



Financial Report Package

August 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	\$6,736.12	
10-1020-00 PINNACLE-OPR-4555	83,483.77	
Total OPERATING CASH:		\$90,219.89
RESERVE CASH		
12-1215-00 VNB-RES-6404	175,745.50	
12-1225-00 Due to/from Operating	3,015.41	
Total RESERVE CASH:		\$178,760.91
ACCOUNTS RECEIVABLE		
14-1046-00 Unit Owner Receivables	10,712.00	
Total ACCOUNTS RECEIVABLE:		\$10,712.00
CURRENT ASSETS		
15-1100-00 Prepaid Expenses	132.32	
15-1101-00 Prepaid Insurance	5,668.49	
15-1500-00 Utility Deposits	80.00	
Total CURRENT ASSETS:		\$5,880.81
OTHER ASSETS		
16-1611-00 Exchange	15,938.62	
Total OTHER ASSETS:		\$15,938.62
Total Assets:		\$301,512.23

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	1,722.08	
20-2003-00 Prepaid Maintenance	5,190.25	
20-2020-00 Accrued Expense	4,341.68	
Total PAYABLES & CURRENT LIABIL		\$11,254.01
RESERVE FUNDS		
25-3005-00 RES - Interest	10,870.53	
25-3010-00 RES - Roadways / Paving / Ashpalt	18,469.48	
25-3050-00 RES - Painting	6,049.04	
25-3052-00 RES - Exterior Paint	22,411.67	
25-3060-00 RES - 50 Year Inspection	4,162.77	
25-3082-00 RES - Roof	116,797.42	
Total RESERVE FUNDS:		\$178,760.91
EQUITY		
30-3505-00 Fund Balance - Operating	95,784.56	
Total EQUITY:		\$95,784.56
Net Income Gain / Loss	12,697.34	
		\$12,697.34
Total Liabilities & Equity:		\$301,512.23

Income Statement - Operating
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.
08/01/2026 to 08/31/2026

Date: 9/15/2026
Time: 11:35 am
Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENTS & FEES							
4005-00 Maintenance Fees	\$21,296.00	\$21,295.99	\$0.01	\$179,553.75	\$170,367.92	\$9,185.83	\$255,551.90
4025-00 Interest Income - Operating	0.11	-	0.11	0.72	-	0.72	-
4035-00 Late Fees	225.00	-	225.00	2,050.00	-	2,050.00	-
Total ASSESSMENTS & FEES	\$21,521.11	\$21,295.99	\$225.12	\$181,604.47	\$170,367.92	\$11,236.55	\$255,551.90
OTHER INCOME							
4110-00 REBILL - Legal Expenses	-	-	-	75.00	-	75.00	-
Total OTHER INCOME	\$-	\$-	\$-	\$75.00	\$-	\$75.00	\$-
Total OPERATING INCOME	\$21,521.11	\$21,295.99	\$225.12	\$181,679.47	\$170,367.92	\$11,311.55	\$255,551.90
OPERATING EXPENSE							
GENERAL & ADMINISTRATIVE							
5005-00 Insurance	5,668.49	5,833.33	164.84	46,562.81	46,666.64	103.83	70,000.00
5010-00 Management Fee	840.00	840.00	-	6,720.00	6,720.00	-	10,080.00
5015-00 Accounting	-	375.00	375.00	1,700.00	3,000.00	1,300.00	4,500.00
5020-00 Legal Fees - General	-	62.50	62.50	495.00	500.00	5.00	750.00
5025-00 Administrative/Office Exp	1,073.55	66.67	(1,006.88)	1,610.84	533.36	(1,077.48)	800.00
5030-00 Licenses, Permits & Taxes	-	41.67	41.67	61.25	333.36	272.11	500.00
Total GENERAL & ADMINISTRATIVE	\$7,582.04	\$7,219.17	(\$362.87)	\$57,149.90	\$57,753.36	\$603.46	\$86,630.00
UTILITIES							
6005-00 Electricity	134.04	125.00	(9.04)	1,138.50	1,000.00	(138.50)	1,500.00
6010-00 Water & Sewer	4,024.37	3,333.33	(691.04)	27,805.87	26,666.64	(1,139.23)	40,000.00
6015-00 Telephone	(871.67)	-	871.67	-	-	-	-
6020-00 Trash Removal	1,698.37	2,083.33	384.96	13,312.74	16,666.64	3,353.90	25,000.00
Total UTILITIES	\$4,985.11	\$5,541.66	\$556.55	\$42,257.11	\$44,333.28	\$2,076.17	\$66,500.00
CONTRACT & REPAIR							
8005-00 Landscaping Maintenance	1,200.00	1,375.00	175.00	7,600.00	11,000.00	3,400.00	16,500.00
8010-00 Tree Trimming	-	125.00	125.00	632.00	1,000.00	368.00	1,500.00
8015-00 Landscape Improvements	-	83.33	83.33	5,964.00	666.64	(5,297.36)	1,000.00
8030-00 Irrigation Maintenance	714.47	166.67	(547.80)	4,938.96	1,333.36	(3,605.60)	2,000.00
8040-00 General Repairs & Maintenance	1,809.00	2,109.75	300.75	17,575.34	16,878.00	(697.34)	25,317.00
8050-00 Plumbing Repairs	-	41.67	41.67	160.00	333.36	173.36	500.00
8065-00 Janitorial Service	350.00	666.67	316.67	3,575.00	5,333.36	1,758.36	8,000.00
8070-00 Pest Control	375.71	83.33	(292.38)	1,058.81	666.64	(392.17)	1,000.00
8125-00 Fire Alarm Monitoring	-	62.50	62.50	1,135.41	500.00	(635.41)	750.00
8132-00 Fire Safety	-	70.83	70.83	-	566.64	566.64	850.00
8165-00 Parking / Security Enforcement	401.76	485.00	83.24	2,812.32	3,880.00	1,067.68	5,820.00
8170-00 Security Cameras	-	208.33	208.33	-	1,666.64	1,666.64	2,500.00
8175-00 Sidewalk Repair	-	41.67	41.67	-	333.36	333.36	500.00
Total CONTRACT & REPAIR	\$4,850.94	\$5,519.75	\$668.81	\$45,451.84	\$44,158.00	(\$1,293.84)	\$66,237.00
RESERVES							
9100-00 Reserve Transfer	3,015.41	3,015.41	-	24,123.28	24,123.28	-	36,184.90
Total RESERVES	\$3,015.41	\$3,015.41	\$-	\$24,123.28	\$24,123.28	\$0.00	\$36,184.90
Total OPERATING EXPENSE	\$20,433.50	\$21,295.99	\$862.49	\$168,982.13	\$170,367.92	\$1,385.79	\$255,551.90
Net Income:	\$1,087.61	\$0.00	\$1,087.61	\$12,697.34	\$0.00	\$12,697.34	\$0.00

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1010-00	POPULAR-OPR-2006	\$0.24	\$6,735.88	\$-	\$6,736.12
Date	GL Ref #	Debit	Credit	Description	
08/20/2026	847188	\$ 6,735.77	\$ -	Funds Transfer (Reversal)	
08/31/2026	963001	0.11	-	Interest	
10-1020-00	PINNACLE-OPR-4555	88,004.66	25,237.41	29,758.30	83,483.77
Date	GL Ref #	Debit	Credit	Description	
08/03/2026	904783	\$ -	\$ 3,964.51	PINNACLE-OPR-4555 Inv # 21482 AUG26; City of Coral Springs Chk # 0	
08/03/2026	925218	1,936.00	-	Deposit from batch 57729	
08/04/2026	926393	-	840.00	PINNACLE-OPR-4555 Inv # 63112; GRANT PROPERTY MANAGEMENT (Do not use - Mgmt Module) Chk # 0	
08/04/2026	927195	484.00	-	Deposit from batch 57830	
08/04/2026	927507	879.00	-	Deposit from batch 57932	
08/04/2026	930945	484.00	-	Deposit from batch 58100	
08/05/2026	929863	8,228.00	-	Deposit from batch 57468	
08/05/2026	931442	973.00	-	Deposit from batch 57939	
08/06/2026	934147	968.00	-	Deposit from batch 58264	
08/06/2026	935198	484.00	-	Deposit from batch 58326	
08/07/2026	936020	-	375.71	PINNACLE-OPR-4555 Inv # 1491492; NATIVE PEST MANAGEMENT Chk # 0	
08/07/2026	936022	-	75.00	PINNACLE-OPR-4555 Inv # 125522; Grant Property Management Inc Chk # 0	
08/07/2026	936594	485.00	-	Deposit from batch 58375	
08/10/2026	938295	968.00	-	Deposit from batch 58392	
08/10/2026	938399	-	658.83	PINNACLE-OPR-4555 Inv # 3722; RYAN ASSOCIATES INC Chk # 0	
08/10/2026	938576	968.00	-	Deposit from batch 58474	
08/12/2026	942895	484.00	-	Deposit from batch 58840	
08/12/2026	943526	484.00	-	Deposit from batch 58891	
08/13/2026	945486	484.00	-	Deposit from batch 58927	
08/17/2026	948225	-	401.76	PINNACLE-OPR-4555 Inv # 926; A-Z PARKING ENFORCEMENT SOLUTIONS, Inc Chk # 5087	
08/17/2026	901664	250.00	-	PINNACLE-OPR-4555 Inv # 8310015011073 JUL26 (Reversal); ACC Business Chk # 0	
08/17/2026	948596	-	250.00	PINNACLE-OPR-4555 Inv # 8310015011073 JUL26; ACC Business Chk # 0	
08/17/2026	948596	250.00	-	PINNACLE-OPR-4555 Inv # 8310015011073 JUL26 (Reversal); ACC Business Chk # 0	
08/17/2026	948621	-	250.00	PINNACLE-OPR-4555 Inv # 8310015011073 JUL26; ACC Business Chk # 5088	
08/17/2026	949106	484.00	-	Deposit from batch 59189	
08/19/2026	946047	-	58.62	PINNACLE-OPR-4555 Inv # 45882-53411 AUG26; FPL Chk # 0	
08/19/2026	946049	-	75.42	PINNACLE-OPR-4555 Inv # 55972-55412 AUG26; FPL Chk # 0	
08/19/2026	952184	2,446.00	-	Deposit from batch 59447	
08/20/2026	847188	-	6,735.77	Funds Transfer (Reversal)	
08/26/2026	958364	-	350.00	PINNACLE-OPR-4555 Inv # 8443; Diamond Brite Maintenance Chk # 5089	
08/31/2026	961678	484.00	-	Deposit from batch 60010	
08/31/2026	987506	-	5,668.49	Misc. Check; FIRST INSURANCE FUNDING Chk # 0	
08/31/2026	987510	-	4,024.37	Misc. Check; City of Coral Springs Chk # 0	
08/31/2026	988494	-	3,014.41	Funds Transfer	
08/31/2026	988494	3,014.41	-	Funds Transfer (Reversal)	
08/31/2026	988500	-	3,015.41	Funds Transfer	
12-1215-00	VNB-RES-6404	172,498.58	6,261.33	3,014.41	175,745.50
Date	GL Ref #	Debit	Credit	Description	
08/31/2026	963400	\$ 231.51	\$ -	Interest	
08/31/2026	988494	3,014.41	-	Funds Transfer	
08/31/2026	988494	-	3,014.41	Funds Transfer (Reversal)	
08/31/2026	988500	3,015.41	-	Funds 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	
14-1046-00	Unit Owner Receivables	11,877.00	21,521.00	22,686.00	10,712.00
Date	GL Ref #	Debit	Credit	Description	



VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

Accts: 10-1001-00 To: 99-9999-00 Dates: 8/1/2026 - 8/31/2026

Time: 11:35 am

Page: 2

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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: 8/1/2026 - 8/31/2026

Date: 9/15/2026

Time: 11:35 am

Page: 3

Account No	Description	Prior Balance		Current Debit	Current Credit	End Balance
15-1101-00	Prepaid Insurance	\$5,668.49		\$5,668.49	\$5,668.49	\$5,668.49
Date	GL Ref #	Debit	Credit	Description		
08/01/2026	926071	\$ -	\$ 5,668.49	August (Reversal)		
08/31/2026	987514	5,668.49	-	September- 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	(3,562.75)		7,299.85	5,459.18	(1,722.08)
Date	GL Ref #	Debit	Credit	Description		
08/01/2026	906885	\$ -	\$ 401.76	Accounts Payable Inv # 826		
08/01/2026	910139	-	840.00	Accounts Payable Inv # 63112		
08/01/2026	936008	-	375.71	Accounts Payable Inv # 1491492		
08/01/2026	942457	-	58.62	Accounts Payable Inv # 45882-53411 AUG26		
08/01/2026	942459	-	75.42	Accounts Payable Inv # 55972-55412 AUG26		
08/01/2026	985965	-	126.88	Accounts Payable Inv # 8310015011073 AUG26		
08/02/2026	937619	-	658.83	Accounts Payable Inv # 3722		
08/03/2026	904783	3,964.51	-	Accounts Payable Inv # 21482 AUG26; City of Coral Springs Chk # 0		
08/04/2026	926393	840.00	-	Accounts Payable Inv # 63112; GRANT PROPERTY MANAGEMENT (Do not use - Mgmt Module) Chk # 0		
08/06/2026	936010	-	75.00	Accounts Payable Inv # 125522		
08/07/2026	936020	375.71	-	Accounts Payable Inv # 1491492; NATIVE PEST MANAGEMENT Chk # 0		
08/07/2026	936022	75.00	-	Accounts Payable Inv # 125522; Grant Property Management Inc Chk # 0		
08/10/2026	938399	658.83	-	Accounts Payable Inv # 3722; RYAN ASSOCIATES INC Chk # 0		
08/17/2026	948225	401.76	-	Accounts Payable Inv # 926; A-Z PARKING ENFORCEMENT SOLUTIONS, Inc Chk # 5087		
08/17/2026	901664	-	250.00	Accounts Payable Inv # 8310015011073 JUL26 (Reversal); ACC Business Chk # 0		
08/17/2026	948596	250.00	-	Accounts Payable Inv # 8310015011073 JUL26; ACC Business Chk # 0		
08/17/2026	948596	-	250.00	Accounts Payable Inv # 8310015011073 JUL26 (Reversal); ACC Business Chk # 0		
08/17/2026	948621	250.00	-	Accounts Payable Inv # 8310015011073 JUL26; ACC Business Chk # 5088		
08/19/2026	946047	58.62	-	Accounts Payable Inv # 45882-53411 AUG26; FPL Chk # 0		
08/19/2026	946049	75.42	-	Accounts Payable Inv # 55972-55412 AUG26; FPL Chk # 0		
08/26/2026	958364	350.00	-	Accounts Payable Inv # 8443; Diamond Brite Maintenance Chk # 5089		
08/28/2026	957482	-	350.00	Accounts Payable Inv # 8443		
08/28/2026	969921	-	60.23	Accounts Payable Inv # 45882-53411 SEP26		
08/28/2026	969923	-	72.09	Accounts Payable Inv # 55972-55412 SEP26		
08/30/2026	978777	-	55.64	Accounts Payable Inv # 3736		
08/31/2026	978779	-	1,809.00	Accounts Payable Inv # 08/31/26		
20-2003-00	Prepaid Maintenance	(6,153.25)		2,622.00	1,659.00	(5,190.25)
Date	GL Ref #	Debit	Credit	Description		
08/01/2026	921205	\$ 157.00	\$ -	Adjust Prepaid		
08/01/2026	921207	484.00	-	Adjust Prepaid		
08/01/2026	921209	469.00	-	Adjust Prepaid		
08/01/2026	921211	484.00	-	Adjust Prepaid		
08/01/2026	921213	60.00	-	Adjust Prepaid		
08/01/2026	923320	484.00	-	Adjust Prepaid		
08/03/2026	925888	484.00	-	Move Payment 08/03/2026		
08/04/2026	927507	-	157.00	Deposit from batch 57932		
08/05/2026	931442	-	65.00	Deposit from batch 57939		
08/06/2026	934147	-	484.00	Deposit from batch 58264		
08/10/2026	938576	-	469.00	Deposit from batch 58474		
08/17/2026	949106	-	484.00	Deposit from batch 59189		
20-2020-00	Accrued Expense	(3,141.68)		-	1,200.00	(4,341.68)
Date	GL Ref #	Debit	Credit	Description		
08/31/2026	988333	\$ -	\$ 1,200.00	Lawn Maintenance July&August		



GRANT PROPERTY MANAGEMENT

General Ledger Trial Balance with Details

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

Accts: 10-1001-00 To: 99-9999-00 Dates: 8/1/2026 - 8/31/2026

Date: 9/15/2026

Time: 11:35 am

Page: 4

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
25-3005-00	RES - Interest	(\$10,639.02)	\$-	\$231.51	(\$10,870.53)
Date	GL Ref #	Debit	Credit	Description	
08/31/2026	963400	\$ -	\$ 231.51	Interest	
25-3010-00	RES - Roadways / Paving / Asphalt	(18,190.06)	-	279.42	(18,469.48)
Date	GL Ref #	Debit	Credit	Description	
08/31/2026	962792	\$ -	\$ 279.42	Monthly	
25-3050-00	RES - Painting	(5,292.91)	-	756.13	(6,049.04)
Date	GL Ref #	Debit	Credit	Description	
08/31/2026	962792	\$ -	\$ 756.13	Monthly	
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	(4,096.44)	-	66.33	(4,162.77)
Date	GL Ref #	Debit	Credit	Description	
08/31/2026	962792	\$ -	\$ 66.33	Monthly	
25-3082-00	RES - Roof	(114,883.89)	-	1,913.53	(116,797.42)
Date	GL Ref #	Debit	Credit	Description	
08/31/2026	962792	\$ -	\$ 1,913.53	Monthly	
30-3505-00	Fund Balance - Operating	(95,784.56)	-	-	(95,784.56)
Date	GL Ref #	Debit	Credit	Description	
40-4005-00	Maintenance Fees	(158,257.75)	-	21,296.00	(179,553.75)
Date	GL Ref #	Debit	Credit	Description	
08/01/2026	538851	\$ -	\$ 21,296.00	Assessment - Batch 37780	
40-4025-00	Interest Income - Operating	(0.61)	-	0.11	(0.72)
Date	GL Ref #	Debit	Credit	Description	
08/31/2026	963001	\$ -	\$ 0.11	Interest	
40-4035-00	Late Fees	(1,825.00)	-	225.00	(2,050.00)
Date	GL Ref #	Debit	Credit	Description	
08/11/2026	969476	\$ -	\$ 225.00	Assessment - Batch 58674	
41-4110-00	REBILL - Legal Expenses	(75.00)	-	-	(75.00)
Date	GL Ref #	Debit	Credit	Description	
50-5005-00	Insurance	40,894.32	11,336.98	5,668.49	46,562.81
Date	GL Ref #	Debit	Credit	Description	
08/01/2026	926071	\$ 5,668.49	\$ -	August (Reversal)	
08/31/2026	987506	5,668.49	-	Misc. Check; FIRST INSURANCE FUNDING Chk # 0	
08/31/2026	987514	-	5,668.49	September- Insurance	
50-5010-00	Management Fee	5,880.00	840.00	-	6,720.00
Date	GL Ref #	Debit	Credit	Description	
08/01/2026	910139	\$ 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	
50-5025-00	Administrative/Office Exp	537.29	1,073.55	-	1,610.84
Date	GL Ref #	Debit	Credit	Description	
08/06/2026	936010	\$ 75.00	\$ -	Administrative/Office Exp	
08/31/2026	988471	998.55	-	August	
50-5030-00	Licenses, Permits & Taxes	61.25	-	-	61.25
Date	GL Ref #	Debit	Credit	Description	
60-6005-00	Electricity	1,004.46	266.36	132.32	1,138.50
Date	GL Ref #	Debit	Credit	Description	
08/01/2026	942457	\$ 58.62	\$ -	Electricity	
08/01/2026	942459	75.42	-	Electricity	
08/28/2026	969921	60.23	-	Electricity	
08/28/2026	969923	72.09	-	Electricity	
08/31/2026	987518	-	132.32	Electricity - September	



GRANT PROPERTY MANAGEMENT

General Ledger Trial Balance with Details

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

Accts: 10-1001-00 To: 99-9999-00 Dates: 8/1/2026 - 8/31/2026

Date: 9/15/2026

Time: 11:35 am

Page: 5

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
60-6010-00	Water & Sewer	\$23,781.50	\$4,024.37	\$-	\$27,805.87
Date	GL Ref #	Debit	Credit	Description	
08/31/2026	987510	\$ 4,024.37	\$ -	Misc. Check; City of Coral Springs Chk # 0	
60-6015-00	Telephone	871.67	126.88	998.55	-
Date	GL Ref #	Debit	Credit	Description	
08/01/2026	985965	\$ 126.88	\$ -	Telephone	
08/31/2026	988471	-	998.55	August	
60-6020-00	Trash Removal	11,614.37	1,698.37	-	13,312.74
Date	GL Ref #	Debit	Credit	Description	
08/01/2026	940789	\$ 1,698.37	\$ -	Trash - August (Reversal)	
80-8005-00	Landscaping Maintenance	6,400.00	1,200.00	-	7,600.00
Date	GL Ref #	Debit	Credit	Description	
08/31/2026	988333	\$ 1,200.00	\$ -	Lawn Maintenance July&August	
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	4,224.49	714.47	-	4,938.96
Date	GL Ref #	Debit	Credit	Description	
08/02/2026	937619	\$ 658.83	\$ -	Irrigation Maintenance	
08/30/2026	978777	55.64	-	Irrigation Maintenance	
80-8040-00	General Repairs & Maintenance	15,766.34	1,809.00	-	17,575.34
Date	GL Ref #	Debit	Credit	Description	
08/31/2026	978779	\$ 1,809.00	\$ -	General Repairs & Maintenance	
80-8050-00	Plumbing Repairs	160.00	-	-	160.00
Date	GL Ref #	Debit	Credit	Description	
80-8065-00	Janitorial Service	3,225.00	350.00	-	3,575.00
Date	GL Ref #	Debit	Credit	Description	
08/28/2026	957482	\$ 350.00	\$ -	Janitorial Service	
80-8070-00	Pest Control	683.10	375.71	-	1,058.81
Date	GL Ref #	Debit	Credit	Description	
08/01/2026	936008	\$ 375.71	\$ -	Pest Control	
80-8125-00	Fire Alarm Monitoring	1,135.41	-	-	1,135.41
Date	GL Ref #	Debit	Credit	Description	
80-8165-00	Parking / Security Enforcement	2,410.56	401.76	-	2,812.32
Date	GL Ref #	Debit	Credit	Description	
08/01/2026	906885	\$ 401.76	\$ -	Parking / Security Enforcement	
90-9100-00	Reserve Transfer	21,107.87	3,015.41	-	24,123.28
Date	GL Ref #	Debit	Credit	Description	
08/31/2026	962792	\$ 3,015.41	\$ -	Monthly	
Totals:		\$0.00	\$102,711.14	\$102,711.14	\$0.00

Vendor			Current	Over 30	Over 60	Over 90	Balance
A-Z PARKING ENFORCEMENT SOLUTIONS, Inc							
Invoice #	Date	Check Memo					
926	09/01/2026	Parking Enforcement Patrols 9/1/26 - 9/30/26	(\$401.76)	\$0.00	\$0.00	\$0.00	
			(\$401.76)	\$0.00	\$0.00	\$0.00	(\$401.76)
ACC Business							
Invoice #	Date	Check Memo					
831001501107	08/01/2026	August 2026	\$0.00	\$126.88	\$0.00	\$0.00	
3 AUG26			\$0.00	\$126.88	\$0.00	\$0.00	\$126.88
FPL							
Invoice #	Date	Check Memo					
45882-53411	08/28/2026	Jul 29, 2026 to Aug 28, 2026	\$60.23	\$0.00	\$0.00	\$0.00	
SEP26							
55972-55412	08/28/2026	Jul 29, 2026 to Aug 28, 2026	\$72.09	\$0.00	\$0.00	\$0.00	
SEP26			\$132.32	\$0.00	\$0.00	\$0.00	\$132.32
Joseph Miranda							
Invoice #	Date	Check Memo					
08/31/26	08/31/2026	Refund for electrical panel replacement. Unit 3228	\$1,809.00	\$0.00	\$0.00	\$0.00	
			\$1,809.00	\$0.00	\$0.00	\$0.00	\$1,809.00
RYAN ASSOCIATES INC							
Invoice #	Date	Check Memo					
3736	08/30/2026	Wet check	\$55.64	\$0.00	\$0.00	\$0.00	
			\$55.64	\$0.00	\$0.00	\$0.00	\$55.64
Totals:			\$1,595.20	\$126.88	\$0.00	\$0.00	\$1,722.08

Date	Check #	Payee	Amount
10-1020-00 PINNACLE-OPR-4555			
08/03/2026	0	City of Coral Springs Invoice #: 21482 AUG26 Check Memo : 05/27/26 - 06/29/26 60-6010-00 Water & Sewer	\$3,964.51
			\$3,964.51
08/04/2026	0	GRANT PROPERTY MANAGEMENT (Do not use - Mgmt M Invoice #: 63112 Check Memo : Management Fee for 8/1/2026 50-5010-00 Management Fee	\$840.00
			\$840.00
08/07/2026	0	NATIVE PEST MANAGEMENT Invoice #: 1491492 Check Memo : Quarterly Home Pest Control 80-8070-00 Pest Control	\$375.71
			\$375.71
08/07/2026	0	Grant Property Management Inc Invoice #: 125522 Check Memo : Collections to Attorney 50-5025-00 Administrative/Office Exp	\$75.00
			\$75.00
08/10/2026	0	RYAN ASSOCIATES INC Invoice #: 3722 Check Memo : Wet check 7/23/26 80-8030-00 Irrigation Maintenance	\$658.83
			\$658.83
08/19/2026	0	FPL Invoice #: 45882-53411 AUG26 Check Memo : 08/01/2026-08/19/2026 60-6005-00 Electricity	\$58.62
			\$58.62
08/19/2026	0	FPL Invoice #: 55972-55412 AUG26 Check Memo : 08/01/2026-08/19/2026 60-6005-00 Electricity	\$75.42
			\$75.42
08/17/2026	5087	A-Z PARKING ENFORCEMENT SOLUTIONS, Inc Invoice #: 926 Check Memo : Parking Enforcement Patrols 9/1/26 - 9/30/26 80-8165-00 Parking / Security Enforcement	\$401.76
			\$401.76
08/17/2026	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 2:33:15PM \$0.00
			\$250.00
08/17/2026	5088	ACC Business Invoice #: 8310015011073 JUL2 Check Memo : service period 5/1/26 - 5/31/26 60-6015-00 Telephone	\$250.00
			\$250.00
08/26/2026	5089	Diamond Brite Maintenance Invoice #: 8443 Check Memo : Monthly Janitorial Services for September. 80-8065-00 Janitorial Service	\$350.00
			\$350.00
08/31/2026	0	FIRST INSURANCE FUNDING Check Memo : 50-5005-00 EFT - Misc. Check; Misc. Check	\$5,668.49
			\$5,668.49
08/31/2026	0	City of Coral Springs Check Memo : 60-6010-00 EFT - Misc. Check; Misc. Check	\$4,024.37
			\$4,024.37
08/31/2026		Voided on 8/31/2026 11:30:10AM	\$0.00
		Check Memo : 12-1215-00 Transfer to VNB-RES-6404; Funds Transfer 12-1215-00 Transfer to VNB-RES-6404; Funds Transfer (Reversal)	\$3,014.41 (\$3,014.41)
08/31/2026		Check Memo : 12-1215-00 Transfer to VNB-RES-6404; Funds Transfer	\$3,015.41
			\$3,015.41
Account Totals			# Checks: 13 \$19,758.12

Date	Check #	Payee	Amount	
			Association Totals	# Checks: 13 \$19,758.12

Victoria Square Condominium
Prepaid Insurance as of
August 31, 2026

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

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

Payable to:	Account	Amount
Opening Balance		2,541.68
Lawn Maintenance - May	8005	600.00
Lawn Maintenance - July&Aug	8005	1,200.00
Total A/P		<u>\$ 4,341.68</u>

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

Payable to:	Account	Amount
Electricity - Sept	6005	132.32
Total		<u>\$ 132.32</u>

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
04/24/2026		FIRST INSURANCE FUNDING		0	(\$5,671.49)
08/26/2026		Diamond Brite Maintenance		5089	(\$350.00)
08/31/2026		Transfer to VNB-RES-6404			(\$3,015.41)
08/31/2026		Deposit from batch 60010	60010 - Online Payment	343	\$484.00
Total Uncleared					(\$8,552.90)
Cleared Items					
Credits					
07/31/2026	08/03/2026	Deposit from batch 57663	57663 - Online Payment	316	\$484.00
08/03/2026	08/04/2026	Deposit from batch 57729	57729 - Online Payment	317	\$1,936.00
08/04/2026	08/05/2026	Deposit from batch 58100	58100 - Payabli Credit Card	322	\$484.00
08/04/2026	08/04/2026	Deposit from batch 57830	57830 - Online Payment	319	\$484.00
08/04/2026	08/04/2026	Deposit from batch 57932	57932 - Auto Payment	320	\$879.00
08/05/2026	08/06/2026	Deposit from batch 57468	57468 - ACH Payment	321	\$8,228.00
08/05/2026	08/06/2026	Deposit from batch 57939	57939 - Online Payment	323	\$973.00
08/06/2026	08/06/2026	Deposit from batch 58326	58326 - Payabli Credit Card	325	\$484.00
08/06/2026	08/06/2026	Deposit from batch 58264	58264 - Auto Payment	324	\$968.00
08/07/2026	08/07/2026	Deposit from batch 58375	58375 - Auto Payment	326	\$485.00
08/10/2026	08/11/2026	Deposit from batch 58392	58392 - Online Payment	336	\$968.00
08/10/2026	08/10/2026	Deposit from batch 58474	58474 - Auto Payment	337	\$968.00
08/12/2026	08/12/2026	Deposit from batch 58840	58840 - Auto Payment	338	\$484.00
08/12/2026	08/12/2026	Deposit from batch 58891	58891 - Payabli Credit Card	339	\$484.00
08/13/2026	08/13/2026	Deposit from batch 58927	58927 - Auto Payment	340	\$484.00
08/17/2026	08/17/2026	Deposit from batch 59189	59189 - Auto Payment	341	\$484.00
08/19/2026	08/19/2026	Deposit from batch 59447	59447 - Auto Payment	342	\$2,446.00
Total Cleared Credits					\$21,723.00
Debits					
07/21/2026	08/03/2026	Tri-County Engineering & Inspection, Inc		5083	(\$495.00)
07/27/2026	08/07/2026	Diamond Brite Maintenance		5086	(\$775.00)
07/31/2026	08/19/2026	Transfer to VNB-RES-6404			(\$21,107.87)
08/03/2026	08/03/2026	City of Coral Springs		0	(\$3,964.51)
08/04/2026	08/04/2026	GRANT PROPERTY MANAGEMENT (Do not use - Mgmt Module)		0	(\$840.00)
08/07/2026	08/10/2026	NATIVE PEST MANAGEMENT		0	(\$375.71)
08/07/2026	08/10/2026	Grant Property Management Inc		0	(\$75.00)
08/10/2026	08/12/2026	RYAN ASSOCIATES INC		0	(\$658.83)
08/17/2026	08/24/2026	A-Z PARKING ENFORCEMENT SOLUTIONS, Inc		5087	(\$401.76)
08/17/2026	08/21/2026	ACC Business		5088	(\$250.00)
08/19/2026	08/31/2026	FPL		0	(\$58.62)
08/19/2026	08/31/2026	FPL		0	(\$75.42)
08/31/2026	08/31/2026	FIRST INSURANCE FUNDING		0	(\$5,668.49)
08/31/2026	08/31/2026	City of Coral Springs		0	(\$4,024.37)
Total Cleared Debits					(\$38,770.58)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
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PINNACLE-OPR-4555 Summary					
Ending Account Balance:					\$ 83,483.77
Uncleared Items:					(\$8,552.90)
Adjusted Balance:					\$ 92,036.67
Bank Ending Balance:					\$ 92,036.67
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
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Cleared Items

Credits					
08/31/2026	08/31/2026	Interest			\$0.11
Total Cleared Credits					\$0.11

POPULAR-OPR-2006 Summary	
Ending Account Balance:	\$ 6,736.12
Uncleared Items:	\$-
Adjusted Balance:	\$ 6,736.12
Bank Ending Balance:	\$ 6,736.12
Difference:	\$-

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
08/31/2026		Transfer from PINNACLE-OPR-4555			\$3,015.41
				Total Uncleared	\$3,015.41

Cleared Items					
Credits					
07/31/2026	08/19/2026	Transfer from PINNACLE-OPR-4555			\$21,107.87
08/31/2026	08/31/2026	Interest			\$231.51
				Total Cleared Credits	\$21,339.38

VNB-RES-6404 Summary	
Ending Account Balance:	\$ 175,745.50
Uncleared Items:	\$3,015.41
Adjusted Balance:	\$ 172,730.09
Bank Ending Balance:	\$ 172,730.09
Difference:	\$-



Last statement: July 31, 2026
 This statement: August 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 MIMRIP04930901260702 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	\$6,736.01
Low balance	\$6,736.01	Total additions	0.11
Average balance	\$6,736.01	Total subtractions	0.00
Avg collected balance	\$6,736.00	Ending balance	\$6,736.12
Interest paid year to date	\$0.72		

CREDITS

Date	Description	Additions
08-31	'Interest Credit 00000000000000000000	0.11

DAILY BALANCES

Date	Amount	Date	Amount
07-31	6,736.01	08-31	6,736.12

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 8/03/26
\$109,084.25

Balance 8/31/26
\$92,036.67

Summary



Credits +\$21,723.00
Interest +\$0.00
Debits -\$38,770.58

Credit Transactions

Credits

8/03	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	484.00
8/04	PAYABLI DEPOSIT TRANSFER 941399211 WFMSPPROPAY VICTORIA SQUARE CONDOM	484.00
8/04	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	1,936.00
8/04	Remote Deposit	879.00
8/05	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	484.00
8/06	PAYABLI DEPOSIT TRANSFER 942117234 WFMSPPROPAY VICTORIA SQUARE CONDOM	484.00
8/06	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	973.00
8/06	VICTORIA SQUARE ASSN DUES 1592029932 VICTORIA	8,228.00
8/06	Remote Deposit	968.00
8/07	Remote Deposit	485.00
8/10	Remote Deposit	968.00
8/11	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	968.00
8/12	PAYABLI DEPOSIT TRANSFER 943587070 WFMSPPROPAY VICTORIA SQUARE CONDOM	484.00
8/12	Remote Deposit	484.00
8/13	Remote Deposit	484.00
8/17	Remote Deposit	484.00
8/19	Remote Deposit	2,446.00
Total Credits		\$21,723.00



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

8/03	CORALCONC UTILITY 1591113462 VICTORIA SQUARE CONDO	3,964.51
8/04	Grant Operating TAMARAC 2650265220 "Victoria Square Condo	840.00
8/10	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	75.00
8/10	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	375.71
8/12	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	658.83
8/18	FPL DIRECT DEBIT ELEC PYMT 3590247775 VICTORIA SQUARE CONDOM	58.62
8/18	FPL DIRECT DEBIT ELEC PYMT 3590247775 VICTORIA SQUARE CONDOM	75.42
8/19	VICTORIA SQUARE CincXfer 1592029932 VICTORIA	21,107.87
8/26	FIRST INSURANCE INSURANCE 900-106744469 2363437365 Victoria Square Condom	5,668.49
8/28	CORALCONC UTILITY 1591113462 VICTORIA SQUARE CONDO	4,024.37

Checks

8/03	Check 5083	495.00
8/07	Check 5086 *	775.00
8/24	Check 5087	401.76
8/21	Check 5088	250.00

(*) Indicates gap in check number sequenece

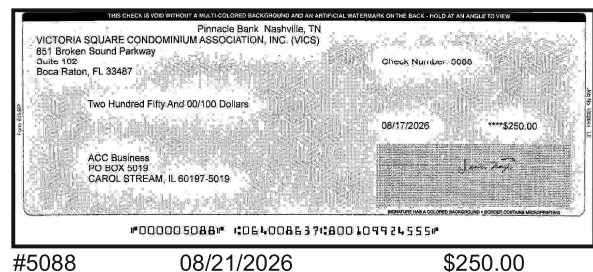
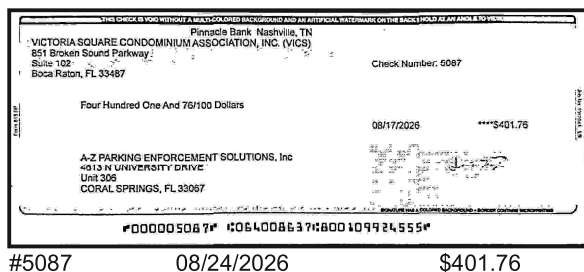
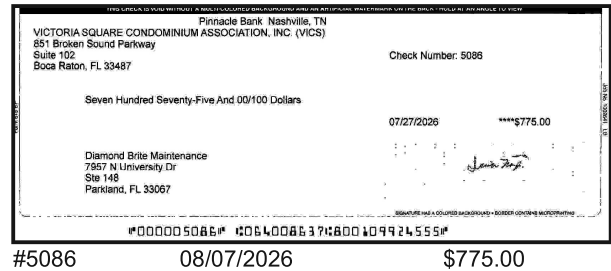
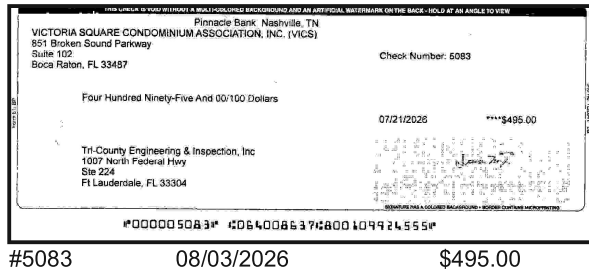
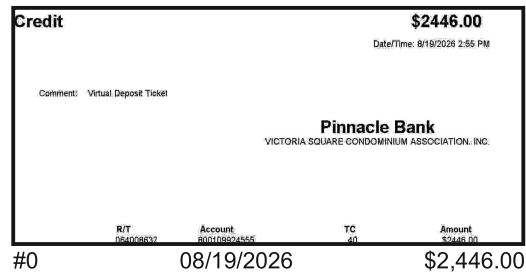
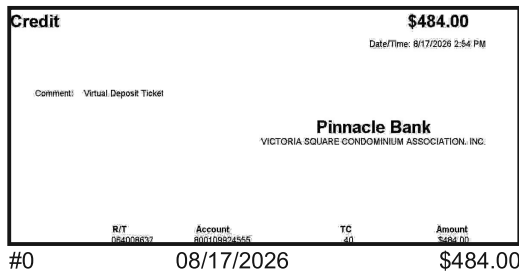
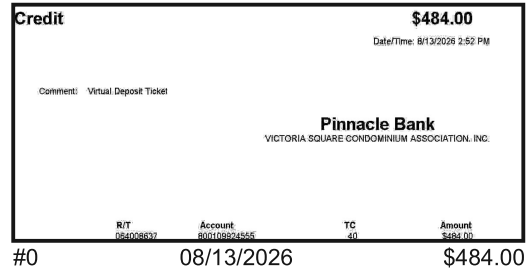
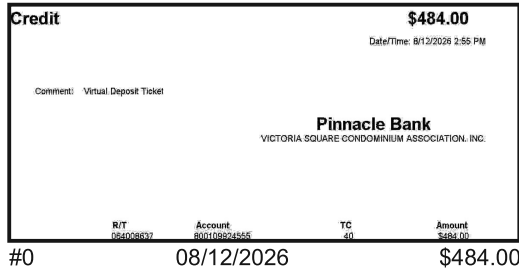
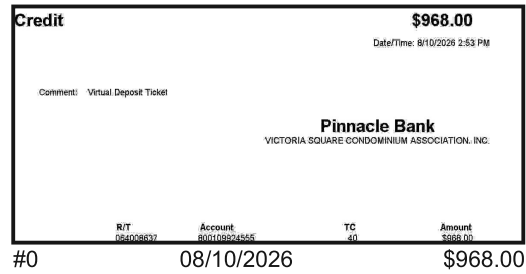
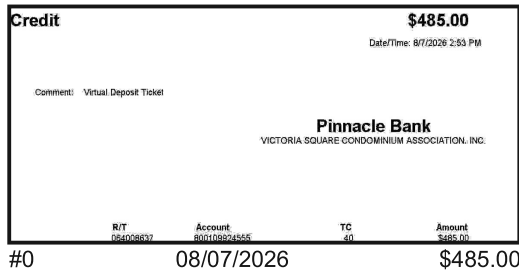
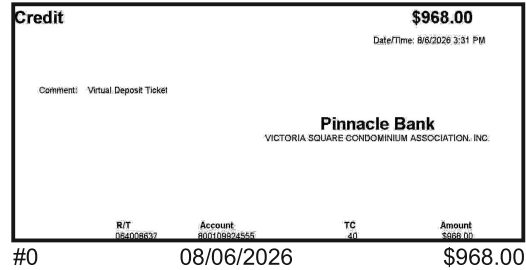
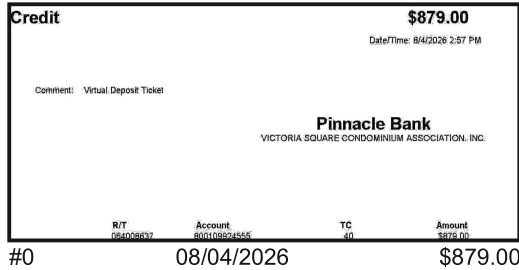
Total Debits	\$38,770.58
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Average Balance This Statement	\$108,744.68	Annual Percentage Yield Earned	
Interest Earned This Period	\$0.00	Days in Period	29
Interest Paid Year to Date	\$0.00	Interest Paid	\$0.00

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
8/03	105,108.74	8/11	119,900.03	8/21	102,131.29
8/04	107,567.74	8/12	120,209.20	8/24	101,729.53
8/05	108,051.74	8/13	120,693.20	8/26	96,061.04
8/06	118,704.74	8/17	121,177.20	8/28	92,036.67
8/07	118,414.74	8/18	121,043.16		
8/10	118,932.03	8/19	102,381.29		

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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
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 8/03/26
\$0.00

Summary



Balance 8/31/26
\$0.00

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

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
8/03	0.00				



ELECTRONIC TRANSFER ERROR RESOLUTION

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

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

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

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

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

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



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

Last Statement:
Statement Ending:
Page:

July 31, 2026
August 31, 2026
1 of 2

1 M0656BLK090126074033 65 000000000 4165 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: 08/01/26 - 08/31/26

VICTORIA SQUARE CONDOMINIUM ASSOCIATION

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$151,390.71		\$21,339.38		\$0.00		\$172,730.09

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$151,390.71
08/19	ACH CREDIT VICTORIA SQUARE CincXfer 260819 C5770		\$21,107.87	\$172,498.58
08/31	INTEREST CREDIT		\$231.51	\$172,730.09
Ending Balance				\$172,730.09

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$160,242.00	Annual % Yield Earned	1.71%
Year-to-Date Interest Paid	\$1,764.55	Interest Paid	\$231.51

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
08/31/2026
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.



**Electric Bill Statement**

For: Jun 29, 2026 to Jul 29, 2026 (30 days)

Statement Date: Jul 29, 2026

Account Number: 45882-53411

Service Address:3200 CORAL RIDGE DR # HSE
CORAL SPRINGS, FL 33065

Hello Victoria Square Condominium Association Inc,
Here's what you owe for this billing period.

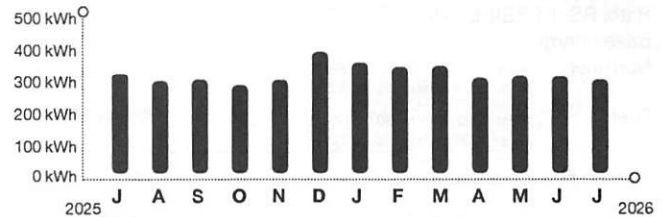
CURRENT BILL**\$58.62**

TOTAL AMOUNT YOU OWE

Aug 19, 2026

NEW CHARGES DUE BY

Receive predictable bills
all year long with FPL
Budget Billing®.
FPL.com/Zen

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	60.23
Payments received	-60.23
Balance before new charges	0.00
Total new charges	58.62
Total amount you owe	\$58.62

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payments received after August 19, 2026 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The amount due on your account will be drafted automatically on or after August 15, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Switch to FPL eBill® today and get your bill wherever you are.
FPL.com/eBill

Customer Service: (954) 797-5000
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *



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



The amount enclosed includes
the following donation:
FPL Care To Share: _____

Make check payable to FPL
in U.S. funds and mail along with
this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



Visit **FPL.com/PayBill**
for ways to pay.

45882-53411

ACCOUNT NUMBER

\$58.62

TOTAL AMOUNT YOU OWE

Aug 19, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED

**Electric Bill Statement**

For: Jun 29, 2026 to Jul 29, 2026 (30 days)

Statement Date: Jul 29, 2026

Account Number: 55972-55412

Service Address:3100 CORAL RIDGE DR # HSE
CORAL SPRINGS, FL 33065

Hello Victoria Square Condominium Association Inc,
Here's what you owe for this billing period.

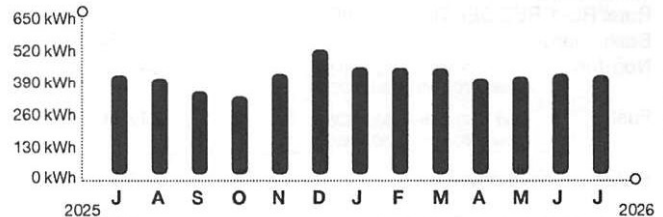
CURRENT BILL**\$75.42**

TOTAL AMOUNT YOU OWE

Aug 19, 2026

NEW CHARGES DUE BY

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all year long with FPL
Budget Billing®.
FPL.com/Zen

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	76.41
Payments received	-76.41
Balance before new charges	0.00
Total new charges	75.42
Total amount you owe	\$75.42

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payments received after August 19, 2026 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The amount due on your account will be drafted automatically on or after August 15, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

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

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this coupon to:

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GENERAL MAIL FACILITY
MIAMI FL 33188-0001



Visit **FPL.com/PayBill**
for ways to pay.

55972-55412

ACCOUNT NUMBER

\$75.42

TOTAL AMOUNT YOU OWE

Aug 19, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



GRANT PROPERTY MANAGEMENT

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

Invoice Number	63112
Invoice Date	08/01/2026

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)						
08/01/2026	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



Native Pest Management
2420 Lakeshore Drive Suite
200
Tallahassee, FL 32312
(561) 328-8290

Attn: Victoria Square Condominium Association
Victoria Square Condominium Association
3200-3286 Coral Ridge Dr
Coral Springs, FL 33065

Invoice
3200-3286 Coral
Ridge Dr

INVOICE NO. ACCOUNT NUMBER

1491492 50791

INVOICE DATE

08/01/2026

LICENSE

JB231989

DUE DATE (NET 30 TERMS)

08/31/2026

AMOUNT DUE

\$375.71

Victoria Square Condominium Association (Acct #: 50791)

ITEM	QUANTITY	PRICE	SUBTOTAL
Quarterly Home Pest Control	1	\$375.71	\$375.71

Additional Notes

Login to your online account via the blue link in our e-mails or contact us at 800-485-8995 Ext. 2 to setup credit card AutoPay.

Subtotals	\$375.71
Total Discounts	\$0.00
Taxes	\$0.00
Invoice Total	\$375.71
Amount Paid	\$0.00
Amount Due	\$375.71

INVOICE

DATE: 08/01/26
INVOICE # 826
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!

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

Date	Invoice #
8/2/2026	3722
Due Date	8/10/2026

[illegible]

INVOICE

GRANT PROPERTY
MANAGEMENT COMPANY
851 Broken Sound Parkway NW,
Suite 102
Boca Raton, FL 33487

gpm@grantmgmt.com
+1 (561) 417-4100
www.grantmgmt.com



GRANT PROPERTY MANAGEMENT

Bill to
Victoria Square

Invoice details

Invoice no.: 125522
Terms: Due on receipt
Invoice date: 08/06/2026

Product or service	Description	Qty	Rate	Amount
Collections - To Attorney	Collections to Attorney	1	\$75.00	\$75.00

Total **\$75.00**

Ways to pay

BANK 

[View and pay](#)



GRANT PROPERTY MANAGEMENT

Batch Audit Report
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

Date: 8/4/2026

Time: 12:36 pm

Page: 1

Date	Description	Check No	Type	Payment	Charge	Net
Batch # 57590 - Manual Posting						
VICS3266 - Calpi Clementine Calpi Clementine LLC - 3266 Coral Ridge Drive (At Attorney)						
07/30/2026	Collection Fees 2026 (Collection Fee)				\$75.00	
			Total	-	75.00	
	Batch Total:		1 Homeowner(s)	\$-	\$75.00	
	Association Total:		1 Homeowner(s)	\$-	\$75.00	\$75.00

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.: 8443

Terms: Net 15

Invoice date: 08/28/2026

Due date: 09/12/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Victoria Square	Monthly Janitorial Services for September.	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

**Electric Bill Statement**

For: Jul 29, 2026 to Aug 28, 2026 (30 days)

Statement Date: Aug 28, 2026

Account Number: 45882-53411

Service Address:3200 CORAL RIDGE DR # HSE
CORAL SPRINGS, FL 33065

Hello Victoria Square Condominium Association Inc,
Here's what you owe for this billing period.

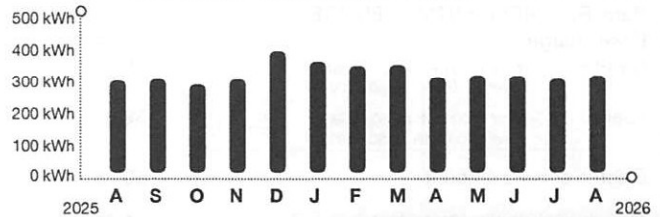
CURRENT BILL**\$60.23**

TOTAL AMOUNT YOU OWE

Sep 18, 2026

NEW CHARGES DUE BY

Receive predictable bills
all year long with FPL
Budget Billing®.
FPL.com/Zen

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	58.62
Payments received	-58.62
Balance before new charges	0.00
Total new charges	60.23
Total amount you owe	\$60.23

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payments received after September 18, 2026 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The amount due on your account will be drafted automatically on or after September 14, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

The Florida Public Service Commission has approved a one-time rate reduction in September related to 2024 hurricane restoration costs. Details at FPL.com/Rates.

Customer Service: (954) 797-5000
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *



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



The amount enclosed includes
the following donation:
FPL Care To Share: _____

Make check payable to FPL
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this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit **FPL.com/PayBill**
for ways to pay.

45882-53411

ACCOUNT NUMBER

\$60.23

TOTAL AMOUNT YOU OWE

Sep 18, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: Victoria Square
Condominium Association
Inc
Account Number: 45882-53411

FPL.com Page 2

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E001

BILL DETAILS

Amount of your last bill	58.62
Payment received - Thank you	-58.62
Balance before new charges	\$0.00

New Charges

Rate: RS-1 RESIDENTIAL SERVICE

Base charge: \$10.52

Non-fuel: (First 1000 kWh at \$0.093650) \$30.82
(Over 1000 kWh at \$0.103650)

Fuel: (First 1000 kWh at \$0.028930) \$9.52
(Over 1000 kWh at \$0.038930)

Electric service amount 50.86

Gross receipts tax (State tax) 1.31

Franchise fee (Reqd local fee) 3.20

Utility tax (Local tax) 4.81

Taxes and charges 9.32

Regulatory fee (State fee) 0.05

Total new charges \$60.23

Total amount you owe \$60.23

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC50949. Next meter reading Sep 28, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	70223		69894		329

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 28, 2026	Jul 29, 2026	Aug 28, 2025
kWh Used	329	318	312
Service days	30	30	30
kWh/day	11	11	10
Amount	\$60.23	\$58.62	\$56.25

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

[FPL.com/MobileApp](https://www.fpl.com/MobileApp)

Summer savings start here

Discover ways to save energy and enter for a chance to win \$5,000 for energy-efficient home upgrades

[FPL.com/Giveaway](https://www.fpl.com/Giveaway)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. If paying your bill in person and in cash, your payment may, consistent with Florida law, be rounded to the nearest five-cent (5¢) increment if one-cent coins are no longer in production. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

**Electric Bill Statement**

For: Jul 29, 2026 to Aug 28, 2026 (30 days)

Statement Date: Aug 28, 2026

Account Number: 55972-55412

Service Address:3100 CORAL RIDGE DR # HSE
CORAL SPRINGS, FL 33065

Hello Victoria Square Condominium Association Inc,
Here's what you owe for this billing period.

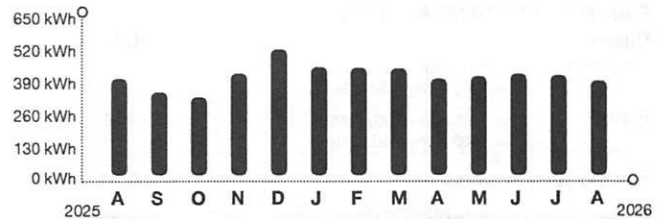
CURRENT BILL**\$72.09**

TOTAL AMOUNT YOU OWE

Sep 18, 2026

NEW CHARGES DUE BY

Receive predictable bills
all year long with FPL
Budget Billing®.
FPL.com/Zen

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	75.42
Payments received	-75.42
Balance before new charges	0.00
Total new charges	72.09
Total amount you owe	\$72.09

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payments received after September 18, 2026 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
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Customer Service: (954) 797-5000
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

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

The amount enclosed includes
the following donation:
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in U.S. funds and mail along with
this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



Visit **FPL.com/PayBill**
for ways to pay.

55972-55412

ACCOUNT NUMBER

\$72.09

TOTAL AMOUNT YOU OWE

Sep 18, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: Account Number:
Victoria Square 55972-55412
Condominium Association
Inc

FPL.com Page 2

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BILL DETAILS

Amount of your last bill	75.42
Payment received - Thank you	-75.42
Balance before new charges	\$0.00

New Charges

Rate: RS-1 RESIDENTIAL SERVICE

Base charge: \$10.52

Non-fuel: (First 1000 kWh at \$0.093650) \$38.50
(Over 1000 kWh at \$0.103650)

Fuel: (First 1000 kWh at \$0.028930) \$11.89
(Over 1000 kWh at \$0.038930)

Electric service amount 60.91

Gross receipts tax (State tax) 1.56

Franchise fee (Reqd local fee) 3.83

Utility tax (Local tax) 5.73

Taxes and charges 11.12

Regulatory fee (State fee) 0.06

Total new charges \$72.09

Total amount you owe \$72.09

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC43955. Next meter reading Sep 28, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	94122		93711		411

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 28, 2026	Jul 29, 2026	Aug 28, 2025
kWh Used	411	434	420
Service days	30	30	30
kWh/day	14	14	14
Amount	\$72.09	\$75.42	\$71.74

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. If paying your bill in person and in cash, your payment may, consistent with Florida law, be rounded to the nearest five-cent (5¢) increment if one-cent coins are no longer in production. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

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

Date	Invoice #
8/30/2026	3736
Due Date	8/30/2026

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

[illegible]



GRANT PROPERTY
MANAGEMENT

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

Association: Victoria Square

Payable to: JOSEPH MIRANDA
580 SW 50TH TER
MARGATE, FL 33068

Date: 8-31-26 Expense Code: Amount: \$1,809.00

Reason: Refund for electrical panel replacement. Unit 3228

Requested by: Jordan



Margate Electrical

Joseph Miranda

(954) 999-7536
joe.miranda@trustwisepm.com

INVOICE	#445
PAYMENT TERMS	Upon receipt
DUE DATE	Jul 16, 2026
AMOUNT DUE	\$0.00

CONTACT US

5094 Coconut Creek Parkway Unit 938757
Margate, FL 33063

(954) 371-8801
manny@margateelectrical.com

INVOICE

Services	qty	unit price	amount
MAIN LUG PANEL 100/125A	1.0	\$1,680.00	\$1,680.00
Electrical panel had to be replaced due to water damage. Breakers and bus bar where damage it was replaced in order to prevent a future fire.			
WHOLE HOUSE SURGE P WITH PANEL ONLY	1.0	\$330.00	\$330.00

Subtotal	\$2,010.00
Friend	-\$201.00
Job Total	\$1,809.00
Amount Due	\$0.00

Payment History

Jul 17	Fri 10:15am	Credit Card	\$1,809.00
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We are a family & veteran owned entity, and we value and appreciate your business.

Our estimates are provided on a fair market value. This is a fixed price proposal which includes labor and parts/materials; may also include research time, and sourcing/purchasing of materials provided. Changes made after acceptance of proposal will incur additional charges (i.e. additional labor, parts, materials, location changes, etc). // Margate Electrical can only be held liable for the extent of works carried out by the Company. No liability shall be accepted in regard to defects in existing installations or in regard to parts not installed by us. Margate Electrical shall not be held responsible for any loss or damage to property, materials, or injuries to individuals caused by the personal actions of the customer or other household members or guests, before, during or after such works have been carried out.

Additional Information:

Margate Electrical is NOT responsible for;

- Permit fees NOT included in estimate.
- Any additional FPL Fees or other fees outside the scope of work.
- Any changes required by Inspector. Including re-inspection fees.
- Any existing code violation(s) that require an update. Such as AFCI, GFCI or Combinations breakers. Wrong wire gauge or pipe size.
- Any adjustments needed on existing electrical pipes, theft of materials already installed and vandalism on property.
- Any additional request by contractor or owner.
- Any additional chipping, concrete cutting or digging.
- Any type of special equipment required.
- Any concrete or drywall patching or finish work/painting.

Acceptance of proposal:

The above prices and specifications are satisfactory and hereby accepted. You are Authorize to do the work as specified. Valid for 30 days.

For service: (1-3) days.

50% deposit by acceptance

50% deposit by completing the job.

For constructions jobs: (3+ days)

50% deposit.

25% after rough inspection.

25% at final inspection before closing of permit.

Payment will be made as outlined above.

See our Terms & Conditions