



Financial Report Package

July 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	\$0.24	
10-1020-00 PINNACLE-OPR-4555	88,004.66	
Total OPERATING CASH:		\$88,004.90
RESERVE CASH		
12-1215-00 VNB-RES-6404	172,498.58	
12-1225-00 Due to/from Operating	3,015.41	
Total RESERVE CASH:		\$175,513.99
ACCOUNTS RECEIVABLE		
14-1046-00 Unit Owner Receivables	11,877.00	
Total ACCOUNTS RECEIVABLE:		\$11,877.00
CURRENT ASSETS		
15-1100-00 Prepaid Expenses	1,698.37	
15-1101-00 Prepaid Insurance	5,668.49	
15-1500-00 Utility Deposits	80.00	
Total CURRENT ASSETS:		\$7,446.86
OTHER ASSETS		
16-1611-00 Exchange	15,938.62	
Total OTHER ASSETS:		\$15,938.62
Total Assets:		\$298,781.37

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	3,562.75	
20-2003-00 Prepaid Maintenance	6,153.25	
20-2020-00 Accrued Expense	3,141.68	
Total PAYABLES & CURRENT LIABIL		\$12,857.68
RESERVE FUNDS		
25-3005-00 RES - Interest	10,639.02	
25-3010-00 RES - Roadways / Paving / Ashpalt	18,190.06	
25-3050-00 RES - Painting	5,292.91	
25-3052-00 RES - Exterior Paint	22,411.67	
25-3060-00 RES - 50 Year Inspection	4,096.44	
25-3082-00 RES - Roof	114,883.89	
Total RESERVE FUNDS:		\$175,513.99
EQUITY		
30-3505-00 Fund Balance - Operating	95,784.56	
Total EQUITY:		\$95,784.56
Net Income Gain / Loss	11,609.73	
		\$11,609.73
Total Liabilities & Equity:		\$298,781.37

Income Statement - Operating
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.
07/01/2026 to 07/31/2026

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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	\$21,295.99	\$0.01	\$158,257.75	\$149,071.93	\$9,185.82	\$255,551.90
4025-00 Interest Income - Operating	0.12	-	0.12	0.61	-	0.61	-
4035-00 Late Fees	225.00	-	225.00	1,825.00	-	1,825.00	-
Total ASSESSMENTS & FEES	\$21,521.12	\$21,295.99	\$225.13	\$160,083.36	\$149,071.93	\$11,011.43	\$255,551.90
OTHER INCOME							
4110-00 REBILL - Legal Expenses	75.00	-	75.00	75.00	-	75.00	-
Total OTHER INCOME	\$75.00	\$-	\$75.00	\$75.00	\$-	\$75.00	\$-
Total OPERATING INCOME	\$21,596.12	\$21,295.99	\$300.13	\$160,158.36	\$149,071.93	\$11,086.43	\$255,551.90
OPERATING EXPENSE							
GENERAL & ADMINISTRATIVE							
5005-00 Insurance	5,668.49	5,833.33	164.84	40,894.32	40,833.31	(61.01)	70,000.00
5010-00 Management Fee	840.00	840.00	-	5,880.00	5,880.00	-	10,080.00
5015-00 Accounting	-	375.00	375.00	1,700.00	2,625.00	925.00	4,500.00
5020-00 Legal Fees - General	495.00	62.50	(432.50)	495.00	437.50	(57.50)	750.00
5025-00 Administrative/Office Exp	-	66.67	66.67	537.29	466.69	(70.60)	800.00
5030-00 Licenses, Permits & Taxes	-	41.67	41.67	61.25	291.69	230.44	500.00
Total GENERAL & ADMINISTRATIVE	\$7,003.49	\$7,219.17	\$215.68	\$49,567.86	\$50,534.19	\$966.33	\$86,630.00
UTILITIES							
6005-00 Electricity	133.64	125.00	(8.64)	1,004.46	875.00	(129.46)	1,500.00
6010-00 Water & Sewer	4,176.66	3,333.33	(843.33)	23,781.50	23,333.31	(448.19)	40,000.00
6015-00 Telephone	125.00	-	(125.00)	871.67	-	(871.67)	-
6020-00 Trash Removal	1,948.37	2,083.33	134.96	11,614.37	14,583.31	2,968.94	25,000.00
Total UTILITIES	\$6,383.67	\$5,541.66	(\$842.01)	\$37,272.00	\$38,791.62	\$1,519.62	\$66,500.00
CONTRACT & REPAIR							
8005-00 Landscaping Maintenance	1,200.00	1,375.00	175.00	6,400.00	9,625.00	3,225.00	16,500.00
8010-00 Tree Trimming	-	125.00	125.00	632.00	875.00	243.00	1,500.00
8015-00 Landscape Improvements	-	83.33	83.33	5,964.00	583.31	(5,380.69)	1,000.00
8030-00 Irrigation Maintenance	1,594.30	166.67	(1,427.63)	4,224.49	1,166.69	(3,057.80)	2,000.00
8040-00 General Repairs & Maintenance	4,982.00	2,109.75	(2,872.25)	15,766.34	14,768.25	(998.09)	25,317.00
8050-00 Plumbing Repairs	-	41.67	41.67	160.00	291.69	131.69	500.00
8065-00 Janitorial Service	700.00	666.67	(33.33)	3,225.00	4,666.69	1,441.69	8,000.00
8070-00 Pest Control	-	83.33	83.33	683.10	583.31	(99.79)	1,000.00
8125-00 Fire Alarm Monitoring	-	62.50	62.50	1,135.41	437.50	(697.91)	750.00
8132-00 Fire Safety	-	70.83	70.83	-	495.81	495.81	850.00
8165-00 Parking / Security Enforcement	401.76	485.00	83.24	2,410.56	3,395.00	984.44	5,820.00
8170-00 Security Cameras	-	208.33	208.33	-	1,458.31	1,458.31	2,500.00
8175-00 Sidewalk Repair	-	41.67	41.67	-	291.69	291.69	500.00
Total CONTRACT & REPAIR	\$8,878.06	\$5,519.75	(\$3,358.31)	\$40,600.90	\$38,638.25	(\$1,962.65)	\$66,237.00
RESERVES							
9100-00 Reserve Transfer	21,107.87	3,015.41	(18,092.46)	21,107.87	21,107.87	-	36,184.90
Total RESERVES	\$21,107.87	\$3,015.41	(\$18,092.46)	\$21,107.87	\$21,107.87	\$0.00	\$36,184.90
Total OPERATING EXPENSE	\$43,373.09	\$21,295.99	(\$22,077.10)	\$148,548.63	\$149,071.93	\$523.30	\$255,551.90
Net Income:	(\$21,776.97)	\$0.00	(\$21,776.97)	\$11,609.73	\$0.00	\$11,609.73	\$0.00

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1010-00	POPULAR-OPR-2006	\$0.12	\$0.12	\$-	\$0.24
Date	GL Ref #	Debit	Credit	Description	
07/31/2026	919173	\$ 0.12	\$ -	Interest	
10-1020-00	PINNACLE-OPR-4555	111,627.58	21,223.00	44,845.92	88,004.66
Date	GL Ref #	Debit	Credit	Description	
07/01/2026	868001	\$ -	\$ 840.00	PINNACLE-OPR-4555 Inv # 60420; GRANT PROPERTY MANAGEMENT (Do not use - Mgmt Module) Chk # 0	
07/01/2026	868548	-	401.76	PINNACLE-OPR-4555 Inv # 726; A-Z PARKING ENFORCEMENT SOLUTIONS, Inc Chk # 5081	
07/02/2026	878651	968.00	-	Deposit from batch 55301	
07/02/2026	879718	-	3,545.48	PINNACLE-OPR-4555 Inv # 21482 JUL26; City of Coral Springs Chk # 0	
07/03/2026	881151	484.00	-	Deposit from batch 55652	
07/05/2026	883074	8,712.00	-	Deposit from batch 55121	
07/06/2026	883690	-	34.25	PINNACLE-OPR-4555 Inv # 124986; Grant Property Management Inc Chk # 0	
07/06/2026	886668	1,457.00	-	Deposit from batch 55462	
07/06/2026	887255	484.00	-	Deposit from batch 55743	
07/07/2026	889058	484.00	-	Deposit from batch 55746	
07/07/2026	890080	484.00	-	Deposit from batch 55980	
07/08/2026	890595	-	350.00	PINNACLE-OPR-4555 Inv # 8397; Diamond Brite Maintenance Chk # 5082	
07/08/2026	891541	1,363.00	-	Deposit from batch 56046	
07/10/2026	895354	968.00	-	Deposit from batch 56175	
07/10/2026	896127	1,937.00	-	Deposit from batch 56274	
07/13/2026	897732	-	490.00	PINNACLE-OPR-4555 Inv # 0045; Best Lawn Service of America, Inc Chk # 0	
07/13/2026	897734	-	1,000.00	PINNACLE-OPR-4555 Inv # 0044; Best Lawn Service of America, Inc Chk # 0	
07/13/2026	897736	-	600.00	PINNACLE-OPR-4555 Inv # 0043; Best Lawn Service of America, Inc Chk # 0	
07/13/2026	897738	-	600.00	PINNACLE-OPR-4555 Inv # 0042; Best Lawn Service of America, Inc Chk # 0	
07/14/2026	899618	-	1,594.30	PINNACLE-OPR-4555 Inv # 3710; RYAN ASSOCIATES INC Chk # 0	
07/14/2026	900307	484.00	-	Deposit from batch 56515	
07/15/2026	901664	-	250.00	PINNACLE-OPR-4555 Inv # 8310015011073 JUL26; ACC Business Chk # 0	
07/15/2026	903316	509.00	-	Deposit from batch 56726	
07/16/2026	904187	509.00	-	Deposit from batch 56661	
07/16/2026	904496	484.00	-	Deposit from batch 56797	
07/20/2026	885620	-	60.23	PINNACLE-OPR-4555 Inv # 45882-53411 JUL26; FPL Chk # 0	
07/20/2026	885622	-	76.41	PINNACLE-OPR-4555 Inv # 55972-55412 JUL26; FPL Chk # 0	
07/21/2026	908375	-	495.00	PINNACLE-OPR-4555 Inv # 17629; Tri-County Engineering & Inspection, Inc Chk # 5083	
07/21/2026	908377	-	600.00	PINNACLE-OPR-4555 Inv # 7-13-26; Jaimini Patel Chk # 5084	
07/21/2026	908570	-	1,698.37	PINNACLE-OPR-4555 Inv # 91887; Universal Waste Chk # 0	
07/21/2026	908582	-	3,992.00	PINNACLE-OPR-4555 Inv # 12349; N & B Plumbing and General Maintenance Chk # 0	
07/21/2026	908813	968.00	-	Deposit from batch 57014	
07/21/2026	909183	444.00	-	Deposit from batch 57082	
07/23/2026	911368	-	401.76	PINNACLE-OPR-4555 Inv # 826; A-Z PARKING ENFORCEMENT SOLUTIONS, Inc Chk # 5085	
07/24/2026	912174	-	50.00	PINNACLE-OPR-4555 Inv # 3705; RYAN ASSOCIATES INC Chk # 0	
07/27/2026	913803	-	775.00	PINNACLE-OPR-4555 Inv # 8422; Diamond Brite Maintenance Chk # 5086	
07/29/2026	915875	-	215.00	PINNACLE-OPR-4555 Inv # 3716; RYAN ASSOCIATES INC Chk # 0	
07/31/2026	918248	484.00	-	Deposit from batch 57663	
07/31/2026	926048	-	5,668.49	Misc. Check; FIRST INSURANCE FUNDING Chk # 0	
07/31/2026	950091	-	21,107.87	YTD Reserve Transfer	
12-1215-00	VNB-RES-6404	151,172.28	21,326.30	-	172,498.58
Date	GL Ref #	Debit	Credit	Description	
07/31/2026	919530	\$ 218.43	\$ -	Interest	
07/31/2026	950091	21,107.87	-	YTD Reserve Transfer	
12-1225-00	Due to/from Operating	3,015.41	-	-	3,015.41
Date	GL Ref #	Debit	Credit	Description	
12-1235-00	Due to/from Reserves	(3,015.41)	-	-	(3,015.41)
Date	GL Ref #	Debit	Credit	Description	



VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

Accts: 10-1001-00 To: 99-9999-00 Dates: 7/1/2026 - 7/31/2026

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Date	GL Ref #	Debit	Credit	Description
07/01/2026	538849	\$ 21,296.00	\$ -	Assessment - Batch 37780
07/01/2026	874060	-	157.00	Applied Prepaid VICS3276
07/01/2026	874062	-	484.00	Applied Prepaid VICS3280
07/01/2026	874064	-	469.00	Applied Prepaid VICS3248
07/01/2026	874066	-	484.00	Applied Prepaid VICS3270
07/01/2026	874068	-	55.00	Applied Prepaid VICS3254
07/01/2026	877445	-	484.00	Applied Prepaid VICS3228
07/01/2026	908035	484.00	-	Assessment - Batch 57013
07/01/2026	908037	-	484.00	Charge Adjustment
07/02/2026	878651	-	484.00	Deposit from batch 55301
07/02/2026	878651	-	484.00	Deposit from batch 55301
07/03/2026	881151	-	484.00	Deposit from batch 55652
07/05/2026	883074	-	484.00	Deposit from batch 55121
07/05/2026	883074	-	484.00	Deposit from batch 55121
07/05/2026	883074	-	484.00	Deposit from batch 55121
07/05/2026	883074	-	484.00	Deposit from batch 55121
07/05/2026	883074	-	484.00	Deposit from batch 55121
07/05/2026	883074	-	484.00	Deposit from batch 55121
07/05/2026	883074	-	484.00	Deposit from batch 55121
07/05/2026	883074	-	484.00	Deposit from batch 55121
07/05/2026	883074	-	484.00	Deposit from batch 55121
07/05/2026	883074	-	484.00	Deposit from batch 55121
07/05/2026	883074	-	484.00	Deposit from batch 55121
07/05/2026	883074	-	484.00	Deposit from batch 55121
07/05/2026	883074	-	484.00	Deposit from batch 55121
07/05/2026	883074	-	484.00	Deposit from batch 55121
07/05/2026	883074	-	484.00	Deposit from batch 55121
07/05/2026	883074	-	484.00	Deposit from batch 55121
07/05/2026	883074	-	484.00	Deposit from batch 55121
07/05/2026	883074	-	484.00	Deposit from batch 55121
07/06/2026	886668	-	484.00	Deposit from batch 55462
07/06/2026	886668	-	484.00	Deposit from batch 55462
07/06/2026	886668	-	429.00	Deposit from batch 55462
07/07/2026	889058	-	484.00	Deposit from batch 55746
07/07/2026	890080	-	484.00	Deposit from batch 55980
07/08/2026	891541	-	459.00	Deposit from batch 56046
07/08/2026	891541	-	370.00	Deposit from batch 56046
07/08/2026	891541	-	459.00	Deposit from batch 56046
07/08/2026	891541	-	25.00	Deposit from batch 56046
07/08/2026	891541	-	25.00	Deposit from batch 56046
07/08/2026	891541	-	25.00	Deposit from batch 56046
07/10/2026	895354	-	484.00	Deposit from batch 56175
07/10/2026	895354	-	484.00	Deposit from batch 56175
07/10/2026	896127	-	327.00	Deposit from batch 56274
07/10/2026	896127	-	460.00	Deposit from batch 56274
07/10/2026	896127	-	15.00	Deposit from batch 56274
07/10/2026	896127	-	459.00	Deposit from batch 56274
07/10/2026	896127	-	25.00	Deposit from batch 56274
07/10/2026	896127	-	25.00	Deposit from batch 56274
07/11/2026	914485	225.00	-	Assessment - Batch 56328
07/14/2026	900307	-	459.00	Deposit from batch 56515
07/14/2026	900307	-	25.00	Deposit from batch 56515
07/15/2026	903316	-	484.00	Deposit from batch 56726
07/15/2026	903316	-	25.00	Deposit from batch 56726
07/16/2026	904187	-	484.00	Deposit from batch 56661
07/16/2026	904187	-	25.00	Deposit from batch 56661
07/21/2026	908813	-	484.00	Deposit from batch 57014

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
07/21/2026	909183 \$ - \$ 428.00	Deposit from batch 57082			
07/21/2026	909183 - 16.00	Deposit from batch 57082			
07/30/2026	926726 75.00 -	Collection Fees - Batch 57590			
07/31/2026	918248 - 484.00	Deposit from batch 57663			
15-1100-00	Prepaid Expenses	1,832.01	1,698.37	1,832.01	1,698.37
Date	GL Ref #	Debit	Credit	Description	
07/01/2026	890863	\$ -	\$ 133.64	July - Electricity (Reversal)	
07/31/2026	940464	-	1,698.37	Rev Trash	
07/31/2026	940789	1,698.37	-	Trash - August	
15-1101-00	Prepaid Insurance	5,668.49	5,668.49	5,668.49	5,668.49
Date	GL Ref #	Debit	Credit	Description	
07/01/2026	890859	\$ -	\$ 5,668.49	July - Insurance (Reversal)	
07/31/2026	926071	5,668.49	-	August	
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	(1,710.89)	18,069.56	19,921.42	(3,562.75)
Date	GL Ref #	Debit	Credit	Description	
07/01/2026	850534	\$ -	\$ 250.00	Accounts Payable Inv # 8310015011073 JUN26	
07/01/2026	851131	-	3,545.48	Accounts Payable Inv # 21482 JUL26	
07/01/2026	863874	-	401.76	Accounts Payable Inv # 726	
07/01/2026	864320	-	840.00	Accounts Payable Inv # 60420	
07/01/2026	868001	840.00	-	Accounts Payable Inv # 60420; GRANT PROPERTY MANAGEMENT (Do not use - Mgmt Module) Chk # 0	
07/01/2026	868548	401.76	-	Accounts Payable Inv # 726; A-Z PARKING ENFORCEMENT SOLUTIONS, Inc Chk # 5081	
07/02/2026	879718	3,545.48	-	Accounts Payable Inv # 21482 JUL26; City of Coral Springs Chk # 0	
07/03/2026	890326	-	350.00	Accounts Payable Inv # 8397	
07/06/2026	883690	34.25	-	Accounts Payable Inv # 124986; Grant Property Management Inc Chk # 0	
07/08/2026	890316	-	600.00	Accounts Payable Inv # 0042	
07/08/2026	890318	-	600.00	Accounts Payable Inv # 0043	
07/08/2026	890595	350.00	-	Accounts Payable Inv # 8397; Diamond Brite Maintenance Chk # 5082	
07/09/2026	899197	-	1,594.30	Accounts Payable Inv # 3710	
07/09/2026	903496	-	3,964.51	Accounts Payable Inv # 21482 AUG26	
07/13/2026	897732	490.00	-	Accounts Payable Inv # 0045; Best Lawn Service of America, Inc Chk # 0	
07/13/2026	897734	1,000.00	-	Accounts Payable Inv # 0044; Best Lawn Service of America, Inc Chk # 0	
07/13/2026	897736	600.00	-	Accounts Payable Inv # 0043; Best Lawn Service of America, Inc Chk # 0	
07/13/2026	897738	600.00	-	Accounts Payable Inv # 0042; Best Lawn Service of America, Inc Chk # 0	
07/13/2026	906877	-	600.00	Accounts Payable Inv # 7-13-26	
07/14/2026	899618	1,594.30	-	Accounts Payable Inv # 3710; RYAN ASSOCIATES INC Chk # 0	
07/14/2026	906879	-	495.00	Accounts Payable Inv # 17629	
07/14/2026	906881	-	3,992.00	Accounts Payable Inv # 12349	
07/15/2026	901664	250.00	-	Accounts Payable Inv # 8310015011073 JUL26; ACC Business Chk # 0	
07/15/2026	906883	-	1,698.37	Accounts Payable Inv # 91887	
07/20/2026	885620	60.23	-	Accounts Payable Inv # 45882-53411 JUL26; FPL Chk # 0	
07/20/2026	885622	76.41	-	Accounts Payable Inv # 55972-55412 JUL26; FPL Chk # 0	
07/21/2026	908375	495.00	-	Accounts Payable Inv # 17629; Tri-County Engineering & Inspection, Inc Chk # 5083	
07/21/2026	908377	600.00	-	Accounts Payable Inv # 7-13-26; Jaimini Patel Chk # 5084	
07/21/2026	908570	1,698.37	-	Accounts Payable Inv # 91887; Universal Waste Chk # 0	
07/21/2026	908582	3,992.00	-	Accounts Payable Inv # 12349; N & B Plumbing and General Maintenance Chk # 0	
07/23/2026	911368	401.76	-	Accounts Payable Inv # 826; A-Z PARKING ENFORCEMENT SOLUTIONS, Inc Chk # 5085	
07/24/2026	912174	50.00	-	Accounts Payable Inv # 3705; RYAN ASSOCIATES INC Chk # 0	
07/24/2026	915747	-	215.00	Accounts Payable Inv # 3716	
07/27/2026	913803	775.00	-	Accounts Payable Inv # 8422; Diamond Brite Maintenance Chk # 5086	
07/29/2026	915875	215.00	-	Accounts Payable Inv # 3716; RYAN ASSOCIATES INC Chk # 0	
07/31/2026	913681	-	775.00	Accounts Payable Inv # 8422	



GRANT PROPERTY MANAGEMENT

General Ledger Trial Balance with Details

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

Accts: 10-1001-00 To: 99-9999-00 Dates: 7/1/2026 - 7/31/2026

Date: 8/18/2026

Time: 12:47 pm

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
20-2003-00	Prepaid Maintenance	(\$6,148.25)	\$2,133.00	\$2,138.00	(\$6,153.25)
Date	GL Ref #	Debit	Credit	Description	
07/01/2026	874060	\$ 157.00	\$ -	Adjust Prepaid	
07/01/2026	874062	484.00	-	Adjust Prepaid	
07/01/2026	874064	469.00	-	Adjust Prepaid	
07/01/2026	874066	484.00	-	Adjust Prepaid	
07/01/2026	874068	55.00	-	Adjust Prepaid	
07/01/2026	877445	484.00	-	Adjust Prepaid	
07/06/2026	886668	-	60.00	Deposit from batch 55462	
07/06/2026	887255	-	484.00	Deposit from batch 55743	
07/10/2026	896127	-	157.00	Deposit from batch 56274	
07/10/2026	896127	-	469.00	Deposit from batch 56274	
07/16/2026	904496	-	484.00	Deposit from batch 56797	
07/21/2026	908813	-	484.00	Deposit from batch 57014	
20-2020-00	Accrued Expense	(6,600.01)	3,458.33	-	(3,141.68)
Date	GL Ref #	Debit	Credit	Description	
07/31/2026	926083	\$ 125.00	\$ -	Rev Acc Telephone	
07/31/2026	940575	3,333.33	-	Acc Rev Water	
25-3005-00	RES - Interest	(10,420.59)	-	218.43	(10,639.02)
Date	GL Ref #	Debit	Credit	Description	
07/31/2026	919530	\$ -	\$ 218.43	Interest	
25-3010-00	RES - Roadways / Paving / Ashpalt	(16,234.12)	-	1,955.94	(18,190.06)
Date	GL Ref #	Debit	Credit	Description	
07/31/2026	950093	\$ -	\$ 1,955.94	RES - Roadways / Paving / Ashpalt	
25-3050-00	RES - Painting	-	-	5,292.91	(5,292.91)
Date	GL Ref #	Debit	Credit	Description	
07/31/2026	950093	\$ -	\$ 5,292.91	RES - Painting	
25-3052-00	RES - Exterior Paint	(22,411.67)	-	-	(22,411.67)
Date	GL Ref #	Debit	Credit	Description	
25-3060-00	RES - 50 Year Inspection	(3,632.13)	-	464.31	(4,096.44)
Date	GL Ref #	Debit	Credit	Description	
07/31/2026	950093	\$ -	\$ 464.31	RES - 50 Year Inspection	
25-3082-00	RES - Roof	(101,489.18)	-	13,394.71	(114,883.89)
Date	GL Ref #	Debit	Credit	Description	
07/31/2026	950093	\$ -	\$ 13,394.71	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	(136,961.75)	484.00	21,780.00	(158,257.75)
Date	GL Ref #	Debit	Credit	Description	
07/01/2026	538849	\$ -	\$ 21,296.00	Assessment - Batch 37780	
07/01/2026	908035	-	484.00	Assessment - Batch 57013	
07/01/2026	908037	484.00	-	Charge Adjustment	
40-4025-00	Interest Income - Operating	(0.49)	-	0.12	(0.61)
Date	GL Ref #	Debit	Credit	Description	
07/31/2026	919173	\$ -	\$ 0.12	Interest	
40-4035-00	Late Fees	(1,600.00)	-	225.00	(1,825.00)
Date	GL Ref #	Debit	Credit	Description	
07/11/2026	914485	\$ -	\$ 225.00	Assessment - Batch 56328	
41-4110-00	REBILL - Legal Expenses	-	-	75.00	(75.00)
Date	GL Ref #	Debit	Credit	Description	
07/30/2026	926726	\$ -	\$ 75.00	Collection Fees - Batch 57590	
50-5005-00	Insurance	35,225.83	11,336.98	5,668.49	40,894.32
Date	GL Ref #	Debit	Credit	Description	
07/01/2026	890859	\$ 5,668.49	\$ -	July - Insurance (Reversal)	
07/31/2026	926048	5,668.49	-	Misc. Check; FIRST INSURANCE FUNDING Chk # 0	
07/31/2026	926071	-	5,668.49	August	



GRANT PROPERTY MANAGEMENT

General Ledger Trial Balance with Details

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

Accts: 10-1001-00 To: 99-9999-00 Dates: 7/1/2026 - 7/31/2026

Date: 8/18/2026

Time: 12:47 pm

Page: 5

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
50-5010-00	Management Fee	\$5,040.00	\$840.00	\$-	\$5,880.00
Date	GL Ref #	Debit	Credit	Description	
07/01/2026	864320	\$ 840.00	\$ -	Management Fee	
50-5015-00	Accounting	1,700.00	-	-	1,700.00
Date	GL Ref #	Debit	Credit	Description	
50-5020-00	Legal Fees - General	-	495.00	-	495.00
Date	GL Ref #	Debit	Credit	Description	
07/14/2026	906879	\$ 495.00	\$ -	Legal Fees - General	
50-5025-00	Administrative/Office Exp	537.29	-	-	537.29
Date	GL Ref #	Debit	Credit	Description	
50-5030-00	Licenses, Permits & Taxes	61.25	-	-	61.25
Date	GL Ref #	Debit	Credit	Description	
60-6005-00	Electricity	870.82	133.64	-	1,004.46
Date	GL Ref #	Debit	Credit	Description	
07/01/2026	890863	\$ 133.64	\$ -	July - Electricity (Reversal)	
60-6010-00	Water & Sewer	19,604.84	7,509.99	3,333.33	23,781.50
Date	GL Ref #	Debit	Credit	Description	
07/01/2026	851131	\$ 3,545.48	\$ -	Water & Sewer	
07/09/2026	903496	3,964.51	-	Water & Sewer	
07/31/2026	940575	-	3,333.33	Acc Rev Water	
60-6015-00	Telephone	746.67	250.00	125.00	871.67
Date	GL Ref #	Debit	Credit	Description	
07/01/2026	850534	\$ 250.00	\$ -	Telephone	
07/31/2026	926083	-	125.00	Rev Acc Telephone	
60-6020-00	Trash Removal	9,666.00	3,646.74	1,698.37	11,614.37
Date	GL Ref #	Debit	Credit	Description	
07/15/2026	906883	\$ 1,698.37	\$ -	Trash Removal	
07/31/2026	913681	250.00	-	Trash Removal	
07/31/2026	940464	1,698.37	-	Rev Trash	
07/31/2026	940789	-	1,698.37	Trash - August	
80-8005-00	Landscaping Maintenance	5,200.00	1,200.00	-	6,400.00
Date	GL Ref #	Debit	Credit	Description	
07/08/2026	890316	\$ 600.00	\$ -	Landscaping Maintenance	
07/08/2026	890318	600.00	-	Landscaping Maintenance	
80-8010-00	Tree Trimming	632.00	-	-	632.00
Date	GL Ref #	Debit	Credit	Description	
80-8015-00	Landscape Improvements	5,964.00	-	-	5,964.00
Date	GL Ref #	Debit	Credit	Description	
80-8030-00	Irrigation Maintenance	2,630.19	1,594.30	-	4,224.49
Date	GL Ref #	Debit	Credit	Description	
07/09/2026	899197	\$ 1,594.30	\$ -	Irrigation Maintenance	
80-8040-00	General Repairs & Maintenance	10,784.34	4,982.00	-	15,766.34
Date	GL Ref #	Debit	Credit	Description	
07/13/2026	906877	\$ 600.00	\$ -	General Repairs & Maintenance	
07/14/2026	906881	3,992.00	-	General Repairs & Maintenance	
07/24/2026	915747	215.00	-	General Repairs & Maintenance	
07/31/2026	913681	175.00	-	General Repairs & Maintenance	
80-8050-00	Plumbing Repairs	160.00	-	-	160.00
Date	GL Ref #	Debit	Credit	Description	
80-8065-00	Janitorial Service	2,525.00	700.00	-	3,225.00
Date	GL Ref #	Debit	Credit	Description	
07/03/2026	890326	\$ 350.00	\$ -	Janitorial Service	
07/31/2026	913681	350.00	-	Janitorial Service	
80-8070-00	Pest Control	683.10	-	-	683.10
Date	GL Ref #	Debit	Credit	Description	

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
80-8125-00	Fire Alarm Monitoring	1,135.41	-	-	1,135.41
Date	GL Ref #	Debit	Credit	Description	
80-8165-00	Parking / Security Enforcement	2,008.80	401.76	-	2,410.56
Date	GL Ref #	Debit	Credit	Description	
07/01/2026	863874	\$ 401.76	\$ -	Parking / Security Enforcement	
90-9100-00	Reserve Transfer	-	21,107.87	-	21,107.87
Date	GL Ref #	Debit	Credit	Description	
07/31/2026	950093	\$ 21,107.87	\$ -	Reserve Transfer	
Totals:		\$0.00	\$150,339.45	\$150,339.45	\$0.00

Payables Aging Report
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.
 As Of 7/31/2026

Date: 8/18/2026
 Time: 12:47 pm
 Page: 1

Vendor	Current	Over 30	Over 60	Over 90	Balance
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A-Z PARKING ENFORCEMENT SOLUTIONS, Inc

Invoice #	Date	Check Memo				
826	08/01/2026	Parking Enforcement Patrols 8/1/26 - 8/31/26	(\$401.76)	\$0.00	\$0.00	\$0.00
			(\$401.76)	\$0.00	\$0.00	\$0.00
						(\$401.76)

City of Coral Springs

Invoice #	Date	Check Memo				
21482 AUG26	07/09/2026	05/27/26 - 06/29/26	\$3,964.51	\$0.00	\$0.00	\$0.00
			\$3,964.51	\$0.00	\$0.00	\$0.00
						\$3,964.51
Totals:			\$3,562.75	\$0.00	\$0.00	\$0.00
						\$3,562.75

Date	Check #	Payee	Amount
10-1020-00 PINNACLE-OPR-4555			
07/01/2026	0	GRANT PROPERTY MANAGEMENT (Do not use - Mgmt M Invoice #: 60420 Check Memo : Management Fee for 7/1/2026 50-5010-00 Management Fee	\$840.00 \$840.00
07/01/2026	5081	A-Z PARKING ENFORCEMENT SOLUTIONS, Inc Invoice #: 726 Check Memo : Parking Enforcement Patrols 7/1/26 - 7/31/26 80-8165-00 Parking / Security Enforcement	\$401.76 \$401.76
07/02/2026	0	City of Coral Springs Invoice #: 21482 JUL26 Check Memo : service period 5/1/26 -5/27/26 60-6010-00 Water & Sewer	\$3,545.48 \$3,545.48
07/06/2026	0	Grant Property Management Inc Invoice #: 124986 Check Memo : Mailing Expense 50-5025-00 Administrative/Office Exp	\$34.25 \$34.25
07/20/2026	0	FPL Invoice #: 45882-53411 JUL26 Check Memo : May 29, 2026 to Jun 29, 2026 60-6005-00 Electricity	\$60.23 \$60.23
07/20/2026	0	FPL Invoice #: 55972-55412 JUL26 Check Memo : May 29, 2026 to Jun 29, 2026 60-6005-00 Electricity	\$76.41 \$76.41
07/08/2026	5082	Diamond Brite Maintenance Invoice #: 8397 Check Memo : Monthly Janitorial Services for July 80-8065-00 Janitorial Service	\$350.00 \$350.00
07/13/2026	0	Best Lawn Service of America, Inc Invoice #: 0045 Check Memo : 80-8010-00 Tree Trimming	\$490.00 \$490.00
07/13/2026	0	Best Lawn Service of America, Inc Invoice #: 0044 Check Memo : Lawn 80-8005-00 Landscaping Maintenance	\$1,000.00 \$1,000.00
07/13/2026	0	Best Lawn Service of America, Inc Invoice #: 0043 Check Memo : Lawn 80-8005-00 Landscaping Maintenance	\$600.00 \$600.00
07/13/2026	0	Best Lawn Service of America, Inc Invoice #: 0042 Check Memo : Lawn 80-8005-00 Landscaping Maintenance	\$600.00 \$600.00
07/14/2026	0	RYAN ASSOCIATES INC Invoice #: 3710 Check Memo : #3236 Water coming down in to 3228 water damaged walls ceilin 80-8030-00 Irrigation Maintenance	\$1,594.30 \$1,594.30
07/15/2026	0	ACC Business Invoice #: 8310015011073 JUL2 Check Memo : service period 5/1/26 - 5/31/26 60-6015-00 Telephone	Voided on 8/17/2026 2:30:06PM \$250.00
07/21/2026	5083	Tri-County Engineering & Inspection, Inc Invoice #: 17629 Check Memo : Commercial Replacement Cost Appraisal 50-5020-00 Legal Fees - General	\$495.00 \$495.00
07/21/2026	5084	Jaimini Patel	\$600.00

Date	Check #	Payee	Amount
Invoice #: 7-13-26			
Check Memo : Board helping for door purchase			
		80-8040-00 General Repairs & Maintenance	\$600.00
07/21/2026	0	Universal Waste	\$1,698.37
Invoice #: 91887			
Check Memo : Monthly Waste Service			
		60-6020-00 Trash Removal	\$1,698.37
07/21/2026	0	N & B Plumbing and General Maintenance	\$3,992.00
Invoice #: 12349			
Check Memo : Purchase and install one 3-inch backflow			
		80-8040-00 General Repairs & Maintenance	\$3,992.00
07/23/2026	5085	A-Z PARKING ENFORCEMENT SOLUTIONS, Inc	\$401.76
Invoice #: 826			
Check Memo : Parking Enforcement Patrols 8/1/26 - 8/31/26			
		80-8165-00 Parking / Security Enforcement	\$401.76
07/24/2026	0	RYAN ASSOCIATES INC	\$50.00
Invoice #: 3705			
Check Memo : Wetchcheck			
		80-8030-00 Irrigation Maintenance	\$50.00
07/27/2026	5086	Diamond Brite Maintenance	\$775.00
Invoice #: 8422			
Check Memo : July service			
		60-6020-00 Trash Removal	\$250.00
		80-8040-00 General Repairs & Maintenance	\$175.00
		80-8065-00 Janitorial Service	\$350.00
07/29/2026	0	RYAN ASSOCIATES INC	\$215.00
Invoice #: 3716			
Check Memo : Drywall Repair on unit # 3228			
		80-8040-00 General Repairs & Maintenance	\$215.00
07/31/2026	0	FIRST INSURANCE FUNDING	\$5,668.49
Check Memo :			
		50-5005-00 EFT - Misc. Check; Misc. Check	\$5,668.49
07/31/2026			\$21,107.87
Check Memo :			
		12-1215-00 Transfer to VNB-RES-6404; YTD Reserve Transfer	\$21,107.87
Account Totals			# Checks: 22 \$44,595.92
Association Totals			# Checks: 22 \$44,595.92

Victoria Square Condominium
Prepaid Insurance as of
July 31, 2026

Payable to:	Account	Amount
Insurance - August	1101	5,668.49
Total	<u>\$</u>	<u>5,668.49</u>

**Victoria Square Condominium
Accrued Expenses as of
July 31, 2026**

Payable to:	Account	Amount
Opening Balance		2,541.68
Lawn Maintenance - May	8005	600.00
Total A/P		<u><u>\$ 3,141.68</u></u>

**Victoria Square Condominium
Prepaid Expenses as of
July 31, 2026**

Payable to:	Account	Amount
Trash - July	6020	1,698.37
Total		<u><u>\$ 1,698.37</u></u>

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
04/24/2026		FIRST INSURANCE FUNDING		0	(\$5,671.49)
06/11/2026		Transfer from POPULAR-OPR-2006			\$6,735.77
07/15/2026		ACC Business		0	(\$250.00)
07/21/2026		Tri-County Engineering & Inspection, Inc		5083	(\$495.00)
07/27/2026		Diamond Brite Maintenance		5086	(\$775.00)
07/31/2026		Deposit from batch 57663	57663 - Online Payment	316	\$484.00
07/31/2026		Transfer to VNB-RES-6404			(\$21,107.87)
				Total Uncleared	(\$21,079.59)
Cleared Items					
Credits					
06/30/2026	07/01/2026	Deposit from batch 55160	55160 - Online Payment	299	\$484.00
07/02/2026	07/06/2026	Deposit from batch 55301	55301 - Online Payment	300	\$968.00
07/03/2026	07/03/2026	Deposit from batch 55652	55652 - Payabli Credit Card	301	\$484.00
07/05/2026	07/07/2026	Deposit from batch 55121	55121 - ACH Payment	302	\$8,712.00
07/06/2026	07/07/2026	Deposit from batch 55462	55462 - Online Payment	303	\$1,457.00
07/06/2026	07/06/2026	Deposit from batch 55743	55743 - Auto Payment	304	\$484.00
07/07/2026	07/07/2026	Deposit from batch 55746	55746 - Online Payment	305	\$484.00
07/07/2026	07/08/2026	Deposit from batch 55980	55980 - Payabli Credit Card	306	\$484.00
07/08/2026	07/08/2026	Deposit from batch 56046	56046 - Auto Payment	307	\$1,363.00
07/10/2026	07/14/2026	Deposit from batch 56175	56175 - Online Payment	308	\$968.00
07/10/2026	07/11/2026	Deposit from batch 56274	56274 - Auto Payment	309	\$1,937.00
07/14/2026	07/15/2026	Deposit from batch 56515	56515 - Auto Payment	310	\$484.00
07/15/2026	07/17/2026	Deposit from batch 56726	56726 - Payabli Credit Card	311	\$509.00
07/16/2026	07/19/2026	Deposit from batch 56661	56661 - Online Payment	312	\$509.00
07/16/2026	07/17/2026	Deposit from batch 56797	56797 - Auto Payment	313	\$484.00
07/21/2026	07/22/2026	Deposit from batch 57014	57014 - Scanned Checks	314	\$968.00
07/21/2026	07/22/2026	Deposit from batch 57082	57082 - Auto Payment	315	\$444.00
				Total Cleared Credits	\$21,223.00
Debits					
07/01/2026	07/08/2026	A-Z PARKING ENFORCEMENT SOLUTIONS, Inc		5081	(\$401.76)
07/01/2026	07/02/2026	GRANT PROPERTY MANAGEMENT (Do not use - Mgmt Module)		0	(\$840.00)
07/02/2026	07/02/2026	City of Coral Springs		0	(\$3,545.48)
07/06/2026	07/07/2026	Grant Property Management Inc		0	(\$34.25)
07/08/2026	07/23/2026	Diamond Brite Maintenance		5082	(\$350.00)
07/13/2026	07/15/2026	Best Lawn Service of America, Inc		0	(\$490.00)
07/13/2026	07/15/2026	Best Lawn Service of America, Inc		0	(\$1,000.00)
07/13/2026	07/15/2026	Best Lawn Service of America, Inc		0	(\$600.00)
07/13/2026	07/15/2026	Best Lawn Service of America, Inc		0	(\$600.00)
07/14/2026	07/16/2026	RYAN ASSOCIATES INC		0	(\$1,594.30)
07/20/2026	07/31/2026	FPL		0	(\$60.23)
07/20/2026	07/31/2026	FPL		0	(\$76.41)
07/21/2026	07/31/2026	Jaimini Patel		5084	(\$600.00)
07/21/2026	07/23/2026	Universal Waste		0	(\$1,698.37)
07/21/2026	07/23/2026	N & B Plumbing and General Maintenance		0	(\$3,992.00)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
07/23/2026	07/30/2026	A-Z PARKING ENFORCEMENT SOLUTIONS, Inc		5085	(\$401.76)
07/24/2026	07/28/2026	RYAN ASSOCIATES INC		0	(\$50.00)
07/29/2026	07/31/2026	RYAN ASSOCIATES INC		0	(\$215.00)
07/31/2026	07/31/2026	FIRST INSURANCE FUNDING		0	(\$5,668.49)
				Total Cleared Debits	(\$22,218.05)

PINNACLE-OPR-4555 Summary	
Ending Account Balance:	\$ 88,004.66
Uncleared Items:	(\$21,079.59)
Adjusted Balance:	\$ 109,084.25
Bank Ending Balance:	\$ 109,084.25
Difference:	\$-

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
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PINNACLE-RES-4605 Summary					
Ending Account Balance:					\$ -
Uncleared Items:					\$-
Adjusted Balance:					\$ -
Bank Ending Balance:					\$ -
Difference:					\$-

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
06/11/2026		Transfer to PINNACLE-OPR-4555			(\$6,735.77)
				Total Uncleared	(\$6,735.77)
Cleared Items					
Credits					
07/31/2026	07/31/2026	Interest			\$0.12
				Total Cleared Credits	\$0.12

POPULAR-OPR-2006 Summary	
Ending Account Balance:	\$ 0.24
Uncleared Items:	(\$6,735.77)
Adjusted Balance:	\$ 6,736.01
Bank Ending Balance:	\$ 6,736.01
Difference:	\$-

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
07/31/2026		Transfer from PINNACLE-OPR-4555			\$21,107.87
				Total Uncleared	\$21,107.87
Cleared Items					
Credits					
07/31/2026	07/31/2026	Interest			\$218.43
				Total Cleared Credits	\$218.43

VNB-RES-6404 Summary	
Ending Account Balance:	\$ 172,498.58
Uncleared Items:	\$21,107.87
Adjusted Balance:	\$ 151,390.71
Bank Ending Balance:	\$ 151,390.71
Difference:	\$-



Last statement: June 30, 2026
 This statement: July 31, 2026
 Total days in statement period: 31

Page 1 of 1
 5100842006
 (0)

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

00000031 MIMRIP04930801260654 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	\$6,735.89
Low balance	\$6,735.89	Total additions	0.12
Average balance	\$6,735.89	Total subtractions	0.00
Avg collected balance	\$6,735.00	Ending balance	\$6,736.01
Interest paid year to date	\$0.61		

CREDITS

Date	Description	Additions
07-31	'Interest Credit	0.12
	00000000000000000000	

DAILY BALANCES

Date	Amount	Date	Amount
06-30	6,735.89	07-31	6,736.01

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



Thank you for banking with Popular

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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 7/01/26
\$110,079.30

Balance 8/02/26
\$109,084.25

Summary



Credits +\$21,223.00
Interest +\$0.00
Debits -\$22,218.05

Credit Transactions

Credits

7/01	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	484.00
7/03	PAYABLI DEPOSIT TRANSFER 932892355 WFMSPPROPAY VICTORIA SQUARE CONDOM	484.00
7/06	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	968.00
7/06	Remote Deposit	484.00
7/07	PAYABLI DEPOSIT TRANSFER 933843216 WFMSPPROPAY VICTORIA SQUARE CONDOM	484.00
7/07	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	1,457.00
7/07	VICTORIA SQUARE ASSN DUES 1592029932 VICTORIA	8,712.00
7/08	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	484.00
7/08	Remote Deposit	1,363.00
7/10	Remote Deposit	1,937.00
7/13	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	968.00
7/14	Remote Deposit	484.00
7/15	PAYABLI DEPOSIT TRANSFER 935879871 WFMSPPROPAY VICTORIA SQUARE CONDOM	509.00
7/16	Remote Deposit	484.00
7/17	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	509.00
7/21	Remote Deposit	444.00
7/21	Remote Deposit	968.00
Total Credits		\$21,223.00



Member
FDIC



ELECTRONIC TRANSFER ERROR RESOLUTION

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

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

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

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

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

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

Debit Transactions

Other Debits

7/02	Grant Operating TAMARAC 2650265220 "Victoria Square Condo	840.00
7/02	CORALCONC UTILITY 1591113462 VICTORIA SQUARE CONDO	3,545.48
7/07	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	34.25
7/14	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	490.00
7/14	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	600.00
7/14	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	600.00
7/14	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	1,000.00
7/15	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	1,594.30
7/17	FPL DIRECT DEBIT ELEC PYMT 3590247775 VICTORIA SQUARE CONDOM	60.23
7/17	FPL DIRECT DEBIT ELEC PYMT 3590247775 VICTORIA SQUARE CONDOM	76.41
7/22	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	1,698.37
7/22	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	3,992.00
7/27	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	50.00
7/28	FIRST INSURANCE INSURANCE 900-106744469 2363437365 Victoria Square Condom	5,668.49
7/30	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	215.00

Checks

7/08	Check 5081	401.76
7/22	Check 5082	350.00
7/30	Check 5084 *	600.00
7/29	Check 5085	401.76

(*) Indicates gap in check number sequence

Total Debits	\$22,218.05
---------------------	--------------------

Average Balance This Statement	\$115,501.67	Annual Percentage Yield Earned	
Interest Earned This Period	\$0.00	Days in Period	33
Interest Paid Year to Date	\$0.00	Interest Paid	\$0.00

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
7/01	110,563.30	7/10	122,114.81	7/21	122,059.87
7/02	106,177.82	7/13	123,082.81	7/22	116,019.50
7/03	106,661.82	7/14	120,876.81	7/27	115,969.50
7/06	108,113.82	7/15	119,791.51	7/28	110,301.01
7/07	118,732.57	7/16	120,275.51	7/29	109,899.25
7/08	120,177.81	7/17	120,647.87	7/30	109,084.25

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Credit **\$484.00**
Date/Time: 7/6/2026 2:56 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

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

#0 07/06/2026 \$484.00

Credit **\$1363.00**
Date/Time: 7/8/2026 3:10 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T: 054008637 Account: 800108924555 TC: 40 Amount: \$1363.00

#0 07/08/2026 \$1,363.00

Credit **\$1937.00**
Date/Time: 7/10/2026 2:56 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T: 054008637 Account: 800108924555 TC: 40 Amount: \$1937.00

#0 07/10/2026 \$1,937.00

Credit **\$484.00**
Date/Time: 7/14/2026 2:56 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

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

#0 07/14/2026 \$484.00

Credit **\$484.00**
Date/Time: 7/16/2026 2:56 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

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

#0 07/16/2026 \$484.00

Credit **\$444.00**
Date/Time: 7/21/2026 3:20 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T: 054008637 Account: 800108924555 TC: 40 Amount: \$444.00

#0 07/21/2026 \$444.00

Credit **\$968.00**
Date/Time: 7/21/2026 3:20 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

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

#0 07/21/2026 \$968.00

THIS CHECK IS VOID WITHOUT A MULTI-COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK, HOLD AT AN ANGLE TO VIEW.

Pinnacle Bank, Nashville, TN
551 Broken Sound Parkway
Suite 102
Boca Raton, FL 33487

Check Number: 5081

Four Hundred One And 70/100 Dollars

07/01/2026 ***\$401.76

A-Z PARKING ENFORCEMENT SOLUTIONS, Inc
4513 N UNIVERSITY DRIVE
Unit 308
CORAL SPRINGS, FL 33067

#000005081# ⑆064008637⑆800109924555⑆

#5081 07/08/2026 \$401.76

THIS CHECK IS VOID WITHOUT A MULTI-COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK, HOLD AT AN ANGLE TO VIEW.

Pinnacle Bank, Nashville, TN
551 Broken Sound Parkway
Suite 102
Boca Raton, FL 33487

Check Number: 5082

Three Hundred Fifty And 00/100 Dollars

07/08/2026 ***\$350.00

Diamond Brite Maintenance
7057 N University Dr
Ste 145
Parkland, FL 33067

#000005082# ⑆064008637⑆800109924555⑆

#5082 07/22/2026 \$350.00

THIS CHECK IS VOID WITHOUT A MULTI-COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK, HOLD AT AN ANGLE TO VIEW.

Pinnacle Bank, Nashville, TN
551 Broken Sound Parkway
Suite 102
Boca Raton, FL 33487

Check Number: 5084

Six Hundred And 00/100 Dollars

07/21/2026 ***\$600.00

Jalmini Patel
3250 Coral Ridge Drive
Coral Springs, FL 33065

#000005084# ⑆064008637⑆800109924555⑆

#5084 07/30/2026 \$600.00

THIS CHECK IS VOID WITHOUT A MULTI-COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK, HOLD AT AN ANGLE TO VIEW.

Pinnacle Bank, Nashville, TN
551 Broken Sound Parkway
Suite 102
Boca Raton, FL 33487

Check Number: 5085

Four Hundred One And 75/100 Dollars

07/23/2026 ***\$401.76

A-Z PARKING ENFORCEMENT SOLUTIONS, Inc
4513 N UNIVERSITY DRIVE
Unit 308
CORAL SPRINGS, FL 33067

#000005085# ⑆064008637⑆800109924555⑆

#5085 07/29/2026 \$401.76



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 7/01/26
\$0.00

Balance 8/02/26
\$0.00

Summary



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

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
7/01	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



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

Last Statement:
Statement Ending:
Page:

June 30, 2026
July 31, 2026
1 of 2

1 M0656BLK080126073930 60 000000000 4160 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: 07/01/26 - 07/31/26

VICTORIA SQUARE CONDOMINIUM ASSOCIATION

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$151,172.28		\$218.43		\$0.00		\$151,390.71

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$151,172.28
07/31	INTEREST CREDIT		\$218.43	\$151,390.71
Ending Balance				\$151,390.71

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$151,172.00	Annual % Yield Earned	1.71%
Year-to-Date Interest Paid	\$1,533.04	Interest Paid	\$218.43

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
07/31/2026
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.



CITY OF CORAL SPRINGS - WATER BILLING

P.O. Box 754501 - Coral Springs, FL 33075-4501

Customer #	Account #	Cycle	Bill Date
9206	21482	03-03	06/08/26

Service Address

3200 3286 CORAL RIDGE DR MTR

Service Period

05/01/26 - 05/27/26

of Days

26

Service Meter	Curr Read	Curr Prev	Usage
N70000581	307	297	10
N70000581	5081	4915	166

Description of Charges**Amount**

WATER	1477.96
SEWER	1919.72
UTILITY TAX	147.80

AUTO DRAFT - BANK WILL BE DEBITED

Balance Forward	0.00
Total Current Charges	3545.48
Total Amount Due	3545.48

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	3545.48	Current Charges Due	07/03/26



RA30608A AUTO ALL FOR AADC 331
7000003190 00.0004.0160 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.

INVOICE

DATE: 07/01/26
INVOICE # 726
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	60420
Invoice Date	07/01/2026

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)						
07/01/2026	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

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 Jun 1, 2026
 Questions? 1 800 456-6000
 Web Site accbusiness.com

 Invoice 7396686114
 AT&T Tax ID 13-4924710

Invoice

Bill-At-A-Glance

Previous Bill	125.00
Payment	.00
Adjustments	.00
Past Due - Please Pay Immediately	125.00
Current Charges	125.00
Total Amount Due	\$250.00
Current Charges Due in Full by	Jul 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

Current Charges

 Group #000002
 Sub-Account #831-001-5087 892 5000005352
 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:
 May 1, 2026 thru May 31, 2026
 1. Internet 100 115.00
 Qty: 1 Items at 115.00

Group #000002 - Continued

 Recurring Charges:
 May 1, 2026 thru May 31, 2026
 2. 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 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.

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: Jul 1, 2026 \$250.00


Billing Date Jun 1, 2026

Set up electronic payments:

accbusiness.com

Account Number

831-001-5011 073

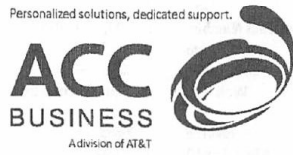
Please include your account number on your check

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


83100150110737396686114088200000002500000000125008



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

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

News You Can Use

News You Can Use

REGULATORY NEWS - Continued

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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6780.001.001365.01.01.0000000 NNNNNNNY 002729.002729



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



6780.1.6.1365 1 AB 0.641 n2

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.: 8397

Terms: Net 15

Invoice date: 07/03/2026

Due date: 07/18/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Victoria Square	Monthly Janitorial Services for July.	1	\$350.00	\$350.00
2.		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

\$350.00

Ways to pay

BANK

Contact Diamond Brite Maintenance, Inc. to pay.

View and pay

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

Customer #	Account #	Cycle	Bill Date
9206	21482	03-03	07/09/26

Service Address

3200 3286 CORAL RIDGE DR MTR

Service Period

05/27/26 - 06/29/26

of Days

33

Service Meter

Curr Read

Curr Prev

Usage

N70000581

316

307

9

N70000581

5290

5081

209

Description of Charges

Amount

WATER

1665.70

SEWER

2132.24

UTILITY TAX

166.57

AUTO DRAFT - BANK WILL BE DEBITED

Balance Forward	0.00
Total Current Charges	3964.51
Total Amount Due	3964.51

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	3964.51	Current Charges Due	08/03/26



RA30709A AUTO ALL FOR AADC 331
7000003178 00.0004.0161 3178/1

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.**

Ryan Associates, Inc
11102 NW 11th Terrace
Coral Springs, FL 33071

Phone # 954 849-3333
E-mail ryanassoc1@att.net

Bill To
Victoria Square Condominium C/O CCM 7124 N Nob Hill Road Tamarac, FL 33321

Invoice

Date	Invoice #
7/9/2026	3710
Due Date	7/9/2026

Quantity	Description	Rate	Amount
	#3236 Water coming down in to 3228 water damaged walls ceiling & electric panel A/C line	0.00	0.00T
1	#3228 Cut wall & ceiling. Bypass & replace shared drain line for A/C unit. Pump installed . Drywall repair to be done after customer replaces electrical panel.	0.00	0.00T
1	Parts	250.00	250.00T
1	Labor	520.00	520.00T
1	#3236 Cut wall & ceiling to find leak. Found condensation line not attached to 90 pipe. Reattached, insulated and secured line. Repair drywall, prime and paint.	0.00	0.00T
1	Parts	120.00	120.00T
1	Labor	600.00	600.00T
		Subtotal	\$1,490.00
		Sales Tax (7.0%)	\$104.30
		Total	\$1,594.30
		Payments/Credits	\$0.00
		Balance Due	\$1,594.30



GRANT PROPERTY
MANAGEMENT

7124 N. Nob Hill Rd.
Tamarac, FL 33321
954-718-9903

Association: Victoria Square

Payable to: Jaimini Patel 3250 Coral Ridge Drive Coral Springs FL

Date: 7-13-26 Expense Code: Amount: \$600.00

Reason: Board helping for door purchase.

Requested by: Jordan

Ivis Lopez

From: Jordan Desnoes
Sent: Monday, July 13, 2026 4:04 PM
To: Ivis Lopez
Subject: Re: Victoria Square

No receipt, the board is helping them get a new door by giving them \$600.

Get [Outlook for iOS](#)

From: Ivis Lopez <ivis@grantmgmt.com>
Sent: Monday, 13 July 2026 15:50:53
To: Jordan Desnoes <jordan@grantmgmt.com>
Subject: RE: Victoria Square

Jordan,

You forgot to attach the receipts.

	IVIS LOPEZ
	ACCOUNTS PAYABLE SPECIALIST
	Phone 954-718-9903 Extension 509
	Email ivis@grantmgmt.com
	Website www.grantmgmt.com
	Address 7124 North Nob Hill Road Tamarac, FL 33321

From: Jordan Desnoes <jordan@grantmgmt.com>
Sent: Monday, July 13, 2026 2:53 PM
To: Ivis Lopez <ivis@grantmgmt.com>
Subject: Victoria Square
Importance: High

Hello,

Please put this in ASAP.



JORDAN DESNOES

LCAM

Phone 954-718-9903 Extension 411

Email jordan@grantmgmt.com

Website www.grantmgmt.com

Address 7124 North Nob Hill Road Tamarac, FL 33321

Homeowner & Payment Portal: <https://grantmgmt.cincwebaxis.com/>

Estoppel and Condo Questionnaire: <https://grantmgmt.condocerts.com/resale>

Sales & Lease Applications: https://www.applyfastnow.com/landing_pages/83585/

Invoice

Bill To

Terms

customerservice@modelrowlandscape.com

Total

\$400.00

www.modelrowlandscape.com



N & B Plumbing and General Maintenance LLC

954-486-2508 | nandbplumbinginc@gmail.com | nandbplumbing.org

RECIPIENT:

Victoria Square Condo

3200 Coral Ridge Drive
Coral Springs, Florida 33065

Invoice #12349

Issued	Jul 14, 2026
Due	Jul 24, 2026
Total	\$3,992.00

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Jul 14, 2026				
Parts & Labor Cost	Purchase and install one 3-inch backflow. Includes backflow certification. Includes permit fee and drawing.	1	\$7,984.00	\$7,984.00
50% Deposit	06/30	1	-\$3,992.00	-\$3,992.00

The above prices, specifications and conditions are satisfactory and are hereby accepted.
Any draws not paid in full will be subject to 18% per year interest, collection cost and reasonable attorney's fees.
Your signature is also a personal guarantee that all bills pertaining to this contract will be paid in full, including collection costs.

Thank you for your business.
Please contact us with any questions regarding this invoice. We can be called for touch-ups and small changes for the next 3 days. After which all work is final.
Payments are due by the due date.

We accept Zelle 754-234-1819 and you can also mail payments to 10621 NW 28th MNR SUNRISE FL 33322

Total	\$3,992.00
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Pay Now



N & B Plumbing and General Maintenance LLC

954-486-2508 | nandbplumbinginc@gmail.com | nandbplumbing.org

Notes Continued...

A credit card is required and completion of work authorizes N & B plumbing and General Maintenance to bill payment method saved if payment not received after due date.

Tri-County Engineering & Inspection, Inc

1007 North Federal Hwy Suite 224
Fort Lauderdale, FL 33304

Invoice

Date	Invoice #
9/2/2025	17629

Bill To

Victoria Square
3200 Coral Ridge Dr
Coral Springs, FL 33065

Release of reports is
contingent upon full
payment

Description	Amount
Commercial Replacement Cost Appraisal	495.00
954-767-5955 info@tricountyinspection....	
You may pay online by using the link at the bottom of the Email.	Total \$495.00
	Payments \$495.00
	Balance Due \$0.00



UNIVERSAL WASTE

275 Commercial Blvd

Suite 303

Lauderdale by the Sea, FL 33308

954.800.9584 - Billing@uecfl.com

www.uecfl.com

Invoice

Invoice # 91887

Invoice Date 8/1/2026

Due Date 8/31/2026

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
8/1/2026	Monthly Waste Service	1	1,698.37

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

To pay your current balance and to avoid late fees contact us at Billing@uecfl.com or call 954.800.9584.

Payment can be made via Credit Card at www.uecfl.com

Amount Due This Invoice \$1,698.37

Payments Applied \$0.00

Invoice Balance \$1,698.37

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

Total Balance Owed on Account \$550.37

Phone # **954 849-3333**
E-mail **ryanassoc1@att.net**

Date	Invoice #
7/24/2026	3716
Due Date	7/24/2026

[illegible]

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.: 8422

Terms: Net 15

Invoice date: 07/31/2026

Due date: 08/15/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Victoria Square	Monthly Janitorial Services for August.	1	\$350.00	\$350.00
2.		Pressure Cleaning	Diamond Brite Maintenance, Inc. Pressured Clean with Chlorine both dumpster areas.	1	\$175.00	\$175.00
3.		Services	Removed all the Bulk Trash on Monday July 27th, 2026	1	\$250.00	\$250.00
4.		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 **\$775.00**

Ways to pay

BANK

Contact Diamond Brite Maintenance, Inc. to pay.

[View and pay](#)