

# **Financial Report Package**

May 2025

# **Prepared for**

# VICTORIA SQUARE CONDOMINIUM ASSOCAITION, 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 of federal law.



### **Balance Sheet - Operating**

# VICTORIA SQUARE CONDOMINIUM ASSOCAITION, INC.

End Date: 05/31/2025

Date: Time:

7/15/2025 4:49 pm

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#### **Assets**

Total Liabilities & Equity:	_	\$268,186.29 
	_	\$2,429.19
Net Income Gain / Loss	2,429.19	
Total EQUITY:		\$69,999.61
30-3505-00 Fund Balance - Operating	69,999.61	
EQUITY		Ψ120,011111
Total RESERVE FUNDS:	<u> </u>	\$129,971.17
25-3082-00 RES - Roof	88,094.47	
25-3052-00 RES - Exterior Paint 25-3060-00 RES - 40 Year Inspection	17,118.76 3,167.82	
25-3010-00 RES - Roadways / Paving / Ashpalt	14,278.18	
25-3005-00 RES - Interest	7,311.94	
RESERVE FUNDS		
Total PAYABLES & CURRENT LIABIL		\$65,786.32
20-2020-00 Accrued Expense	2,541.68	
20-2001-00 Accounts Payable 20-2003-00 Prepaid Maintenance	4,953.55	
PAYABLES & CURRENT LIABIL	58,291.09	
Liabilities & Equity		
Total Assets:	=	\$268,186.29
Total OTHER ASSETS:		\$9,964.67
16-1611-00 Exchange	9,964.67	00.004.07
OTHER ASSETS	0.004.07	+3330
Total CURRENT ASSETS:		\$80.00
CURRENT ASSETS  15-1500-00 Utility Deposits	80.00	
Total ACCOUNTS RECEIVABLE:		\$10,040.86
14-1046-00 Unit Owner Receivables	10,040.86	
Total RESERVE CASH: ACCOUNTS RECEIVABLE		\$129,971.17
12-1215-00 VNB-RES-6404	129,971.17	
RESERVE CASH		, ,
Total OPERATING CASH:		\$118,129.59
10-1010-00 POPULAR-OPR-2006 10-1020-00 PINNACLE-OPR-4555	(\$2,314.10) 120,443.69	
10 1010 00 DODIII AD ODD 2006	(\$2.317.10)	



# Income Statement - Operating

# VICTORIA SQUARE CONDOMINIUM ASSOCAITION, INC. 05/01/2025 to 05/31/2025

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

		Current Period			Year-to-date		Annual
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME					•		
ASSESSMENTS & FEES							
4005-00 Maintenance Fees	\$21,296.00	\$21,296.00	\$ <b>-</b>	\$106,480.00	\$106,480.00	\$ <b>-</b>	\$255,552.00
4025-00 Interest Income - Operating	1.24	Ψ21,200100 -	1.24	74.82	ψ100, 100 <b>1</b> 00	74 <b>.</b> 82	Ψ200,002.00 -
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
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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 <b>-</b> 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 Sidewa <b>l</b> k 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 <u>.</u> 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
Not modifie.			(, , , , , , , , , , , , , , , , , , ,	,		,	



VICTORIA SQUARE CONDOMINIUM ASSOCAITION, INC.

Accts: All Dates: 5/1/2025 - 5/31/2025

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

Account No	Descri	iption		Prior Balance	Current Debit	Current Credit	<b>End Balance</b>
10-1010-00	POPU	LAR-OPR-2006		\$125,582.98	\$5,001.24	\$132,898.32	(\$2,314.10)
Date	GL Ref#	Debit	Credit	Description	,	,	,
05/01/2025	353337	\$ <b>-</b>	\$ 3,530.83	Misc. Check; City of Coral Spr	rinas Chk # 0		
05/12/2025	285897	-	115,000.00	· · · · · · · · · · · · · · · · · · ·	9		
05/19/2025	353339	=	112.73	Misc. Check; FPL Chk # 0			
05/21/2025	353343	=	46.97	credit card payment; VALLEY	NATIONAL BANK Ch	k # 0	
05/28/2025	353347	=	5,973.95	Misc. Check; FIRST INSURAN	NCE FUNDING Chk #	0	
05/30/2025	298238	1.24	-	Interest			
05/30/2025	353349	-	3,233.84	Misc. Check; City of Coral Spr	ings Chk # 0		
05/31/2025	353359	5,000.00	-	Funds Transfer			
05/31/2025	353359	-	5,000.00	Funds Transfer (Reversal)			
10-1020-00	PINNA	CLE-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 #;		MANAGEMENT Chk # 0	
				Inv: GRANT PROPERTY MAN	NAGEMENT		
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	0000 0 4 5 4		
05/19/2025	290415	-	61.25	PINNACLE-OPR-4555 Inv # 1		Management Inc Chk # 0	
0=1101000=		40.4.00		Inv: 13668 Grant Property Ma	nagement 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 05/27/2025	354991 354993	484.00	484.00	Move			
05/27/2025	354995	1,452.00	404.00	Move Move			
05/27/2025	354998	1,432.00	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 # 3	3404; RYAN ASSOC <b>I</b> A	TES INC Chk # 0	



VICTORIA SQUARE CONDOMINIUM ASSOCAITION, INC.

Accts: All Dates: 5/1/2025 - 5/31/2025

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

Science	Account No	Descri	ption		Prior Balance	Current Debit	Current Credit	End Balance
1929  192					Inv: 3404 RYAN ASSOCIATES	S INC		
Imp. 3428 RYAN ASSOCIATES INC	05/29/2025	295512	-	100.00			ATES INC Chk # 0	
95/29/2025   296516   -   100.00   PMNACLE-OPR-4555 in wf 3441; RYAN ASSOCIATES INC     05/29/2025   296351   -   3.00.00   PMNACLE-OPR-4555 in wf 3441; RYAN ASSOCIATES INC     05/29/2025   296355   -   400.00   PMNACLE-OPR-4555 in wf 3441; RYAN ASSOCIATES INC     05/29/2025   296355   -   400.00   PMNACLE-OPR-4555 in wf 3441; RYAN ASSOCIATES INC     05/29/2025   296357   -   400.00   PMNACLE-OPR-4555 in wf 3441; RYAN ASSOCIATES INC     05/29/2025   296357   -   400.00   PMNACLE-OPR-4555 in wf 3441; RYAN ASSOCIATES INC     05/29/2025   296357   -   400.00   PMNACLE-OPR-4555 in wf 8082; Diamond Bright Maintenance Chk # 5001   Inv: 8082; Diamond Bright Mainten	05/29/2025	295514	<del>-</del>	50.00			ATES INC Chk # 0	
0.5298/2025	05/29/2025	295516	-	100.00			ATES INC Chk # 0	
	05/29/2025	295518	-	312.15	PINNACLE-OPR-4555 Inv # 3	3441; RYAN ASSOCIA	ATES INC Chk # 0	
1907/29/2025   296357   -   450.00   PINNACLE_OPR_4555 fm # 8082; Diamond Bright Maintenance Chik # 5001   Inv: 8082 Diamond Bright Maintenance Chik # 0   Inv: 8082 Diamond Bright Maintenance Property Management Inc	05/29/2025	296353	-	3,000.00	PINNACLE-OPR-4555 Inv # 1	9172; FELDMAN, FE	LDMAN & BARATZ Ch	k#0
No. 8062   Diamond Bright Maintenance   Diamond Bri	05/29/2025	296355	-	400.00			Maintenance Chk # 500	00
18554 Universal Waste   18564 Universal Waste   18654 Universal Waste   18654 Universal Waste   18654 Universal Waste   18655 Inv # 18282; Universal Waste   18655 Inv # 18565 Inv # 955169; NATIVE PEST MANAGEMENT Chik # 5002   18755 Inv # 955169; NATIVE PEST MANAGEMENT Chik # 5002   18755 Inv # 955169; NATIVE PEST MANAGEMENT Chik # 5002   18755 Inv # 955169; NATIVE PEST MANAGEMENT Chik # 5002   18755 Inv # 955169; NATIVE PEST MANAGEMENT Chik # 5002   18755 Inv # 955169; NATIVE PEST MANAGEMENT Chik # 5002   18755 Inv # 955169; NATIVE PEST MANAGEMENT Chik # 5002   18755 Inv # 955169; NATIVE PEST MANAGEMENT Chik # 5002   18755 Inv # 955169; NATIVE PEST MANAGEMENT Chik # 5002   18755 Inv # 955169; NATIVE PEST MANAGEMENT Chik # 5002   18755 Inv # 18793; Grant Property Management Inc Chik # 0   18756 Inv # 95169; NATIVE PEST MANAGEMENT Chik # 5002   18755 Inv # 18793; Grant Property Management Inc Chik # 0   18756 Inv # 18793; Grant Property Management Inc Chik # 0   18756 Inv # 18793; Grant Property Management Inc Chik # 0   18756 Inv # 18793; Grant Property Management Inc Chik # 0   18756 Inv # 18793; Grant Property Management Inc Chik # 0   18756 Inv # 18793; Grant Property Management Inc Chik # 0   18756 Inv # 18793; Grant Property Management Inc Chik # 0   18756 Inv # 18793; Grant Property Management Inc Chik # 0   18756 Inv # 18793; Grant Property Management Inc Chik # 0   18756 Inv # 18793; Grant Property Management Inc Chik # 0   18756 Inv # 18793; Grant Property Management Inc Chik # 0   18756 Inv # 18793; Grant Property Management Inc Chik # 0   18756 Inv # 18793; Grant Property Management Inc Chik # 0   18756 Inv # 18793; Grant Property Management Inc Chik # 0   18756 Inv # 18793; Grant Property Management Inc Chik # 0   18756 Inv # 18793; Grant Property Management Inc Chik # 0   18756 Inv # 18756; Grant Property Management Inc Chik # 18756; Grant Property Ma	05/29/2025	296357	-	450.00			Maintenance Chk # 500	01
105/29/2025   296447   -   310.50   295169 NATIVE PEST MANAGEMENT Chik # 5002   1nv: 955169 NATIVE PEST MANAGEMENT   1nv: 1nv: 1nv: 1nv: 1nv: 1nv: 1nv: 1nv:	05/29/2025	296359	-	200.00		8554; Universal Was	te Chk # 0	
D5/29/2025   296488   -   215.00   PINNACLE-OPR-4555 Inv # 118793; Grant Property Management Inc Chik # 0   Inv: 118793 Grant Property Management Inc Chik # 0   Inv: 118792 Grant Property Management Inc Chik # 0   Inv: 118792 Grant Property Management Inc Chik # 0   Inv: 118792 Grant Property Management Inc Chik # 0   Inv: 118792 Grant Property Management Inc Chik # 0   Inv: 118792 Grant Property Management Inc Chik # 0   Inv: 118792 Grant Property Management Inc Chik # 0   Inv: 118792 Grant Property   Inv: 118792 Grant Property	05/29/2025	296361	-	1,561.00		8282; Universal Was	te Chk # 0	
Inv: 118793 Grant Property Management Inc     05/30/2025   298398   484.00   -   Deposit from batch 24331     05/30/2025   354981   -   484.00   Return-Corporate Customer Advises Entry Not Authorized     05/30/2025   354982   555.86   -   Move 7/9/2025     05/30/2025   360305   484.00   -   Move     05/30/2025   360307   -   484.00   Move     05/30/2025   353359   -     50.00   Funds Transfer     05/31/2025   353359   5,000.00   -   Funds Transfer (Reversal)     05/31/2025   353359   5,000.00   -   Move 7/9/2025     05/31/2025   354350   484.00   -   Move 7/9/2025     05/31/2025   354350   484.00   -   Move 7/9/2025     05/31/2025   354350   484.00   -   Move 7/9/2025     05/31/2025   354352   -   484.00   Move 7/9/2025     05/31/2025   354350   484.00   -   Move 7/9/2025     05/31/2025   354350   -   484.00   Move 7/9/2025     05/31/2025   354350   -   2.924.11   Funds Transfer     05/31/2025   354350   -   2.924.11   Funds Transfer     05/31/2025   350943   -   2.924.11   Funds Transfer     05/31/2025   350943   91.00   -   91.00   91.00   -     05/31/2025   350943   91.00   -       05/31/2025   350943   91.00   -       05/31/2025   350943   91.00   -       05/31/2025   360943   91.00   -       05/31/2025   360943   91.00   -       05/31/2025   360943   2.924.11   -       05/31/2025   360943   2.924.11   -       05/31/2025   360943   2.924.11   -       05/31/2025   360943   2.924.11   -       05/31/2025   360943   \$ -         05/31/2025   360943   \$ -           05/31/2025   360943   \$ -             05/31/2025   360943   \$ -	05/29/2025	296447	-	310.50			T MANAGEMENT Chk	# 5002
05/30/2025         354931         -         484.00         Return-Corporate Customer Advises Entry Not Authorized           05/30/2025         354985         -         Move 7/9/2025           05/30/2025         360305         484.00         -         Move           05/30/2025         360305         484.00         -         Howe           05/31/2025         363399         -         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         Nove 7/9/2025           05/31/2025         354354         484.00         Nove 7/9/2025           05/31/2025         36941         -         2,924.41         Nove 7/9/2025           05/31/2025         36948         9         91.00         Pounds Transfer           10-1040-00         Due to/From Reserve         -         91.00         91.00         -           05/31/2025         353686         \$         \$91.00         Nove 7/9/2025         3,185.88         -         129,971.17           Date         GL Ref #	05/29/2025	296488	-	215.00			y Management Inc Chk	# 0
05/30/2025   354982   555.86   -	05/30/2025	298398	484.00	-	Deposit from batch 24331			
05/30/2025   354985   -   555.86   Move 7/9/2025   Move 7/9	05/30/2025	354931	=	484.00	Return-Corporate Customer A	dvises Entry Not Auth	norized	
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         354354         484.00         — Move 7/9/2025           05/31/2025         354356         — 484.00         Move 7/9/2025           05/31/2025         354356         — 484.00         Move 7/9/2025           05/31/2025         360941         — 294.41         Funds Transfer           05/31/2025         360941         — 294.41         Funds Transfer           05/31/2025         36386         \$ 91.00         May Monthly           05/31/2025         360943         91.00         — rev           12-1215-00         VNB-RE-S-604         Teol         Description           05/31/2025         360943         \$ 261.47         \$ Interest           05/31/2025         360941         2,924.41         \$ Interest           12-1225-00         Due tolfrom Operating         — 91.00         — 1	05/30/2025	354982	555.86	-	Move 7/9/2025			
05/30/2025   360307   -	05/30/2025	354985	-	555.86	Move 7/9/2025			
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   3569941   -   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   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     05/31/2025   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 Operating   91.00   -   91.00   -     Date   GL Ref #   Debit   Credit   Description     05/31/2025   353686   \$ 91.00   \$ -   \$	05/30/2025	360305	484.00		Move			
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         -           05/31/2025         353686         \$ 91.00         May Monthly           05/31/2025         350943         91.00         - rev           12-1215-00         VNB-RES-6404         126,785.29         3,185.88         - 129,971.17           Date         GL Ref # Debit         Credit         Description           05/31/2025         360941         2,924.41         - Funds Transfer           12-1225-00         Due to/from Operating         Funds Transfer           12-1225-00         Due to/from Reserves         (91.00         91.00            05/31/2025         360943         \$ - 91.00         rev         - 91.00	05/30/2025		=					
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            05/31/2025         353686         \$- 991.00         May Monthly         - rev           05/31/2025         360943         91.00         - rev         126,785.29         3,185.88         - 129,971.17           Date         GL Ref # Debit         Credit         Description         - 126,785.29         3,185.88         - 129,971.17           Date         GL Ref # Debit         Credit         Description         - Funds Transfer         - 129,971.17           12-1225-00         Due to/from Operating         91.00         - 91.00         - 91.00         - 91.00         - 91.00         - 10.00         - 10.00         - 10.00         - 10.00         - 10.00         - 10.00         - 10.00         - 10.00         - 10.00         - 10.00         - 10.00         - 10.00 <td></td> <td></td> <td>-</td> <td>5,000.00</td> <td></td> <td></td> <td></td> <td></td>			-	5,000.00				
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       -         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         12-1225-00       Due to/from Operating       \$-       Funds Transfer         12-1225-00       Due to/from Qerating       \$-       191.00       -       91.00       -         05/31/2025       360943       \$-       \$91.00       rev       -       91.00       -       -       91.00       -         12-1225-00       Due to/from Reserves       \$91.00       <				-				
05/31/2025			484.00					
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 360943 91.00 - rev  12-1215-00 VNB-RES-6404 129,971.17  Date GL Ref # Debit Credit Description  05/31/2025 360943 91.00 - rev  12-1225-00 UNB-RES-6404 129,971.17  Date GL Ref # Debit Credit Description  05/31/2025 360943 91.00 - Funds Fransfer  12-1225-00 Due to/from Operating 91.00 - 91.00 - 91.00 -   Date GL Ref # Debit Credit Description  05/31/2025 360943 \$- \$91.00 rev  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			404.00					
10-1040-00   Due to/From Reserve   - 91.00   91.00   - 1.00   -			484.00					
10-1040-00   Due to/From Reserve   - 91.00   91.00   91.00   -			-					
Date         GL Ref#         Debit         Credit         Description           05/31/2025         353686         \$ -         \$91.00         Hay 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         Public         Public         Public         Public           05/31/2025         360943         \$ -         \$ 91.00         -         91.00         -           05/31/2025         360943         \$ -         \$ 91.00         rev         -         -         -           12-1235-00         Due to/from Reserves         (91.00)         91.00         -         -         -           Date         GL Ref #         Debit         Credit         Description         -         -         -         -         -         -         -			Erom Posoruo	2,924.41	runds transier	01.00	01.00	
05/31/2025   353686				Credit	Pescription -	91.00	91.00	_
12-1215-00   VNB-RES-6404   126,785.29   3,185.88   - 129,971.17					•			
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         -         91.00         -         -         -           12-1235-00         Due to/from Reserves         (91.00)         91.00         -				ψ 31.00				
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         -         91.00         -         -           12-1235-00         Due to/from Reserves         (91.00)         91.00         -         -         -           Date         GL Ref #         Debit         Credit         Description         -						3 185 88	_	129 971 17
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				Credit	•	0,100.00		120,07 1.17
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					•			
12-1225-00   Due to/from Operating   91.00   - 91.00				Ψ_				
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			·			_	91 00	-
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			-	Credit			3 1100	
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					•			
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			·	*		91.00	-	_
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				Credit	·			
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	05/31/2025		\$ 91.00		•			
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					<u> </u>	25,311.72	21,458.86	10,040.86
05/01/2025       278322       \$ -       \$ 385.00       Deposit from batch 22850         05/01/2025       274300       21,296.00       -       Assessment - Batch 22384				Credit				
05/01/2025 274300 21,296.00 - Assessment - Batch 22384					· · · · · · · · · · · · · · · · · · ·			
·				-	•			
			-	484.00				



VICTORIA SQUARE CONDOMINIUM ASSOCAITION, INC.

Accts: All Dates: 5/1/2025 - 5/31/2025

Date: Time:

7/15/2025 4:49 pm

Account No	Description	on		Prior Balance	Current Debit	Current Credit	End Balance
05/05/2025	279745	\$ -	\$ 484.00	Deposit from batch 22877			
05/05/2025	279946	<del>-</del>	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	-		Applied Prepaid VICS3236			
05/31/2025	318888	-		Applied Prepaid VICS3228			
05/31/2025	318890	-		Applied Prepaid VICS3252			
05/31/2025	318892	-		Applied Prepaid VICS3218			
05/31/2025	318892	-		Applied Prepaid VICS3218			
05/31/2025	318892	-		Applied Prepaid VICS3218			
05/31/2025	318892	-		Applied Prepaid VICS3218			
05/31/2025	318897	-		Applied Prepaid VICS3202			
05/31/2025	318897	-		Applied Prepaid VICS3202			
05/31/2025	318900	-		• •			
05/31/2025	318900	-	5.00	Applied Prepaid VICS3204			
05/31/2025	354352	484.00	404.00	Move 7/9/2025			
05/31/2025	354354	-	484.00	Move 7/9/2025			00.00
15-1500-00	Utility Dep		Cuadit	80.00	-	-	80.00
Date 16-1611-00	GL Ref #	Debit	Creait	Description			9,964.67
Date	Exchange GL Ref#	Debit	Cradit	9,964.67  Description	-	-	9,904.07
20-2001-00	Accounts I		Greuit	(312.15)	7,977.05	65,955.99	(58,291.09)
Date	GL Ref #	Debit	Credit	Description (312.13)	1,311.00	00,000.00	(50,231.03)
05/01/2025	282889	\$ -		Accounts Payable			
00/01/2020	202003	φ-	φ / 30.00	Inv: GRANT PROPERTY MAI	NAGEMENT		



VICTORIA SQUARE CONDOMINIUM ASSOCAITION, INC.

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

Account No	Descrip	tion		Prior Balance	Current Debit	Current Credit	End Balance
05/01/2025	282891	\$ -	\$ 61.25	Accounts Payable Inv: 13668 Grant Property Mar	agement 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 # 95516 Inv: 955169 NATIVE PEST MA			
05/01/2025	285620	-	450.00	Accounts Payable Inv # 8062 Inv: 8062 Diamond Bright Mair	itenance		
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, FELDM			
05/01/2025	293667	-	107.00	Accounts Payable Inv # 3404 Inv: 3404 RYAN ASSOCIATES			
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 ENFOR	RCEMENT SOLUTIO	NS, Inc	
05/01/2025	298006	-	5,400.00	Accounts Payable Inv: 0032 Best Lawn Service o	f America, Inc		
05/01/2025	323216	-	50,670.59	Accounts Payable Inv # 2770-9 Inv: 2770-938 Titan Restoration			
05/08/2025	284562	798.00	-	Accounts Payable Inv # ; GRA Inv: GRANT PROPERTY MAN		IAGEMENT Chk # 0	
05/14/2025	303511	-	1,500.00	Accounts Payable Inv # 19541 Inv: 19541 FELDMAN, FELDM	AN & BARATZ		
05/19/2025	290415	61.25	-	Accounts Payable Inv # 13668 Inv: 13668 Grant Property Mar	• •	agement Inc Chk # 0	
05/25/2025	303513	-	147.66	Accounts Payable Inv # 3456 Inv: 3456 RYAN ASSOCIATES	INC		
05/27/2025	295520	-	215.00	Accounts Payable Inv # 11879 Inv: 118793 Grant Property Ma			
05/28/2025	295522	-	400.00	Accounts Payable Inv # 8082 Inv: 8082 Diamond Bright Mair	itenance		
05/29/2025	295510	107.00	-	Accounts Payable Inv # 3404; Inv: 3404 RYAN ASSOCIATES		INC Chk # 0	
05/29/2025	295512	100.00	-	Accounts Payable Inv # 3427; Inv: 3427 RYAN ASSOCIATES		INC Chk # 0	
05/29/2025	295514	50.00	-	Accounts Payable Inv # 3428; Inv: 3428 RYAN ASSOCIATES		INC Chk # 0	
05/29/2025	295516	100.00	-	Accounts Payable Inv # 3429; Inv: 3429 RYAN ASSOCIATES		INC Chk # 0	
05/29/2025	295518	312.15	-	Accounts Payable Inv # 3441; Inv: 3441 RYAN ASSOCIATES		INC Chk # 0	
05/29/2025	296353	3,000.00	-	Accounts Payable Inv # 19172 Inv: 19172 FELDMAN, FELDM		AN & BARATZ Chk # 0	
05/29/2025	296355	400.00	-	Accounts Payable Inv # 8082;		tenance Chk # 5000	



VICTORIA SQUARE CONDOMINIUM ASSOCAITION, INC.

Accts: All Dates: 5/1/2025 - 5/31/2025

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

Account No	Descr	iption		Prior Balance	Current Debit	Current Credit	End Balance
				Inv: 8082 Diamond Bright Mai	ntenance		
05/29/2025	296357	450.00	-	Accounts Payable Inv # 8062; Inv: 8062 Diamond Bright Mai	•	tenance Chk # 5001	
05/29/2025	296359	200.00	-	Accounts Payable Inv # 18554 Inv: 18554 Universal Waste		ık # 0	
05/29/2025	296361	1,561.00	-	Accounts Payable Inv # 18282 Inv: 18282 Universal Waste	2; Universal Waste Ch	nk # 0	
05/29/2025	296447	310.50	-	Accounts Payable Inv # 95516 Inv: 955169 NATIVE PEST MA		NAGEMENT Chk # 5002	
05/29/2025	296488	215.00	-	Accounts Payable Inv # 11879 Inv: 118793 Grant Property Ma	3; Grant Property Ma	nagement Inc Chk # 0	
05/29/2025	303515	-	197.84	Accounts Payable Inv # 3457 Inv: 3457 RYAN ASSOCIATES	Ū		
05/31/2025	353686	312.15	_	May Monthly			
20-2002-00		nce Payable		- way working	5,973.95	5,973.95	-
Date	GL Ref#	Debit	Credit	Description	0,010.00	0,010.00	
05/28/2025	353347	\$ 5,973.95	\$ -	Misc. Check; FIRST INSURAN	JCE EUNDING Chk #	: 0	
05/31/2025	353686	φ 0,57 0.55		May Monthly	NOL I ONDING ONK #	. 0	
20-2003-00		id Maintenance	0,070.00	(6,363.69)	9,416.00	8,005.86	(4,953.55)
Date	GL Ref#	Debit	Credit	Description	5,110100	0,000100	(1,000100)
05/06/2025	282437	\$ -		Deposit from batch 22949			
05/20/2025	291421	Ψ -	208.00	•			
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 A	dvises Entry Not Auth	orized	
05/30/2025	354982	404.00	484.00	Move 7/9/2025			
05/30/2025 05/31/2025	360307 318876	484.00 40.00	-	Move 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		ed Expense		(2,541.68)	-	-	(2,541.68)
Date	GL Ref#	Debit	Credit	Description			
20-2040-00		ed Insurance Claim		(50,670.59)	50,670.59	-	-
Date	GL Ref#	Debit	Credit	Description			
05/31/2025	353686	\$ 50,670.59	\$ <b>-</b>	May Monthly			



VICTORIA SQUARE CONDOMINIUM ASSOCAITION, INC.

Accts: All Dates: 5/1/2025 - 5/31/2025

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

Account No	Dogori	ntion		D.	rior Balance	Current Debit	Current Credit	End Balance
	Descri			r i				
25-3005-00		Interest	0	D	(\$7,050.47)	\$-	\$261.47	(\$7,311.94)
Date	GL Ref#	Debit		Description				
05/30/2025	298388	\$ -	\$ 261.47	Interest	(40,000,70)		070.40	(44.070.40)
25-3010-00		Roadways / Paving		December	(13,998.76)	-	279.42	(14,278.18)
Date	GL Ref#	Debit		Description				
05/31/2025	353686	\$ - 	\$ 279.42	May Monthly			750.40	(47.440.70)
25-3052-00		Exterior Paint  Debit	Cradit	Description	(16,362.63)	-	756.13	(17,118.76)
Date	GL Ref#			•				
05/31/2025	353686	\$ -	\$ 756.13	May Monthly			66.00	(2.467.00)
25-3060-00 Date	GL Ref#	40 Year Inspection  Debit	Cradit	Description	(3,101.49)	-	66.33	(3,167.82)
				•				
05/31/2025 25-3082-00	353686 RES - I	\$ -	\$ 66.33	May Monthly			1,913.53	(00 004 47)
25-3062-00 Date	GL Ref#	Debit	Crodit	Description	(86,180.94)	-	1,913.33	(88,094.47)
05/31/2025	353686	\$ -		•				
30-3505-00		φ - salance - Operating	क १,७१७.७७	May Monthly	(69,999.61)			(69,999.61)
Date	GL Ref#	Debit	Credit	Description	(09,999.01)	-	-	(09,999.01)
40-4005-00		nance Fees	Orcuit	Bescription	(85,184,00)	_	21,296.00	(106,480.00)
Date	GL Ref #	Debit	Credit	Description	(00,104,00)	_	21,230,00	(100,400,00)
05/01/2025	274300	\$ -		•	- Batch 22384			
40-4025-00		t Income - Operating	· ·	71000001110111	(73.58)	_	1.24	(74.82)
Date	GL Ref #	Debit	_	Description	(10.00)		1.27	(14.02)
05/30/2025	298238	\$ -		Interest				
40-4026-00		t Income - Collection		merest	(5.09)	-	-	(5.09)
Date	GL Ref #	Debit		Description	(0.00)			(0.00)
40-4035-00	Late Fe		0.00.0	2000	(100.00)	-	-	(100.00)
Date	GL Ref#	Debit	Credit	Description	(100100)			(100100)
40-4062-00	Admini	strative Fee Income			(307.00)	-	-	(307.00)
Date	GL Ref#	Debit	Credit	Description	,			,
40-4090-00	Miscell	aneous Income			(550.00)	-	-	(550.00)
Date	GL Ref#	Debit	Credit	Description				
50-5005-00	Insurar	nce			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		ement Fee			3,192.00	798.00	-	3,990.00
Date	GL Ref#	Debit	Credit	Description				
05/01/2025	282889	\$ 798.00	\$ -	Management Inv: GRANT	t May 2025 PROPERTY MAI	NAGEMENT		
50-5015-00	Accour	nting			_	4,500.00	-	4,500.00
Date	GL Ref #	Debit	Credit	Description				
05/01/2025	288108	\$ 3,000.00	\$ -	Accounting	ELDMAN, FELDI	MAN & BARAT7		
05/14/2025	303511	1,500.00	-	Accounting	ŕ			
				inv: 19541 Fl	ELDMAN, FELDI	VIAN & BARAT∠		
50-5020-00		ees - General			573.52	-	-	573.52
Date	GL Ref#	Debit	Credit	Description	101.51	045.00		222.54
50-5025-00		strative/Office Exp	0. 111	D	424.51	215.00	-	639.51
Date	GL Ref#	Debit		Description				
05/27/2025	295520	\$ 215.00	\$ -	Administrativ Inv: 118793 (	re Grant Property M	anagement Inc		
50-5030-00	License	es, Permits & Taxes			820.55	61.25	-	881.80
Date	GL Ref#	Debit	Credit	Description				
05/01/2025	282891	\$ 61.25	\$ -	Sunbiz 2025 Inv: 13668 G	rant Property Ma	nagement Inc		



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

Accts: All Dates: 5/1/2025 - 5/31/2025

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

Account No	Descri	ption		Prior Balance	Current Debit C	urrent Credit	End Balance
60-6005-00	Electric			\$445.94	\$112.73	\$-	\$558.67
Date	GL Ref #	Debit	Credit	Description	Ψ112.73	Ψ-	ψυυυ.υτ
05/19/2025	353339	\$ 112.73	\$ -	Misc. Check; FPL Chk # 0			
60-6010-00		& Sewer	Ψ	9.762.65	6,764.67	-	16,527.32
Date	GL Ref#	Debit	Credit	Description	2,10,110,		70,027102
05/01/2025	353337	\$ 3,530.83	\$ -	Misc. Check; City of Coral Spi	rings Chk # 0		
05/30/2025	353349	3,233.84	=	Misc. Check; City of Coral Spi	rings Chk # 0		
60-6020-00	Trash F	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	Landso	caping 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	Irrigatio	on Maintenance		388.12	247.66	-	635.78
Date	GL Ref#	Debit	Credit	Description			
05/01/2025	295503	\$ 50.00	\$ <b>-</b>	Irrigation Maintenance Inv: 3428 RYAN ASSOCIATES	S INC		
05/01/2025	295507	50.00	-	Irrigation Maintenance Inv: 3441 RYAN ASSOCIATE	S INC		
05/25/2025	303513	147.66	-	Irrigation Maintenance Inv: 3456 RYAN ASSOCIATES	S INC		
80-8040-00	Genera	al Repairs & Mainten	ance	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 & Maintenan Inv: 3404 RYAN ASSOCIATE:			
05/01/2025	295507	262.15	-	General Repairs & Maintenan Inv: 3441 RYAN ASSOCIATE:			
05/01/2025	323216	50,670.59	-	General Repairs & Maintenan Inv: 2770-938 Titan Restoration			
05/21/2025	353343	46.97	-	credit card payment; VALLEY	NATIONAL BANK Chk # 0	)	
05/29/2025	303515	197.84	-	General Repairs & Maintenan Inv: 3457 RYAN ASSOCIATE:			
05/31/2025	353686	=		May Monthly			
05/31/2025	353686	-	50,670.59	May Monthly			
80-8050-00		ng Repairs	0	150.00	-	-	150.00
Date	GL Ref#	Debit	Credit	Description 1 405 00	1.050.00		2 475 00
80-8065-00 Date	Janitori GL Ref #	ial Service Debit	Crodit	1,425.00 Description	1,050.00	-	2,475.00
05/01/2025	285620	\$ 100.00	\$ <b>-</b>	Supplies Inv: 8062 Diamond Bright Mai	intonanco		
05/01/2025	285620	350.00	-	Janitorial May 2025 Inv: 8062 Diamond Bright Mai			
05/01/2025	295501	100.00	-	Janitorial Service Inv: 3427 RYAN ASSOCIATES			
05/01/2025	295505	100.00	-	Janitorial Service Inv: 3429 RYAN ASSOCIATES			
05/28/2025	295522	400.00	-	Janitorial Service Inv: 8082 Diamond Bright Mai	ntenance		
80-8070-00	Pest Co	ontrol		310.50	310.50	-	621.00
Date	GL Ref#	Debit	Credit	Description			



VICTORIA SQUARE CONDOMINIUM ASSOCAITION, INC.

Accts: All Dates: 5/1/2025 - 5/31/2025

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

Account No	Descri	ption		Pri	or Balance	Current Debit	Current Credit	End Balance
05/01/2025	285618	\$ 310.50	\$ -	Quaterly Pest Inv: 955169 N	Control ATIVE PEST M	ANAGEMENT		
80-8165-00	Parking	g / Security Enforcement			4,006.38	375.00	-	4,381.38
Date	GL Ref#	Debit	Credit	Description				
05/01/2025	298004	\$ 375.00	\$ -	J	urity Enforceme	nt PRCEMENT SOLUT <b>I</b> O	NS, Inc	
80-8170-00	Securit	y Cameras			2,328.93	-	-	2,328.93
Date	GL Ref#	Debit	Credit	Description				
90-9100-00	Reserv	re 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				
		То	tals:		\$0.00	\$333,508.87	\$333,508.87	\$0.00



# Cash Disbursement VICTORIA SQUARE CONDOMINIUM ASSOCAITION, INC. 5/1/2025 - 5/31/2025

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

Date	Check #	Payee				Amoun
-1010-00 POPULA	R-OPR-200	6				
05/12/2025						\$115,000.00
		10-1020-00 Transfer to PINNACLE-OPR-4555; Funds Transfe	r		\$115,000.00	
05/01/2025	0	City of Coral Springs				\$3,530.83
03/01/2023	U	60-6010-00 EFT - Misc. Check; Misc. Check			\$3,530.83	ψυ,υυυ.υ.
		,			ψο,οσοίσο	
05/19/2025	0	FPL				\$112.73
		60-6005-00 EFT - Misc. Check; Misc. Check			\$112.73	
05/21/2025	0	VALLEY NATIONAL BANK				\$46.9
		80-8040-00 EFT - credit card payment; credit card payment			\$46.97	
05/28/2025	0	FIRST INSURANCE FUNDING				\$5,973.9
03/26/2023	U	20-2002-00 EFT - Misc. Check; Misc. Check			\$5,973.95	φυ,913.9
					ψο,οτο.οο	
05/30/2025	0	, 1 3				\$3,233.8
		60-6010-00 EFT - Misc. Check; Misc. Check			\$3,233.84	
		Account	Totals #	Checks:	5	\$127,898.3
						* ,
-1020-00 PINNAC						4
05/08/2025	0	GRANT PROPERTY MANAGEMENT			<b>#700.00</b>	\$798.0
		50-5010-00 Management May 2025			\$798.00	
05/19/2025	0	Grant Property Management Inc				\$61.2
		Invoice #: 13668				
		50-5030-00 Sunbiz 2025			\$61.25	
05/29/2025	0	RYAN ASSOCIATES INC				\$107.0
		Invoice #: 3404				
05/00/0005		80-8040-00 General Repairs & Maintenance			\$107.00	<b>#</b> 400.0
05/29/2025	0	RYAN ASSOCIATES INC				\$100.0
		Invoice #: 3427			\$100.00	
05/29/2025	0	80-8065-00 Janitorial Service RYAN ASSOCIATES INC			\$100.00	\$50.0
00/20/2020	0	Invoice #: 3428				Ψ00.0
		80-8030-00 Irrigation Maintenance			\$50.00	
05/29/2025	0	RYAN ASSOCIATES INC				\$100.0
		Invoice #: 3429				
		80-8065-00 Janitorial Service			\$100.00	
05/29/2025	0	RYAN ASSOCIATES INC				\$312.1
		Invoice #: 3441				
		80-8030-00 Irrigation Maintenance			\$50.00	
05/00/0005		80-8040-00 General Repairs & Maintenance			\$262.15	<b>#</b> 0.000.0
05/29/2025	0	FELDMAN, FELDMAN & BARATZ				\$3,000.0
		Invoice #: 19172			\$3,000.00	
05/29/2025	5000	50-5015-00 Accounting Diamond Bright Maintenance			\$3,000.00	\$400.0
00/20/2020	3000	Invoice #: 8082				ψ+00.0
		80-8065-00 Janitorial Service			\$400.00	
05/29/2025	5001	Diamond Bright Maintenance			*	\$450.0
		Invoice #: 8062				
		80-8065-00 Janitorial May 2025			\$350.00	
		80-8065-00 Supplies			\$100.00	
05/29/2025	0	Universal Waste				\$200.0
		Invoice #: 18554				
		60-6020-00 Bulk Service May 2025			\$200.00	
05/29/2025	0	Universal Waste				\$1,561.0
		Invoice #: 18282			<b>0.4 -0.</b> 4	
05/02/225	F.C. 5.5	60-6020-00 Trash May 2025			\$1,561.00	<b>A2:2</b> =
05/29/2025	5002	NATIVE PEST MANAGEMENT				\$310.50



#### Cash Disbursement

# VICTORIA SQUARE CONDOMINIUM ASSOCAITION, INC. 5/1/2025 - 5/31/2025

Date: 7/15/2025 Time: 4:49 pm Page: 2

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 Trans	sfer		\$2,924.41	
			Account Totals	# Checks:	14	\$10,589.31
		As	sociation Totals	# Checks:	19	\$138,487.63



# Payables Aging Report VICTORIA SQUARE CONDOMINIUM ASSOCAITION, 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 Consolidated Community Mgmt	8010 9000	1,766.68 775.00
Total A/P	-	\$ 2,541.68



#### Bank Account Reconciliation

VICTORIA SQUARE CONDOMINIUM ASSOCAITION, INC. PINNACLE-OPR-4555 (End: 05/31/2025)

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

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 Not Authorized	26743 - Move or Return Paymer	0	(\$484.00)
05/31/2025		Transfer to VNB-RES-6404			(\$2,924.41)
			Total Uncleared		(\$9,544.91)

PINNACLE-OPR-4555 Sui	mmary
-----------------------	-------

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

RETURN SERVICE REQUESTED

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

Victoria Square Condominium Assoc Inc XXXXXXXX4555

Community Asso Checking Acct

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

Balance 5/01/25 **Summary** \$0.00 Credits +\$135,873.00 Interest +\$0.00 Balance 6/01/25 Debits -\$4,916.40 \$130,956.60

**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 CINCXFER 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



#### **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

Total Cr	edits	\$135,873.00
5/30	PAYABLI DEPOSIT TRANSFER 832207446 WFMSPROPAY VICTORIA SQUARE CONDOM	484.00
5/29	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	484.00
5/28	Remote Deposit	1,484.00
5/21	Remote Deposit	662.00
5/21	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	484.00
5/20	Remote Deposit	2,588.00
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	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	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	484.00

### **Debit Transactions**

-	- 1		_	
71	++	۱Or	110	bits

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 999999999 RETIRE	484.00
Total De	ebits	\$4,916.40

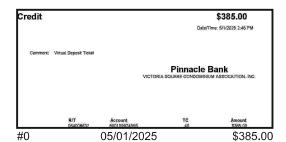
Average Balance This Statement	\$69,338.86	Annual Percentage Yield Earned	
Interest Earned This Period	\$0.00	Days in Period	32
Interest Paid Year to Date	\$0.00	Interest Paid	\$0.00

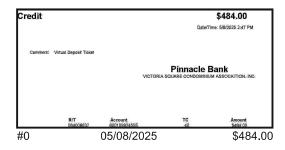
Daily Balance Infor	mation				
Date	Balance	Date	Balance	Date	Balance
5/01	385.00	5/09	5,177.00	5/20	128,573.00
5/05	1,353.00	5/12	6,145.00	5/21	129,657.75
5/06	1,837.00	5/14	4,209.00	5/28	131,141.75
5/07	3,160.00	5/16	119,209.00	5/29	131,625.75
5/08	4,128.00	5/19	121,145.00	5/30	130,956.60

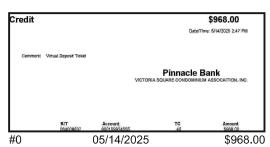
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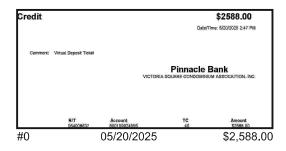
Account Number: XXXXXXXX4555

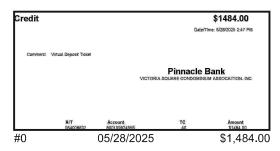
Date: Primary Account: 05/30/2025 XXXXXXXX4555

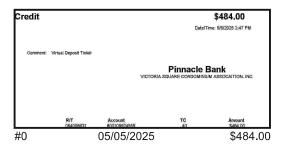


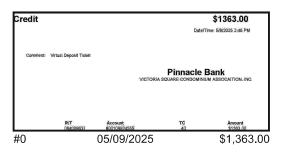












redit			\$484.00		
			Date/1	Date/Time: 5/19/2025 2:46 PM	
Comment: Virtual Deposit Ticket					
	VICTORIA	Pinnacle I A SQUARE CONDOMINIU			
R/T 084008837	Account 800109924555	TC 40	Amount \$484 00		
	05/19/2025	400	\$484.		

Credit				\$662.00
			Date/T	ime: 5/21/2025 2:46 PM
Comment	Virtual Deposit Ticket			
		VICTORI	Pinnacle I A SQUARE CONDOMINIU	
	R/T 064008637	Account 800109924555	TC 40	Amount \$662.00
#0		05/21/2025	-40	\$662.00



#### **Bank Account Reconciliation**

VICTORIA SQUARE CONDOMINIUM ASSOCAITION, INC. POPULAR-OPR-2006 (End: 05/31/2025)

Date: Time:

7/15/2025 4:49 pm

Date	Reconciled	Description	Batch # - Type		Check #	Trans. Amt
Uncleared Items 04/01/2025		IGALH - Igal Hebron			97	(\$92.50)
		<b>3</b>		Total Uncleared		(\$92.50)
		POPULAR-C	DPR-2006 Summary		_	
	Endin	g Account Balance:		\$(2,314.10)		
	Uncle	ared Items:		(\$92.50)		
	Adjus	ted Balance:		\$(2,221.60)		
	Bank	Ending Balance:		\$(2,221.60)		
	Differe	ence:		\$-		



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



VICTORIA SQUARE CONDO May 30, 2025

Page 2 of 2 5100842006

#### **CREDITS**

Date	Description	Additions
05-30	'Interest Credit	1.24
	000000000000000000	

## **DAILY BALANCES**

Date	Amount	Date	Amount	Date	Amount
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

#### PLEASE ADVISE US OF ANY CHANGES OF ADDRESS

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

BEFORE YOU BEGIN, DO THE FOLLOWING IN YOUR CHECKBOOK:

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

	Enter the balance shown on this statement.	hown on this				
1	The balance is the Ending Total found in the "Daily Activity" section of your statement.	▼ 101 ME 101, NO 101 MI, NO 101		OUTSTANDING DEPOSIT	DEPOSIT AMOUNT	
			Example:	Deposit	S 100	50
2	Total all outstanding deposits that appear in your checkbook but that do not appear on this statement.  (Use Chart A to easily add up your outstanding deposits.)	\$	-4			
10000000000000000000000000000000000000			, i	TOTAL:	\$	
3	Add the totals from Steps 1 and 2. Enter it here.	\$		CHART B		
			]	OUTSTANDING WITHDRAWAL	WITHDRAWA	AL.
	Total all outstanding withdrawals that		Example:	Debit Credit Purchase	\$ 100	50
4	appear in your checkbook but that do not appear on this statement.  (Use Chart B to easily add up your outstanding withdrawels.)	\$ 11 1 1 1 1	<b>4-</b> :			
			1			
5	Subtract the total in Step 4 from, the total in Step 3.	<b>\$</b>	1 1 1			
		This should be the Balance	1 !			
		In your Checkbook	i	TOTAL:	Įs.	

#### IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS

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

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

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

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

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

"The Check Clearing for the 21 Century Act or "Check 21" effective as of October 28, 2004, allows banks to replace original checks with "substitute checks". A substitute check is the legal equivalent of an original check. You can use it the same way you would use the original check". You may use a substitute check as proof of payment just like the original check. In certain cases, federal law provides a special procedure that allows you to request a refund for losses you suffer if a substitute check is posted to your account (for example, if you think that we withdrew the wrong amount from your account or that we withdrew money from your account more than once for the same check), if you believe that you have suffered a loss related to a substitute check that you received and that was posted to your account, please contact us. You may call Customer Care Center at 1-800-377-0800 during the hours of 7:30 am = 12:00 am ET, Monday through Friday and 9:00 am = 6:00 pm ET, Saturday and Sunday or in writing at Popular, Attn: Customer Care Center P.O. Box 4906 Miami Lakes, FL 33014. You may also contact Popular via Teletypewriter (TTY/TDD) for account information and services at 1-888-801-4871. You must contact us writhin 14 calendar days of the date we mailed (or otherwise delivered by a means to which you agreed) the substitute check in question or the account statement showing that the substitute check was posted to your account, whichever is later. We will extend this time period if you were not able to make a timely claim because of extraordinary circumstances. Your claim must include:

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





#### **Bank Account Reconciliation**

VICTORIA SQUARE CONDOMINIUM ASSOCAITION, INC. VNB-RES-6404 (End: 05/31/2025)

Date: 7/15/2025

Time:	4:49 pm
Page:	4

Date	Reconciled	Description	Batch # - Type		Check #	Trans. Amt
Uncleared Items 05/31/2025		Transfer from PINNACLE-OPR-4555				\$2,924.41
33/3 // 2323				Total Uncleared		\$2,924.41
		VNB-RES-6404 St	ummary		_	
	Endin	g Account Balance:		\$ 129,971.17		
	Uncle	ared Items:		\$2,924.41		
	Adjus	ted Balance:		\$ 127,046.76		
	Bank	Ending Balance:		\$ 127,046.76		
	Differe	ence:		\$-		



P.O. Box 558 Wayne, NJ 07474-0558 **Last Statement:** Statement Ending: Page:

April 30, 2025 May 31, 2025

1 M0656BLK053125061817 65 000000000 4065 002



VICTORIA SQUARE CONDOMINIUM ASSOCIATION عيت 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** \$126,785.29

**Deposits & Other Credits** \$261.47

Withdrawals & Other Debits \$0.00

**Ending Balance** \$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



\$126,785.00 \$1,207.71 Annual % Yield Earned

Interest Paid

2.46% \$261.47

**OVERDRAFT FEES** 

**Total Overdraft Fees:** 

**Total This Period:** Total Year-To-Date: \$0.00 \$0.00

Have Questions? \$800-522-4100

valley.com



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

#### 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)	

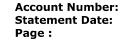
#### Finance Charge Computation For Personal Line Of Credit

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.



