



Financial Report Package

April 2026

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	\$6,735.67	
10-1020-00 PINNACLE-OPR-4555	90,609.50	
Total OPERATING CASH:		\$97,345.17
RESERVE CASH		
12-1215-00 VNB-RES-6404	150,733.30	
12-1225-00 Due to/from Operating	3,015.41	
Total RESERVE CASH:		\$153,748.71
ACCOUNTS RECEIVABLE		
14-1046-00 Unit Owner Receivables	12,711.00	
Total ACCOUNTS RECEIVABLE:		\$12,711.00
CURRENT ASSETS		
15-1100-00 Prepaid Expenses	3,325.98	
15-1101-00 Prepaid Insurance	5,961.00	
15-1500-00 Utility Deposits	80.00	
Total CURRENT ASSETS:		\$9,366.98
OTHER ASSETS		
16-1611-00 Exchange	15,938.62	
Total OTHER ASSETS:		\$15,938.62
Total Assets:		\$289,110.48

Liabilities & Equity

RESERVE CASH		
12-1235-00 Due to/from Reserves	3,015.41	
Total RESERVE CASH:		\$3,015.41
PAYABLES & CURRENT LIABIL		
20-2001-00 Accounts Payable	(225.86)	
20-2003-00 Prepaid Maintenance	7,106.25	
20-2020-00 Accrued Expense	5,875.01	
Total PAYABLES & CURRENT LIABIL		\$12,755.40
RESERVE FUNDS		
25-3005-00 RES - Interest	9,981.61	
25-3010-00 RES - Roadways / Paving / Ashpalt	16,234.12	
25-3052-00 RES - Exterior Paint	22,411.67	
25-3060-00 RES - 50 Year Inspection	3,632.13	
25-3082-00 RES - Roof	101,489.18	
Total RESERVE FUNDS:		\$153,748.71
EQUITY		
30-3505-00 Fund Balance - Operating	95,784.56	
Total EQUITY:		\$95,784.56
Net Income Gain / Loss	23,806.40	
		\$23,806.40
Total Liabilities & Equity:		\$289,110.48

Income Statement - Operating
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.
04/01/2026 to 04/30/2026

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENTS & FEES							
4005-00 Maintenance Fees	\$ 21,296.00	\$ 18,280.58	\$ 3,015.42	\$ 94,369.75	\$ 73,122.32	\$ 21,247.43	\$ 219,367.00
4025-00 Interest Income - Operating	0.10	-	0.10	0.27	-	0.27	-
4035-00 Late Fees	275.00	-	275.00	1,050.00	-	1,050.00	-
Total ASSESSMENTS & FEES	\$ 21,571.10	\$ 18,280.58	\$ 3,290.52	\$ 95,420.02	\$ 73,122.32	\$22,297.70	\$ 219,367.00
Total OPERATING INCOME	\$ 21,571.10	\$ 18,280.58	\$ 3,290.52	\$ 95,420.02	\$ 73,122.32	\$ 22,297.70	\$ 219,367.00
OPERATING EXPENSE							
GENERAL & ADMINISTRATIVE							
5005-00 Insurance	5,671.49	5,833.33	161.84	23,593.34	23,333.32	(260.02)	70,000.00
5010-00 Management Fee	840.00	840.00	-	3,360.00	3,360.00	-	10,080.00
5015-00 Accounting	-	375.00	375.00	1,700.00	1,500.00	(200.00)	4,500.00
5020-00 Legal Fees - General	-	62.50	62.50	-	250.00	250.00	750.00
5025-00 Administrative/Office Exp	167.90	66.67	(101.23)	483.38	266.68	(216.70)	800.00
5030-00 Licenses, Permits & Taxes	-	41.67	41.67	61.25	166.68	105.43	500.00
Total GENERAL & ADMINISTRATIVE	\$ 6,679.39	\$ 7,219.17	\$ 539.78	\$ 29,197.97	\$ 28,876.68	(\$321.29)	\$ 86,630.00
UTILITIES							
6005-00 Electricity	145.57	125.00	(20.57)	599.91	500.00	(99.91)	1,500.00
6010-00 Water & Sewer	3,040.49	3,333.33	292.84	12,793.25	13,333.32	540.07	40,000.00
6015-00 Telephone	125.81	-	(125.81)	496.67	-	(496.67)	-
6020-00 Trash Removal	1,561.00	2,083.33	522.33	6,544.00	8,333.32	1,789.32	25,000.00
Total UTILITIES	\$ 4,872.87	\$ 5,541.66	\$ 668.79	\$ 20,433.83	\$ 22,166.64	\$1,732.81	\$ 66,500.00
CONTRACT & REPAIR							
8005-00 Landscaping Maintenance	1,200.00	1,375.00	175.00	3,600.00	5,500.00	1,900.00	16,500.00
8010-00 Tree Trimming	142.00	125.00	(17.00)	142.00	500.00	358.00	1,500.00
8015-00 Landscape Improvements	-	83.33	83.33	5,964.00	333.32	(5,630.68)	1,000.00
8030-00 Irrigation Maintenance	-	166.67	166.67	1,411.24	666.68	(744.56)	2,000.00
8040-00 General Repairs & Maintenance	-	2,109.75	2,109.75	6,557.34	8,439.00	1,881.66	25,317.00
8050-00 Plumbing Repairs	-	41.67	41.67	-	166.68	166.68	500.00
8065-00 Janitorial Service	400.00	666.67	266.67	1,625.00	2,666.68	1,041.68	8,000.00
8070-00 Pest Control	-	83.33	83.33	341.55	333.32	(8.23)	1,000.00
8125-00 Fire Alarm Monitoring	-	62.50	62.50	1,135.41	250.00	(885.41)	750.00
8132-00 Fire Safety	-	70.83	70.83	-	283.32	283.32	850.00
8165-00 Parking / Security Enforcement	401.76	485.00	83.24	1,205.28	1,940.00	734.72	5,820.00
8170-00 Security Cameras	-	208.33	208.33	-	833.32	833.32	2,500.00
8175-00 Sidewalk Repair	-	41.67	41.67	-	166.68	166.68	500.00
Total CONTRACT & REPAIR	\$ 2,143.76	\$ 5,519.75	\$ 3,375.99	\$ 21,981.82	\$ 22,079.00	\$97.18	\$ 66,237.00
RESERVES							
9100-00 Reserve Transfer	(9,046.23)	-	9,046.23	-	-	-	-
Total RESERVES	(\$ 9,046.23)	\$ -	\$ 9,046.23	\$ -	\$ -	\$0.00	\$ -
Total OPERATING EXPENSE	\$ 4,649.79	\$ 18,280.58	\$ 13,630.79	\$ 71,613.62	\$ 73,122.32	\$ 1,508.70	\$ 219,367.00
Net Income:	\$ 16,921.31	\$ 0.00	\$ 16,921.31	\$ 23,806.40	\$ 0.00	\$ 23,806.40	\$ 0.00

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1010-00	POPULAR-OPR-2006	\$63.63	\$10,000.10	\$3,328.06	\$6,735.67
Date	GL Ref #	Debit	Credit	Description	
04/03/2026	741788	\$ 10,000.00	\$ -	Funds Transfer	
04/30/2026	781346	0.10	-	Interest	
04/30/2026	804070	-	3,040.49	Misc. Check; Coral Utility Chk # 0	
04/30/2026	804076	-	145.57	Misc. Check; FPL Chk # 0	
04/30/2026	804085	-	142.00	Misc. Check; VALLEY NATIONAL BANK LOAN Chk # 0	
10-1020-00	PINNACLE-OPR-4555	96,952.58	32,345.02	38,688.10	90,609.50
Date	GL Ref #	Debit	Credit	Description	
04/01/2026	728318	\$ -	\$ 401.76	PINNACLE-OPR-4555 Inv # 426; A-Z PARKING ENFORCEMENT SOLUTIONS, Inc Chk # 5058	
04/01/2026	729902	484.00	-	Deposit from batch 48814	
04/01/2026	730674	-	840.00	PINNACLE-OPR-4555 Inv # 49418; GRANT PROPERTY MANAGEMENT (Do not use - Mgmt Module) Chk # 5059	
04/02/2026	740291	395.00	-	Deposit from batch 48898	
04/02/2026	740956	484.00	-	Deposit from batch 48817	
04/02/2026	742125	484.00	-	Deposit from batch 48932	
04/03/2026	741788	-	10,000.00	Funds Transfer	
04/03/2026	742939	484.00	-	Deposit from batch 48972	
04/03/2026	743844	484.00	-	Deposit from batch 49067	
04/05/2026	745607	8,228.00	-	Deposit from batch 48442	
04/06/2026	746459	-	400.00	PINNACLE-OPR-4555 Inv # 8330; Diamond Brite Maintenance Chk # 5060	
04/06/2026	747542	-	1.00	Voided check needed to update bank with city; City of Coral Springs Chk # 5061	
04/06/2026	747542	1.00	-	Voided check needed to update bank with city (Reversal); City of Coral Springs Chk # 5061	
04/06/2026	748424	1,941.00	-	Deposit from batch 48983	
04/07/2026	749695	-	13.85	PINNACLE-OPR-4555 Inv # 123065; Grant Property Management Inc Chk # 0	
04/07/2026	749697	-	896.66	PINNACLE-OPR-4555 Inv # 3655; RYAN ASSOCIATES INC Chk # 0	
04/07/2026	749699	-	50.00	PINNACLE-OPR-4555 Inv # 3657; RYAN ASSOCIATES INC Chk # 0	
04/07/2026	750555	968.00	-	Deposit from batch 49240	
04/08/2026	752692	484.00	-	Deposit from batch 49422	
04/09/2026	754874	484.00	-	Deposit from batch 49646	
04/09/2026	755389	485.00	-	Deposit from batch 49667	
04/10/2026	757227	968.00	-	Deposit from batch 49665	
04/10/2026	757560	968.00	-	Deposit from batch 49753	
04/10/2026	758091	484.00	-	Deposit from batch 49832	
04/13/2026	759553	-	142.00	PINNACLE-OPR-4555 Inv # APR26; Valley National Bank - CC Chk # 5062	
04/14/2026	761991	484.00	-	Deposit from batch 50046	
04/14/2026	762279	-	731.00	Refund Credit; Florida Affordable Rentals LLC and C/O Lazaro Fernandez Chk # 5063	
04/14/2026	762281	-	484.00	Refund Credit; Florida Affordable Rentals LLC and C/O Lazaro Fernandez Chk # 5064	
04/14/2026	762283	-	484.00	Refund Credit; Florida Affordable Rentals LLC and C/O Lazaro Fernandez Chk # 5065	
04/14/2026	762285	-	484.00	Refund Credit; Florida Affordable Rentals LLC and C/O Lazaro Fernandez Chk # 5066	
04/14/2026	762287	-	484.00	Refund Credit; Florida Affordable Rentals LLC and C/O Lazaro Fernandez Chk # 5067	
04/14/2026	762293	-	484.00	Refund Credit; Florida Affordable Rentals LLC and C/O Lazaro Fernandez Chk # 5068	
04/14/2026	762295	-	484.00	Refund Credit; Florida Affordable Rentals LLC and C/O Lazaro Fernandez Chk # 5069	
04/14/2026	762297	-	484.00	Refund Credit; Florida Affordable Rentals LLC and C/O Lazaro Fernandez Chk # 5070	
04/14/2026	762301	-	484.00	Refund Credit; Florida Affordable Rentals LLC and C/O Lazaro Fernandez Chk # 5071	
04/15/2026	763522	-	1,561.00	PINNACLE-OPR-4555 Inv # 60608; Universal Waste Chk # 0	
04/15/2026	763524	-	600.00	PINNACLE-OPR-4555 Inv # 0040; Best Lawn Service of America, Inc Chk # 0	
04/15/2026	763526	-	600.00	PINNACLE-OPR-4555 Inv # 0041; Best Lawn Service of America, Inc Chk # 0	
04/15/2026	763667	-	125.81	PINNACLE-OPR-4555 Inv # 4064494118; ACC Business Chk # 5072	



VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

Accts: 10-1001-00 To: 99-9999-00 Dates: 4/1/2026 - 4/30/2026

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GRANT PROPERTY MANAGEMENT

General Ledger Trial Balance with Details

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

Accts: 10-1001-00 To: 99-9999-00 Dates: 4/1/2026 - 4/30/2026

Date: 5/18/2026

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
04/06/2026	748424 \$ -	\$ 484.00	Deposit from batch 48983		
04/06/2026	748424 -	444.00	Deposit from batch 48983		
04/07/2026	750555 -	327.00	Deposit from batch 49240		
04/07/2026	750555 -	459.00	Deposit from batch 49240		
04/07/2026	750555 -	25.00	Deposit from batch 49240		
04/08/2026	752692 -	459.00	Deposit from batch 49422		
04/08/2026	752692 -	25.00	Deposit from batch 49422		
04/09/2026	755389 -	461.00	Deposit from batch 49667		
04/09/2026	755389 -	24.00	Deposit from batch 49667		
04/10/2026	757227 -	484.00	Deposit from batch 49665		
04/10/2026	757227 -	484.00	Deposit from batch 49665		
04/10/2026	757560 -	15.00	Deposit from batch 49753		
04/10/2026	757560 -	434.00	Deposit from batch 49753		
04/10/2026	757560 -	25.00	Deposit from batch 49753		
04/10/2026	757560 -	25.00	Deposit from batch 49753		
04/10/2026	758091 -	484.00	Deposit from batch 49832		
04/11/2026	778931 275.00	-	Assessment - Batch 49873		
04/14/2026	761991 -	459.00	Deposit from batch 50046		
04/14/2026	761991 -	25.00	Deposit from batch 50046		
04/15/2026	764190 -	419.00	Deposit from batch 50190		
04/15/2026	764190 -	470.00	Deposit from batch 50190		
04/15/2026	764190 -	14.00	Deposit from batch 50190		
04/15/2026	764190 -	25.00	Deposit from batch 50190		
04/29/2026	778803 -	484.00	Applied Prepaid VICS3286		
04/30/2026	780091 -	484.00	Deposit from batch 51083		
15-1100-00	Prepaid Expenses	-	3,325.98	-	3,325.98
Date	GL Ref #	Debit	Credit	Description	
04/30/2026	810349	\$ 3,325.98	\$ -	May - Water	
15-1101-00	Prepaid Insurance	-	5,961.00	-	5,961.00
Date	GL Ref #	Debit	Credit	Description	
04/30/2026	810353	\$ 5,961.00	\$ -	Insurance	
15-1500-00	Utility Deposits	80.00	-	-	80.00
Date	GL Ref #	Debit	Credit	Description	
16-1611-00	Exchange	15,938.62	-	-	15,938.62
Date	GL Ref #	Debit	Credit	Description	
20-2001-00	Accounts Payable	(1,110.51)	15,107.69	13,771.32	225.86
Date	GL Ref #	Debit	Credit	Description	
04/01/2026	720621	\$ -	\$ 401.76	Accounts Payable Inv # 426	
04/01/2026	722691	-	840.00	Accounts Payable Inv # 49418	
04/01/2026	728318	401.76	-	Accounts Payable Inv # 426; A-Z PARKING ENFORCEMENT SOLUTIONS, Inc Chk # 5058	
04/01/2026	730674	840.00	-	Accounts Payable Inv # 49418; GRANT PROPERTY MANAGEMENT (Do not use - Mgmt Module) Chk # 5059	
04/01/2026	743366	-	400.00	Accounts Payable Inv # 8330	
04/01/2026	762493	-	1,561.00	Accounts Payable Inv # 60608	
04/03/2026	749476	-	142.00	Accounts Payable Inv # APR26	
04/06/2026	746459	400.00	-	Accounts Payable Inv # 8330; Diamond Brite Maintenance Chk # 5060	
04/07/2026	749695	13.85	-	Accounts Payable Inv # 123065; Grant Property Management Inc Chk # 0	
04/07/2026	749697	896.66	-	Accounts Payable Inv # 3655; RYAN ASSOCIATES INC Chk # 0	
04/07/2026	749699	50.00	-	Accounts Payable Inv # 3657; RYAN ASSOCIATES INC Chk # 0	
04/10/2026	762495	-	600.00	Accounts Payable Inv # 0040	
04/10/2026	762510	-	600.00	Accounts Payable Inv # 0041	
04/13/2026	759553	142.00	-	Accounts Payable Inv # APR26; Valley National Bank - CC Chk # 5062	
04/13/2026	762504	-	125.81	Accounts Payable Inv # 4064494118	
04/15/2026	763522	1,561.00	-	Accounts Payable Inv # 60608; Universal Waste Chk # 0	
04/15/2026	763524	600.00	-	Accounts Payable Inv # 0040; Best Lawn Service of America, Inc Chk # 0	
04/15/2026	763526	600.00	-	Accounts Payable Inv # 0041; Best Lawn Service of America, Inc Chk # 0	
04/15/2026	763667	125.81	-	Accounts Payable Inv # 4064494118; ACC Business Chk # 5072	

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
04/21/2026	716202 \$ -	\$ 77.38	Accounts Payable Inv # 122615 (Reversal); Grant Property Management Inc Chk # 0		
04/21/2026	768892 77.38	-	Accounts Payable Inv # 122615; Grant Property Management Inc Chk # 0		
04/23/2026	771236 -	5,671.49	Accounts Payable Inv # 106744469 APR 26		
04/23/2026	771512 -	3,325.98	Accounts Payable Inv # 21482 MAY 26		
04/23/2026	781312 -	25.90	Accounts Payable Inv # 123275		
04/24/2026	774011 5,671.49	-	Accounts Payable Inv # 106744469 MAY 26; FIRST INSURANCE FUNDING Chk # 0		
04/24/2026	774013 3,325.98	-	Accounts Payable Inv # 21482 MAY 26; City of Coral Springs Chk # 0		
04/29/2026	777991 401.76	-	Accounts Payable Inv # 526; A-Z PARKING ENFORCEMENT SOLUTIONS, Inc Chk # 5073		
20-2003-00	Prepaid Maintenance	(12,188.25)	6,784.25	1,702.25	(7,106.25)
Date	GL Ref #	Debit	Credit	Description	
04/01/2026	734697	\$ 157.00	\$ -	Adjust Prepaid	
04/01/2026	734699	484.00	-	Adjust Prepaid	
04/01/2026	734701	63.25	-	Adjust Prepaid	
04/01/2026	734703	469.00	-	Adjust Prepaid	
04/01/2026	734705	484.00	-	Adjust Prepaid	
04/01/2026	734707	40.00	-	Adjust Prepaid	
04/03/2026	742939	-	63.25	Deposit from batch 48972	
04/06/2026	748424	-	45.00	Deposit from batch 48983	
04/07/2026	750555	-	157.00	Deposit from batch 49240	
04/09/2026	754874	-	484.00	Deposit from batch 49646	
04/10/2026	757560	-	469.00	Deposit from batch 49753	
04/14/2026	762279	731.00	-	Refund Credit; Florida Affordable Rentals LLC and C/O Lazaro Fernandez Chk # 5063	
04/14/2026	762281	484.00	-	Refund Credit; Florida Affordable Rentals LLC and C/O Lazaro Fernandez Chk # 5064	
04/14/2026	762283	484.00	-	Refund Credit; Florida Affordable Rentals LLC and C/O Lazaro Fernandez Chk # 5065	
04/14/2026	762285	484.00	-	Refund Credit; Florida Affordable Rentals LLC and C/O Lazaro Fernandez Chk # 5066	
04/14/2026	762287	484.00	-	Refund Credit; Florida Affordable Rentals LLC and C/O Lazaro Fernandez Chk # 5067	
04/14/2026	762293	484.00	-	Refund Credit; Florida Affordable Rentals LLC and C/O Lazaro Fernandez Chk # 5068	
04/14/2026	762295	484.00	-	Refund Credit; Florida Affordable Rentals LLC and C/O Lazaro Fernandez Chk # 5069	
04/14/2026	762297	484.00	-	Refund Credit; Florida Affordable Rentals LLC and C/O Lazaro Fernandez Chk # 5070	
04/14/2026	762301	484.00	-	Refund Credit; Florida Affordable Rentals LLC and C/O Lazaro Fernandez Chk # 5071	
04/15/2026	764190	-	484.00	Deposit from batch 50190	
04/29/2026	778803	484.00	-	Adjust Prepaid	
20-2020-00	Accrued Expense	(5,875.01)	-	-	(5,875.01)
Date	GL Ref #	Debit	Credit	Description	
25-3005-00	RES - Interest	(9,758.80)	-	222.81	(9,981.61)
Date	GL Ref #	Debit	Credit	Description	
04/30/2026	781818	\$ -	\$ 222.81	Interest	
25-3010-00	RES - Roadways / Paving / Ashpalt	(17,072.38)	1,117.68	279.42	(16,234.12)
Date	GL Ref #	Debit	Credit	Description	
04/25/2026	774361	\$ -	\$ 279.42	RES - Roadways / Paving / Ashpalt	
04/30/2026	811117	1,117.68	-	RES - Roadways / Paving / Ashpalt	
25-3052-00	RES - Exterior Paint	(24,680.06)	3,024.52	756.13	(22,411.67)
Date	GL Ref #	Debit	Credit	Description	
04/25/2026	774361	\$ -	\$ 756.13	RES - Exterior Paint	
04/30/2026	811117	3,024.52	-	RES - Exterior Paint	
25-3060-00	RES - 50 Year Inspection	(3,831.12)	265.32	66.33	(3,632.13)
Date	GL Ref #	Debit	Credit	Description	
04/25/2026	774361	\$ -	\$ 66.33	RES - 50 Year Inspection	



GRANT PROPERTY MANAGEMENT

General Ledger Trial Balance with Details

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

Accts: 10-1001-00 To: 99-9999-00 Dates: 4/1/2026 - 4/30/2026

Date: 5/18/2026

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
04/30/2026	811117 \$ 265.32 \$ - RES - 50 Year Inspection				
25-3082-00	RES - Roof (107,229.77)	7,654.12	1,913.53		(101,489.18)
Date	GL Ref #	Debit	Credit	Description	
04/25/2026	774361	\$ -	\$ 1,913.53	RES - Roof	
04/30/2026	811117	7,654.12	-	RES - Roof	
30-3505-00	Fund Balance - Operating (95,784.56)	-	-		(95,784.56)
Date	GL Ref #	Debit	Credit	Description	
40-4005-00	Maintenance Fees (73,073.75)	-	21,296.00		(94,369.75)
Date	GL Ref #	Debit	Credit	Description	
04/01/2026	538843	\$ -	\$ 21,296.00	Assessment - Batch 37780	
40-4025-00	Interest Income - Operating (0.17)	-	0.10		(0.27)
Date	GL Ref #	Debit	Credit	Description	
04/30/2026	781346	\$ -	\$ 0.10	Interest	
40-4035-00	Late Fees (775.00)	-	275.00		(1,050.00)
Date	GL Ref #	Debit	Credit	Description	
04/11/2026	778931	\$ -	\$ 275.00	Assessment - Batch 49873	
50-5005-00	Insurance 17,921.85	11,632.49	5,961.00		23,593.34
Date	GL Ref #	Debit	Credit	Description	
04/23/2026	771236	\$ 5,671.49	\$ -	Insurance	
04/30/2026	804066	5,961.00	-	Misc. Check; FIRST INSURANCE FUNDING Chk # 0	
04/30/2026	810353	-	5,961.00	Insurance	
50-5010-00	Management Fee 2,520.00	840.00	-		3,360.00
Date	GL Ref #	Debit	Credit	Description	
04/01/2026	722691	\$ 840.00	\$ -	Management Fee	
50-5015-00	Accounting 1,700.00	-	-		1,700.00
Date	GL Ref #	Debit	Credit	Description	
50-5025-00	Administrative/Office Exp 315.48	167.90	-		483.38
Date	GL Ref #	Debit	Credit	Description	
04/03/2026	749476	\$ 142.00	\$ -	Administrative/Office Exp	
04/23/2026	781312	25.90	-	Administrative/Office Exp	
50-5030-00	Licenses, Permits & Taxes 61.25	-	-		61.25
Date	GL Ref #	Debit	Credit	Description	
60-6005-00	Electricity 454.34	145.57	-		599.91
Date	GL Ref #	Debit	Credit	Description	
04/30/2026	804076	\$ 65.69	\$ -	Misc. Check; FPL Chk # 0	
04/30/2026	804076	79.88	-	Misc. Check; FPL Chk # 0	
60-6010-00	Water & Sewer 9,752.76	6,367.47	3,326.98		12,793.25
Date	GL Ref #	Debit	Credit	Description	
04/06/2026	747542	\$ 1.00	\$ -	Voided check needed to update bank with city; City of Coral Springs Chk # 5061	
04/06/2026	747542	-	1.00	Voided check needed to update bank with city (Reversal); City of Coral Springs Chk # 5061	
04/23/2026	771512	3,325.98	-	Water & Sewer	
04/30/2026	804070	3,040.49	-	Misc. Check; Coral Utility Chk # 0	
04/30/2026	810349	-	3,325.98	May - Water	
60-6015-00	Telephone 370.86	125.81	-		496.67
Date	GL Ref #	Debit	Credit	Description	
04/13/2026	762504	\$ 125.81	\$ -	Telephone	
60-6020-00	Trash Removal 4,983.00	1,561.00	-		6,544.00
Date	GL Ref #	Debit	Credit	Description	
04/01/2026	762493	\$ 1,561.00	\$ -	Trash Removal	
80-8005-00	Landscaping Maintenance 2,400.00	1,200.00	-		3,600.00
Date	GL Ref #	Debit	Credit	Description	
04/10/2026	762495	\$ 600.00	\$ -	Landscaping Maintenance	
04/10/2026	762510	600.00	-	Landscaping Maintenance	
80-8010-00	Tree Trimming -	142.00	-		142.00
Date	GL Ref #	Debit	Credit	Description	

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
04/30/2026	804085 \$ 142.00 \$ - Misc. Check; VALLEY NATIONAL BANK LOAN Chk # 0				
80-8015-00	Landscape Improvements	5,964.00	-	-	5,964.00
Date	GL Ref # Debit Credit Description				
80-8030-00	Irrigation Maintenance	1,411.24	-	-	1,411.24
Date	GL Ref # Debit Credit Description				
80-8040-00	General Repairs & Maintenance	6,557.34	-	-	6,557.34
Date	GL Ref # Debit Credit Description				
80-8065-00	Janitorial Service	1,225.00	400.00	-	1,625.00
Date	GL Ref # Debit Credit Description				
04/01/2026	743366 \$ 400.00 \$ - Janitorial Service				
80-8070-00	Pest Control	341.55	-	-	341.55
Date	GL Ref # Debit Credit Description				
80-8125-00	Fire Alarm Monitoring	1,135.41	-	-	1,135.41
Date	GL Ref # Debit Credit Description				
80-8165-00	Parking / Security Enforcement	803.52	401.76	-	1,205.28
Date	GL Ref # Debit Credit Description				
04/01/2026	720621 \$ 401.76 \$ - Parking / Security Enforcement				
90-9100-00	Reserve Transfer	9,046.23	3,015.41	12,061.64	-
Date	GL Ref # Debit Credit Description				
04/25/2026	774361 \$ 3,015.41 \$ - Reserve Transfer				
04/30/2026	811117 - 12,061.64 Reserve Transfer				
Totals:		\$0.00	\$136,394.31	\$136,394.31	\$0.00

Vendor			Current	Over 30	Over 60	Over 90	Balance
A-Z PARKING ENFORCEMENT SOLUTIONS, Inc							
Invoice #	Date	Check Memo					
526	05/01/2026	Parking Enforcement Patrols 5/1/26 - 5/31/26	(\$401.76)	\$0.00	\$0.00	\$0.00	
			(\$401.76)	\$0.00	\$0.00	\$0.00	(\$401.76)
Grant Property Management Inc							
Invoice #	Date	Check Memo					
123275	04/23/2026	Mailing Expenses	\$25.90	\$0.00	\$0.00	\$0.00	
			\$25.90	\$0.00	\$0.00	\$0.00	\$25.90
Universal Waste							
Invoice #	Date	Check Memo					
60797	02/28/2026	Overage - Waste	\$0.00	\$0.00	\$150.00	\$0.00	
			\$0.00	\$0.00	\$150.00	\$0.00	\$150.00
Totals:			(\$375.86)	\$0.00	\$150.00	\$0.00	(\$225.86)

Date	Check #	Payee	Amount
10-1010-00 POPULAR-OPR-2006			
04/30/2026	0	Coral Utility Check Memo : 60-6010-00 EFT - Misc. Check; Misc. Check	\$3,040.49 \$3,040.49
04/30/2026	0	FPL Check Memo : 60-6005-00 EFT - Misc. Check; Misc. Check 60-6005-00 EFT - Misc. Check; Misc. Check	\$145.57 \$65.69 \$79.88
04/30/2026	0	VALLEY NATIONAL BANK LOAN Check Memo : 80-8010-00 EFT - Misc. Check; Misc. Check	\$142.00 \$142.00
Account Totals			# Checks: 3 \$3,328.06
10-1020-00 PINNACLE-OPR-4555			
04/01/2026	5058	A-Z PARKING ENFORCEMENT SOLUTIONS, Inc Invoice #: 426 Check Memo : Parking Enforcement Patrols 4/1/26 - 4/30/26 80-8165-00 Parking / Security Enforcement	\$401.76 \$401.76
04/01/2026	5059	GRANT PROPERTY MANAGEMENT (Do not use - Mgmt M Invoice #: 49418 Check Memo : Management Fee for 4/1/2026 50-5010-00 Management Fee	\$840.00 \$840.00
04/03/2026		Check Memo : 10-1010-00 Transfer to POPULAR-OPR-2006; Funds Transfer	\$10,000.00
04/06/2026	5060	Diamond Brite Maintenance Invoice #: 8330 Check Memo : Monthly Janitorial Services for April. 80-8065-00 Janitorial Service	\$400.00 \$400.00
04/06/2026	5061	City of Coral Springs Check Memo : 60-6010-00 Voided check needed to update bank with city 60-6010-00 Voided check needed to update bank with city; Voided check needed to update bank with city (Reversal)	Voided on 4/6/2026 12:18:23PM \$1.00 (\$1.00)
04/07/2026	0	Grant Property Management Inc Invoice #: 123065 Check Memo : Mailing expenses 50-5025-00 Administrative/Office Exp	\$13.85 \$13.85
04/07/2026	0	RYAN ASSOCIATES INC Invoice #: 3655 Check Memo : Irrigation Services 80-8030-00 Irrigation Maintenance	\$896.66 \$896.66
04/07/2026	0	RYAN ASSOCIATES INC Invoice #: 3657 Check Memo : Wet check 80-8030-00 Irrigation Maintenance	\$50.00 \$50.00
04/13/2026	5062	Valley National Bank - CC Invoice #: APR26 Check Memo : Credit card 50-5025-00 Administrative/Office Exp	\$142.00 \$142.00
04/14/2026	5063	Florida Affordable Rentals LLC and C/O Lazaro Fernandez Check Memo : 20-2003-00 Refund Credit	\$731.00 \$731.00
04/14/2026	5064	Florida Affordable Rentals LLC and C/O Lazaro Fernandez Check Memo : 20-2003-00 Refund Credit	\$484.00 \$484.00
04/14/2026	5065	Florida Affordable Rentals LLC and C/O Lazaro Fernandez Check Memo : 20-2003-00 Refund Credit	\$484.00 \$484.00

Date	Check #	Payee	Amount
04/14/2026	5066	Florida Affordable Rentals LLC and C/O Lazaro Fernandez Check Memo : 20-2003-00 Refund Credit	\$484.00 \$484.00
04/14/2026	5067	Florida Affordable Rentals LLC and C/O Lazaro Fernandez Check Memo : 20-2003-00 Refund Credit	\$484.00 \$484.00
04/14/2026	5068	Florida Affordable Rentals LLC and C/O Lazaro Fernandez Check Memo : 20-2003-00 Refund Credit	\$484.00 \$484.00
04/14/2026	5069	Florida Affordable Rentals LLC and C/O Lazaro Fernandez Check Memo : 20-2003-00 Refund Credit	\$484.00 \$484.00
04/14/2026	5070	Florida Affordable Rentals LLC and C/O Lazaro Fernandez Check Memo : 20-2003-00 Refund Credit	\$484.00 \$484.00
04/14/2026	5071	Florida Affordable Rentals LLC and C/O Lazaro Fernandez Check Memo : 20-2003-00 Refund Credit	\$484.00 \$484.00
04/15/2026	0	Universal Waste Invoice #: 60608 Check Memo : Monthly Waste Service 60-6020-00 Trash Removal	\$1,561.00 \$1,561.00
04/15/2026	0	Best Lawn Service of America, Inc Invoice #: 0040 Check Memo : Lawn services - FEB 2026 80-8005-00 Landscaping Maintenance	\$600.00 \$600.00
04/15/2026	0	Best Lawn Service of America, Inc Invoice #: 0041 Check Memo : Lawn services - MARCH 2026 80-8005-00 Landscaping Maintenance	\$600.00 \$600.00
04/15/2026	5072	ACC Business Invoice #: 4064494118 Check Memo : APR 2026 60-6015-00 Telephone	\$125.81 \$125.81
04/21/2026	0	Grant Property Management Inc Invoice #: 122615 Check Memo : Mailing Expenses 50-5025-00 Administrative/Office Exp	\$77.38 \$77.38
04/24/2026	0	FIRST INSURANCE FUNDING Invoice #: 106744469 MAY 26 Check Memo : 1st Insurance payment 26-27 (acct set up on autopay) 50-5005-00 Insurance	\$5,671.49 \$5,671.49
04/24/2026	0	City of Coral Springs Invoice #: 21482 MAY 26 Check Memo : service period 2/26/26- 3/30/26 60-6010-00 Water & Sewer	\$3,325.98 \$3,325.98
04/25/2026		Check Memo : 12-1215-00 Transfer to VNB-RES-6404; Monthly RES transfer	\$3,015.41 \$3,015.41
04/29/2026	5073	A-Z PARKING ENFORCEMENT SOLUTIONS, Inc Invoice #: 526 Check Memo : Parking Enforcement Patrols 5/1/26 - 5/31/26 80-8165-00 Parking / Security Enforcement	\$401.76 \$401.76
04/30/2026	0	FIRST INSURANCE FUNDING Check Memo : 50-5005-00 EFT - Misc. Check; Misc. Check	\$5,961.00 \$5,961.00
		Account Totals	# Checks: 26 \$38,687.10

12-1215-00 VNB-RES-6404

Date	Check #	Payee	Amount
04/30/2026			\$12,061.64
		Check Memo :	
		10-1020-00 Transfer to PINNACLE-OPR-4555; Reversing Jan-April reserve transfer (not on budget).	\$12,061.64
		Account Totals	# Checks: 0 \$12,061.64
		Association Totals	# Checks: 29 \$54,076.80

Victoria Square Condominium
Prepaid Insurance as of
April 30, 2026

Payable to:	Account	Amount
Insurance - May		5,961.00
Total	<u>\$</u>	<u>5,961.00</u>

**Victoria Square Condominium
Accrued Expenses as of
April 30, 2026**

Payable to:	Account	Amount
Opening Balance		2,541.68
Water - March	6010	3,333.33
Total A/P		<u>\$ 5,875.01</u>

**Victoria Square Condominium
Prepaid Expenses as of
April 30, 2026**

Payable to:	Account	Amount
Water - May		3,325.98
Total		<u>\$ 3,325.98</u>

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
04/24/2026		FIRST INSURANCE FUNDING		0	(\$5,671.49)
04/29/2026		A-Z PARKING ENFORCEMENT SOLUTIONS, Inc		5073	(\$401.76)
04/30/2026		Deposit from batch 51083	51083 - Online Payment	264	\$484.00
04/30/2026		Transfer from VNB-RES-6404			\$12,061.64
Total Uncleared					\$6,472.39
Cleared Items					
Credits					
03/31/2026	04/01/2026	Deposit from batch 48488	48488 - Online Payment	242	\$5,983.00
04/01/2026	04/01/2026	Deposit from batch 48814	48814 - Auto Payment	243	\$484.00
04/02/2026	04/03/2026	Deposit from batch 48898	48898 - Auto Payment	244	\$395.00
04/02/2026	04/03/2026	Deposit from batch 48817	48817 - Online Payment	245	\$484.00
04/02/2026	04/04/2026	Deposit from batch 48932	48932 - Payabli Credit Card	246	\$484.00
04/03/2026	04/04/2026	Deposit from batch 48972	48972 - Auto Payment	247	\$484.00
04/03/2026	04/05/2026	Deposit from batch 49067	49067 - Payabli Credit Card	248	\$484.00
04/05/2026	04/08/2026	Deposit from batch 48442	48442 - ACH Payment	249	\$8,228.00
04/06/2026	04/08/2026	Deposit from batch 48983	48983 - Online Payment	250	\$1,941.00
04/07/2026	04/08/2026	Deposit from batch 49240	49240 - Auto Payment	253	\$968.00
04/08/2026	04/08/2026	Deposit from batch 49422	49422 - Auto Payment	254	\$484.00
04/09/2026	04/09/2026	Deposit from batch 49667	49667 - Auto Payment	256	\$485.00
04/09/2026	04/09/2026	Deposit from batch 49646	49646 - Scanned Checks	255	\$484.00
04/10/2026	04/10/2026	Deposit from batch 49832	49832 - Payabli Credit Card	259	\$484.00
04/10/2026	04/13/2026	Deposit from batch 49665	49665 - Online Payment	257	\$968.00
04/10/2026	04/10/2026	Deposit from batch 49753	49753 - Auto Payment	258	\$968.00
04/14/2026	04/14/2026	Deposit from batch 50046	50046 - Auto Payment	260	\$484.00
04/15/2026	04/15/2026	Deposit from batch 50190	50190 - Auto Payment	261	\$1,412.00
Total Cleared Credits					\$25,704.00
Debits					
01/31/2026	04/04/2026	Transfer to VNB-RES-6404			(\$3,015.41)
03/25/2026	04/10/2026	Diamond Brite Maintenance		5057	(\$75.00)
04/01/2026	04/01/2026	GRANT PROPERTY MANAGEMENT (Do not use - Mgmt Module)		5059	(\$840.00)
04/01/2026	04/08/2026	A-Z PARKING ENFORCEMENT SOLUTIONS, Inc		5058	(\$401.76)
04/03/2026	04/07/2026	Transfer to POPULAR-OPR-2006			(\$10,000.00)
04/06/2026	04/17/2026	Diamond Brite Maintenance		5060	(\$400.00)
04/07/2026	04/08/2026	Grant Property Management Inc		0	(\$13.85)
04/07/2026	04/08/2026	RYAN ASSOCIATES INC		0	(\$896.66)
04/07/2026	04/08/2026	RYAN ASSOCIATES INC		0	(\$50.00)
04/13/2026	04/22/2026	Valley National Bank - CC		5062	(\$142.00)
04/14/2026	04/17/2026	Florida Affordable Rentals LLC and C/O Lazaro Fernandez	50054 - Move or Return Paymer	5065	(\$484.00)
04/14/2026	04/17/2026	Florida Affordable Rentals LLC and C/O Lazaro Fernandez	50055 - Move or Return Paymer	5066	(\$484.00)
04/14/2026	04/17/2026	Florida Affordable Rentals LLC and C/O Lazaro Fernandez	50056 - Move or Return Paymer	5067	(\$484.00)
04/14/2026	04/17/2026	Florida Affordable Rentals LLC and C/O Lazaro Fernandez	50058 - Move or Return Paymer	5068	(\$484.00)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
04/14/2026	04/17/2026	Florida Affordable Rentals LLC and C/O Lazaro Fernandez	50059 - Move or Return Paymer	5069	(\$484.00)
04/14/2026	04/17/2026	Florida Affordable Rentals LLC and C/O Lazaro Fernandez	50060 - Move or Return Paymer	5070	(\$484.00)
04/14/2026	04/17/2026	Florida Affordable Rentals LLC and C/O Lazaro Fernandez	50052 - Move or Return Paymer	5063	(\$731.00)
04/14/2026	04/17/2026	Florida Affordable Rentals LLC and C/O Lazaro Fernandez	50053 - Move or Return Paymer	5064	(\$484.00)
04/14/2026	04/17/2026	Florida Affordable Rentals LLC and C/O Lazaro Fernandez	50061 - Move or Return Paymer	5071	(\$484.00)
04/15/2026	04/16/2026	Universal Waste		0	(\$1,561.00)
04/15/2026	04/16/2026	Best Lawn Service of America, Inc		0	(\$600.00)
04/15/2026	04/16/2026	Best Lawn Service of America, Inc		0	(\$600.00)
04/15/2026	04/21/2026	ACC Business		5072	(\$125.81)
04/21/2026	04/22/2026	Grant Property Management Inc		0	(\$77.38)
04/24/2026	04/30/2026	City of Coral Springs		0	(\$3,325.98)
04/25/2026	04/28/2026	Transfer to VNB-RES-6404			(\$3,015.41)
04/30/2026	04/30/2026	FIRST INSURANCE FUNDING		0	(\$5,961.00)
				Total Cleared Debits	(\$35,704.26)

PINNACLE-OPR-4555 Summary

Ending Account Balance:	\$ 90,609.50
Uncleared Items:	\$6,472.39
Adjusted Balance:	\$ 84,137.11
Bank Ending Balance:	\$ 84,137.11
Difference:	\$-

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

PINNACLE-RES-4605 Summary					
Ending Account Balance:					\$ -
Uncleared Items:					\$-
Adjusted Balance:					\$ -
Bank Ending Balance:					\$ -
Difference:					\$-

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
04/03/2026	04/07/2026	Transfer from PINNACLE-OPR-4555			\$10,000.00
04/30/2026	04/30/2026	Interest			\$0.10
Total Cleared Credits					\$10,000.10
Debits					
04/30/2026	04/30/2026	Coral Utility		0	(\$3,040.49)
04/30/2026	04/30/2026	VALLEY NATIONAL BANK LOAN		0	(\$142.00)
04/30/2026	04/30/2026	FPL		0	(\$145.57)
Total Cleared Debits					(\$3,328.06)

POPULAR-OPR-2006 Summary	
Ending Account Balance:	\$ 6,735.67
Uncleared Items:	\$-
Adjusted Balance:	\$ 6,735.67
Bank Ending Balance:	\$ 6,735.67
Difference:	\$-

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
04/30/2026		Transfer to PINNACLE-OPR-4555			(\$12,061.64)
Total Uncleared					(\$12,061.64)
Cleared Items					
Credits					
01/31/2026	04/03/2026	Transfer from PINNACLE-OPR-4555			\$3,015.41
04/25/2026	04/28/2026	Transfer from PINNACLE-OPR-4555			\$3,015.41
04/30/2026	04/30/2026	Interest			\$222.81
Total Cleared Credits					\$6,253.63

VNB-RES-6404 Summary	
Ending Account Balance:	\$ 150,733.30
Uncleared Items:	(\$12,061.64)
Adjusted Balance:	\$ 162,794.94
Bank Ending Balance:	\$ 162,794.94
Difference:	\$-



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

Last Statement:
Statement Ending:
Page:

March 31, 2026
April 30, 2026
1 of 2

1 M0656BLK050126065140 09 000000000 4009 002



VICTORIA SQUARE CONDOMINIUM ASSOCIATION
RESERVE ACCOUNT
C/O GRANT PROPERTY MANAGEMENT
7124 N NOB HILL RD
TAMARAC FL 33321



Email: contactus@valley.com



Visit Us Online: www.valley.com



Mail To: 1720 Route 23, Wayne, NJ 07470

Account Statement

PROPERTY MANAGEMENT MMA - XXXXXX6404

SUMMARY FOR THE PERIOD: 04/01/26 - 04/30/26

VICTORIA SQUARE CONDOMINIUM ASSOCIATION

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$156,541.31		\$6,253.63		\$0.00		\$162,794.94

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$156,541.31
04/06	ACH CREDIT VICTORIA SQUARE CincXfer 260406 C5017		\$3,015.41	\$159,556.72
04/28	ACH CREDIT VICTORIA SQUARE CincXfer 260428 C5176		\$3,015.41	\$162,572.13
04/30	INTEREST CREDIT		\$222.81	\$162,794.94
Ending Balance				\$162,794.94

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$159,355.00	Annual % Yield Earned	1.71%
Year-to-Date Interest Paid	\$875.63	Interest Paid	\$222.81

OVERDRAFT FEES



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



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

Account Number:
Statement Date:
Page :

XXXXXX6404
04/30/2026
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.





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 33487-3638

Statement of Account

Community Asso Checking Acct

Balance 4/01/26
\$94,137.37

Balance 4/30/26
\$84,137.11

Summary



Credits +\$25,704.00
Interest +\$0.00
Debits -\$35,704.26

Credit Transactions

Credits

4/01	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	5,983.00
4/01	Remote Deposit	484.00
4/02	PAYABLI DEPOSIT TRANSFER 908669419 WFMSPPROPAY VICTORIA SQUARE CONDOM	484.00
4/02	Remote Deposit	395.00
4/03	PAYABLI DEPOSIT TRANSFER 909073440 WFMSPPROPAY VICTORIA SQUARE CONDOM	484.00
4/03	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	484.00
4/03	Remote Deposit	484.00
4/07	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	1,941.00
4/07	VICTORIA SQUARE ASSN DUES 1592029932 VICTORIA	8,228.00
4/07	Remote Deposit	968.00
4/08	Remote Deposit	484.00
4/09	Remote Deposit	484.00
4/09	Remote Deposit	485.00
4/10	PAYABLI DEPOSIT TRANSFER 910973391 WFMSPPROPAY VICTORIA SQUARE CONDOM	484.00
4/10	Remote Deposit	968.00
4/13	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	968.00
4/14	Remote Deposit	484.00
4/15	Remote Deposit	1,412.00



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 Credits	\$25,704.00
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Debit Transactions

Other Debits		
4/01	Grant Operating TAMARAC 2650265220 "Victoria Square Condo	840.00
4/06	VICTORIA SQUARE CincXfer 1592029932 VICTORIA	3,015.41
4/06	VICTORIA SQUARE CincXfer 1592029932 VICTORIA	10,000.00
4/08	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	13.85
4/08	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	50.00
4/08	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	896.66
4/16	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	600.00
4/16	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	600.00
4/16	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	1,561.00
4/21	FIRST INSURANCE INSURANCE 96060652 2363437365 Victoria Square Condom	5,961.00
4/22	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	77.38
4/28	VICTORIA SQUARE CincXfer 1592029932 VICTORIA	3,015.41
4/30	CORALCONC UTILITY 1591113462 VICTORIA SQUARE CONDO	3,325.98

Checks		
4/22	Check	142.00
4/10	Check 5057 *	75.00
4/08	Check 5058	401.76
4/17	Check 5060 *	400.00
4/17	Check 5063 *	731.00
4/17	Check 5064	484.00
4/17	Check 5065	484.00
4/17	Check 5066	484.00
4/17	Check 5067	484.00
4/17	Check 5068	484.00
4/17	Check 5069	484.00
4/17	Check 5070	484.00
4/17	Check 5071	484.00
4/21	Check 5072	125.81

(*) Indicates gap in check number sequenece

Total Debits	\$35,704.26
--------------	-------------

Average Balance This Statement	\$96,419.59	Annual Percentage Yield Earned	
Interest Earned This Period	\$0.00	Days in Period	30
Interest Paid Year to Date	\$0.00	Interest Paid	\$0.00

Daily Balance Information					
Date	Balance	Date	Balance	Date	Balance
4/01	99,764.37	4/09	100,307.69	4/17	96,784.69
4/02	100,643.37	4/10	101,684.69	4/21	90,697.88
4/03	102,095.37	4/13	102,652.69	4/22	90,478.50
4/06	89,079.96	4/14	103,136.69	4/28	87,463.09
4/07	100,216.96	4/15	104,548.69	4/30	84,137.11
4/08	99,338.69	4/16	101,787.69		

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Credit **\$484.00**
Date/Time: 4/1/2026 3:10 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T: 054008637 Account: 800108924555 TC: 40 Amount: \$484.00

#0 04/01/2026 \$484.00

Credit **\$395.00**
Date/Time: 4/2/2026 3:03 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T: 054008637 Account: 800108924555 TC: 40 Amount: \$395.00

#0 04/02/2026 \$395.00

Credit **\$484.00**
Date/Time: 4/3/2026 3:00 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T: 054008637 Account: 800108924555 TC: 40 Amount: \$484.00

#0 04/03/2026 \$484.00

Credit **\$968.00**
Date/Time: 4/7/2026 3:01 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T: 054008637 Account: 800108924555 TC: 40 Amount: \$968.00

#0 04/07/2026 \$968.00

Credit **\$484.00**
Date/Time: 4/8/2026 3:02 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T: 054008637 Account: 800108924555 TC: 40 Amount: \$484.00

#0 04/08/2026 \$484.00

Credit **\$484.00**
Date/Time: 4/9/2026 2:57 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T: 054008637 Account: 800108924555 TC: 40 Amount: \$484.00

#0 04/09/2026 \$484.00

Credit **\$485.00**
Date/Time: 4/9/2026 2:58 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T: 054008637 Account: 800108924555 TC: 40 Amount: \$485.00

#0 04/09/2026 \$485.00

Credit **\$968.00**
Date/Time: 4/10/2026 2:58 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T: 054008637 Account: 800108924555 TC: 40 Amount: \$968.00

#0 04/10/2026 \$968.00

Credit **\$484.00**
Date/Time: 4/14/2026 2:58 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T: 054008637 Account: 800108924555 TC: 40 Amount: \$484.00

#0 04/14/2026 \$484.00

Credit **\$1412.00**
Date/Time: 4/15/2026 2:55 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T: 054008637 Account: 800108924555 TC: 40 Amount: \$1412.00

#0 04/15/2026 \$1,412.00

THIS CHECK IS VOID WITHOUT A MICRO-COLOR-BLOCK BACKGROUND AND AN OFFICIAL SIGNATURE ON THE BACK. HOLD AT AN ANGLE TO VIEW

Pinnacle Bank, Nashville, TN
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC. (VICS)
851 Broken Sound Parkway
Suite 102
Boca Raton, FL 33487

Check Number: 5062

One Hundred Forty-Two And 00/100 Dollars

4/15/2026 0000355471

Valley National Bank - CC
P.O. Box 959
Wayne, NJ 07474

04/13/2026 ****\$142.00

#000005062# 00640086374555

#0 04/22/2026 \$142.00

THIS CHECK IS VOID WITHOUT A MICRO-COLOR-BLOCK BACKGROUND AND AN OFFICIAL SIGNATURE ON THE BACK. HOLD AT AN ANGLE TO VIEW

Pinnacle Bank, Nashville, TN
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC. (VICS)
851 Broken Sound Parkway
Suite 102
Boca Raton, FL 33487

Check Number: 5057

Seventy-Five And 00/100 Dollars

03/25/2026 ****\$75.00

Diamond Brite Maintenance
7957 N University Dr
Ste 148
Parkland, FL 33067

#000005057# 00640086374555

#5057 04/10/2026 \$75.00

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC. (VICS)
Pinnacle Bank Nashville, TN
851 Broken Sound Parkway
Suite 102
Boca Raton, FL 33487

Check Number: 5058

Four Hundred One And 75/100 Dollars

04/01/2026 ****\$401.75

A-Z PARKING ENFORCEMENT SOLUTIONS, Inc
4513 N UNIVERSITY DRIVE
Unit 305
CORAL SPRINGS, FL 33067

#000005058# ⑆064008637⑆800109924555⑆

#5058 04/08/2026 \$401.76

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC. (VICS)
Pinnacle Bank Nashville, TN
851 Broken Sound Parkway
Suite 102
Boca Raton, FL 33487

Check Number: 5060

Four Hundred And 00/100 Dollars

04/06/2026 ****\$400.00

Diamond Brile Maintenance
7857 N University Dr
Site 148
Parkland, FL 33067

#000005060# ⑆064008637⑆800109924555⑆

#5060 04/17/2026 \$400.00

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

Check Number: 5063

Seven Hundred Thirty-One And 00/100 Dollars

04/14/2026 ****\$731.00

TO THE ORDER OF: Florida Affordable Rentals LLC and C/O Lazaro Fernandez
15476 NW 77 Court
190
Miami Lakes, FL 33016

Memo: Refund Credit

#000005063# ⑆064008637⑆800109924555⑆

#5063 04/17/2026 \$731.00

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

Check Number: 5064

Four Hundred Eighty-Four And 00/100 Dollars

04/14/2026 ****\$484.00

TO THE ORDER OF: Florida Affordable Rentals LLC and C/O Lazaro Fernandez
15476 NW 77 Court
190
Miami Lakes, FL 33016

Memo: Refund Credit

#000005064# ⑆064008637⑆800109924555⑆

#5064 04/17/2026 \$484.00

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

Check Number: 5065

Four Hundred Eighty-Four And 00/100 Dollars

04/14/2026 ****\$484.00

TO THE ORDER OF: Florida Affordable Rentals LLC and C/O Lazaro Fernandez
15476 NW 77 Court
190
Miami Lakes, FL 33016

Memo: Refund Credit

#000005065# ⑆064008637⑆800109924555⑆

#5065 04/17/2026 \$484.00

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

Check Number: 5066

Four Hundred Eighty-Four And 00/100 Dollars

04/14/2026 ****\$484.00

TO THE ORDER OF: Florida Affordable Rentals LLC and C/O Lazaro Fernandez
15476 NW 77 Court
190
Miami Lakes, FL 33016

Memo: Refund Credit

#000005066# ⑆064008637⑆800109924555⑆

#5066 04/17/2026 \$484.00

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

Check Number: 5067

Four Hundred Eighty-Four And 00/100 Dollars

04/14/2026 ****\$484.00

TO THE ORDER OF: Florida Affordable Rentals LLC and C/O Lazaro Fernandez
15476 NW 77 Court
190
Miami Lakes, FL 33016

Memo: Refund Credit

#000005067# ⑆064008637⑆800109924555⑆

#5067 04/17/2026 \$484.00

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

Check Number: 5068

Four Hundred Eighty-Four And 00/100 Dollars

04/14/2026 ****\$484.00

TO THE ORDER OF: Florida Affordable Rentals LLC and C/O Lazaro Fernandez
15476 NW 77 Court
190
Miami Lakes, FL 33016

Memo: Refund Credit

#000005068# ⑆064008637⑆800109924555⑆

#5068 04/17/2026 \$484.00

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

Check Number: 5069

Four Hundred Eighty-Four And 00/100 Dollars

04/14/2026 ****\$484.00

TO THE ORDER OF: Florida Affordable Rentals LLC and C/O Lazaro Fernandez
15476 NW 77 Court
190
Miami Lakes, FL 33016

Memo: Refund Credit

#000005069# ⑆064008637⑆800109924555⑆

#5069 04/17/2026 \$484.00

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

Check Number: 5070

Four Hundred Eighty-Four And 00/100 Dollars

04/14/2026 ****\$484.00

TO THE ORDER OF: Florida Affordable Rentals LLC and C/O Lazaro Fernandez
15476 NW 77 Court
190
Miami Lakes, FL 33016

Memo: Refund Credit

#000005070# ⑆064008637⑆800109924555⑆

#5070 04/17/2026 \$484.00

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

Check Number: 5071

Four Hundred Eighty-Four And 00/100 Dollars

04/14/2026 ****\$484.00

TO THE ORDER OF: Florida Affordable Rentals LLC and C/O Lazaro Fernandez
15476 NW 77 Court
190
Miami Lakes, FL 33016

Memo: Refund Credit

#000005071# ⑆064008637⑆800109924555⑆

#5071 04/17/2026 \$484.00

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC. (VICS)
Pinnacle Bank Nashville, TN
851 Broken Sound Parkway
Suite 102
Boca Raton, FL 33487

Check Number: 5072

One Hundred Twenty-Five And 81/100 Dollars

04/15/2026 ****\$125.81

AGC Business
PO BOX 5019
CAROL STREAM, IL 60197-5019

#000005072# ⑆064008637⑆800109924555⑆

#5072 04/21/2026 \$125.81



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
XXXXXXXX4605

RETURN SERVICE REQUESTED

VICTORIA SQUARE CONDOMINIUM ASSOC INC
GRANT PROPERTY MANAGEMENT CO - AGENT
RESERVE
851 BROKEN SOUND PARKWAY NW SUITE 102
BOCA RATON FL 33487-3638

Statement of Account

Community Asso Money Market

Balance 4/01/26
\$0.00

Balance 4/30/26
\$0.00

Summary



Credits +\$0.00
Interest +\$0.00
Debits -\$0.00

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
4/01	0.00				



ELECTRONIC TRANSFER ERROR RESOLUTION

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- 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



Last statement: March 31, 2026
 This statement: April 30, 2026
 Total days in statement period: 30

Page 1 of 2
 5100842006
 (0)

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

00000030 MIMRIP04930504261500 01 MC05 0000



VICTORIA SQUARE CONDO ASSOC INC
 C/O GRANT PROPERTY MANAGEMENT
 7124 N NOB HILL RD
 TAMARAC FL 33321-1841

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

Pab Business Interest Checking

Account number	5100842006	Beginning balance	\$63.63
Low balance	-\$2,976.86	Total additions	10,000.10
Average balance	\$5,342.56	Total subtractions	3,328.06
Avg collected balance	\$5,342.00	Ending balance	\$6,735.67
Interest paid year to date	\$0.27		

DEBITS

Date	Description	Subtractions
04-02	'Preauthorized Wd CORALCONCUTILITY260402 000211274458244787	3,040.49
04-17	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT260417 000111000013723932	65.69
04-17	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT260417 000111000013723937	79.88
04-21	'Preauthorized Wd VALLEY NATIONALPAYMENT260421 000021201381098583	142.00

CREDITS

Date	Description	Additions
04-06	'Preauthorized Credit VICTORIA SQUARECincXfer260406 C5018 000064008636261844	10,000.00
04-30	'Interest Credit 000000000000000000	0.10



DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
03-31	63.63	04-06	7,023.14	04-21	6,735.57
04-02	-2,976.86	04-17	6,877.57	04-30	6,735.67

Thank you for banking with Popular

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POPULAR®

VICTORIA SQUARE CONDO ASSOC INC
April 30, 2026

Page 2 of 2
5100842006

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



INVOICE

Diamond Brite Maintenance, Inc.
6011 Janeway Rd
Maryville, TN 37801-0902

Diamondbrite@comcast.net
+1 (954) 599-3970



Bill to

Victoria Square Condominiums
C/O: Grant Property Management
7124 N. Nob Hill Road
Tamarac, FL 33321

Ship to

Victoria Square Condominiums
C/O: Grant Property Management
7124 N. Nob Hill Road
Tamarac, FL 33321

Invoice details

Invoice no.: 8330
Terms: Net 15
Invoice date: 04/01/2026
Due date: 04/16/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Victoria Square	Monthly Janitorial Services for April.	1	\$350.00	\$350.00
2.		Services	Extra Trash and Bulk.	1	\$50.00	\$50.00
3.		Late Fees/Interest	Payments are due 15 days from the date on the invoice. Any balance past due 15 days from the invoice date shall be assessed a finance charge of one and one-half percent (1.5%) per month on outstanding balance. If outside assistance is used to collect the account, the customer is responsible for all costs associated with the collection, including, but not limited to, attorneys' fees and court fees. Thank You	1	\$0.00	\$0.00

Total **\$400.00**

Ways to pay

BANK

Contact Diamond Brite Maintenance, Inc. to pay.

[View and pay](#)



UNIVERSAL WASTE

Universal Waste
275 Commercial Blvd. Suite 303
Lauderdale by the Sea, FL 33308

www.UECFL.COM
954.800.9584
Billing@UECFL.com

Invoice

Invoice #	60608
Invoice Date	4/1/2026
Due Date	5/1/2026
Account #	1001760

Bill To	Service Location
Victoria Square Condo Assoc Irwin Nozick 3200 Coral Ridge Dr Coral Springs, FL 33065	Victoria Square Condo Assoc 3200 Coral Ridge Dr Coral Springs, FL 33065

Service Dates	Description	Qty	Amount
4/1/2026	Monthly Waste Service	1	1,561.00

Contact our office today to schedule your Bulk, Junk, or Weather related waste removal. Let us help clear your clutter quickly and efficiently.
Contact SERVICE@UECFL.COM or call 954.800.9584

Total Current Charges \$1,561.00

To pay your current balance and to avoid late fees contact us
Billing@UECFL.com, 954.800.9584, and UECFL.com.
Payment can be made via Credit Card at www.UECFL.com

PLEASE REMIT PAYMENT BY THE DUE DATE LISTED ABOVE. INVOICES NOT PAID IN FULL DURING THE SERVICE MONTH ARE SUBJECT TO A LATE PAYMENT CHARGE

INVOICE

DATE: 04/01/26
INVOICE # 426
FOR: *Parking
Enforcement*

Victoria Square
3200-3286 Coral Ridge Dr.
Coral Springs, FL 33065
954-512-7311
c/o Consolidated Community Management

Make all checks payable to **A-Z PARKING ENFORCEMENT SOLUTIONS, INC.**
If you have any questions concerning this invoice, contact our office at the above number.

THANK YOU FOR YOUR BUSINESS!



GRANT PROPERTY MANAGEMENT

Grant Property Management Company
851 Broken Sound Parkway
Suite 102
Boca Raton, FL 33487

Invoice Number	49418
Invoice Date	04/01/2026

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

Date	Description	Quantity	Unit Cost	Total Charge	Tax - 0.00 %	Total Cost
Management Fee (Monthly Fee)						
04/01/2026	Monthly Fee	1.00	\$840.00	\$840.00	\$0.00	\$840.00
Management Fee (Monthly Fee) Total				\$840.00	\$0.00	\$840.00
VICS - VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC. Total				\$840.00	\$0.00	\$840.00



IRWIN NOZICK

VICTORIA SQUARE CONDOMINIUM ASSOC IN

Account Number XXXX XXXX XXXX 5471

Monthly Statement 03/2026

Page 1 of 4

Account Summary

Credit Limit		\$5,000.00
Total Available Credit		\$4,858.00
Cash Credit Limit		\$1,500.00
Available Cash Credit		\$1,500.00
Statement Closing Date	03/23/26	
Days in Billing Cycle	28	
Previous Balance		-\$8.00
Payments	-	\$0.00
Other Credits	-	\$0.00
Purchases and Adjustments	+	\$150.00
Cash Advances	+	\$0.00
Fees Charged	+	\$0.00
Interest Charged	+	\$0.00
New Balance		\$142.00

Account Inquiries



-973-305-8800



VALLEY NATIONAL BANK
925 ALLWOOD ROAD
CARD SERVICES, 2ND FLOOR
CLIFTON, NJ 07012-



Visit us online at:

Rewards Summary

Previous Balance		\$0.00
Earned	+	\$1.50
Redeemed	-	\$0.00
Other Adjustments	+	\$0.00
Current Balance		\$1.50

Payment Information

New Balance	\$142.00
Minimum Payment Due	\$10.00
Payment Due Date	04/20/26

Late Payment Warning:

If we do not receive your minimum payment by the date listed above, you may have to pay a late fee up to \$39.00 and your APRs may be increased up to the Penalty APR of 21.80%.

Minimum Payment Warning:

If you make only the minimum payment each period, you will pay more in interest and it will take you longer to pay off your balance. For example:

If you make no additional charges using this card and each month you pay ...	You will pay off the balance shown on this statement in about ...	And you will end up paying an estimated total of ...
Only the Minimum Payment	16 months	\$157

If you would like information about credit counseling services, call -973-305-8800.

SEE REVERSE SIDE FOR IMPORTANT INFORMATION

DETACH HERE: To ensure proper credit, please include lower portion with your payment. Please write your account number on your check.



VALLEY NATIONAL BANK
925 ALLWOOD ROAD
CLIFTON NJ 07012-



VALLEY NATIONAL BANK
PO BOX 950
WAYNE NJ 07474-0950



IRWIN NOZICK
VICTORIA SQUARE CONDOMINIUM ASSOC IN
C/O CONSOLIDATED COMM MGMT
7124 N NOB HILL RD
TAMARAC FL 33321-1841

Account Number XXXX XXXX XXXX 5471
New Balance \$142.00
Minimum Payment Due (Total) \$10.00
Payment Due Date 04/20/26

←Mail
Payments
To

Amount Enclosed \$

--	--	--	--	--	--	--	--	--	--

US Dollars only

☐ Please check here and complete address change form on reverse side.

Mail this coupon along with your check payable to:
VALLEY NATIONAL BANK
or to make a payment online, visit:

475028000035547100010000014200



**INFORMATION APPLICABLE TO PURCHASES, CASH ADVANCES AND
BALANCE TRANSFERS**

If the New Balance is a credit balance, it will be applied to future amounts you owe us or refunded to you upon request. Refunds must be requested in writing at the address shown for Account Inquires on the front of this statement.

To avoid delinquency, we must receive the required Minimum Payment Due at the payment address shown on the front of this statement by the Payment Due Date. If you wish, you may make additional payments. You may pay your entire balance at any time.

The Interest Charge for this statement is computed on Purchases, Cash Advances, and Balance Transfers made through the Statement Closing Date. The Interest Charge continues to accrue daily until payment is posted. Any Interest Charge which accrues after the Statement Closing Date will appear on your next statement.

INFORMATION ABOUT INTEREST CHARGES

We calculate the Interest Charge on your Account by applying the periodic rate to the "average daily balance" of each segment of your Account, i.e., Purchases, Cash Advances, Balance Transfers. To get the "average daily balance" we take the beginning balance of each segment of your Account each day, add any new transactions (Purchases, Cash Advances, Balance Transfers), Fees, unpaid Interest Charges, and other debits, and subtract any payments or credits posted that day. This gives us the daily balance. Then, for each segment of your Account, we add up all the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the "average daily balance".

GRACE PERIODS

Purchases

You have until the Payment Due Date to pay your New Balance in full to avoid Interest Charges on new Purchases. This is called a grace period on Purchases. No Interest Charges will be imposed on new Purchases shown on your current statement if you have paid the New Balance shown on your previous statement in full on or before the Payment Due Date shown on that statement.

Cash Advances

There is no grace period applicable to Cash Advances or Balance Transfers. Interest Charges will be imposed from the date these transactions are posted to your Account through the date these transactions are repaid.

Additional Payment Information

Please detach your payment coupon and return it with your payment. Write your account number on the front of your check or money order. Payments mailed to the address shown on your payment coupon that are received by 5:00 PM local time on any Monday through Friday that is not a bank holiday will be credited as of the date received. Payments made in person at any Valley National Bank branch location that are received during branch hours will be credited as of the date received.

(Make changes to your address and phone number below):

Name

Address

City

State

Zip

(____) - _____
Home Phone

(____) - _____
Work Phone

E-mail Address

BEST LAWN SERVICE OF AMERICA, INC.
P.O. BOX 590233
FORT LAUDERDALE FL 33359

Invoice

Date 3/11/2026
Invoice # #0041

Bill To

Victoria Square Condominium Association
3200-3286
Coral Ridge Drive
Coral Springs FL 33065

Ship To

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

P.O. #

Terms

Due on receipt

Ship Date 3/31/2026

Due Date 3/19/2026

Other

Item	Description	Qty	Price	Amount
1	lawn mowing on march 11 2026 edging blowing clean up lawn mowing on march 19 2025 edging blowing clean up lawn mowing on march 31 2026 edging blowing clean up total invoice \$600.00 please sending check payable to best lawn service of America Inc		600.00	600.00T

thank you for your business

BEST LAWN SERVICE OF AMERICA, INC.

julio.a.nolasco@gmail.com

www.bestlawnserviceofamerica.com

954-263-7207

954-6578293

Subtotal	\$600.00
Sales Tax (0.0%)	\$0.00
Total	\$600.00
Payments/Credits	\$0.00
Balance Due	\$600.00

BEST LAWN SERVICE OF AMERICA, INC.
P.O. BOX 590233
FORT LAUDERDALE FL 33359

Invoice

Date 2/28/2026
Invoice # #0040

Bill To

Victoria Square Condominium Association
3200-3286
Coral Ridge Drive
Coral Springs FL 33065

Ship To

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

P.O. # landscaping
Terms Due on receipt

Ship Date 2/28/2026
Due Date 2/28/2026
Other

Item	Description	Qty	Price	Amount
1	lawn mowing on February 10 2026 edging blowing clean up lawn service on February 19 2026 lawn mowing on February 28 2026 edging blowing clean up total invoice \$600.00 please sending check payable to best lawn service of America Inc		600.00	600.00T

thank you for your business

BEST LAWN SERVICE OF AMERICA, INC.
julio.a.nolasco@gmail.com
www.bestlawnserviceofamerica.com

954-263-7207
954-6578293

Subtotal	\$600.00
Sales Tax (0.0%)	\$0.00
Total	\$600.00
Payments/Credits	\$0.00
Balance Due	\$600.00

Personalized solutions, dedicated support.

ACC
BUSINESS
 A division of AT&T

 VICTORIA SQUARE
 C/O CCM
 7124 N NOB HILL RD
 TAMARAC FL 33321

 Page 1 of 2
 Account Number 831-001-5011 073
 Billing Date Apr 1, 2026
 Questions? 1 800 456-6000
 Web Site accbusiness.com

 Invoice 4064494118
 AT&T Tax ID 13-4924710

Invoice

Bill-At-A-Glance

Previous Bill	250.00
Payment - Thank You!	250.00CR
Adjustments	.81
Past Due - Please Pay Immediately	.81
Current Charges	125.00
Total Amount Due	\$125.81
Payment Due Date	May 1, 2026

Billing Summary

 Questions?
 Call: 1 800 456-6000
 Online: www.accbusiness.com

ACC Business Service

Group #000002		
Sub-Account #831-001-5087 892	125.00	
Total Group #000002		125.00
Total Current Charges	125.00	

Detail of Payments and Adjustments

Payments

Item	No.	Date	Description	
	1.	03-16	PAYMENT RECEIVED	125.00CR
	2.	03-30	PAYMENT RECEIVED	125.00CR
Total Payments				250.00CR

Adjustments

Item	No.	Date	Description	
	3.	04-01	200007900910 LATE PAYMENT INTEREST	.81
Total Adjustments				.81

Current Charges

Group #000002

Sub-Account #831-001-5087 892 50000005352	
Charges for 320028133	
Customer Location:	
3276 CORAL RIDGE DR	
CORAL SPRINGS, FL 33065	
Charges for Subscriber/Router ID 320028133	
3276 CORAL RIDGE DR	
CORAL SPRINGS, FL 33065	
AT&T Internet for Business	
Recurring Charges:	
Mar 1, 2026 thru Mar 31, 2026	
4. Internet 100	115.00
Qty: 1 Items at 115.00	
5. Managed Internet Backup	10.00
Qty: 1 Items at 10.00	
Total AT&T Internet for Business	125.00
Total Subscriber/Router ID 320028133	125.00
Total 320028133	125.00
Total Sub-Account #831-001-5087 892	125.00
Total Group #000002	125.00

Total Current Charges 125.00

News You Can Use

News You Can Use

ACCOUNT STATUS

Welcome to your new ACC Business Invoice. Please visit accbusiness.com for helpful resources including a short video to guide you through our new bill format, as well as many other topics such as how to register for AT&T Business Center access (offering online bill view, management and payments).

When you choose ACC Business, you are choosing to leverage the power and strength of AT&T and the collaborative, supportive engagement of ACC Business to support your business.

Where allowed by law, AT&T may implement late payment interest of no more than 18% annually. Rates will vary based on state regulations. Interest will be calculated based upon daily balances and will be applicable for each day that a delinquent balance is outstanding. This charge will apply to all balances that are delinquent through such time that payment in full is received at AT&T. The late payment interest

Return bottom portion with your check in the enclosed envelope.

THANK YOU for choosing ACC Business, a division of AT&T.

Printed on Recyclable Paper

DUE BY: May 1, 2026 \$125.81


Billing Date Apr 1, 2026

 Set up electronic payments:
 accbusiness.com

 Account Number **831-001-5011 073**
 Please include your account number on your check

Make checks payable to:

 ACC BUSINESS
 PO BOX 5019
 CAROL STREAM IL 60197-5019

 VICTORIA SQUARE
 C/O CCM
 7124 N NOB HILL RD
 TAMARAC FL 33321

83100150110734064494118088200000001258100000125813



News You Can Use

News You Can Use

ACCOUNT STATUS - Continued
will be billed on a monthly basis. Accounts billed outside the US will not be charged LPI.

Where allowed by law, AT&T may implement a \$25 service fee for restoration of service where delinquency has caused an interruption. This fee will be applicable to each account that is being restored and will be included on your monthly billing statement.

REGULATORY NEWS FEE DESCRIPTIONS

The Administrative Expense Fee recovers a portion of AT&T's internal costs associated with the Federal Communications Commission's Universal Service Fund and related programs. The Federal Regulatory Fee recovers amounts paid to the federal government for regulatory costs and telecommunications services for the hearing impaired, and costs associated with local number portability administration. These fees are not taxes or charges that the government requires AT&T to collect from its customers.

Attention California Customers:

The following charges are "Government Fees and Taxes": Federal Excise Tax; CHCF-A, CHCF-B, Univ Lifeline Tele Serv Sur, Com Dev Fnd/Deaf & Disabled, California Teleconnect Fund, State 9-1-1 Surcharge, Utility User's Tax, and Local 911 Charge.

Thank You For Choosing AT&T Where Every Customer Counts!

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7922.001.001358.01.01.0000000 NNNNNNNY 002715.002715

TAMARAC FL 33321-1841
7124 N NOB HILL RD
VICTORIA SQUARE



7922.1.6.1358.1 AB 0.641 n2

Loan Number
XXX - 106744469
Refer to this number on all correspondence
CUSTOMER ID

NOTICE OF ACCEPTANCE

FIRST INSURANCE[®]
FUNDING
A WINTRUST COMPANY

FIRST Insurance Funding
450 Skokie Blvd, Ste 1000
Northbrook, IL 60062-7917
Phone: (800) 837-3707 Fax: (800) 837-3709
www.firstinsurancefunding.com

NOTICE DATE
4/21/2026

Insured
 VICTORIA SQUARE CONDOMINIUM 7124 NORTH NOB HILL RD. C/O GRANT PROPERTY MANAGEMENT TAMARAC, FL 33321

Agent or Broker
 HUB INTERNATIONAL FLORIDA 10368 WEST STATE ROAD 84 SUITE 201 DAVIE, FL 33324

**Check your loan online and make payments: www.firstinsurancefunding.com
Your loan number/username is 106744469. Your password is z&bCkQ3R unless you have changed it.**

Dear Insured:

We are pleased to receive and process the Premium Finance Agreement which was recently negotiated through your agent or broker referenced above. The Notice of Acceptance is our official acknowledgement and acceptance of your Premium Finance Agreement. If this is your first loan with us, the following information may be helpful:

- **LOAN NUMBER.** Your loan number is indicated above. Please refer to it when calling or writing about your loan.
- **PAYMENTS.** Unless you elected the coupon book option, you will receive a billing statement approximately 12-15 days before each payment is due. You can choose to receive billing statements by email or regular mail. If your first payment is due soon, your first billing statement will arrive in the next few days. It is important that your payments be received in our office on or before the scheduled due date to ensure uninterrupted coverage. You may pay using one of the payment methods described on page 2 of this notice. Our contact information is listed at the top of this notice.
- **INQUIRIES.** Our toll-free number is listed above. Our Customer Service department is ready to assist you with any questions about your loan or other premium finance needs.

THANK YOU for allowing us to be of service! We appreciate your business.

LOAN SUMMARY	
This Notice of Acceptance will acknowledge our acceptance of your Premium Finance Agreement (the "Agreement") which was originated through the above referenced agent or broker. The insurance company(ies) providing your insurance coverage will be notified that you have entered into this Agreement. We will issue payment on your behalf as directed by your agent or broker. Please review carefully the Loan Summary at right and the Schedule of Policies below. If any of the information does not agree with your records, please notify us immediately.	Total Premiums, Taxes and Fees
	\$65,830.68
	Down Payment
	\$5,961.00
	Doc. Stamp Tax
	\$209.65
	Amount Financed
	\$60,079.33
	Finance Charge
	\$2,307.06
	Total of Payments
	\$62,386.39
	Annual % Rate
	7.600 %
	Number of Payments
	11
	Payment Amount
	\$5,671.49
	First Due Date
	5/25/2026

SCHEDULE OF POLICIES

POLICY NUMBER	POLICY EFFECTIVE DATE	INSURANCE COMPANY	COVERAGE TYPE	TERM (MOS.)	PREMIUMS, TAXES & FEES
AMC29277-12	5/4/2026	AMERICAN COASTAL INSURANCE	PROP	12	\$ 48,679.00
105766421	4/25/2026	TRAVELERS CAS & SURETY OF AM	CRME	12	\$ 472.91

SEE NEXT PAGE FOR LISTING OF ADDITIONAL POLICY(IES)



851 Broken Sound Parkway NW, Suite 102
Boca Raton, FL 33487
Phone: 561-417-4100
Email: gpm@grantmgmt.com
www.grantmgmt.com

Invoice

Date: 4/23/2026
Order #: ORD-1105
Invoice No. 123275

Bill To

Victoria Square Condominium

Description	Qty	Unit Price	Amount
Mailing Expenses			
Envelope	1.00	\$0.35	\$0.35
Double Window Envelopes	4.00	\$0.50	\$2.00
Check	13.00	\$1.50	\$19.50
Stamps	4.00	\$0.77	\$3.08
Stamps	1.00	\$0.97	\$0.97

Subtotal \$25.90

Comments

Total \$25.90

Thank you for your business!

Victoria Squ

[Back to Property](#)[Supplie](#)

Date	Item Description	Regular Envelope	Window Envelope	Number of Check	Number of Stamp	Additonal Stamp Cost
4/1/2026	Checks		1	1	1	
4/6/2026	Checks		2	2	2	
4/15/2026	Refund -3246	1		9		\$0.97
4/15/2026	Checks		1	1	1	
Total		1	4	13	4	0.97
Cost		\$0.35	\$2.00	\$19.50	\$3.08	\$0.97

Total Cost
\$25.90

CITY OF CORAL SPRINGS - WATER BILLING
P.O. Box 754501 - Coral Springs, FL 33075-4501

Customer #	Account #	Cycle	Bill Date
9206	21482	03-03	04/07/26

Service Address

3200 3286 CORAL RIDGE DR MTR

Service Period

02/26/26 - 03/30/26

of Days

32

Service Meter

Curr Read

Curr Prev

Usage

N70000581	291	287	4
N70000581	4751	4601	150

Description of Charges

Amount

WATER	1379.62
SEWER	1808.40
UTILITY TAX	137.96

AUTO DRAFT - BANK WILL BE DEBITED

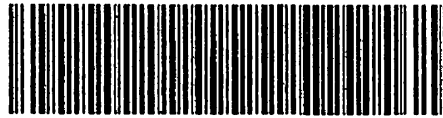
Balance Forward	0.00
Total Current Charges	3325.98
Total Amount Due	3325.98

PLEASE CUT ON LINE AND RETURN STUB WITH PAYMENT

Presorted
First-Class Mail
U.S. Postage Paid
INFOSEND

Return Service Requested

CUSTOMER #	9206	ACCOUNT #	21482
Total Amount Due		Current Charges Due	
3325.98		05/02/26	



RA30408A AUTO ALL FOR AADC 331
7000003190 00.0004.0159 3190/1

VICTORIA SQUARE CONDO ASSN, INC
C/O CCM INC
7124 NORTH NOB HILL RD
TAMARAC FL 33321-1841



Please make checks payable to the
"CITY OF CORAL SPRINGS" and
mail your stub and account number to:

CITY OF CORAL SPRINGS
ATTN: WATER BILLING DEPARTMENT
P.O. BOX 754501
CORAL SPRINGS, FL 33075-4501

VISIT US ONLINE AT:
www.coralsprings.gov

Go to Online Services to sign up for
auto pay/direct debit/ACH or pay by
credit card (Visa/MasterCard).

CUSTOMER SERVICE BUSINESS HOURS

7:30am - 5:00pm Monday - Thursday
7:30am - 1:30pm Friday
water@coralsprings.gov

**Our offices are closed to the public. Please
get in touch with us by phone or email.**

WATER BILLING CUSTOMER SERVICE

(954) 344-1825

WATER EMERGENCIES & AFTER HOURS

(954) 345-2160

GENERAL CITY INFORMATION

(954) 344-1000

SERVICE INTERRUPTION

Failure to make full payment of your "Due Now"
amount may result in a \$20 past due door
hanger notice. If water is locked off, there will be
an additional \$30 lock off charge.

If water service has been locked off for non-
payment, water can be restored the same
BUSINESS day if payment is made by noon.
NO CHECKS

Past due amounts are subject to a monthly 1%
late fee.