



Financial Report Package

June 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	\$1,558.57
10-1020-00 PINNACLE-OPR-4555	<u>63,377.24</u>
Total OPERATING CASH:	<u>\$64,935.81</u>
RESERVE CASH	
12-1215-00 VNB-RES-6404	<u>133,237.43</u>
Total RESERVE CASH:	<u>\$133,237.43</u>
ACCOUNTS RECEIVABLE	
14-1046-00 Unit Owner Receivables	<u>10,264.86</u>
Total ACCOUNTS RECEIVABLE:	<u>\$10,264.86</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>9,964.67</u>
Total OTHER ASSETS:	<u>\$9,964.67</u>
Total Assets:	<u>\$218,482.77</u>

Liabilities & Equity

PAYABLES & CURRENT LIABIL	
20-2001-00 Accounts Payable	601.06
20-2003-00 Prepaid Maintenance	5,244.55
20-2020-00 Accrued Expense	<u>3,425.02</u>
Total PAYABLES & CURRENT LIABIL	<u>\$9,270.63</u>
RESERVE FUNDS	
25-3005-00 RES - Interest	7,562.79
25-3010-00 RES - Roadways / Paving / Ashpalt	14,557.60
25-3052-00 RES - Exterior Paint	17,874.89
25-3060-00 RES - 40 Year Inspection	3,234.15
25-3082-00 RES - Roof	<u>90,008.00</u>
Total RESERVE FUNDS:	<u>\$133,237.43</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>5,975.10</u>
	<u>\$5,975.10</u>
Total Liabilities & Equity:	<u>\$218,482.77</u>



GRANT PROPERTY MANAGEMENT

Income Statement - Operating
VICTORIA SQUARE CONDOMINIUM ASSOCAITON, INC.
06/30/2025

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Description	Current Period			Year-to-date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance		
OPERATING INCOME								
ASSESSMENTS & FEES								
4005-00 Maintenance Fees	\$21,296.00	\$21,296.00	\$-	\$127,776.00	\$127,776.00	\$-	\$255,552.00	
4025-00 Interest Income - Operating	0.03	-	0.03	74.85	-	74.85	-	
4026-00 Interest Income - Collections	-	-	-	5.09	-	5.09	-	
4035-00 Late Fees	-	-	-	100.00	-	100.00	-	
4062-00 Administrative Fee Income	(5.00)	-	(5.00)	302.00	-	302.00	-	
4090-00 Miscellaneous Income	-	-	-	550.00	-	550.00	-	
Total ASSESSMENTS & FEES	\$21,291.03	\$21,296.00	(\$4.97)	\$128,807.94	\$127,776.00	\$1,031.94	\$255,552.00	
Total OPERATING INCOME	\$21,291.03	\$21,296.00	(\$4.97)	\$128,807.94	\$127,776.00	\$1,031.94	\$255,552.00	
OPERATING EXPENSE								
GENERAL & ADMINISTRATIVE								
5005-00 Insurance	5,973.95	6,729.83	755.88	36,580.00	40,378.98	3,798.98	80,758.00	
5010-00 Management Fee	798.00	798.00	-	4,788.00	4,788.00	-	9,576.00	
5015-00 Accounting	-	100.00	100.00	4,500.00	600.00	(3,900.00)	1,200.00	
5020-00 Legal Fees - General	-	150.00	150.00	573.52	900.00	326.48	1,800.00	
5025-00 Administrative/Office Exp	-	62.50	62.50	639.51	375.00	(264.51)	750.00	
5030-00 Licenses, Permits & Taxes	-	41.67	41.67	881.80	250.02	(631.78)	500.00	
Total GENERAL & ADMINISTRATIVE	\$6,771.95	\$7,882.00	\$1,110.05	\$47,962.83	\$47,292.00	(\$670.83)	\$94,584.00	
UTILITIES								
6005-00 Electricity	108.56	150.00	41.44	667.23	900.00	232.77	1,800.00	
6010-00 Water & Sewer	3,487.15	3,416.67	(70.48)	20,014.47	20,500.02	485.55	41,000.00	
6020-00 Trash Removal	1,836.00	2,125.00	289.00	10,691.00	12,750.00	2,059.00	25,500.00	
6025-00 Bulk Trash	250.00	-	(250.00)	250.00	-	(250.00)	-	
Total UTILITIES	\$5,681.71	\$5,691.67	\$9.96	\$31,622.70	\$34,150.02	\$2,527.32	\$68,300.00	
CONTRACT & REPAIR								
8005-00 Landscaping Maintenance	883.34	916.67	33.33	9,700.02	5,500.02	(4,200.00)	11,000.00	
8010-00 Tree Trimming	-	83.33	83.33	-	499.98	499.98	1,000.00	
8015-00 Landscape Improvements	-	166.67	166.67	-	1,000.02	1,000.02	2,000.00	
8030-00 Irrigation Maintenance	326.06	166.67	(159.39)	961.84	1,000.02	38.18	2,000.00	
8040-00 General Repairs & Maintenance	691.65	2,015.26	1,323.61	4,161.68	12,091.56	7,929.88	24,183.10	
8050-00 Plumbing Repairs	-	41.67	41.67	150.00	250.02	100.02	500.00	
8065-00 Janitorial Service	-	666.67	666.67	2,475.00	4,000.02	1,525.02	8,000.00	
8070-00 Pest Control	-	62.50	62.50	621.00	375.00	(246.00)	750.00	
8125-00 Fire Alarm Monitoring	-	100.00	100.00	-	600.00	600.00	1,200.00	
8132-00 Fire Safety	-	70.83	70.83	-	424.98	424.98	850.00	
8165-00 Parking / Security Enforcement	375.00	208.33	(166.67)	4,756.38	1,249.98	(3,506.40)	2,500.00	
8170-00 Security Cameras	-	166.67	166.67	2,328.93	1,000.02	(1,328.91)	2,000.00	
8175-00 Sidewalk Repair	-	41.67	41.67	-	250.02	250.02	500.00	
Total CONTRACT & REPAIR	\$2,276.05	\$4,706.94	\$2,430.89	\$25,154.85	\$28,241.64	\$3,086.79	\$56,483.10	
RESERVES								
9100-00 Reserve Transfer	3,015.41	3,015.41	-	18,092.46	18,092.46	-	36,184.90	
Total RESERVES	\$3,015.41	\$3,015.41	\$-	\$18,092.46	\$18,092.46	\$0.00	\$36,184.90	
Total OPERATING EXPENSE	\$17,745.12	\$21,296.02	\$3,550.90	\$122,832.84	\$127,776.12	\$4,943.28	\$255,552.00	
Net Income:	\$3,545.91	(\$0.02)	\$3,545.93	\$5,975.10	(\$0.12)	\$5,975.22	\$0.00	



GRANT PROPERTY MANAGEMENT

General Ledger Trial Balance with Details
VICTORIA SQUARE CONDOMINIUM ASSOCIAITON, INC.

Accts: 10-1001-00 To: 99-9999-00 Dates: 6/1/2025 - 6/30/2025

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Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
10-1010-00	POPULAR-OPR-2006		(\$2,314.10)	\$18,000.03	\$14,127.36	\$1,558.57
Date	GL Ref #	Debit	Credit	Description		
06/02/2025	299955	\$ 5,000.00	\$ -	Funds Transfer		
06/02/2025	299955	-	5,000.00	Funds Transfer (Reversal)		
06/17/2025	353365	-	108.56	Misc. Check; FPL Chk # 0		
06/23/2025	353369	-	531.65	credit card; VALLEY NATIONAL BANK Chk # 0		
06/27/2025	353371	-	3,487.15	Misc. Check; City of Coral Springs Chk # 0		
06/30/2025	333034	5,000.00	-	Funds Transfer		
06/30/2025	334659	0.03	-	Interest		
06/30/2025	353361	5,000.00	-	Funds Transfer		
06/30/2025	333034	-	5,000.00	Funds Transfer (Reversal)		
06/30/2025	361278	3,000.00	-	Funds Transfer		
10-1020-00	PINNACLE-OPR-4555		120,443.69	42,158.00	99,224.45	63,377.24
Date	GL Ref #	Debit	Credit	Description		
06/01/2025	300632	\$ -	\$ 798.00	PINNACLE-OPR-4555 Inv # JUNE 2025; GRANT PROPERTY MANAGEMENT Chk # 0		
				Inv: JUNE 2025 GRANT PROPERTY MANAGEMENT		
06/02/2025	299955	-	5,000.00	Funds Transfer		
06/02/2025	300945	1,452.00	-	Deposit from batch 24322		
				\$484.00 Assessment 3232 Coral Ridge Drive (VICS3232)		
				\$484.00 Assessment 3242 Coral Ridge Drive (VICS3242)		
				\$484.00 PrePaid 3212 Coral Ridge Drive (VICS3212)		
06/02/2025	299955	5,000.00	-	Funds Transfer (Reversal)		
06/04/2025	303553	-	1,561.00	PINNACLE-OPR-4555 Inv # 19929; Universal Waste Chk # 0		
				Inv: 19929 Universal Waste		
06/04/2025	303555	-	250.00	PINNACLE-OPR-4555 Inv # 19930; Universal Waste Chk # 0		
				Inv: 19930 Universal Waste		
06/04/2025	303762	-	197.84	PINNACLE-OPR-4555 Inv # 3457; RYAN ASSOCIATES INC Chk # 0		
				Inv: 3457 RYAN ASSOCIATES INC		
06/04/2025	304485	484.00	-	Deposit from batch 24483		
				\$484.00 Assessment 3256 Coral Ridge Drive (VICS3256)		
06/04/2025	305114	484.00	-	Deposit from batch 24597		
				\$484.00 Assessment 3276 Coral Ridge Drive (VICS3276)		
06/05/2025	305621	-	147.66	PINNACLE-OPR-4555 Inv # 3456; RYAN ASSOCIATES INC Chk # 5003		
				Inv: 3456 RYAN ASSOCIATES INC		
06/05/2025	305623	-	375.00	PINNACLE-OPR-4555 Inv # 525; A-Z PARKING ENFORCEMENT SOLUTIONS, Inc Chk # 5004		
				Inv: 525 A-Z PARKING ENFORCEMENT SOLUTIONS, Inc		
06/05/2025	305635	-	1,500.00	PINNACLE-OPR-4555 Inv # 19541; FELDMAN, FELDMAN & BARATZ Chk # 5005		
				Inv: 19541 FELDMAN, FELDMAN & BARATZ		
06/05/2025	306516	6,598.00	-	Deposit from batch 24216		
				\$395.00 Assessment 3202 Coral Ridge Drive (VICS3202)		
				\$395.00 Assessment 3204 Coral Ridge Drive (VICS3204)		
				\$484.00 Assessment 3206 Coral Ridge Drive (VICS3206)		
				\$484.00 Assessment 3208 Coral Ridge Drive (VICS3208)		
				\$484.00 Assessment 3212 Coral Ridge Drive (VICS3212)		
				\$484.00 Assessment 3222 Coral Ridge Drive (VICS3222)		
				\$484.00 Assessment 3224 Coral Ridge Drive (VICS3224)		
				\$484.00 Assessment 3230 Coral Ridge Drive (VICS3230)		
				\$484.00 Assessment 3244 Coral Ridge Drive (VICS3244)		
				\$484.00 Assessment 3246 Coral Ridge Drive (VICS3246)		
				\$484.00 Assessment 3262 Coral Ridge Drive (VICS3262)		
				\$484.00 Assessment 3270 Coral Ridge Drive (VICS3270)		
				\$484.00 Assessment 3274 Coral Ridge Drive (VICS3274)		
				\$484.00 Assessment 3282 Coral Ridge Drive (VICS3282)		



GRANT PROPERTY MANAGEMENT

General Ledger Trial Balance with Details
VICTORIA SQUARE CONDOMINIUM ASSOCIAITON, INC.

Accts: 10-1001-00 To: 99-9999-00 Dates: 6/1/2025 - 6/30/2025

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Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
06/06/2025	309210	\$ 1,462.00	\$ -	Deposit from batch 24818 \$ 5.00 Administrative Fee 3200 Coral Ridge Drive (VICS3200) \$ 5.00 Assessment 3200 Coral Ridge Drive (VICS3200) \$484.00 Assessment 3210 Coral Ridge Drive (VICS3210) \$968.00 Assessment 3200 Coral Ridge Drive (VICS3200)		
06/09/2025	310735	-	5,973.95	Acct# 103849576; FIRST INSURANCE FUNDING Chk # 0		
06/09/2025	311107	440.00	-	Deposit from batch 24908 \$440.00 Assessment 3238 Coral Ridge Drive (VICS3238)		
06/09/2025	311694	968.00	-	Deposit from batch 24995 \$484.00 Assessment 3228 Coral Ridge Drive (VICS3228) \$484.00 Assessment 3246 Coral Ridge Drive (VICS3246)		
06/10/2025	312633	968.00	-	Deposit from batch 24979 \$ 5.00 Administrative Fee 3216 Coral Ridge Drive (VICS3216) \$18.00 Administrative Fee 3216 Coral Ridge Drive (VICS3216) \$18.00 Administrative Fee 3236 Coral Ridge Drive (VICS3236) \$25.00 Assessment 3216 Coral Ridge Drive (VICS3216) \$45.00 Mailboxes 3236 Coral Ridge Drive (VICS3236) \$112.00 Assessment 3236 Coral Ridge Drive (VICS3236) \$291.00 Assessment 3236 Coral Ridge Drive (VICS3236) \$436.00 Assessment 3216 Coral Ridge Drive (VICS3216)		
06/10/2025	313903	1,363.00	-	Deposit from batch 25143 \$ 5.00 Administrative Fee 3248 Coral Ridge Drive (VICS3248) \$ 5.00 Administrative Fee 3278 Coral Ridge Drive (VICS3278) \$18.00 Administrative Fee 3278 Coral Ridge Drive (VICS3278) \$171.00 Assessment 3278 Coral Ridge Drive (VICS3278) \$183.00 Assessment 3278 Coral Ridge Drive (VICS3278) \$479.00 Assessment 3248 Coral Ridge Drive (VICS3248) \$484.00 Assessment 3264 Coral Ridge Drive (VICS3264)		
06/11/2025	313243	-	5,400.00	PINNACLE-OPR-4555 Inv # ; Best Lawn Service of America, Inc Chk # 5006 Inv: 0032 Best Lawn Service of America, Inc		
06/11/2025	313683	968.00	-	Deposit from batch 25060 \$968.00 Assessment 3240 Coral Ridge Drive (VICS3240)		
06/11/2025	314176	2,420.00	-	Deposit from batch 25152 \$ 4.00 Assessment 3252 Coral Ridge Drive (VICS3252) \$18.00 Administrative Fee 3252 Coral Ridge Drive (VICS3252) \$25.00 Assessment 3250 Coral Ridge Drive (VICS3250) \$459.00 Assessment 3250 Coral Ridge Drive (VICS3250) \$462.00 Assessment 3252 Coral Ridge Drive (VICS3252) \$484.00 Assessment 3280 Coral Ridge Drive (VICS3280) \$968.00 Assessment 3260 Coral Ridge Drive (VICS3260)		
06/11/2025	313243	5,400.00	-	PINNACLE-OPR-4555 Inv # (Reversal); Best Lawn Service of America, Inc Chk # 5006 Inv: 0032 Best Lawn Service of America, Inc		
06/12/2025	315000	484.00	-	Deposit from batch 25138 \$484.00 Assessment 3270 Coral Ridge Drive (VICS3270)		
06/12/2025	315798	502.00	-	Deposit from batch 25249 \$18.00 Administrative Fee 3226 Coral Ridge Drive (VICS3226) \$466.00 Assessment 3226 Coral Ridge Drive (VICS3226)		
06/13/2025	320480	-	5,400.00	PINNACLE-OPR-4555 Inv # ; Best Lawn Service of America, Inc Chk # 5007 Inv: 0032 Best Lawn Service of America, Inc		
06/13/2025	320480	5,400.00	-	PINNACLE-OPR-4555 Inv # (Reversal); Best Lawn Service of America, Inc Chk # 5007 Inv: 0032 Best Lawn Service of America, Inc		
06/13/2025	320488	-	5,400.00	PINNACLE-OPR-4555 Inv # 0032; Best Lawn Service of America, Inc Chk # 5008		



GRANT PROPERTY MANAGEMENT

General Ledger Trial Balance with Details
VICTORIA SQUARE CONDOMINIUM ASSOCIAITON, INC.
 Accts: 10-1001-00 To: 99-9999-00 Dates: 6/1/2025 - 6/30/2025

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Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
06/16/2025	322260	1,313.00			Inv: 0032 Best Lawn Service of America, Inc - Deposit from batch 25529 \$5.00 Administrative Fee 3258 Coral Ridge Drive (VICS3258) \$18.00 Administrative Fee 3258 Coral Ridge Drive (VICS3258) \$81.00 Assessment 3258 Coral Ridge Drive (VICS3258) \$99.00 Assessment 3268 Coral Ridge Drive (VICS3268) \$155.00 PrePaid 3214 Coral Ridge Drive (VICS3214) \$286.00 PrePaid 3268 Coral Ridge Drive (VICS3268) \$289.00 Assessment 3214 Coral Ridge Drive (VICS3214) \$375.00 Assessment 3258 Coral Ridge Drive (VICS3258)	
06/17/2025	323680	484.00			- Deposit from batch 25655 \$18.00 Administrative Fee 3272 Coral Ridge Drive (VICS3272) \$132.00 Misc. Charges 3272 Coral Ridge Drive (VICS3272) \$316.00 Assessment 3272 Coral Ridge Drive (VICS3272)	
06/18/2025	323311	-	50,670.59		PINNACLE-OPR-4555 Inv # 2770-938; Titan Restoration Construction Chk # 5009 Inv: 2770-938 Titan Restoration Construction	
06/25/2025	330464	484.00			- Deposit from batch 26029 \$484.00 Assessment 3234 Coral Ridge Drive (VICS3234)	
06/25/2025	331153	484.00			- Deposit from batch 26058 \$18.00 Administrative Fee 3220 Coral Ridge Drive (VICS3220) \$25.00 Assessment 3220 Coral Ridge Drive (VICS3220) \$405.00 Assessment 3220 Coral Ridge Drive (VICS3220)	
06/26/2025	331377	-	160.00		PINNACLE-OPR-4555 Inv # 9958; N & B Plumbing and General Maintenace Chk # 0 Inv: 9958 N & B Plumbing and General Maintenace	
06/26/2025	331407	-	375.00		PINNACLE-OPR-4555 Inv # 625; A-Z PARKING ENFORCEMENT SOLUTIONS, Inc Chk # 5010 Inv: 625 A-Z PARKING ENFORCEMENT SOLUTIONS, Inc	
06/30/2025	333034	-	5,000.00		Funds Transfer	
06/30/2025	353361	-	5,000.00		Funds Transfer	
06/30/2025	333034	5,000.00			- Funds Transfer (Reversal)	
06/30/2025	361278	-	3,000.00		Funds Transfer	
06/30/2025	361282	-	3,015.41		Monthly Reserve	
12-1215-00	VNB-RES-6404		129,971.17	3,266.26		133,237.43
Date	GL Ref #	Debit	Credit	Description		
06/30/2025	334813	\$ 250.85	\$ -	Interest		
06/30/2025	361282	3,015.41	-	Monthly Reserve		
14-1046-00	Unit Owner Receivables		10,040.86	22,264.00	22,040.00	10,264.86
Date	GL Ref #	Debit	Credit	Description		
06/01/2025	274302	\$ 21,296.00	\$ -	Assessment - Batch 22384		
06/02/2025	300945	-	968.00	Deposit from batch 24322		
06/04/2025	304485	-	484.00	Deposit from batch 24483		
06/04/2025	305114	-	484.00	Deposit from batch 24597		
06/05/2025	306516	-	6,598.00	Deposit from batch 24216		
06/05/2025	307546	-	5.00	WriteOff		
06/06/2025	309210	-	1,462.00	Deposit from batch 24818		
06/09/2025	311107	-	440.00	Deposit from batch 24908		
06/09/2025	311694	-	968.00	Deposit from batch 24995		
06/10/2025	312633	-	968.00	Deposit from batch 24979		
06/10/2025	313903	-	1,363.00	Deposit from batch 25143		
06/11/2025	313683	-	968.00	Deposit from batch 25060		
06/11/2025	314176	-	2,420.00	Deposit from batch 25152		
06/12/2025	315000	-	484.00	Deposit from batch 25138		
06/12/2025	315798	-	502.00	Deposit from batch 25249		



GRANT PROPERTY MANAGEMENT

General Ledger Trial Balance with Details
VICTORIA SQUARE CONDOMINIUM ASSOCIAITION, INC.
 Accts: 10-1001-00 To: 99-9999-00 Dates: 6/1/2025 - 6/30/2025

Date: 7/17/2025
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Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
06/12/2025	318903	\$ -	\$ 195.00	Applied Prepaid VICS3214		
06/12/2025	318905	-	385.00	Applied Prepaid VICS3268		
06/12/2025	318907	-	44.00	Applied Prepaid VICS3238		
06/12/2025	318909	-	484.00	Applied Prepaid VICS3284		
06/12/2025	318913	-	10.00	Applied Prepaid VICS3202		
06/16/2025	322260	-	872.00	Deposit from batch 25529		
06/17/2025	323680	-	484.00	Deposit from batch 25655		
06/25/2025	330464	-	484.00	Deposit from batch 26029		
06/25/2025	331153	-	484.00	Deposit from batch 26058		
06/30/2025	362215	-	484.00	Deposit from batch 27293		
06/30/2025	362221	484.00		- Move Payment CK#1254 07/16/2025 \$484.00 PrePaid 3280 Coral Ridge Drive (VICS3280)		
06/30/2025	362291	484.00		- Move Payment CK#3932184 07/16/2025 \$484.00 PrePaid 3246 Coral Ridge Drive (VICS3246)		
15-1500-00	Utility Deposits		80.00	-	-	80.00
Date	GL Ref #	Debit	Credit	Description		
16-1611-00	Exchange			9,964.67	-	9,964.67
Date	GL Ref #	Debit	Credit	Description		
20-2001-00	Accounts Payable		(58,291.09)	72,235.09	14,545.06	(601.06)
Date	GL Ref #	Debit	Credit	Description		
06/01/2025	300415	\$ -	\$ 798.00	Accounts Payable Inv# JUNE 2025 Inv: JUNE 2025 GRANT PROPERTY MANAGEMENT		
06/01/2025	300632	798.00	-	Accounts Payable Inv # JUNE 2025; GRANT PROPERTY MANAGEMENT Chk # 0 Inv: JUNE 2025 GRANT PROPERTY MANAGEMENT		
06/01/2025	303517	-	1,561.00	Accounts Payable Inv # 19929 Inv: 19929 Universal Waste		
06/01/2025	303519	-	250.00	Accounts Payable Inv # 19930 Inv: 19930 Universal Waste		
06/01/2025	331356	-	160.00	Accounts Payable Inv # 9958 Inv: 9958 N & B Plumbing and General Maintenace		
06/01/2025	331360	-	375.00	Accounts Payable Inv # 625 Inv: 625 A-Z PARKING ENFORCEMENT SOLUTIONS, Inc		
06/04/2025	303553	1,561.00	-	Accounts Payable Inv # 19929; Universal Waste Chk # 0 Inv: 19929 Universal Waste		
06/04/2025	303555	250.00	-	Accounts Payable Inv # 19930; Universal Waste Chk # 0 Inv: 19930 Universal Waste		
06/04/2025	303762	197.84	-	Accounts Payable Inv # 3457; RYAN ASSOCIATES INC Chk # 0 Inv: 3457 RYAN ASSOCIATES INC		
06/05/2025	305621	147.66	-	Accounts Payable Inv # 3456; RYAN ASSOCIATES INC Chk # 5003 Inv: 3456 RYAN ASSOCIATES INC		
06/05/2025	305623	375.00	-	Accounts Payable Inv # 525; A-Z PARKING ENFORCEMENT SOLUTIONS, Inc Chk # 5004 Inv: 525 A-Z PARKING ENFORCEMENT SOLUTIONS, Inc		
06/05/2025	305635	1,500.00	-	Accounts Payable Inv # 19541; FELDMAN, FELDMAN & BARATZ Chk # 5005 Inv: 19541 FELDMAN, FELDMAN & BARATZ		
06/11/2025	313243	5,400.00	-	Accounts Payable Inv # ; Best Lawn Service of America, Inc Chk # 5006 Inv: 0032 Best Lawn Service of America, Inc		
06/11/2025	313243	-	5,400.00	Accounts Payable Inv # (Reversal); Best Lawn Service of America, Inc Chk # 5006 Inv: 0032 Best Lawn Service of America, Inc		
06/13/2025	320480	5,400.00	-	Accounts Payable Inv # ; Best Lawn Service of America, Inc Chk # 5007 Inv: 0032 Best Lawn Service of America, Inc		
06/13/2025	320480	-	5,400.00	Accounts Payable Inv # (Reversal); Best Lawn Service of America, Inc Chk # 5007 Inv: 0032 Best Lawn Service of America, Inc		



GRANT PROPERTY MANAGEMENT

General Ledger Trial Balance with Details
VICTORIA SQUARE CONDOMINIUM ASSOCIAITION, INC.
Accts: 10-1001-00 To: 99-9999-00 Dates: 6/1/2025 - 6/30/2025

Date: 7/17/2025
Time: 9:37 am
Page: 5

Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
06/13/2025	320488	\$ 5,400.00	\$ -	Accounts Payable Inv # 0032; Best Lawn Service of America, Inc Chk # 5008 Inv: 0032 Best Lawn Service of America, Inc		
06/18/2025	323311	50,670.59	-	Accounts Payable Inv # 2770-938; Titan Restoration Construction Chk # 5009 Inv: 2770-938 Titan Restoration Construction		
06/19/2025	335360	-	275.00	Accounts Payable Inv # 23265 Inv: 23265 Universal Waste		
06/26/2025	331377	160.00	-	Accounts Payable Inv # 9958; N & B Plumbing and General Maintenace Chk # 0 Inv: 9958 N & B Plumbing and General Maintenace		
06/26/2025	331407	375.00	-	Accounts Payable Inv # 625; A-Z PARKING ENFORCEMENT SOLUTIONS, Inc Chk # 5010 Inv: 625 A-Z PARKING ENFORCEMENT SOLUTIONS, Inc		
06/29/2025	352763	-	326.06	Accounts Payable Inv # 3469 Inv: 3469 RYAN ASSOCIATES INC		
20-2002-00	Insurance Payable		-	5,973.95	5,973.95	-
Date	GL Ref #	Debit	Credit	Description		
06/09/2025	310735	\$ 5,973.95	\$ -	Acct# 103849576; FIRST INSURANCE FUNDING Chk # 0		
06/30/2025	361286	-	5,973.95	June		
20-2003-00	Prepaid Maintenance		(4,953.55)	1,602.00	1,893.00	(5,244.55)
Date	GL Ref #	Debit	Credit	Description		
06/02/2025	300945	\$ -	\$ 484.00	Deposit from batch 24322		
06/12/2025	318903	195.00	-	Adjust Prepaid		
06/12/2025	318905	385.00	-	Adjust Prepaid		
06/12/2025	318907	44.00	-	Adjust Prepaid		
06/12/2025	318909	484.00	-	Adjust Prepaid		
06/12/2025	318913	10.00	-	Adjust Prepaid		
06/16/2025	322260	-	441.00	Deposit from batch 25529		
06/30/2025	362221	-	484.00	Deposit from batch 27294		
06/30/2025	362291	-	484.00	Deposit from batch 27305		
06/30/2025	362215	484.00	-	Move Payment 07/16/2025		
				\$484.00 Assessment 3280 Coral Ridge Drive (VICS3280)		
20-2020-00	Accrued Expense		(2,541.68)	-	883.34	(3,425.02)
Date	GL Ref #	Debit	Credit	Description		
06/30/2025	361286	\$ -	\$ 883.34	June		
25-3005-00	RES - Interest		(7,311.94)	-	250.85	(7,562.79)
Date	GL Ref #	Debit	Credit	Description		
06/30/2025	334813	\$ -	\$ 250.85	Interest		
25-3010-00	RES - Roadways / Paving / Ashpalt		(14,278.18)	-	279.42	(14,557.60)
Date	GL Ref #	Debit	Credit	Description		
06/30/2025	353667	\$ -	\$ 279.42	June Monthly		
25-3052-00	RES - Exterior Paint		(17,118.76)	-	756.13	(17,874.89)
Date	GL Ref #	Debit	Credit	Description		
06/30/2025	353667	\$ -	\$ 756.13	June Monthly		
25-3060-00	RES - 40 Year Inspection		(3,167.82)	-	66.33	(3,234.15)
Date	GL Ref #	Debit	Credit	Description		
06/30/2025	353667	\$ -	\$ 66.33	June Monthly		
25-3082-00	RES - Roof		(88,094.47)	-	1,913.53	(90,008.00)
Date	GL Ref #	Debit	Credit	Description		
06/30/2025	353667	\$ -	\$ 1,913.53	June Monthly		
30-3505-00	Fund Balance - Operating		(69,999.61)	-	-	(69,999.61)
Date	GL Ref #	Debit	Credit	Description		
40-4005-00	Maintenance Fees		(106,480.00)	-	21,296.00	(127,776.00)
Date	GL Ref #	Debit	Credit	Description		
06/01/2025	274302	\$ -	\$ 21,296.00	Assessment - Batch 22384		
40-4025-00	Interest Income - Operating		(74.82)	-	0.03	(74.85)
Date	GL Ref #	Debit	Credit	Description		



GRANT PROPERTY MANAGEMENT

General Ledger Trial Balance with Details
VICTORIA SQUARE CONDOMINIUM ASSOCIAITION, INC.
Accts: 10-1001-00 To: 99-9999-00 Dates: 6/1/2025 - 6/30/2025

Date: 7/17/2025
 Time: 9:37 am
 Page: 6

Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
06/30/2025 334659	\$ -	\$ 0.03 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		(307.00)	5.00	-	(302.00)
Date GL Ref #	Debit	Credit Description				
06/05/2025 307546	\$ 5.00	\$ - WriteOff				
40-4090-00	Miscellaneous Income		(550.00)	-	-	(550.00)
Date GL Ref #	Debit	Credit Description				
50-5005-00	Insurance		30,606.05	5,973.95	-	36,580.00
Date GL Ref #	Debit	Credit Description				
06/30/2025 361286	\$ 5,973.95	\$ - June				
50-5010-00	Management Fee		3,990.00	798.00	-	4,788.00
Date GL Ref #	Debit	Credit Description				
06/01/2025 300415	\$ 798.00	\$ - Management Fee Inv: JUNE 2025 GRANT PROPERTY MANAGEMENT				
50-5015-00	Accounting		4,500.00	-	-	4,500.00
Date GL Ref #	Debit	Credit Description				
50-5020-00	Legal Fees - General		573.52	-	-	573.52
Date GL Ref #	Debit	Credit Description				
50-5025-00	Administrative/Office Exp		639.51	-	-	639.51
Date GL Ref #	Debit	Credit Description				
50-5030-00	Licenses, Permits & Taxes		881.80	-	-	881.80
Date GL Ref #	Debit	Credit Description				
60-6005-00	Electricity		558.67	108.56	-	667.23
Date GL Ref #	Debit	Credit Description				
06/17/2025 353365	\$ 108.56	\$ - Misc. Check; FPL Chk # 0				
60-6010-00	Water & Sewer		16,527.32	3,487.15	-	20,014.47
Date GL Ref #	Debit	Credit Description				
06/27/2025 353371	\$ 3,487.15	\$ - Misc. Check; City of Coral Springs Chk # 0				
60-6020-00	Trash Removal		8,855.00	1,836.00	-	10,691.00
Date GL Ref #	Debit	Credit Description				
06/01/2025 303517	\$ 1,561.00	\$ - Trash Removal Inv: 19929 Universal Waste				
06/19/2025 335360	275.00	- Trash Removal Inv: 23265 Universal Waste				
60-6025-00	Bulk Trash		-	250.00	-	250.00
Date GL Ref #	Debit	Credit Description				
06/01/2025 303519	\$ 250.00	\$ - Bulk Trash Inv: 19930 Universal Waste				
80-8005-00	Landscaping Maintenance		8,816.68	883.34	-	9,700.02
Date GL Ref #	Debit	Credit Description				
06/30/2025 361286	\$ 883.34	\$ - June				
80-8030-00	Irrigation Maintenance		635.78	326.06	-	961.84
Date GL Ref #	Debit	Credit Description				
06/29/2025 352763	\$ 326.06	\$ - Irrigation Maintenance Inv: 3469 RYAN ASSOCIATES INC				
80-8040-00	General Repairs & Maintenance		3,470.03	691.65	-	4,161.68
Date GL Ref #	Debit	Credit Description				
06/01/2025 331356	\$ 160.00	\$ - General Repairs & Maintenance Inv: 9958 N & B Plumbing and General Maintenance				
06/23/2025 353369	531.65	- credit card; VALLEY NATIONAL BANK Chk # 0				



GRANT PROPERTY MANAGEMENT

General Ledger Trial Balance with Details
VICTORIA SQUARE CONDOMINIUM ASSOCIAITON, INC.
Accts: 10-1001-00 To: 99-9999-00 Dates: 6/1/2025 - 6/30/2025

Date: 7/17/2025
 Time: 9:37 am
 Page: 7

Account No	Description			Prior Balance	Current Debit	Current Credit	End Balance
80-8050-00	Plumbing Repairs			\$150.00	\$-	\$-	\$150.00
Date	GL Ref #	Debit	Credit	Description			
80-8065-00				2,475.00	-	-	2,475.00
Date	GL Ref #	Debit	Credit	Description			
80-8070-00				621.00	-	-	621.00
Date	GL Ref #	Debit	Credit	Description			
80-8165-00				4,381.38	375.00	-	4,756.38
Date	GL Ref #	Debit	Credit	Description			
06/01/2025	331360	\$ 375.00	\$ -	Parking / Security Enforcement Inv: 625 A-Z PARKING ENFORCEMENT SOLUTIONS, Inc			
80-8170-00				2,328.93	-	-	2,328.93
Date	GL Ref #	Debit	Credit	Description			
90-9100-00				15,077.05	3,015.41	-	18,092.46
Date	GL Ref #	Debit	Credit	Description			
06/30/2025	353667	\$ 3,015.41	\$ -	June Monthly			
Totals:				\$0.00	\$183,249.45	\$183,249.45	\$0.00



GRANT PROPERTY MANAGEMENT

Cash Disbursement
VICTORIA SQUARE CONDOMINIUM ASSOCIAITON, INC.
6/1/2025 - 6/30/2025

Date: 7/17/2025
Time: 9:37 am
Page: 1

Date	Check #	Payee	Amount
10-1010-00 POPULAR-OPR-2006			
06/17/2025	0	FPL 60-6005-00 EFT - Misc. Check; Misc. Check	\$108.56
06/23/2025	0	VALLEY NATIONAL BANK 80-8040-00 EFT - credit card; credit card	\$531.65
06/27/2025	0	City of Coral Springs 60-6010-00 EFT - Misc. Check; Misc. Check	\$3,487.15
Account Totals		# Checks:	3
\$4,127.36			
10-1020-00 PINNACLE-OPR-4555			
06/01/2025	0	GRANT PROPERTY MANAGEMENT Invoice #: JUNE 2025 50-5010-00 Management Fee	\$798.00
06/04/2025	0	Universal Waste Invoice #: 19929 60-6020-00 Trash Removal	\$1,561.00
06/04/2025	0	Universal Waste Invoice #: 19930 60-6025-00 Bulk Trash	\$250.00
06/04/2025	0	RYAN ASSOCIATES INC Invoice #: 3457 80-8040-00 General Repairs & Maintenance	\$197.84
06/05/2025	5003	RYAN ASSOCIATES INC Invoice #: 3456 80-8030-00 Irrigation Maintenance	\$147.66
06/05/2025	5004	A-Z PARKING ENFORCEMENT SOLUTIONS, Inc Invoice #: 525 80-8165-00 Parking / Security Enforcement	\$375.00
06/05/2025	5005	FELDMAN, FELDMAN & BARATZ Invoice #: 19541 50-5015-00 Accounting	\$1,500.00
06/09/2025	0	FIRST INSURANCE FUNDING 20-2002-00 EFT - Acct# 103849576; Acct# 103849576	\$5,973.95
06/13/2025	5008	Best Lawn Service of America, Inc Invoice #: 0032 80-8005-00 Landscaping Maintenance	\$5,400.00
06/18/2025	5009	Titan Restoration Construction Invoice #: 2770-938 80-8040-00 General Repairs & Maintenance	\$50,670.59
06/26/2025	0	N & B Plumbing and General Maintenace Invoice #: 9958 80-8040-00 General Repairs & Maintenance	\$160.00
06/26/2025	5010	A-Z PARKING ENFORCEMENT SOLUTIONS, Inc Invoice #: 625 80-8165-00 Parking / Security Enforcement	\$375.00
06/30/2025		10-1010-00 Transfer to POPULAR-OPR-2006; Funds Transfer	\$5,000.00
06/30/2025		10-1010-00 Transfer to POPULAR-OPR-2006; Funds Transfer	\$3,000.00
06/30/2025		12-1215-00 Transfer to VNB-RES-6404; Monthly Reserve	\$3,015.41
Account Totals		# Checks:	12
\$78,424.45			
Association Totals		# Checks:	15
\$82,551.81			

Victoria Square Condominium
Accounts Payable as of
June 30, 2025

Payable to:	Account	Amount
Best Lawn Service	8010	2,650.02
Consolidated Community Mgmt	9000	775.00
		<hr/>
Total A/P		<u>\$ 3,425.02</u>



GRANT PROPERTY MANAGEMENT

Payables Aging Report
VICTORIA SQUARE CONDOMINIUM ASSOCAITON, INC.
As Of 6/30/2025

Date: 7/15/2025
Time: 5:05 pm
Page: 15

Vendor	Current	Over 30	Over 60	Over 90	Balance
RYAN ASSOCIATES INC	\$326.06	\$0.00	\$0.00	\$0.00	\$326.06
Universal Waste	\$275.00	\$0.00	\$0.00	\$0.00	\$275.00
Totals:	\$601.06	\$0.00	\$0.00	\$0.00	\$601.06



GRANT PROPERTY MANAGEMENT

Bank Account Reconciliation
VICTORIA SQUARE CONDOMINIUM ASSOCAITON, INC.
PINNACLE-OPR-4555 (End: 06/30/2025)

Date: 7/17/2025
Time: 9:37 am
Page: 1

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
05/31/2025		Transfer to VNB-RES-6404			(\$2,924.41)
06/30/2025		Transfer to VNB-RES-6404			(\$3,015.41)
06/30/2025		Transfer to POPULAR-OPR-2006			(\$3,000.00)
				Total Uncleared	(\$8,939.82)

PINNACLE-OPR-4555 Summary

Ending Account Balance:	\$ 63,377.24
Uncleared Items:	(\$8,939.82)
Adjusted Balance:	\$ 72,317.06
Bank Ending Balance:	\$ 72,317.06
Difference:	\$-



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
XXXXXXX4555

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 6/02/25
\$130,956.60

Summary



Credits +\$21,358.00
Interest +\$0.00
Debits -\$79,997.54

Balance 6/30/25
\$72,317.06

Credit Transactions

Credits

6/03	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	1,452.00
6/04	Remote Deposit	484.00
6/05	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	484.00
6/06	VICTORIA SQUARE ASSN DUES 1592029932 VICTORIA	6,598.00
6/09	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	1,462.00
6/09	Remote Deposit	968.00
6/10	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	440.00
6/10	Remote Deposit	1,363.00
6/11	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	968.00
6/11	Remote Deposit	2,420.00
6/12	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	968.00
6/12	Remote Deposit	502.00
6/13	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	484.00
6/16	Remote Deposit	1,313.00
6/17	Remote Deposit	484.00
6/25	PAYABLI DEPOSIT TRANSFER 838302091 WFMSPROPAY VICTORIA SQUARE CONDOM	484.00
6/25	Remote Deposit	484.00
Total Credits		\$21,358.00



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

Debit Transactions

Other Debits

6/02	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	200.00
6/02	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	215.00
6/02	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	1,561.00
6/02	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	3,000.00
6/03	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	798.00
6/03	VICTORIA SQUARE CincXfer 1592029932 VICTORIA	5,000.00
6/05	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	197.84
6/05	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	250.00
6/05	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	1,561.00
6/10	FIRST INSURANCE INSURANCE 900-103849576 2363437365 Victoria Square Condom	5,973.95
6/23	ACH Correction 5/20	484.00
6/23	ACH Correction 5/20	968.00
6/30	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	160.00

Checks

6/06	Check 5000	400.00
6/06	Check 5001	450.00
6/06	Check 5002	310.50
6/09	Check 5003	147.66
6/10	Check 5004	375.00
6/09	Check 5005	1,500.00
6/18	Check 5008 *	5,400.00
6/18	Check 5009	50,670.59
6/30	Check 5010	375.00

(*) Indicates gap in check number sequence

Total Debits **\$79,997.54**

Average Balance This Statement	\$102,016.13	Annual Percentage Yield Earned	
Interest Earned This Period	\$0.00	Days in Period	29
Interest Paid Year to Date	\$0.00	Interest Paid	\$0.00

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
6/02	125,980.60	6/10	122,267.65	6/18	73,336.06
6/03	121,634.60	6/11	125,655.65	6/23	71,884.06
6/04	122,118.60	6/12	127,125.65	6/25	72,852.06
6/05	120,593.76	6/13	127,609.65	6/30	72,317.06
6/06	126,031.26	6/16	128,922.65		
6/09	126,813.60	6/17	129,406.65		

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Account Number: XXXXXXXX4555

Date:

06/30/2025

Primary Account:

XXXXXXX4555

Credit	\$484.00		
Comment: Virtual Deposit Ticket			
Pinnacle Bank			
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.			
R/T 064008637	Account 800108924555	TC 40	Amount \$484.00
#0	06/04/2025	\$484.00	

Credit	\$968.00		
Comment: Virtual Deposit Ticket			
Pinnacle Bank			
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.			
R/T 064008637	Account 800108924555	TC 40	Amount \$968.00
#0	06/09/2025	\$968.00	

Credit	\$1363.00		
Comment: Virtual Deposit Ticket			
Pinnacle Bank			
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.			
R/T 064008637	Account 800108924555	TC 40	Amount \$1363.00
#0	06/10/2025	\$1,363.00	

Credit	\$2420.00		
Comment: Virtual Deposit Ticket			
Pinnacle Bank			
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.			
R/T 064008637	Account 800108924555	TC 40	Amount \$2420.00
#0	06/11/2025	\$2,420.00	

Credit	\$502.00		
Comment: Virtual Deposit Ticket			
Pinnacle Bank			
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.			
R/T 064008637	Account 800108924555	TC 40	Amount \$502.00
#0	06/12/2025	\$502.00	

Credit	\$1313.00		
Comment: Virtual Deposit Ticket			
Pinnacle Bank			
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.			
R/T 064008637	Account 800108924555	TC 40	Amount \$1313.00
#0	06/16/2025	\$1,313.00	

Credit	\$484.00		
Comment: Virtual Deposit Ticket			
Pinnacle Bank			
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.			
R/T 064008637	Account 800108924555	TC 40	Amount \$484.00
#0	06/17/2025	\$484.00	

Credit	\$484.00		
Comment: Virtual Deposit Ticket			
Pinnacle Bank			
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.			
R/T 064008637	Account 800108924555	TC 40	Amount \$484.00
#0	06/25/2025	\$484.00	

THIS CHECK IS VOID WITHOUT A MULTI-COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK - HOLD AT AN ANGLE TO VIEW	
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC. (VICS)	
C/O Grant Property Mgmt Company	
7124 North Nob Hill Rd	
Tamarac, FL 33321	
Four Hundred And 00/100 Dollars	
05/29/2025	****\$400.00
Diamond Bright Maintenance	
7857 N University Dr	
Ste 148	
Parkland, FL 33067	
#00000 5001# 1064008637#800109924555#	

THIS CHECK IS VOID WITHOUT A MULTI-COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK - HOLD AT AN ANGLE TO VIEW	
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC. (VICS)	
C/O Grant Property Mgmt Company	
7124 North Nob Hill Rd	
Tamarac, FL 33321	
Four Hundred Fifty And 00/100 Dollars	
05/29/2025	****\$450.00
Diamond Bright Maintenance	
7857 N University Dr	
Ste 148	
Parkland, FL 33067	
#00000 5001# 1064008637#800109924555#	

#5000 06/06/2025 \$400.00

#5001 06/06/2025 \$450.00

THIS CHECK IS VOID WITHOUT A MULTI-COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK - HOLD AT AN ANGLE TO VIEW	
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC. (VICS)	
C/O Grant Property Mgmt Company	
7124 North Nob Hill Rd	
Tamarac, FL 33321	
Three Hundred Ten And 50/100 Dollars	
05/28/2025	****\$310.50
NATIVE PEST MANAGEMENT	
2420 Lakeshore Drive	
Tamarac, FL 33321	
#00000 5002# 1064008637#800109924555#	

THIS CHECK IS VOID WITHOUT A MULTI-COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK - HOLD AT AN ANGLE TO VIEW	
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC. (VICS)	
C/O Grant Property Mgmt Company	
7124 North Nob Hill Rd	
Tamarac, FL 33321	
One Hundred Forty-Seven And 66/100 Dollars	
06/05/2025	****\$147.66
RYAN ASSOCIATES INC	
11102 NW 11TH TERRACE	
Coral Springs, FL 33071	
#00000 5003# 1064008637#800109924555#	

#5002 06/06/2025 \$310.50

#5003 06/09/2025 \$147.66

THIS CHECK IS VOID WITHOUT A MULTI-COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK. HOLD AS AN AMOUNT TO PAY.

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

Check Number: 5004

Three Hundred Seventy-Five And 00/100 Dollars
06/05/2025 ****\$375.00

A-Z PARKING ENFORCEMENT SOLUTIONS, Inc
4513 N UNIVERSITY DRIVE
Unit 306
CORAL SPRINGS, FL 33067

#000005004# 0064008637#800109924555#

#5004 06/10/2025 \$375.00

THIS CHECK IS VOID WITHOUT A MULTI-COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK. HOLD AS AN AMOUNT TO PAY.

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

Check Number: 5005

One Thousand, Five Hundred And 00/100 Dollars
06/05/2025 ****\$1,500.00

FELDMAN, FELDMAN & BARATZ
20283 State Road 7
Suite 400
Boca Raton, FL 33498

#000005005# 0064008637#800109924555#

#5005 06/09/2025 \$1,500.00

THIS CHECK IS VOID WITHOUT A MULTI-COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK. HOLD AS AN AMOUNT TO PAY.

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

Check Number: 5008

Five Thousand, Four Hundred And 00/100 Dollars
06/13/2025 ****\$5,400.00

Best Lawn Service of America, Inc
P.O. Box 590233
 Ft Lauderdale, FL 33359

#000005008# 0064008637#800109924555#

#5008 06/18/2025 \$5,400.00

THIS CHECK IS VOID WITHOUT A MULTI-COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK. HOLD AS AN AMOUNT TO PAY.

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

Princede Bank, Nashville, TN
Check Number: 5009

Fifty Thousand, Six Hundred Seventy And 59/100 Dollars
06/18/2025 ****\$50,670.59

Titan Restoration Construction
2100 Royal Parkwy
Ste. A-7
West Palm Beach, FL 33411

#000005009# 0064008637#800109924555#

#5009 06/18/2025 \$50,670.59

THIS CHECK IS VOID WITHOUT A MULTI-COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK. HOLD AS AN AMOUNT TO PAY.

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

Check Number: 5010

Three Hundred Seventy-Five And 00/100 Dollars
06/26/2025 ****\$375.00

A-Z PARKING ENFORCEMENT SOLUTIONS, Inc
4513 N UNIVERSITY DRIVE
Unit 306
CORAL SPRINGS, FL 33067

#000005010# 0064008637#800109924555#

#5010 06/30/2025 \$375.00



GRANT PROPERTY MANAGEMENT

Bank Account Reconciliation
VICTORIA SQUARE CONDOMINIUM ASSOCAITON, INC.
POPULAR-OPR-2006 (End: 06/30/2025)

Date: 7/17/2025
Time: 9:37 am
Page: 3

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
04/01/2025		IGALH - Igal Hebron		97	(\$92.50)
06/30/2025		Transfer from PINNACLE-OPR-4555			\$3,000.00
			Total Uncleared		\$2,907.50

POPULAR-OPR-2006 Summary

Ending Account Balance:	\$ 1,558.57
Uncleared Items:	\$2,907.50
Adjusted Balance:	\$(1,348.93)
Bank Ending Balance:	\$(1,348.93)
Difference:	\$-



POPULAR.

Last statement: May 30, 2025
 This statement: June 30, 2025
 Total days in statement period: 31

Page 1 of 2
 5100842006
 (0)

VICTORIA SQUARE CONDO
 ASSOCIATION, INC.
 C/O CCM
 7124 N NOB HILL RD
 TAMARAC FL 33321-1841

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

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	\$2,221.60
Low balance	-\$2,221.60	Total additions	5,000.03
Average balance	\$1,658.35	Total subtractions	4,127.36
Avg collected balance	\$1,658.00	Ending balance	\$-1,348.93
Interest paid year to date	\$6.36		

DEBITS

Date	Description	Subtractions
06-17	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT250617 000111000013799371	52.42
06-17	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT250617 000111000013799380	56.14
06-23	'Preauthorized Wd VALLEY NATIONALPAYMENT250623 000021201389359238	531.65
06-27	'Preauthorized Wd CORALCONCUTILITY250627 000211274459786169	3,487.15

CREDITS

Date	Description	Additions
06-03	'Preauthorized Credit VICTORIA SQUARECincXfer250603 C2645 000064008636327127	5,000.00
06-30	'Interest Credit 00000000000000000000	0.03

Thank you for banking with Popular

**POPULAR.**

VICTORIA SQUARE CONDO
June 30, 2025

Page 2 of 2
5100842006

DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
05-30	-2,221.60	06-17	2,669.84	06-27	-1,348.96
06-03	2,778.40	06-23	2,138.19	06-30	-1,348.93

OVERDRAFT/RETURN ITEM FEES

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



GRANT PROPERTY MANAGEMENT

Bank Account Reconciliation
VICTORIA SQUARE CONDOMINIUM ASSOCAITON, INC.
VNB-RES-6404 (End: 06/30/2025)

Date: 7/17/2025
Time: 9:37 am
Page: 4

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
05/31/2025		Transfer from PINNACLE-OPR-4555			\$2,924.41
06/30/2025		Transfer from PINNACLE-OPR-4555			\$3,015.41
			Total Uncleared		\$5,939.82

VNB-RES-6404 Summary

Ending Account Balance:	\$ 133,237.43
Uncleared Items:	\$5,939.82
Adjusted Balance:	\$ 127,297.61
Bank Ending Balance:	\$ 127,297.61
Difference:	\$-



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

Last Statement:
Statement Ending:
Page:

May 31, 2025
June 30, 2025
1 of 2

1 M0656BLK070125063100 02 000000000 4102 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

4102 0014143 0001-0002 4102

Account Statement

PROPERTY MANAGEMENT MMA - XXXXXX6404

SUMMARY FOR THE PERIOD: 06/01/25 - 06/30/25

VICTORIA SQUARE CONDOMINIUM ASSOCIATION

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$127,046.76		\$250.85		\$0.00		\$127,297.61

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
06/30	Beginning Balance			\$127,046.76
	INTEREST CREDIT		\$250.85	\$127,297.61
	Ending Balance			\$127,297.61

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$127,046.00	Annual % Yield Earned	2.43%
Year-to-Date Interest Paid	\$1,458.56	Interest Paid	\$250.85

OVERDRAFT FEES

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





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

Account Number:
Statement Date:
Page :

XXXXXX6404
06/30/2025
2 of 2

To Reconcile Your Account

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

Balance Reconciliation

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

Finance Charge Computation For Personal Line Of Credit

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

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

A. Pursuant To The Federal Fair Credit Billing Act

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

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

B. Under Applicable State Law

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

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

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

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

