



Financial Report Package

May 2025

Prepared for

**VICTORIA SQUARE CONDOMINIUM ASSOCIATION,
INC.**

Grant Property Management Company

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

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

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

Assets

OPERATING CASH		
10-1010-00 POPULAR-OPR-2006	(\$2,314.10)	
10-1020-00 PINNACLE-OPR-4555	120,443.69	
Total OPERATING CASH:		\$118,129.59
RESERVE CASH		
12-1215-00 VNB-RES-6404	129,971.17	
Total RESERVE CASH:		\$129,971.17
ACCOUNTS RECEIVABLE		
14-1046-00 Unit Owner Receivables	10,040.86	
Total ACCOUNTS RECEIVABLE:		\$10,040.86
CURRENT ASSETS		
15-1500-00 Utility Deposits	80.00	
Total CURRENT ASSETS:		\$80.00
OTHER ASSETS		
16-1611-00 Exchange	9,964.67	
Total OTHER ASSETS:		\$9,964.67
Total Assets:		\$268,186.29

Liabilities & Equity

PAYABLES & CURRENT LIABIL		
20-2001-00 Accounts Payable	58,291.09	
20-2003-00 Prepaid Maintenance	4,953.55	
20-2020-00 Accrued Expense	2,541.68	
Total PAYABLES & CURRENT LIABIL		\$65,786.32
RESERVE FUNDS		
25-3005-00 RES - Interest	7,311.94	
25-3010-00 RES - Roadways / Paving / Ashpalt	14,278.18	
25-3052-00 RES - Exterior Paint	17,118.76	
25-3060-00 RES - 40 Year Inspection	3,167.82	
25-3082-00 RES - Roof	88,094.47	
Total RESERVE FUNDS:		\$129,971.17
EQUITY		
30-3505-00 Fund Balance - Operating	69,999.61	
Total EQUITY:		\$69,999.61
Net Income Gain / Loss	2,429.19	
		\$2,429.19
Total Liabilities & Equity:		\$268,186.29

Income Statement - Operating
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.
05/01/2025 to 05/31/2025

Date: 7/15/2025
Time: 4:49 pm
Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENTS & FEES							
4005-00 Maintenance Fees	\$21,296.00	\$21,296.00	\$-	\$106,480.00	\$106,480.00	\$-	\$255,552.00
4025-00 Interest Income - Operating	1.24	-	1.24	74.82	-	74.82	-
4026-00 Interest Income - Collections	-	-	-	5.09	-	5.09	-
4035-00 Late Fees	-	-	-	100.00	-	100.00	-
4062-00 Administrative Fee Income	-	-	-	307.00	-	307.00	-
4090-00 Miscellaneous Income	-	-	-	550.00	-	550.00	-
Total ASSESSMENTS & FEES	\$21,297.24	\$21,296.00	\$1.24	\$107,516.91	\$106,480.00	\$1,036.91	\$255,552.00
Total OPERATING INCOME	\$21,297.24	\$21,296.00	\$1.24	\$107,516.91	\$106,480.00	\$1,036.91	\$255,552.00
OPERATING EXPENSE							
GENERAL & ADMINISTRATIVE							
5005-00 Insurance	5,973.95	6,729.83	755.88	30,606.05	33,649.15	3,043.10	80,758.00
5010-00 Management Fee	798.00	798.00	-	3,990.00	3,990.00	-	9,576.00
5015-00 Accounting	4,500.00	100.00	(4,400.00)	4,500.00	500.00	(4,000.00)	1,200.00
5020-00 Legal Fees - General	-	150.00	150.00	573.52	750.00	176.48	1,800.00
5025-00 Administrative/Office Exp	215.00	62.50	(152.50)	639.51	312.50	(327.01)	750.00
5030-00 Licenses, Permits & Taxes	61.25	41.67	(19.58)	881.80	208.35	(673.45)	500.00
Total GENERAL & ADMINISTRATIVE	\$11,548.20	\$7,882.00	(\$3,666.20)	\$41,190.88	\$39,410.00	(\$1,780.88)	\$94,584.00
UTILITIES							
6005-00 Electricity	112.73	150.00	37.27	558.67	750.00	191.33	1,800.00
6010-00 Water & Sewer	6,764.67	3,416.67	(3,348.00)	16,527.32	17,083.35	556.03	41,000.00
6020-00 Trash Removal	1,761.00	2,125.00	364.00	8,855.00	10,625.00	1,770.00	25,500.00
Total UTILITIES	\$8,638.40	\$5,691.67	(\$2,946.73)	\$25,940.99	\$28,458.35	\$2,517.36	\$68,300.00
CONTRACT & REPAIR							
8005-00 Landscaping Maintenance	5,400.00	916.67	(4,483.33)	8,816.68	4,583.35	(4,233.33)	11,000.00
8010-00 Tree Trimming	-	83.33	83.33	-	416.65	416.65	1,000.00
8015-00 Landscape Improvements	-	166.67	166.67	-	833.35	833.35	2,000.00
8030-00 Irrigation Maintenance	247.66	166.67	(80.99)	635.78	833.35	197.57	2,000.00
8040-00 General Repairs & Maintenance	301.81	2,015.26	1,713.45	3,470.03	10,076.30	6,606.27	24,183.10
8050-00 Plumbing Repairs	-	41.67	41.67	150.00	208.35	58.35	500.00
8065-00 Janitorial Service	1,050.00	666.67	(383.33)	2,475.00	3,333.35	858.35	8,000.00
8070-00 Pest Control	310.50	62.50	(248.00)	621.00	312.50	(308.50)	750.00
8125-00 Fire Alarm Monitoring	-	100.00	100.00	-	500.00	500.00	1,200.00
8132-00 Fire Safety	-	70.83	70.83	-	354.15	354.15	850.00
8165-00 Parking / Security Enforcement	375.00	208.33	(166.67)	4,381.38	1,041.65	(3,339.73)	2,500.00
8170-00 Security Cameras	-	166.67	166.67	2,328.93	833.35	(1,495.58)	2,000.00
8175-00 Sidewalk Repair	-	41.67	41.67	-	208.35	208.35	500.00
Total CONTRACT & REPAIR	\$7,684.97	\$4,706.94	(\$2,978.03)	\$22,878.80	\$23,534.70	\$655.90	\$56,483.10
RESERVES							
9100-00 Reserve Transfer	3,015.41	3,015.41	-	15,077.05	15,077.05	-	36,184.90
Total RESERVES	\$3,015.41	\$3,015.41	\$-	\$15,077.05	\$15,077.05	\$0.00	\$36,184.90
Total OPERATING EXPENSE	\$30,886.98	\$21,296.02	(\$9,590.96)	\$105,087.72	\$106,480.10	\$1,392.38	\$255,552.00
Net Income:	(\$9,589.74)	(\$0.02)	(\$9,589.72)	\$2,429.19	(\$0.10)	\$2,429.29	\$0.00

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1010-00	POPULAR-OPR-2006	\$125,582.98	\$5,001.24	\$132,898.32	(\$2,314.10)
Date	GL Ref #	Debit	Credit	Description	
05/01/2025	353337	\$ -	\$ 3,530.83	Misc. Check; City of Coral Springs Chk # 0	
05/12/2025	285897	-	115,000.00	Funds Transfer	
05/19/2025	353339	-	112.73	Misc. Check; FPL Chk # 0	
05/21/2025	353343	-	46.97	credit card payment; VALLEY NATIONAL BANK Chk # 0	
05/28/2025	353347	-	5,973.95	Misc. Check; FIRST INSURANCE FUNDING Chk # 0	
05/30/2025	298238	1.24	-	Interest	
05/30/2025	353349	-	3,233.84	Misc. Check; City of Coral Springs Chk # 0	
05/31/2025	353359	5,000.00	-	Funds Transfer	
05/31/2025	353359	-	5,000.00	Funds Transfer (Reversal)	
10-1020-00	PINNACLE-OPR-4555	-	143,920.72	23,477.03	120,443.69
Date	GL Ref #	Debit	Credit	Description	
05/01/2025	278322	\$ 385.00	\$ -	Deposit from batch 22850	
05/02/2025	278698	484.00	-	Deposit from batch 22847	
05/05/2025	279745	484.00	-	Deposit from batch 22877	
05/05/2025	279946	484.00	-	Deposit from batch 22956	
05/06/2025	282437	1,323.00	-	Deposit from batch 22949	
05/07/2025	283882	484.00	-	Deposit from batch 23089	
05/08/2025	284562	-	798.00	PINNACLE-OPR-4555 Inv # ; GRANT PROPERTY MANAGEMENT Chk # 0 Inv: GRANT PROPERTY MANAGEMENT	
05/08/2025	284813	484.00	-	Deposit from batch 23226	
05/08/2025	285009	484.00	-	Deposit from batch 23316	
05/09/2025	285457	484.00	-	Deposit from batch 23300	
05/09/2025	285725	1,363.00	-	Deposit from batch 23401	
05/10/2025	281319	968.00	-	Deposit from batch 22886	
05/12/2025	285897	115,000.00	-	Funds Transfer	
05/12/2025	286115	484.00	-	Deposit from batch 23372	
05/12/2025	286554	484.00	-	Deposit from batch 23454	
05/14/2025	288446	968.00	-	Deposit from batch 23609	
05/19/2025	290331	484.00	-	Deposit from batch 23730	
05/19/2025	290415	-	61.25	PINNACLE-OPR-4555 Inv # 13668; Grant Property Management Inc Chk # 0 Inv: 13668 Grant Property Management Inc	
05/19/2025	290627	484.00	-	Deposit from batch 23845	
05/20/2025	290928	484.00	-	Deposit from batch 23840	
05/20/2025	291421	2,588.00	-	Deposit from batch 23891	
05/21/2025	292207	662.00	-	Deposit from batch 23948	
05/27/2025	354991	484.00	-	Move	
05/27/2025	354993	-	484.00	Move	
05/27/2025	354995	1,452.00	-	Move	
05/27/2025	354998	-	484.00	Move	
05/27/2025	355000	-	968.00	Move	
05/27/2025	355002	1,452.00	-	Move 7/9/2025	
05/27/2025	355004	-	484.00	Move 7/9/2025	
05/27/2025	355006	-	968.00	Move 7/9/2025	
05/27/2025	355008	555.86	-	Move 7/9/2025	
05/27/2025	355010	-	71.86	Move 7/9/2025	
05/27/2025	355012	-	484.00	Move 7/9/2025	
05/28/2025	294625	484.00	-	Deposit from batch 24104	
05/28/2025	295115	1,484.00	-	Deposit from batch 24224	
05/28/2025	353863	484.00	-	Move 7/8/2025	
05/28/2025	353865	-	484.00	Move 7/8/2025	
05/28/2025	354804	484.00	-	Move 7/9/2025	
05/28/2025	354806	-	484.00	Move 7/9/2025	
05/28/2025	354987	484.00	-	Move CK# 1253 7/9/2025	
05/28/2025	354989	-	484.00	Move CK# 1253 7/9/2025	
05/29/2025	295510	-	107.00	PINNACLE-OPR-4555 Inv # 3404; RYAN ASSOCIATES INC Chk # 0	

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
	Inv: 3404 RYAN ASSOCIATES INC				
05/29/2025	295512 - 100.00	PINNACLE-OPR-4555 Inv # 3427; RYAN ASSOCIATES INC Chk # 0			
	Inv: 3427 RYAN ASSOCIATES INC				
05/29/2025	295514 - 50.00	PINNACLE-OPR-4555 Inv # 3428; RYAN ASSOCIATES INC Chk # 0			
	Inv: 3428 RYAN ASSOCIATES INC				
05/29/2025	295516 - 100.00	PINNACLE-OPR-4555 Inv # 3429; RYAN ASSOCIATES INC Chk # 0			
	Inv: 3429 RYAN ASSOCIATES INC				
05/29/2025	295518 - 312.15	PINNACLE-OPR-4555 Inv # 3441; RYAN ASSOCIATES INC Chk # 0			
	Inv: 3441 RYAN ASSOCIATES INC				
05/29/2025	296353 - 3,000.00	PINNACLE-OPR-4555 Inv # 19172; FELDMAN, FELDMAN & BARATZ Chk # 0			
	Inv: 19172 FELDMAN, FELDMAN & BARATZ				
05/29/2025	296355 - 400.00	PINNACLE-OPR-4555 Inv # 8082; Diamond Bright Maintenance Chk # 5000			
	Inv: 8082 Diamond Bright Maintenance				
05/29/2025	296357 - 450.00	PINNACLE-OPR-4555 Inv # 8062; Diamond Bright Maintenance Chk # 5001			
	Inv: 8062 Diamond Bright Maintenance				
05/29/2025	296359 - 200.00	PINNACLE-OPR-4555 Inv # 18554; Universal Waste Chk # 0			
	Inv: 18554 Universal Waste				
05/29/2025	296361 - 1,561.00	PINNACLE-OPR-4555 Inv # 18282; Universal Waste Chk # 0			
	Inv: 18282 Universal Waste				
05/29/2025	296447 - 310.50	PINNACLE-OPR-4555 Inv # 955169; NATIVE PEST MANAGEMENT Chk # 5002			
	Inv: 955169 NATIVE PEST MANAGEMENT				
05/29/2025	296488 - 215.00	PINNACLE-OPR-4555 Inv # 118793; Grant Property Management Inc Chk # 0			
	Inv: 118793 Grant Property Management Inc				
05/30/2025	298398 484.00	- Deposit from batch 24331			
05/30/2025	354931 - 484.00	Return-Corporate Customer Advises Entry Not Authorized			
05/30/2025	354982 555.86	- Move 7/9/2025			
05/30/2025	354985 - 555.86	Move 7/9/2025			
05/30/2025	360305 484.00	- Move			
05/30/2025	360307 - 484.00	Move			
05/31/2025	353359 - 5,000.00	Funds Transfer			
05/31/2025	353359 5,000.00	- Funds Transfer (Reversal)			
05/31/2025	354350 484.00	- Move 7/9/2025			
05/31/2025	354352 - 484.00	Move 7/9/2025			
05/31/2025	354354 484.00	- Move 7/9/2025			
05/31/2025	354356 - 484.00	Move 7/9/2025			
05/31/2025	360941 - 2,924.41	Funds Transfer			
10-1040-00	Due to/From Reserve	-	91.00	91.00	-
Date	GL Ref #	Debit	Credit	Description	
05/31/2025	353686	\$ -	\$ 91.00	May Monthly	
05/31/2025	360943	91.00	-	rev	
12-1215-00	VNB-RES-6404	126,785.29	3,185.88	-	129,971.17
Date	GL Ref #	Debit	Credit	Description	
05/30/2025	298388	\$ 261.47	\$ -	Interest	
05/31/2025	360941	2,924.41	-	Funds Transfer	
12-1225-00	Due to/from Operating	91.00	-	91.00	-
Date	GL Ref #	Debit	Credit	Description	
05/31/2025	360943	\$ -	\$ 91.00	rev	
12-1235-00	Due to/from Reserves	(91.00)	91.00	-	-
Date	GL Ref #	Debit	Credit	Description	
05/31/2025	353686	\$ 91.00	\$ -	May Monthly	
14-1046-00	Unit Owner Receivables	6,188.00	25,311.72	21,458.86	10,040.86
Date	GL Ref #	Debit	Credit	Description	
05/01/2025	278322	\$ -	\$ 385.00	Deposit from batch 22850	
05/01/2025	274300	21,296.00	-	Assessment - Batch 22384	
05/02/2025	278698	-	484.00	Deposit from batch 22847	

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
05/05/2025	279745 \$ -	\$ 484.00	Deposit from batch 22877		
05/05/2025	279946 -	484.00	Deposit from batch 22956		
05/06/2025	282437 -	99.00	Deposit from batch 22949		
05/07/2025	283882 -	484.00	Deposit from batch 23089		
05/08/2025	284813 -	484.00	Deposit from batch 23226		
05/08/2025	285009 -	484.00	Deposit from batch 23316		
05/09/2025	285457 -	484.00	Deposit from batch 23300		
05/09/2025	285725 -	1,363.00	Deposit from batch 23401		
05/10/2025	281319 -	968.00	Deposit from batch 22886		
05/12/2025	286115 -	484.00	Deposit from batch 23372		
05/12/2025	286554 -	484.00	Deposit from batch 23454		
05/14/2025	288446 -	968.00	Deposit from batch 23609		
05/19/2025	290331 -	484.00	Deposit from batch 23730		
05/19/2025	290627 -	484.00	Deposit from batch 23845		
05/20/2025	290928 -	484.00	Deposit from batch 23840		
05/20/2025	291421 -	2,380.00	Deposit from batch 23891		
05/27/2025	354991 -	484.00	Move		
05/27/2025	354995 -	484.00	Move		
05/27/2025	354998 484.00	-	Move		
05/27/2025	355002 -	1,452.00	Move 7/9/2025		
05/27/2025	355004 484.00	-	Move 7/9/2025		
05/27/2025	355010 71.86	-	Move 7/9/2025		
05/28/2025	294625 -	484.00	Deposit from batch 24104		
05/28/2025	295115 -	484.00	Deposit from batch 24224		
05/28/2025	353865 484.00	-	Move 7/8/2025		
05/28/2025	354989 484.00	-	Move CK# 1253 7/9/2025		
05/30/2025	298398 -	484.00	Deposit from batch 24331		
05/30/2025	354982 -	71.86	Move 7/9/2025		
05/30/2025	354985 555.86	-	Move 7/9/2025		
05/30/2025	360305 -	484.00	Move		
05/30/2025	361206 968.00	-	Move Payment 07/15/2025		
05/31/2025	318876 -	40.00	Applied Prepaid VICS3214		
05/31/2025	318878 -	160.00	Applied Prepaid VICS3216		
05/31/2025	318878 -	25.00	Applied Prepaid VICS3216		
05/31/2025	318878 -	23.00	Applied Prepaid VICS3216		
05/31/2025	318882 -	484.00	Applied Prepaid VICS3246		
05/31/2025	318884 -	484.00	Applied Prepaid VICS3268		
05/31/2025	318886 -	1,224.00	Applied Prepaid VICS3236		
05/31/2025	318888 -	484.00	Applied Prepaid VICS3228		
05/31/2025	318890 -	484.00	Applied Prepaid VICS3252		
05/31/2025	318892 -	484.00	Applied Prepaid VICS3218		
05/31/2025	318892 -	25.00	Applied Prepaid VICS3218		
05/31/2025	318892 -	18.00	Applied Prepaid VICS3218		
05/31/2025	318892 -	473.00	Applied Prepaid VICS3218		
05/31/2025	318897 -	74.00	Applied Prepaid VICS3202		
05/31/2025	318897 -	5.00	Applied Prepaid VICS3202		
05/31/2025	318900 -	84.00	Applied Prepaid VICS3204		
05/31/2025	318900 -	5.00	Applied Prepaid VICS3204		
05/31/2025	354352 484.00	-	Move 7/9/2025		
05/31/2025	354354 -	484.00	Move 7/9/2025		
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	(312.15)	7,977.05	65,955.99	(58,291.09)
Date	GL Ref #	Debit	Credit	Description	
05/01/2025	282889	\$ -	\$ 798.00	Accounts Payable	
				Inv: GRANT PROPERTY MANAGEMENT	

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
05/01/2025	282891 \$ -	\$ 61.25	Accounts Payable Inv: 13668 Grant Property Management Inc		
05/01/2025	282893 -	1,561.00	Accounts Payable Inv # 18282 Inv: 18282 Universal Waste		
05/01/2025	285618 -	310.50	Accounts Payable Inv # 955169 Inv: 955169 NATIVE PEST MANAGEMENT		
05/01/2025	285620 -	450.00	Accounts Payable Inv # 8062 Inv: 8062 Diamond Bright Maintenance		
05/01/2025	285623 -	200.00	Accounts Payable Inv # 18554 Inv: 18554 Universal Waste		
05/01/2025	288108 -	3,000.00	Accounts Payable Inv # 19172 Inv: 19172 FELDMAN, FELDMAN & BARATZ		
05/01/2025	293667 -	107.00	Accounts Payable Inv # 3404 Inv: 3404 RYAN ASSOCIATES INC		
05/01/2025	295501 -	100.00	Accounts Payable Inv # 3427 Inv: 3427 RYAN ASSOCIATES INC		
05/01/2025	295503 -	50.00	Accounts Payable Inv # 3428 Inv: 3428 RYAN ASSOCIATES INC		
05/01/2025	295505 -	100.00	Accounts Payable Inv # 3429 Inv: 3429 RYAN ASSOCIATES INC		
05/01/2025	295507 -	312.15	Accounts Payable Inv # 3441 Inv: 3441 RYAN ASSOCIATES INC		
05/01/2025	298004 -	375.00	Accounts Payable Inv # 525 Inv: 525 A-Z PARKING ENFORCEMENT SOLUTIONS, Inc		
05/01/2025	298006 -	5,400.00	Accounts Payable Inv: 0032 Best Lawn Service of America, Inc		
05/01/2025	323216 -	50,670.59	Accounts Payable Inv # 2770-938 Inv: 2770-938 Titan Restoration Construction		
05/08/2025	284562 798.00	-	Accounts Payable Inv # ; GRANT PROPERTY MANAGEMENT Chk # 0 Inv: GRANT PROPERTY MANAGEMENT		
05/14/2025	303511 -	1,500.00	Accounts Payable Inv # 19541 Inv: 19541 FELDMAN, FELDMAN & BARATZ		
05/19/2025	290415 61.25	-	Accounts Payable Inv # 13668; Grant Property Management Inc Chk # 0 Inv: 13668 Grant Property Management Inc		
05/25/2025	303513 -	147.66	Accounts Payable Inv # 3456 Inv: 3456 RYAN ASSOCIATES INC		
05/27/2025	295520 -	215.00	Accounts Payable Inv # 118793 Inv: 118793 Grant Property Management Inc		
05/28/2025	295522 -	400.00	Accounts Payable Inv # 8082 Inv: 8082 Diamond Bright Maintenance		
05/29/2025	295510 107.00	-	Accounts Payable Inv # 3404; RYAN ASSOCIATES INC Chk # 0 Inv: 3404 RYAN ASSOCIATES INC		
05/29/2025	295512 100.00	-	Accounts Payable Inv # 3427; RYAN ASSOCIATES INC Chk # 0 Inv: 3427 RYAN ASSOCIATES INC		
05/29/2025	295514 50.00	-	Accounts Payable Inv # 3428; RYAN ASSOCIATES INC Chk # 0 Inv: 3428 RYAN ASSOCIATES INC		
05/29/2025	295516 100.00	-	Accounts Payable Inv # 3429; RYAN ASSOCIATES INC Chk # 0 Inv: 3429 RYAN ASSOCIATES INC		
05/29/2025	295518 312.15	-	Accounts Payable Inv # 3441; RYAN ASSOCIATES INC Chk # 0 Inv: 3441 RYAN ASSOCIATES INC		
05/29/2025	296353 3,000.00	-	Accounts Payable Inv # 19172; FELDMAN, FELDMAN & BARATZ Chk # 0 Inv: 19172 FELDMAN, FELDMAN & BARATZ		
05/29/2025	296355 400.00	-	Accounts Payable Inv # 8082; Diamond Bright Maintenance Chk # 5000		

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
	Inv: 8082 Diamond Bright Maintenance				
05/29/2025	296357 450.00	-			
	Accounts Payable Inv # 8062; Diamond Bright Maintenance Chk # 5001				
	Inv: 8062 Diamond Bright Maintenance				
05/29/2025	296359 200.00	-			
	Accounts Payable Inv # 18554; Universal Waste Chk # 0				
	Inv: 18554 Universal Waste				
05/29/2025	296361 1,561.00	-			
	Accounts Payable Inv # 18282; Universal Waste Chk # 0				
	Inv: 18282 Universal Waste				
05/29/2025	296447 310.50	-			
	Accounts Payable Inv # 955169; NATIVE PEST MANAGEMENT Chk # 5002				
	Inv: 955169 NATIVE PEST MANAGEMENT				
05/29/2025	296488 215.00	-			
	Accounts Payable Inv # 118793; Grant Property Management Inc Chk # 0				
	Inv: 118793 Grant Property Management Inc				
05/29/2025	303515 -	197.84			
	Accounts Payable Inv # 3457				
	Inv: 3457 RYAN ASSOCIATES INC				
05/31/2025	353686 312.15	-			
	May Monthly				
20-2002-00	Insurance Payable	-	5,973.95	5,973.95	-
Date	GL Ref #	Debit	Credit	Description	
05/28/2025	353347	\$ 5,973.95	\$ -	Misc. Check; FIRST INSURANCE FUNDING Chk # 0	
05/31/2025	353686	-	5,973.95	May Monthly	
20-2003-00	Prepaid Maintenance	(6,363.69)	9,416.00	8,005.86	(4,953.55)
Date	GL Ref #	Debit	Credit	Description	
05/06/2025	282437	\$ -	\$ 1,224.00	Deposit from batch 22949	
05/20/2025	291421	-	208.00	Deposit from batch 23891	
05/21/2025	292207	-	662.00	Deposit from batch 23948	
05/27/2025	354993	484.00	-	Move	
05/27/2025	354995	-	968.00	Move	
05/27/2025	355000	968.00	-	Move	
05/27/2025	355006	968.00	-	Move 7/9/2025	
05/27/2025	355008	-	555.86	Move 7/9/2025	
05/27/2025	355012	484.00	-	Move 7/9/2025	
05/28/2025	295115	-	1,000.00	Deposit from batch 24224	
05/28/2025	353863	-	484.00	Move 7/8/2025	
05/28/2025	354804	-	484.00	Move 7/9/2025	
05/28/2025	354806	484.00	-	Move 7/9/2025	
05/28/2025	354987	-	484.00	Move CK# 1253 7/9/2025	
05/30/2025	361206	-	968.00	Deposit from batch 27213	
05/30/2025	354931	484.00	-	Return-Corporate Customer Advises Entry Not Authorized	
05/30/2025	354982	-	484.00	Move 7/9/2025	
05/30/2025	360307	484.00	-	Move	
05/31/2025	318876	40.00	-	Adjust Prepaid	
05/31/2025	318878	208.00	-	Adjust Prepaid	
05/31/2025	318882	484.00	-	Adjust Prepaid	
05/31/2025	318884	484.00	-	Adjust Prepaid	
05/31/2025	318886	1,224.00	-	Adjust Prepaid	
05/31/2025	318888	484.00	-	Adjust Prepaid	
05/31/2025	318890	484.00	-	Adjust Prepaid	
05/31/2025	318892	1,000.00	-	Adjust Prepaid	
05/31/2025	318897	79.00	-	Adjust Prepaid	
05/31/2025	318900	89.00	-	Adjust Prepaid	
05/31/2025	354350	-	484.00	Move 7/9/2025	
05/31/2025	354356	484.00	-	Move 7/9/2025	
20-2020-00	Accrued Expense	(2,541.68)	-	-	(2,541.68)
Date	GL Ref #	Debit	Credit	Description	
20-2040-00	Deferred Insurance Claim	(50,670.59)	50,670.59	-	-
Date	GL Ref #	Debit	Credit	Description	
05/31/2025	353686	\$ 50,670.59	\$ -	May Monthly	

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
25-3005-00	RES - Interest	(\$7,050.47)	\$-	\$261.47	(\$7,311.94)
Date	GL Ref #	Debit	Credit	Description	
05/30/2025	298388	\$ -	\$ 261.47	Interest	
25-3010-00	RES - Roadways / Paving / Ashpalt	(13,998.76)	-	279.42	(14,278.18)
Date	GL Ref #	Debit	Credit	Description	
05/31/2025	353686	\$ -	\$ 279.42	May Monthly	
25-3052-00	RES - Exterior Paint	(16,362.63)	-	756.13	(17,118.76)
Date	GL Ref #	Debit	Credit	Description	
05/31/2025	353686	\$ -	\$ 756.13	May Monthly	
25-3060-00	RES - 40 Year Inspection	(3,101.49)	-	66.33	(3,167.82)
Date	GL Ref #	Debit	Credit	Description	
05/31/2025	353686	\$ -	\$ 66.33	May Monthly	
25-3082-00	RES - Roof	(86,180.94)	-	1,913.53	(88,094.47)
Date	GL Ref #	Debit	Credit	Description	
05/31/2025	353686	\$ -	\$ 1,913.53	May Monthly	
30-3505-00	Fund Balance - Operating	(69,999.61)	-	-	(69,999.61)
Date	GL Ref #	Debit	Credit	Description	
40-4005-00	Maintenance Fees	(85,184.00)	-	21,296.00	(106,480.00)
Date	GL Ref #	Debit	Credit	Description	
05/01/2025	274300	\$ -	\$ 21,296.00	Assessment - Batch 22384	
40-4025-00	Interest Income - Operating	(73.58)	-	1.24	(74.82)
Date	GL Ref #	Debit	Credit	Description	
05/30/2025	298238	\$ -	\$ 1.24	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)	-	-	(307.00)
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	24,632.10	5,973.95	-	30,606.05
Date	GL Ref #	Debit	Credit	Description	
05/31/2025	353686	\$ 5,973.95	\$ -	May Monthly	
50-5010-00	Management Fee	3,192.00	798.00	-	3,990.00
Date	GL Ref #	Debit	Credit	Description	
05/01/2025	282889	\$ 798.00	\$ -	Management May 2025 Inv: GRANT PROPERTY MANAGEMENT	
50-5015-00	Accounting	-	4,500.00	-	4,500.00
Date	GL Ref #	Debit	Credit	Description	
05/01/2025	288108	\$ 3,000.00	\$ -	Accounting Inv: 19172 FELDMAN, FELDMAN & BARATZ	
05/14/2025	303511	1,500.00	-	Accounting Inv: 19541 FELDMAN, FELDMAN & BARATZ	
50-5020-00	Legal Fees - General	573.52	-	-	573.52
Date	GL Ref #	Debit	Credit	Description	
50-5025-00	Administrative/Office Exp	424.51	215.00	-	639.51
Date	GL Ref #	Debit	Credit	Description	
05/27/2025	295520	\$ 215.00	\$ -	Administrative Inv: 118793 Grant Property Management Inc	
50-5030-00	Licenses, Permits & Taxes	820.55	61.25	-	881.80
Date	GL Ref #	Debit	Credit	Description	
05/01/2025	282891	\$ 61.25	\$ -	Sunbiz 2025 Inv: 13668 Grant Property Management Inc	

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
60-6005-00	Electricity	\$445.94	\$112.73	\$-	\$558.67
Date	GL Ref #	Debit	Credit	Description	
05/19/2025	353339	\$ 112.73	\$ -	Misc. Check; FPL Chk # 0	
60-6010-00	Water & Sewer	9,762.65	6,764.67	-	16,527.32
Date	GL Ref #	Debit	Credit	Description	
05/01/2025	353337	\$ 3,530.83	\$ -	Misc. Check; City of Coral Springs Chk # 0	
05/30/2025	353349	3,233.84	-	Misc. Check; City of Coral Springs Chk # 0	
60-6020-00	Trash Removal	7,094.00	1,761.00	-	8,855.00
Date	GL Ref #	Debit	Credit	Description	
05/01/2025	282893	\$ 1,561.00	\$ -	Trash May 2025 Inv: 18282 Universal Waste	
05/01/2025	285623	200.00	-	Bulk Service May 2025 Inv: 18554 Universal Waste	
80-8005-00	Landscaping Maintenance	3,416.68	5,400.00	-	8,816.68
Date	GL Ref #	Debit	Credit	Description	
05/01/2025	298006	\$ 5,400.00	\$ -	Landscaping Maintenance Inv: 0032 Best Lawn Service of America, Inc	
80-8030-00	Irrigation Maintenance	388.12	247.66	-	635.78
Date	GL Ref #	Debit	Credit	Description	
05/01/2025	295503	\$ 50.00	\$ -	Irrigation Maintenance Inv: 3428 RYAN ASSOCIATES INC	
05/01/2025	295507	50.00	-	Irrigation Maintenance Inv: 3441 RYAN ASSOCIATES INC	
05/25/2025	303513	147.66	-	Irrigation Maintenance Inv: 3456 RYAN ASSOCIATES INC	
80-8040-00	General Repairs & Maintenance	3,168.22	51,284.55	50,982.74	3,470.03
Date	GL Ref #	Debit	Credit	Description	
05/01/2025	293667	\$ 107.00	\$ -	General Repairs & Maintenance Inv: 3404 RYAN ASSOCIATES INC	
05/01/2025	295507	262.15	-	General Repairs & Maintenance Inv: 3441 RYAN ASSOCIATES INC	
05/01/2025	323216	50,670.59	-	General Repairs & Maintenance Inv: 2770-938 Titan Restoration Construction	
05/21/2025	353343	46.97	-	credit card payment; VALLEY NATIONAL BANK Chk # 0	
05/29/2025	303515	197.84	-	General Repairs & Maintenance Inv: 3457 RYAN ASSOCIATES INC	
05/31/2025	353686	-	312.15	May Monthly	
05/31/2025	353686	-	50,670.59	May Monthly	
80-8050-00	Plumbing Repairs	150.00	-	-	150.00
Date	GL Ref #	Debit	Credit	Description	
80-8065-00	Janitorial Service	1,425.00	1,050.00	-	2,475.00
Date	GL Ref #	Debit	Credit	Description	
05/01/2025	285620	\$ 100.00	\$ -	Supplies Inv: 8062 Diamond Bright Maintenance	
05/01/2025	285620	350.00	-	Janitorial May 2025 Inv: 8062 Diamond Bright Maintenance	
05/01/2025	295501	100.00	-	Janitorial Service Inv: 3427 RYAN ASSOCIATES INC	
05/01/2025	295505	100.00	-	Janitorial Service Inv: 3429 RYAN ASSOCIATES INC	
05/28/2025	295522	400.00	-	Janitorial Service Inv: 8082 Diamond Bright Maintenance	
80-8070-00	Pest Control	310.50	310.50	-	621.00
Date	GL Ref #	Debit	Credit	Description	

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
05/01/2025	285618 \$ 310.50 \$ - Quaterly Pest Control Inv: 955169 NATIVE PEST MANAGEMENT				
80-8165-00	Parking / Security Enforcement	4,006.38	375.00	-	4,381.38
Date	GL Ref #	Debit	Credit	Description	
05/01/2025	298004	\$ 375.00	\$ -	Parking / Security Enforcement Inv: 525 A-Z PARKING ENFORCEMENT SOLUTIONS, Inc	
80-8170-00	Security Cameras	2,328.93	-	-	2,328.93
Date	GL Ref #	Debit	Credit	Description	
90-9100-00	Reserve Transfer	12,061.64	3,015.41	-	15,077.05
Date	GL Ref #	Debit	Credit	Description	
05/31/2025	353686	\$ 3,015.41	\$ -	May Monthly	
Totals:		\$0.00	\$333,508.87	\$333,508.87	\$0.00

Date	Check #	Payee	Amount
10-1010-00 POPULAR-OPR-2006			
05/12/2025		10-1020-00 Transfer to PINNACLE-OPR-4555; Funds Transfer	\$115,000.00
05/01/2025	0	City of Coral Springs 60-6010-00 EFT - Misc. Check; Misc. Check	\$3,530.83
05/19/2025	0	FPL 60-6005-00 EFT - Misc. Check; Misc. Check	\$112.73
05/21/2025	0	VALLEY NATIONAL BANK 80-8040-00 EFT - credit card payment; credit card payment	\$46.97
05/28/2025	0	FIRST INSURANCE FUNDING 20-2002-00 EFT - Misc. Check; Misc. Check	\$5,973.95
05/30/2025	0	City of Coral Springs 60-6010-00 EFT - Misc. Check; Misc. Check	\$3,233.84
		Account Totals	\$127,898.32
		# Checks:	5
10-1020-00 PINNACLE-OPR-4555			
05/08/2025	0	GRANT PROPERTY MANAGEMENT 50-5010-00 Management May 2025	\$798.00
05/19/2025	0	Grant Property Management Inc Invoice #: 13668 50-5030-00 Sunbiz 2025	\$61.25
05/29/2025	0	RYAN ASSOCIATES INC Invoice #: 3404 80-8040-00 General Repairs & Maintenance	\$107.00
05/29/2025	0	RYAN ASSOCIATES INC Invoice #: 3427 80-8065-00 Janitorial Service	\$100.00
05/29/2025	0	RYAN ASSOCIATES INC Invoice #: 3428 80-8030-00 Irrigation Maintenance	\$50.00
05/29/2025	0	RYAN ASSOCIATES INC Invoice #: 3429 80-8065-00 Janitorial Service	\$100.00
05/29/2025	0	RYAN ASSOCIATES INC Invoice #: 3441 80-8030-00 Irrigation Maintenance 80-8040-00 General Repairs & Maintenance	\$312.15
05/29/2025	0	FELDMAN, FELDMAN & BARATZ Invoice #: 19172 50-5015-00 Accounting	\$3,000.00
05/29/2025	5000	Diamond Bright Maintenance Invoice #: 8082 80-8065-00 Janitorial Service	\$400.00
05/29/2025	5001	Diamond Bright Maintenance Invoice #: 8062 80-8065-00 Janitorial May 2025 80-8065-00 Supplies	\$450.00
05/29/2025	0	Universal Waste Invoice #: 18554 60-6020-00 Bulk Service May 2025	\$200.00
05/29/2025	0	Universal Waste Invoice #: 18282 60-6020-00 Trash May 2025	\$1,561.00
05/29/2025	5002	NATIVE PEST MANAGEMENT	\$310.50

Date	Check #	Payee	Amount
Invoice #: 955169			
		80-8070-00 Quaterly Pest Control	\$310.50
05/29/2025	0	Grant Property Management Inc	\$215.00
Invoice #: 118793			
		50-5025-00 Administrative	\$215.00
05/31/2025			\$2,924.41
		12-1215-00 Transfer to VNB-RES-6404; Funds Transfer	\$2,924.41
		Account Totals	# Checks: 14
			\$10,589.31
		Association Totals	# Checks: 19
			\$138,487.63



GRANT PROPERTY MANAGEMENT

Payables Aging Report

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

As Of 5/31/2025

Date: 7/8/2025

Time: 3:17 pm

Page: 18

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	\$0.00	\$5,400.00	\$0.00	\$0.00	\$5,400.00
FELDMAN, FELDMAN & BARATZ	\$1,500.00	\$0.00	\$0.00	\$0.00	\$1,500.00
RYAN ASSOCIATES INC	\$345.50	\$0.00	\$0.00	\$0.00	\$345.50
Titan Restoration Construction	\$0.00	\$50,670.59	\$0.00	\$0.00	\$50,670.59
Totals:	\$1,845.50	\$56,445.59	\$0.00	\$0.00	\$58,291.09

**Victoria Square Condominium
Accounts Payable as of
May 31, 2025**

Payable to:	Account	Amount
Best Lawn Service	8010	1,766.68
Consolidated Community Mgmt	9000	775.00
		<hr/>
Total A/P		<u><u>\$ 2,541.68</u></u>

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
05/29/2025		FELDMAN, FELDMAN & BARATZ		0	(\$3,000.00)
05/29/2025		Universal Waste		0	(\$1,561.00)
05/29/2025		Diamond Bright Maintenance		5001	(\$450.00)
05/29/2025		Diamond Bright Maintenance		5000	(\$400.00)
05/29/2025		NATIVE PEST MANAGEMENT		5002	(\$310.50)
05/29/2025		Grant Property Management Inc		0	(\$215.00)
05/29/2025		Universal Waste		0	(\$200.00)
05/30/2025		Return-Corporate Customer Advises Entry	26743 - Move or Return Paymer	0	(\$484.00)
		Not Authorized			
05/31/2025		Transfer to VNB-RES-6404			(\$2,924.41)
Total Uncleared					(\$9,544.91)

PINNACLE-OPR-4555 Summary	
Ending Account Balance:	\$ 121,895.69
Uncleared Items:	(\$9,544.91)
Adjusted Balance:	\$ 131,440.60
Bank Ending Balance:	\$ 130,956.60
Difference:	\$484.00



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

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

Account
Victoria Square Condominium Assoc Inc
XXXXXXXX4555

RETURN SERVICE REQUESTED

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

Statement of Account

Community Asso Checking Acct

Balance 5/01/25
\$0.00

Balance 6/01/25
\$130,956.60

Summary



Credits +\$135,873.00
Interest +\$0.00
Debits -\$4,916.40

Credit Transactions

Credits

5/01	Remote Deposit	385.00
5/05	Victoria Sq Oper OnlinePay 1592029932 1592029932 Victoria Sq Oper	484.00
5/05	Remote Deposit	484.00
5/06	Victoria Sq Oper OnlinePay 1592029932 1592029932 Victoria Sq Oper	484.00
5/07	Victoria Sq Oper OnlinePay 1592029932 1592029932 Victoria Sq Oper	1,323.00
5/08	Victoria Sq Oper OnlinePay 1592029932 1592029932 Victoria Sq Oper	484.00
5/08	Remote Deposit	484.00
5/09	Victoria Sq Oper OnlinePay 1592029932 1592029932 Victoria Sq Oper	484.00
5/09	Remote Deposit	1,363.00
5/12	PAYABLI DEPOSIT Transfer 828413254 WFMSPROPAY VICTORIA SQUARE CONDOM	484.00
5/12	Victoria Sq Oper OnlinePay 1592029932 1592029932 Victoria Sq Oper	484.00
5/14	Remote Deposit	968.00
5/16	VICTORIA SQUARE CINCFER D2575 2592029932 CincXfer 5100842006	115,000.00
5/19	ACH Offset 5/15/25 VICTORIA SQUARE	484.00
5/19	ACH Offset 5/15/25 VICTORIA SQUARE	968.00
5/19	Remote Deposit	484.00



Member
FDIC



ELECTRONIC TRANSFER ERROR RESOLUTION

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

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

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

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

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

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

5/20	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	484.00
5/20	ACH Offset 5/12/25 VICTORIA SQUARE *4555	484.00
5/20	ACH Offset 5/12/25 VICTORIA SQUARE *4555	484.00
5/20	ACH Offset 5/12/25 VICTORIA SQUARE *4555	484.00
5/20	ACH Offset 5/12/25 VICTORIA SQUARE *4555	968.00
5/20	ACH Offset 5/12/25 VICTORIA SQUARE *4555	968.00
5/20	ACH Offset 5/12/25 VICTORIA SQUARE *4555	968.00
5/20	Remote Deposit	2,588.00
5/21	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	484.00
5/21	Remote Deposit	662.00
5/28	Remote Deposit	1,484.00
5/29	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	484.00
5/30	PAYABLI DEPOSIT TRANSFER 832207446 WFMSPPROPAY VICTORIA SQUARE CONDOM	484.00
Total Credits		\$135,873.00

Debit Transactions

Other Debits		
5/09	Victoria Sq Oper VENDOR PAY 1592029932 1592029932 Victoria Sq Oper	798.00
5/14	ACH Offset 5/12/2025	484.00
5/14	ACH Offset 5/12/2025	484.00
5/14	ACH Offset 5/12/2025	968.00
5/14	ACH Offset 5/12/2025	968.00
5/21	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	61.25
5/30	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	50.00
5/30	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	100.00
5/30	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	100.00
5/30	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	107.00
5/30	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	312.15
5/30	ACH CHARGEBACK RETURN 9999999999 RETIRE	484.00
Total Debits		\$4,916.40

Average Balance This Statement	\$69,338.86	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
5/01	385.00	5/09	5,177.00	5/20	128,573.00
5/05	1,353.00	5/12	6,145.00	5/21	129,657.75
5/06	1,837.00	5/14	4,209.00	5/28	131,141.75
5/07	3,160.00	5/16	119,209.00	5/29	131,625.75
5/08	4,128.00	5/19	121,145.00	5/30	130,956.60

Page intentionally left blank.

Credit

\$385.00

Date/Time: 5/1/2025 2:46 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T

Account

TC

Amount

064008837

800108924555

40

\$385.00

#005/01/2025\$385.00

Credit

\$484.00

Date/Time: 5/5/2025 2:47 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T

Account

TC

Amount

064008837

800108924555

40

\$484.00

#005/05/2025\$484.00

Credit

\$484.00

Date/Time: 5/8/2025 2:47 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T

Account

TC

Amount

064008837

800108924555

40

\$484.00

#005/08/2025\$484.00

Credit

\$1363.00

Date/Time: 5/8/2025 2:46 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T

Account

TC

Amount

064008837

800108924555

40

\$1363.00

#005/09/2025\$1,363.00

Credit

\$968.00

Date/Time: 5/14/2025 2:47 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T

Account

TC

Amount

064008837

800108924555

40

\$968.00

#005/14/2025\$968.00

Credit

\$484.00

Date/Time: 5/19/2025 2:46 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T

Account

TC

Amount

064008837

800108924555

40

\$484.00

#005/19/2025\$484.00

Credit

\$2588.00

Date/Time: 5/20/2025 2:47 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T

Account

TC

Amount

064008837

800108924555

40

\$2588.00

#005/20/2025\$2,588.00

Credit

\$662.00

Date/Time: 5/21/2025 2:46 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T

Account

TC

Amount

064008837

800108924555

40

\$662.00

#005/21/2025\$662.00

Credit

\$1484.00

Date/Time: 5/28/2025 2:47 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T

Account

TC

Amount

064008837

800108924555

40

\$1484.00

#005/28/2025\$1,484.00

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
04/01/2025		IGALH - Igal Hebron		97	(\$92.50)
Total Uncleared					(\$92.50)

POPULAR-OPR-2006 Summary	
Ending Account Balance:	\$(2,314.10)
Uncleared Items:	(\$92.50)
Adjusted Balance:	\$(2,221.60)
Bank Ending Balance:	\$(2,221.60)
Difference:	\$-

**POPULAR.**

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

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

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. REFER TO THE BANK FUNDS AVAILABILITY POLICY FOR DETAILS.

Pab Business Interest Checking

Account number	5100842006	Beginning balance	\$125,675.48
Low balance	-\$2,222.84	Total additions	1.24
Average balance	\$75,378.71	Total subtractions	127,898.32
Avg collected balance	\$75,378.00	Ending balance	\$-2,221.60
Interest paid year to date	\$6.33		

DEBITS

Date	Description	Subtractions
05-01	'Preauthorized Wd CORALCONCUTILITY250501 000211274452722749	3,530.83
05-19	'Cash Mgmt Trsfr Dr REF 1390749LFUNDS TRANSFER TODEP XXXXXX7961 FROMFUNDS REMOVED FROMTHE WRONG ACCT 000997000519074919	115,000.00
05-19	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT250519 000111000011396637	52.57
05-19	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT250519 000111000011396641	60.16
05-21	'Preauthorized Wd VALLEY NATIONALPAYMENT250521 000021201380570429	46.97
05-28	'Preauthorized Wd FIRST INSURANCEINSURANCE250528 900-103849576 000071925338408433	5,973.95
05-30	'Preauthorized Wd CORALCONCUTILITY250530 000211274457028658	3,233.84

Thank you for banking with Popular



VICTORIA SQUARE CONDO
May 30, 2025

Page 2 of 2
5100842006

CREDITS

<u>Date</u>	<u>Description</u>	<u>Additions</u>
05-30	'Interest Credit 000000000000000000	1.24

DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
04-30	125,675.48	05-19	7,031.92	05-28	1,011.00
05-01	122,144.65	05-21	6,984.95	05-30	-2,221.60

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

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

VNB-RES-6404 Summary	
Ending Account Balance:	\$ 129,971.17
Uncleared Items:	\$2,924.41
Adjusted Balance:	\$ 127,046.76
Bank Ending Balance:	\$ 127,046.76
Difference:	\$-



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

Last Statement:
Statement Ending:
Page:

April 30, 2025
May 31, 2025
1 of 2

1 M0656BLK053125061817 65 000000000 4065 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

We have updated the order in which transactions are posted to your account. All credits will be processed first followed by debits in the following order: debit card transactions, Zelle® payments, checks cashed against your account, outgoing wire transfers, internal transfers, ACH debits, checks presented for payment, and all remaining debit transactions.

PROPERTY MANAGEMENT MMA - XXXXXX6404

SUMMARY FOR THE PERIOD: 05/01/25 - 05/31/25

VICTORIA SQUARE CONDOMINIUM ASSOCIATION

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$126,785.29		\$261.47		\$0.00		\$127,046.76

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$126,785.29
05/31	INTEREST CREDIT		\$261.47	\$127,046.76
Ending Balance				\$127,046.76

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$126,785.00	Annual % Yield Earned	2.46%
Year-to-Date Interest Paid	\$1,207.71	Interest Paid	\$261.47

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
05/31/2025
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. 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.

