINIUM ASSOCIAITON, INC. |            |                      |       |                 |
| R/T   | 08/15/2025 | Account 800109924555 | TC 40 | Amount \$484.00 |
| #0  | 08/15/2025 |                      |       | \$484.00        |

| Credit  |            |                      |       | \$484.00        |
|---|------------|----------------------|-------|-----------------|
| Comment: Virtual Deposit Ticket                                       |            |                      |       |                 |
| <b>Pinnacle Bank</b><br>VICTORIA SQUARE CONDOMINIUM ASSOCIAITON, INC. |            |                      |       |                 |
| R/T   | 08/18/2025 | Account 800109924555 | TC 40 | Amount \$484.00 |
| #0  | 08/18/2025 |                      |       | \$484.00        |

| Credit  |            |                      |       | \$444.00        |
|---|------------|----------------------|-------|-----------------|
| Comment: Virtual Deposit Ticket                                       |            |                      |       |                 |
| <b>Pinnacle Bank</b><br>VICTORIA SQUARE CONDOMINIUM ASSOCIAITON, INC. |            |                      |       |                 |
| R/T   | 08/19/2025 | Account 800109924555 | TC 40 | Amount \$444.00 |
| #0  | 08/19/2025 |                      |       | \$444.00        |

| Credit  |            |                      |       | \$484.00        |
|---|------------|----------------------|-------|-----------------|
| Comment: Virtual Deposit Ticket                                       |            |                      |       |                 |
| <b>Pinnacle Bank</b><br>VICTORIA SQUARE CONDOMINIUM ASSOCIAITON, INC. |            |                      |       |                 |
| R/T   | 08/28/2025 | Account 800109924555 | TC 40 | Amount \$484.00 |
| #0  | 08/28/2025 |                      |       | \$484.00        |

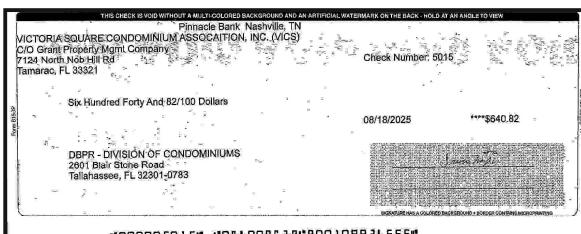
| Credit  |            |                      |       | \$593.00        |
|---|------------|----------------------|-------|-----------------|
| Comment: Virtual Deposit Ticket                                       |            |                      |       |                 |
| <b>Pinnacle Bank</b><br>VICTORIA SQUARE CONDOMINIUM ASSOCIAITON, INC. |            |                      |       |                 |
| R/T   | 08/29/2025 | Account 800109924555 | TC 40 | Amount \$593.00 |
| #0  | 08/29/2025 |                      |       | \$593.00        |



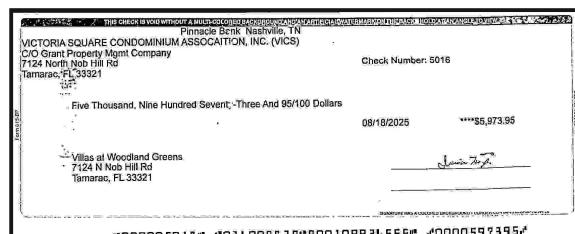
#5013 08/22/2025 \$400.00



#5014 08/21/2025 \$375.00



#5015 08/25/2025 \$640.82



#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  
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 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**

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:

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

 Visit Us Online: www.valley.com

 Mail To: 1720 Route 23, Wayne, NJ 07470

4086 0013813 0001-0002 4086

## 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                            | \$3,015.41                 |                          | \$136,518.44        |
|       | VICTORIA SQUARE CincXfer 250804 C2866 |                            |                          |                     |
| 08/31 | INTEREST CREDIT                       | \$277.95                   |                          | \$136,796.39        |
|       | <b>Ending Balance</b>                 |                            |                          | <b>\$136,796.39</b> |

### 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: |
|------------------------------|--------------------|---------------------|
| <b>Total Overdraft Fees:</b> | <b>\$0.00</b>      | <b>\$0.00</b>       |





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

**Account Number:**

XXXXXX6404

**Statement Date:**

08/31/2025

**Page :**

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.**

