



# **Financial Report Package**

**September 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	\$9,980.06
10-1020-00 PINNACLE-OPR-4555	<u>62,785.12</u>
Total OPERATING CASH:	<u>\$72,765.18</u>
RESERVE CASH	
12-1215-00 VNB-RES-6404	140,065.22
12-1225-00 Due to/from Operating	<u>3,015.41</u>
Total RESERVE CASH:	<u>\$143,080.63</u>
ACCOUNTS RECEIVABLE	
14-1046-00 Unit Owner Receivables	<u>9,210.00</u>
Total ACCOUNTS RECEIVABLE:	<u>\$9,210.00</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>\$241,074.43</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	882.00
20-2003-00 Prepaid Maintenance	5,059.83
20-2020-00 Accrued Expense	<u>7,243.60</u>
Total PAYABLES & CURRENT LIABIL	<u>\$13,185.43</u>
RESERVE FUNDS	
25-3005-00 RES - Interest	8,359.76
25-3010-00 RES - Roadways / Paving / Ashpalt	15,395.86
25-3052-00 RES - Exterior Paint	20,143.28
25-3060-00 RES - 40 Year Inspection	3,433.14
25-3082-00 RES - Roof	<u>95,748.59</u>
Total RESERVE FUNDS:	<u>\$143,080.63</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>11,793.35</u>
	<u>\$11,793.35</u>
<b>Total Liabilities &amp; Equity:</b>	<b><u>\$241,074.43</u></b>



GRANT PROPERTY MANAGEMENT

**Income Statement - Operating**  
**VICTORIA SQUARE CONDOMINIUM ASSOCAITON, INC.**  
**09/01/2025 to 09/30/2025**

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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	\$-	\$191,664.00	\$191,664.00	\$-	\$255,552.00	
4025-00 Interest Income - Operating	0.10	-	0.10	75.13	-	75.13	-	
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>\$192,696.22</b>	<b>\$191,664.00</b>	<b>\$1,032.22</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>\$192,696.22</b>	<b>\$191,664.00</b>	<b>\$1,032.22</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	48,527.90	60,568.47	12,040.57	80,758.00	
5010-00 Management Fee	798.00	798.00	-	7,182.00	7,182.00	-	9,576.00	
5015-00 Accounting	-	100.00	100.00	4,500.00	900.00	(3,600.00)	1,200.00	
5020-00 Legal Fees - General	-	150.00	150.00	573.52	1,350.00	776.48	1,800.00	
5025-00 Administrative/Office Exp	-	62.50	62.50	639.51	562.50	(77.01)	750.00	
5030-00 Licenses, Permits & Taxes	799.00	41.67	(757.33)	2,321.62	375.03	(1,946.59)	500.00	
<b>Total GENERAL &amp; ADMINISTRATIVE</b>	<b>\$7,570.95</b>	<b>\$7,882.00</b>	<b>\$311.05</b>	<b>\$63,744.55</b>	<b>\$70,938.00</b>	<b>\$7,193.45</b>	<b>\$94,584.00</b>	
<b>UTILITIES</b>								
6005-00 Electricity	127.99	150.00	22.01	1,036.81	1,350.00	313.19	1,800.00	
6010-00 Water & Sewer	2,901.91	3,416.67	514.76	29,218.09	30,750.03	1,531.94	41,000.00	
6015-00 Telephone	254.14	-	(254.14)	759.71	-	(759.71)	-	
6020-00 Trash Removal	1,561.00	2,125.00	564.00	15,624.00	19,125.00	3,501.00	25,500.00	
<b>Total UTILITIES</b>	<b>\$4,845.04</b>	<b>\$5,691.67</b>	<b>\$846.63</b>	<b>\$46,638.61</b>	<b>\$51,225.03</b>	<b>\$4,586.42</b>	<b>\$68,300.00</b>	
<b>CONTRACT &amp; REPAIR</b>								
8005-00 Landscaping Maintenance	2,200.00	916.67	(1,283.33)	13,166.69	8,250.03	(4,916.66)	11,000.00	
8010-00 Tree Trimming	-	83.33	83.33	1,000.00	749.97	(250.03)	1,000.00	
8015-00 Landscape Improvements	-	166.67	166.67	-	1,500.03	1,500.03	2,000.00	
8030-00 Irrigation Maintenance	-	166.67	166.67	1,343.74	1,500.03	156.29	2,000.00	
8040-00 General Repairs & Maintenance	60,206.34	2,015.26	(58,191.08)	13,902.39	18,137.34	4,234.95	24,183.10	
8050-00 Plumbing Repairs	-	41.67	41.67	150.00	375.03	225.03	500.00	
8065-00 Janitorial Service	-	666.67	666.67	3,225.00	6,000.03	2,775.03	8,000.00	
8070-00 Pest Control	-	62.50	62.50	962.55	562.50	(400.05)	750.00	
8125-00 Fire Alarm Monitoring	-	100.00	100.00	-	900.00	900.00	1,200.00	
8132-00 Fire Safety	879.34	70.83	(808.51)	879.34	637.47	(241.87)	850.00	
8165-00 Parking / Security Enforcement	916.00	208.33	(707.67)	6,422.38	1,874.97	(4,547.41)	2,500.00	
8170-00 Security Cameras	-	166.67	166.67	2,328.93	1,500.03	(828.90)	2,000.00	
8175-00 Sidewalk Repair	-	41.67	41.67	-	375.03	375.03	500.00	
<b>Total CONTRACT &amp; REPAIR</b>	<b>\$64,201.68</b>	<b>\$4,706.94</b>	<b>(\$59,494.74)</b>	<b>\$43,381.02</b>	<b>\$42,362.46</b>	<b>(\$1,018.56)</b>	<b>\$56,483.10</b>	
<b>RESERVES</b>								
9100-00 Reserve Transfer	3,015.41	3,015.41	-	27,138.69	27,138.69	-	36,184.90	
<b>Total RESERVES</b>	<b>\$3,015.41</b>	<b>\$3,015.41</b>	<b>\$-</b>	<b>\$27,138.69</b>	<b>\$27,138.69</b>	<b>\$0.00</b>	<b>\$36,184.90</b>	
<b>Total OPERATING EXPENSE</b>	<b>\$79,633.08</b>	<b>\$21,296.02</b>	<b>(\$58,337.06)</b>	<b>\$180,902.87</b>	<b>\$191,664.18</b>	<b>\$10,761.31</b>	<b>\$255,552.00</b>	
<b>Net Income:</b>	<b>(\$58,336.98)</b>	<b>(\$0.02)</b>	<b>(\$58,336.96)</b>	<b>\$11,793.35</b>	<b>(\$0.18)</b>	<b>\$11,793.53</b>	<b>\$0.00</b>	



GRANT PROPERTY MANAGEMENT

GENERAL LEDGER TRIAL BALANCE WITH DETAILS

## General Ledger Trial Balance with Details

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

Accts: 10-1001-00 To: 99-9999-00 Dates: 9/1/2025 - 9/30/2025

Date: 10/16/2025

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Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
10-1010-00	POPULAR-OPR-2006		\$5,107.95	\$5,000.10	\$127.99	\$9,980.06
Date	GL Ref #	Debit	Credit	Description		
09/16/2025	473094	\$ -	\$ 127.99	Misc. Check; FPL Chk # 0		
09/26/2025	473092	5,000.00	-	Funds Transfer		
09/30/2025	442239	0.10	-	Interest		
10-1020-00	PINNACLE-OPR-4555		63,833.96	30,822.55	31,871.39	62,785.12
Date	GL Ref #	Debit	Credit	Description		
09/01/2025	411595	\$ -	\$ 798.00	PINNACLE-OPR-4555 Inv # SEPT 2025; GRANT PROPERTY MANAGEMENT Chk # 0		
09/01/2025	411675	-	3,015.41	Funds Transfer		
09/02/2025	415580	968.00	-	Deposit from batch 30316		
09/03/2025	416846	484.00	-	Deposit from batch 30459		
09/04/2025	417316	-	2,928.11	PINNACLE-OPR-4555 Inv # AUG 2025; City of Coral Springs Chk # 0		
09/04/2025	417318	-	350.00	PINNACLE-OPR-4555 Inv # ; Diamond Brite Maintenance Chk # 5018		
09/04/2025	417320	-	1,561.00	PINNACLE-OPR-4555 Inv # 21854; Universal Waste Chk # 0		
09/04/2025	417322	-	50.00	PINNACLE-OPR-4555 Inv # 3498; RYAN ASSOCIATES INC Chk # 0		
09/04/2025	417324	-	1,000.00	PINNACLE-OPR-4555 Inv # 00034; Best Lawn Service of America, Inc Chk # 0		
09/04/2025	418276	968.00	-	Deposit from batch 30599		
09/05/2025	420002	8,712.00	-	Deposit from batch 30268		
09/05/2025	421143	489.00	-	Deposit from batch 30586		
09/05/2025	421612	684.00	-	Deposit from batch 30681		
09/08/2025	422469	484.00	-	Deposit from batch 30662		
09/08/2025	436925	-	2,901.91	PINNACLE-OPR-4555 Inv # SEP 2025; City of Coral Springs Chk # 0		
09/09/2025	423715	936.00	-	Deposit from batch 30740		
09/09/2025	425216	484.00	-	Deposit from batch 30910		
09/10/2025	425114	968.00	-	Deposit from batch 30835		
09/11/2025	425982	444.00	-	Deposit from batch 30960		
09/11/2025	426504	1,847.00	-	Deposit from batch 30999		
09/12/2025	427957	484.00	-	Deposit from batch 31106		
09/15/2025	427859	-	2,200.00	PINNACLE-OPR-4555 Inv # 0033; Best Lawn Service of America, Inc Chk # 0		
09/15/2025	429181	385.00	-	Deposit from batch 31135		
09/17/2025	430637	968.00	-	Deposit from batch 31308		
09/22/2025	434549	-	254.14	PINNACLE-OPR-4555 Inv # Sep-2025; AT&T Chk # 5019		
09/23/2025	435806	968.00	-	Deposit from batch 31632		
09/24/2025	436691	-	879.34	PINNACLE-OPR-4555 Inv # IV00497114; Pye Barker Fire & Safety, LLC Chk # 5020		
09/24/2025	436693	-	375.00	PINNACLE-OPR-4555 Inv # 725; A-Z PARKING ENFORCEMENT SOLUTIONS, Inc Chk # 5021		
09/24/2025	436695	-	458.00	PINNACLE-OPR-4555 Inv # 825; A-Z PARKING ENFORCEMENT SOLUTIONS, Inc Chk # 5022		
09/24/2025	436697	-	3,751.53	PINNACLE-OPR-4555 Inv # 2770-938; Titan Restoration Construction Chk # 0		
09/24/2025	437839	484.00	-	Deposit from batch 31811		
09/25/2025	437949	3,751.53	-	Misc Scanned Deposit		
09/26/2025	439070	-	375.00	PINNACLE-OPR-4555 Inv # 1025; A-Z PARKING ENFORCEMENT SOLUTIONS, Inc Chk # 5023		
09/26/2025	473090	-	5,973.95	Misc. Check; FIRST INSURANCE FUNDING Chk # 0		
09/26/2025	473092	-	5,000.00	Funds Transfer		
09/30/2025	442571	484.00	-	Deposit from batch 32109		
09/30/2025	417316	2,928.11	-	PINNACLE-OPR-4555 Inv # AUG 2025 (Reversal); City of Coral Springs Chk # 0		
09/30/2025	436925	2,901.91	-	PINNACLE-OPR-4555 Inv # SEP 2025 (Reversal); City of Coral Springs Chk # 0		
12-1215-00	VNB-RES-6404		136,796.39	3,268.83	-	140,065.22
Date	GL Ref #	Debit	Credit	Description		
09/01/2025	411675	\$ 3,015.41	\$ -	Funds Transfer		
09/30/2025	442504	253.42	-	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: 9/1/2025 - 9/30/2025

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GRANT PROPERTY MANAGEMENT

## General Ledger Trial Balance with Details

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

Accts: 10-1001-00 To: 99-9999-00 Dates: 9/1/2025 - 9/30/2025

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Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
16-1611-00	Exchange		15,938.62	-	-	15,938.62
Date	GL Ref #	Debit	Credit	Description		
20-2001-00	Accounts Payable		(1,425.00)	23,712.05	23,169.05	(882.00)
Date	GL Ref #	Debit	Credit	Description		
09/01/2025	394961	\$ -	\$ 2,928.11	Accounts Payable Inv# AUG 2025		
09/01/2025	411333	-	798.00	Accounts Payable Inv# August 2025		
09/01/2025	411595	798.00	-	Accounts Payable Inv # SEPT 2025; GRANT PROPERTY MANAGEMENT Chk # 0		
09/01/2025	416061	-	1,561.00	Accounts Payable Inv # 21854		
09/01/2025	416063	-	350.00	Accounts Payable		
09/01/2025	429496	-	254.14	Accounts Payable Inv # Sep-2025		
09/01/2025	452645	-	458.00	Accounts Payable Inv # 925		
09/04/2025	417316	2,928.11	-	Accounts Payable Inv # AUG 2025; City of Coral Springs Chk # 0		
09/04/2025	417318	350.00	-	Accounts Payable Inv # ; Diamond Brite Maintenance Chk # 5018		
09/04/2025	417320	1,561.00	-	Accounts Payable Inv # 21854; Universal Waste Chk # 0		
09/04/2025	417322	50.00	-	Accounts Payable Inv # 3498; RYAN ASSOCIATES INC Chk # 0		
09/04/2025	417324	1,000.00	-	Accounts Payable Inv # 00034; Best Lawn Service of America, Inc Chk # 0		
09/08/2025	435650	-	2,901.91	Accounts Payable Inv # SEP 2025		
09/08/2025	436925	2,901.91	-	Accounts Payable Inv # SEP 2025; City of Coral Springs Chk # 0		
09/10/2025	427803	-	2,200.00	Accounts Payable Inv # 0033		
09/15/2025	427859	2,200.00	-	Accounts Payable Inv # 0033; Best Lawn Service of America, Inc Chk # 0		
09/15/2025	435965	-	879.34	Accounts Payable Inv # IV00497114		
09/15/2025	435969	-	458.00	Accounts Payable Inv # 825		
09/18/2025	435967	-	3,751.53	Accounts Payable Inv # 2770-938		
09/22/2025	434549	254.14	-	Accounts Payable Inv # Sep-2025; AT&T Chk # 5019		
09/24/2025	436691	879.34	-	Accounts Payable Inv # IV00497114; Pye Barker Fire & Safety, LLC Chk # 5020		
09/24/2025	436693	375.00	-	Accounts Payable Inv # 725; A-Z PARKING ENFORCEMENT SOLUTIONS, Inc Chk # 5021		
09/24/2025	436695	458.00	-	Accounts Payable Inv # 825; A-Z PARKING ENFORCEMENT SOLUTIONS, Inc Chk # 5022		
09/24/2025	436697	3,751.53	-	Accounts Payable Inv # 2770-938; Titan Restoration Construction Chk # 0		
09/26/2025	439070	375.00	-	Accounts Payable Inv # 1025; A-Z PARKING ENFORCEMENT SOLUTIONS, Inc Chk # 5023		
09/29/2025	452647	-	799.00	Accounts Payable Inv # 19052		
09/30/2025	417316	-	2,928.11	Accounts Payable Inv # AUG 2025 (Reversal); City of Coral Springs Chk # 0		
09/30/2025	394961	2,928.11	-	Accounts Payable Inv# AUG 2025 (Reversal - voided check); City of Coral Springs Chk # 0		
09/30/2025	436925	-	2,901.91	Accounts Payable Inv # SEP 2025 (Reversal); City of Coral Springs Chk # 0		
09/30/2025	435650	2,901.91	-	Accounts Payable Inv # SEP 2025 (Reversal - voided check); City of Coral Springs Chk # 0		
20-2003-00	Prepaid Maintenance		(4,982.83)	2,182.83	2,259.83	(5,059.83)
Date	GL Ref #	Debit	Credit	Description		
09/01/2025	413312	\$ 284.00	\$ -	Adjust Prepaid		
09/01/2025	413314	157.00	-	Adjust Prepaid		
09/01/2025	413316	75.00	-	Adjust Prepaid		
09/01/2025	413318	484.00	-	Adjust Prepaid		
09/01/2025	413320	88.00	-	Adjust Prepaid		
09/01/2025	413322	63.25	-	Adjust Prepaid		
09/01/2025	413324	469.00	-	Adjust Prepaid		
09/01/2025	413326	73.58	-	Adjust Prepaid		
09/01/2025	413328	484.00	-	Adjust Prepaid		
09/01/2025	413330	5.00	-	Adjust Prepaid		
09/02/2025	415580	-	73.58	Deposit from batch 30316		
09/03/2025	416846	-	484.00	Deposit from batch 30459		
09/04/2025	418276	-	157.00	Deposit from batch 30599		
09/04/2025	418276	-	63.25	Deposit from batch 30599		
09/05/2025	421143	-	10.00	Deposit from batch 30586		
09/11/2025	425982	-	35.00	Deposit from batch 30960		
09/11/2025	426504	-	469.00	Deposit from batch 30999		



GRANT PROPERTY MANAGEMENT

## General Ledger Trial Balance with Details

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

Accts: 10-1001-00 To: 99-9999-00 Dates: 9/1/2025 - 9/30/2025

Date: 10/16/2025

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Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
09/17/2025	430637	\$ -	\$ 484.00	Deposit from batch 31308		
09/30/2025	442571	-	484.00	Deposit from batch 32109		
20-2020-00	Accrued Expense		(4,341.69)	-	2,901.91	(7,243.60)
Date	GL Ref #	Debit	Credit	Description		
09/30/2025	473460	\$ -	\$ 2,901.91	Sept		
20-2040-00	Deferred Insurance Claim		59,856.34	-	59,856.34	-
Date	GL Ref #	Debit	Credit	Description		
09/30/2025	473400	\$ -	\$ 59,856.34	Sept		
25-3005-00	RES - Interest		(8,106.34)	-	253.42	(8,359.76)
Date	GL Ref #	Debit	Credit	Description		
09/30/2025	442504	\$ -	\$ 253.42	Interest		
25-3010-00	RES - Roadways / Paving / Ashpalt		(15,116.44)	-	279.42	(15,395.86)
Date	GL Ref #	Debit	Credit	Description		
09/30/2025	441801	\$ -	\$ 279.42	Monthly		
25-3052-00	RES - Exterior Paint		(19,387.15)	-	756.13	(20,143.28)
Date	GL Ref #	Debit	Credit	Description		
09/30/2025	441801	\$ -	\$ 756.13	Monthly		
25-3060-00	RES - 40 Year Inspection		(3,366.81)	-	66.33	(3,433.14)
Date	GL Ref #	Debit	Credit	Description		
09/30/2025	441801	\$ -	\$ 66.33	Monthly		
25-3082-00	RES - Roof		(93,835.06)	-	1,913.53	(95,748.59)
Date	GL Ref #	Debit	Credit	Description		
09/30/2025	441801	\$ -	\$ 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		(170,368.00)	-	21,296.00	(191,664.00)
Date	GL Ref #	Debit	Credit	Description		
09/01/2025	274308	\$ -	\$ 21,296.00	Assessment - Batch 22384		
40-4025-00	Interest Income - Operating		(75.03)	-	0.10	(75.13)
Date	GL Ref #	Debit	Credit	Description		
09/30/2025	442239	\$ -	\$ 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		42,553.95	5,973.95	-	48,527.90
Date	GL Ref #	Debit	Credit	Description		
09/26/2025	473090	\$ 5,973.95	\$ -	Misc. Check; FIRST INSURANCE FUNDING Chk # 0		
50-5010-00	Management Fee		6,384.00	798.00	-	7,182.00
Date	GL Ref #	Debit	Credit	Description		
09/01/2025	411333	\$ 798.00	\$ -	Management Fee		
50-5015-00	Accounting		4,500.00	-	-	4,500.00
Date	GL Ref #	Debit	Credit	Description		
50-5020-00	Legal Fees - General		573.52	-	-	573.52
Date	GL Ref #	Debit	Credit	Description		
50-5025-00	Administrative/Office Exp		639.51	-	-	639.51
Date	GL Ref #	Debit	Credit	Description		
50-5030-00	Licenses, Permits & Taxes		1,522.62	799.00	-	2,321.62
Date	GL Ref #	Debit	Credit	Description		
09/29/2025	452647	\$ 799.00	\$ -	Licenses, Permits & Taxes		



GRANT PROPERTY MANAGEMENT

**General Ledger Trial Balance with Details**  
**VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.**  
 Accts: 10-1001-00 To: 99-9999-00 Dates: 9/1/2025 - 9/30/2025

Date: 10/16/2025  
 Time: 11:06 am  
 Page: 5

Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
60-6005-00	Electricity		\$908.82	\$127.99	\$-	\$1,036.81
Date	GL Ref #	Debit	Credit	Description		
09/16/2025	473094	\$ 127.99	\$ -	Misc. Check; FPL Chk # 0		
60-6010-00	Water & Sewer		26,316.18	8,731.93	5,830.02	29,218.09
Date	GL Ref #	Debit	Credit	Description		
09/01/2025	394961	\$ 2,928.11	\$ -	Water & Sewer		
09/08/2025	435650	2,901.91	-	Water & Sewer		
09/30/2025	394961	-	2,928.11	Water & Sewer (Reversal - voided check); City of Coral Springs Chk # 0		
09/30/2025	435650	-	2,901.91	Water & Sewer (Reversal - voided check); City of Coral Springs Chk # 0		
09/30/2025	473460	2,901.91	-	Sept		
60-6015-00	Telephone		505.57	254.14	-	759.71
Date	GL Ref #	Debit	Credit	Description		
09/01/2025	429496	\$ 254.14	\$ -	Telephone		
60-6020-00	Trash Removal		14,063.00	1,561.00	-	15,624.00
Date	GL Ref #	Debit	Credit	Description		
09/01/2025	416061	\$ 1,561.00	\$ -	Trash Removal		
80-8005-00	Landscaping Maintenance		10,966.69	2,200.00	-	13,166.69
Date	GL Ref #	Debit	Credit	Description		
09/10/2025	427803	\$ 2,200.00	\$ -	Landscaping Maintenance		
80-8010-00	Tree Trimming		1,000.00	-	-	1,000.00
Date	GL Ref #	Debit	Credit	Description		
80-8030-00	Irrigation Maintenance		1,343.74	-	-	1,343.74
Date	GL Ref #	Debit	Credit	Description		
80-8040-00	General Repairs & Maintenance		(46,303.95)	63,957.87	3,751.53	13,902.39
Date	GL Ref #	Debit	Credit	Description		
09/01/2025	416063	\$ 350.00	\$ -	General Repairs & Maintenance		
09/18/2025	435967	3,751.53	-	General Repairs & Maintenance		
09/25/2025	437949	-	3,751.53	General Repairs & Maintenance		
09/30/2025	473400	59,856.34	-	Sept		
80-8050-00	Plumbing Repairs		150.00	-	-	150.00
Date	GL Ref #	Debit	Credit	Description		
80-8065-00	Janitorial Service		3,225.00	-	-	3,225.00
Date	GL Ref #	Debit	Credit	Description		
80-8070-00	Pest Control		962.55	-	-	962.55
Date	GL Ref #	Debit	Credit	Description		
80-8132-00	Fire Safety		-	879.34	-	879.34
Date	GL Ref #	Debit	Credit	Description		
09/15/2025	435965	\$ 879.34	\$ -	Fire Safety		
80-8165-00	Parking / Security Enforcement		5,506.38	916.00	-	6,422.38
Date	GL Ref #	Debit	Credit	Description		
09/01/2025	452645	\$ 458.00	\$ -	Parking / Security Enforcement		
09/15/2025	435969	458.00	-	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		24,123.28	3,015.41	-	27,138.69
Date	GL Ref #	Debit	Credit	Description		
09/30/2025	441801	\$ 3,015.41	\$ -	Monthly		
Totals:			\$0.00	\$175,496.99	\$175,496.99	\$0.00



**Payables Aging Report**  
VICTORIA SQUARE CONDOMINIUM ASSOCAITON, INC.  
As Of 9/30/2025

Date: 10/16/2025  
Time: 11:06 am  
Page: 1

Vendor	Current	Over 30	Over 60	Over 90	Balance
A-Z PARKING ENFORCEMENT SOLUTIONS, Inc	\$83.00	\$0.00	\$0.00	\$0.00	\$83.00
Black Fire Protection, Inc.	\$799.00	\$0.00	\$0.00	\$0.00	\$799.00
<b>Totals:</b>	<b>\$882.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$882.00</b>



GRANT PROPERTY MANAGEMENT

**Cash Disbursement**  
VICTORIA SQUARE CONDOMINIUM ASSOCAITON, INC.  
9/1/2025 - 9/30/2025

Date: 10/16/2025  
Time: 11:06 am  
Page: 1

Date	Check #	Payee	Amount
<b>10-1010-00 POPULAR-OPR-2006</b>			
09/16/2025	0	FPL 60-6005-00 EFT - Misc. Check; Misc. Check	\$127.99
		<b>Account Totals</b>	<b># Checks:</b>
		1	<b>\$127.99</b>
<b>10-1020-00 PINNACLE-OPR-4555</b>			
09/01/2025	0	GRANT PROPERTY MANAGEMENT <b>Invoice #: SEPT 2025</b> 50-5010-00 Management Fee	\$798.00
09/01/2025		12-1215-00 Transfer to VNB-RES-6404; Funds Transfer	\$3,015.41
09/04/2025	5018	Diamond Brite Maintenance 80-8040-00 General Repairs & Maintenance	\$350.00
09/04/2025	0	Universal Waste <b>Invoice #: 21854</b> 60-6020-00 Trash Removal	\$1,561.00
09/04/2025	0	RYAN ASSOCIATES INC <b>Invoice #: 3498</b> 80-8030-00 Irrigation Maintenance	\$50.00
09/04/2025	0	Best Lawn Service of America, Inc <b>Invoice #: 00034</b> 80-8010-00 Tree Trimming	\$1,000.00
09/15/2025	0	Best Lawn Service of America, Inc <b>Invoice #: 0033</b> 80-8005-00 Landscaping Maintenance	\$2,200.00
09/22/2025	5019	AT&T <b>Invoice #: Sep-2025</b> 60-6015-00 Telephone	\$254.14
09/24/2025	5020	Pye Barker Fire & Safety, LLC <b>Invoice #: IV00497114</b> 80-8132-00 Fire Safety	\$879.34
09/24/2025	5021	A-Z PARKING ENFORCEMENT SOLUTIONS, Inc <b>Invoice #: 725</b> 80-8165-00 Parking / Security Enforcement	\$375.00
09/24/2025	5022	A-Z PARKING ENFORCEMENT SOLUTIONS, Inc <b>Invoice #: 825</b> 80-8165-00 Parking / Security Enforcement	\$458.00
09/24/2025	0	Titan Restoration Construction <b>Invoice #: 2770-938</b> 80-8040-00 General Repairs & Maintenance	\$3,751.53
09/26/2025	5023	A-Z PARKING ENFORCEMENT SOLUTIONS, Inc <b>Invoice #: 1025</b> 80-8165-00 Parking / Security Enforcement	\$375.00
09/26/2025	0	FIRST INSURANCE FUNDING 50-5005-00 EFT - Misc. Check; Misc. Check	\$5,973.95
09/26/2025		10-1010-00 Transfer to POPULAR-OPR-2006; Funds Transfer	\$5,000.00
		<b>Account Totals</b>	<b># Checks:</b>
		13	<b>\$26,041.37</b>
		<b>Association Totals</b>	<b># Checks:</b>
		14	<b>\$26,169.36</b>



GRANT PROPERTY MANAGEMENT

**Bank Account Reconciliation**  
VICTORIA SQUARE CONDOMINIUM ASSOCAITON, INC.  
PINNACLE-OPR-4555 (End: 09/30/2025)

Date: 10/16/2025  
Time: 11:06 am  
Page: 1

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
<b>Uncleared Items</b>					
09/24/2025		A-Z PARKING ENFORCEMENT SOLUTIONS, Inc		5021	(\$375.00)
09/24/2025		A-Z PARKING ENFORCEMENT SOLUTIONS, Inc		5022	(\$458.00)
09/26/2025		A-Z PARKING ENFORCEMENT SOLUTIONS, Inc		5023	(\$375.00)
				<b>Total Uncleared</b>	<b>(\$1,208.00)</b>

**PINNACLE-OPR-4555 Summary**

Ending Account Balance:	\$ 62,785.12
Uncleared Items:	(\$1,208.00)
Adjusted Balance:	\$ 63,993.12
Bank Ending Balance:	\$ 63,993.12
Difference:	\$-



GRANT PROPERTY MANAGEMENT

**Bank Account Reconciliation**  
VICTORIA SQUARE CONDOMINIUM ASSOCAITON, INC.  
PINNACLE-RES-4605 (End: 09/30/2025)

Date: 10/16/2025  
Time: 11:06 am  
Page: 2

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
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**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: 09/30/2025)

Date: 10/16/2025  
Time: 11:06 am  
Page: 3

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

**POPULAR-OPR-2006 Summary**

Ending Account Balance:	\$ 9,980.06
Uncleared Items:	\$-
Adjusted Balance:	\$ 9,980.06
Bank Ending Balance:	\$ 9,980.06
Difference:	\$-



GRANT PROPERTY MANAGEMENT

**Bank Account Reconciliation**  
VICTORIA SQUARE CONDOMINIUM ASSOCAITON, INC.  
VNB-RES-6404 (End: 09/30/2025)

Date: 10/16/2025  
Time: 11:06 am  
Page: 4

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
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**VNB-RES-6404 Summary**

Ending Account Balance:	\$ 140,065.22
Uncleared Items:	\$-
Adjusted Balance:	\$ 140,065.22
Bank Ending Balance:	\$ 140,065.22
Difference:	\$-

**Victoria Square Condominium  
Accrued Expense as of  
September 30, 2025**

<b>Payable to:</b>	<b>Account</b>	<b>Amount</b>
Best Lawn Service	8010	3,566.69
Consolidated Community Mgmt	9000	775.00
City of Coral Springs	6010	2,901.91
<hr/>		
<b>Total A/P</b>		<b><u>\$ 7,243.60</u></b>



Last statement: August 29, 2025  
 This statement: September 30, 2025  
 Total days in statement period: 32

Page 1 of 1  
 5100842006  
 (0)

00000030 MIMRIP04931001250713 01 MC05 0000

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

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

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

## Pab Business Interest Checking

Account number	5100842006	Beginning balance	\$5,107.95
Low balance	\$4,979.96	Total additions	5,000.10
Average balance	\$5,829.20	Total subtractions	127.99
Avg collected balance	\$5,829.00	Ending balance	\$9,980.06
Interest paid year to date	\$6.64		

### DEBITS

Date	Description	Subtractions
09-16	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT250916 000111000014998562	56.25
09-16	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT250916 000111000014998603	71.74

### CREDITS

Date	Description	Additions
09-26	'Preauthorized Credit VICTORIA SQUARECincXfer250926 C3119 000064008638410407	5,000.00
09-30	'Interest Credit 00000000000000000000	0.10

### DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
08-29	5,107.95	09-26	9,979.96	09-30	9,980.06
09-16	4,979.96				



### OVERDRAFT/RETURN ITEM FEES

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

*Thank you for banking with Popular*

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

Last Statement:  
Statement Ending:  
Page:

August 31, 2025  
September 30, 2025  
1 of 2

1 M0656BLK100125071340 39 000000000 4139 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

## Account Statement

### PROPERTY MANAGEMENT MMA - XXXXXX6404

SUMMARY FOR THE PERIOD: 09/01/25 - 09/30/25

VICTORIA SQUARE CONDOMINIUM ASSOCIATION

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$136,796.39		\$3,268.83		\$0.00		\$140,065.22

### TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$136,796.39
09/03	ACH CREDIT VICTORIA SQUARE CincXfer 250903 C3001	\$3,015.41		\$139,811.80
09/30	INTEREST CREDIT		\$253.42	\$140,065.22
<b>Ending Balance</b>				<b>\$140,065.22</b>

### INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$139,610.00	Annual % Yield Earned	2.23%
Year-to-Date Interest Paid	\$2,255.53	Interest Paid	\$253.42

### 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:**

09/30/2025

**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.**





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 9/02/25**  
**\$63,833.96**

### Summary



Credits +\$24,992.53  
Interest +\$0.00  
Debits -\$24,833.37

**Balance 9/30/25**  
**\$63,993.12**

### Credit Transactions

#### Credits

9/03	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	968.00
9/03	Remote Deposit	484.00
9/04	Remote Deposit	968.00
9/05	PAYABLI DEPOSIT TRANSFER 856115513 WFMSPROPAY VICTORIA SQUARE CONDOM	684.00
9/08	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	489.00
9/08	VICTORIA SQUARE ASSN DUES 1592029932 VICTORIA	8,712.00
9/09	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	484.00
9/09	Remote Deposit	484.00
9/10	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	936.00
9/11	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	968.00
9/11	Remote Deposit	444.00
9/11	Remote Deposit	1,847.00
9/12	Remote Deposit	484.00
9/15	Remote Deposit	385.00
9/17	Remote Deposit	968.00
9/23	Remote Deposit	968.00
9/24	PAYABLI DEPOSIT TRANSFER 860197763 WFMSPROPAY VICTORIA SQUARE CONDOM	484.00
9/25	Remote Deposit	3,751.53



Member  
**FDIC**



## **ELECTRONIC TRANSFER ERROR RESOLUTION**

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

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

- Tell us your name and account number (if any).
- Describe the error or the transfer you are unsure about and explain as clearly as you can why you believe it is an error or why you need more information.
- Tell us the dollar amount of the suspected error.

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

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

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

9/30	Remote Deposit	484.00
<b>Total Credits</b>		<b>\$24,992.53</b>
Debit Transactions		
<b>Other Debits</b>		
9/02	Grant Operating TAMARAC 2650265220 "Victoria Square Condo	798.00
9/03	VICTORIA SQUARE CincXfer 1592029932 VICTORIA	3,015.41
9/05	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	50.00
9/05	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	1,000.00
9/05	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	1,561.00
9/16	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	2,200.00
9/23	ATT PAYMENT 9864031003 VICTORIA SQUARE CONDOM	254.14
9/25	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	3,751.53
9/26	VICTORIA SQUARE CincXfer 1592029932 VICTORIA	5,000.00
9/26	FIRST INSURANCE INSURANCE 900-103849576 2363437365 Victoria Square Condom	5,973.95
<b>Checks</b>		
9/12	Check 5018	350.00
9/29	Check 5020 *	879.34
(*) Indicates gap in check number sequence		
<b>Total Debits</b>		<b>\$24,833.37</b>

Average Balance This Statement	\$69,664.44	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
9/02	63,035.96	9/10	71,618.55	9/23	74,878.41
9/03	61,472.55	9/11	74,877.55	9/24	75,362.41
9/04	62,440.55	9/12	75,011.55	9/25	75,362.41
9/05	60,513.55	9/15	75,396.55	9/26	64,388.46
9/08	69,714.55	9/16	73,196.55	9/29	63,509.12
9/09	70,682.55	9/17	74,164.55	9/30	63,993.12

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<b>Credit</b>	<b>\$484.00</b>		
Comment: Virtual Deposit Ticket			
<b>Pinnacle Bank</b> VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.			
R/T 064008632	Account 800109824555	TC 40	Amount \$484.00
#0	09/03/2025	\$484.00	

<b>Credit</b>	<b>\$968.00</b>		
Comment: Virtual Deposit Ticket			
<b>Pinnacle Bank</b> VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.			
R/T 064008632	Account 800109824555	TC 40	Amount \$968.00
#0	09/04/2025	\$968.00	

<b>Credit</b>	<b>\$484.00</b>		
Comment: Virtual Deposit Ticket			
<b>Pinnacle Bank</b> VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.			
R/T 064008632	Account 800109824555	TC 40	Amount \$484.00
#0	09/09/2025	\$484.00	

<b>Credit</b>	<b>\$444.00</b>		
Comment: Virtual Deposit Ticket			
<b>Pinnacle Bank</b> VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.			
R/T 064008632	Account 800109824555	TC 40	Amount \$444.00
#0	09/11/2025	\$444.00	

<b>Credit</b>	<b>\$1847.00</b>		
Comment: Virtual Deposit Ticket			
<b>Pinnacle Bank</b> VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.			
R/T 064008632	Account 800109824555	TC 40	Amount \$1847.00
#0	09/11/2025	\$1,847.00	

<b>Credit</b>	<b>\$484.00</b>		
Comment: Virtual Deposit Ticket			
<b>Pinnacle Bank</b> VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.			
R/T 064008632	Account 800109824555	TC 40	Amount \$484.00
#0	09/12/2025	\$484.00	

<b>Credit</b>	<b>\$385.00</b>		
Comment: Virtual Deposit Ticket			
<b>Pinnacle Bank</b> VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.			
R/T 064008632	Account 800109824555	TC 40	Amount \$385.00
#0	09/15/2025	\$385.00	

<b>Credit</b>	<b>\$968.00</b>		
Comment: Virtual Deposit Ticket			
<b>Pinnacle Bank</b> VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.			
R/T 064008632	Account 800109824555	TC 40	Amount \$968.00
#0	09/17/2025	\$968.00	

<b>Credit</b>	<b>\$968.00</b>		
Comment: Virtual Deposit Ticket			
<b>Pinnacle Bank</b> VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.			
R/T 064008632	Account 800109824555	TC 40	Amount \$968.00
#0	09/23/2025	\$968.00	

<b>Credit</b>	<b>\$3751.53</b>		
Comment: Virtual Deposit Ticket			
<b>Pinnacle Bank</b> VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.			
R/T 064008632	Account 800109824555	TC 40	Amount \$3751.53
#0	09/25/2025	\$3,751.53	

<b>Credit</b>	<b>\$484.00</b>		
Comment: Virtual Deposit Ticket			
<b>Pinnacle Bank</b> VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.			
R/T 064008632	Account 800109824555	TC 40	Amount \$484.00
#0	09/30/2025	\$484.00	

THREE CIRCLE IS VOID WITHOUT A MULTI-COLOR BACKGROUNDS AND AN ARTIFICIAL WATERMARK ON THE BACK - HOLD AT ARM'S LENGTH			
Pinnacle Bank Nashville, TN VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC. (VICS) 100 Grand Property Mgmt Company 7124 North Noh Hill Rd Tamaree, FL 33321		Check Number: 5018  Three Hundred Fifty And 00/100 Dollars  Diamond Brite Maintenance 7957 N University Dr Ste 148 Parkland, FL 33067	
09/04/2025 ****\$350.00  10000005018# 10640086370800109924555# 10000035000#  SIGNATURE HAS A COLORED BACKGROUND - AND/OR COULD BE MICROSCOPED			
#5018 09/12/2025 \$350.00			

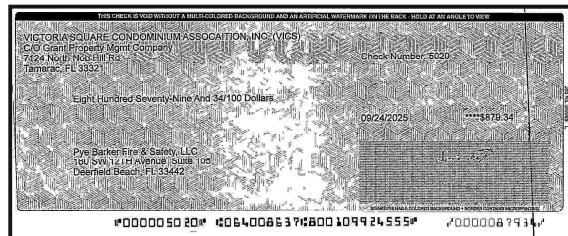
Account Number: XXXXXXXXX4555

Date:

09/30/2025

Primary Account:

XXXXXXX4555



#5020

09/29/2025

\$879.34



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 9/02/25**

**\$0.00**

### Summary



**Balance 9/30/25**

**\$0.00**

Credits +\$0.00

Interest +\$0.00

Debits -\$0.00

### Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
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9/02 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