



GRANT PROPERTY MANAGEMENT

TO: Homeowners
FROM: Board of Directors
RE: 2026 Budget & Payment Coupons
DATE: November 24, 2025

Dear Homeowner,

Enclosed you'll find the approved budget for 2026. Please keep it with your Association records.

Also included are your 2026 payment coupons. If you misplace them, there is a \$5.00 replacement fee. To make sure your payments are processed on time, please mail your check, payable to your association, and the correct coupon to our **new payment address** :

NEW PAYMENT ADDRESS:

P.O. BOX 162040
Miami, FL 33116

We are no longer accepting checks in our office, please be sure to mail your payment to the PO Box to ensure timely processing of your payment.

If you use online bill pay through your bank, be sure to update the mailing address to avoid delays or late fees.

You can also manage your account online through our secure Portal and mobile app (powered by CINC Systems). With the Portal, you can:

- Submit and track requests or work orders
- View your account and make payments
- Access meeting minutes, financials, and announcements
- Stay updated with the community calendar and documents

To register, visit: <https://grantmgmt.cincwebaxis.com>

Click the image on the right to start. After registering, download the free "Community Link" app from your phone's App Store for easy mobile access.

Need help registering or have questions? Contact your Resident Services Manager.

We also offer **Autopay** for monthly fees. Your bank will send payments automatically around the 5th of each month—no extra charges. To sign up:

- Download the Autopay form from the Portal (under "Forms of the Association")
- Submit a request through the Portal
- Or email: gpm@grantmgmt.com

Thank you for your attention and support. We look forward to a great year ahead!

Sincerely,
Board of Directors
Managed by Grant Property Management

APPROVED 2026 VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.			
BUDGET			
	Account	Description	2026 Budget
Income Accounts			
ASSESSMENTS & FEES			
	40-4005-00	Maintenance Fees	\$219,367.00
Income Accounts Total			\$219,367.00
Expense			
GENERAL & ADMINISTRATIVE			
	50-5005-00	Insurance	\$70,000.00
	50-5010-00	Management Fee	\$10,080.00
	50-5015-00	Accounting	\$4,500.00
	50-5020-00	Legal Fees - General	\$750.00
	50-5025-00	Administrative/Office Exp	\$800.00
	50-5030-00	Licenses, Permits & Taxes	\$500.00
UTILITIES			
	60-6005-00	Electricity	\$1,500.00
	60-6010-00	Water & Sewer	\$40,000.00
	60-6020-00	Trash Removal	\$25,000.00
CONTRACT & REPAIR			
	80-8005-00	Landscaping Maintenance	\$16,500.00
	80-8010-00	Tree Trimming	\$1,500.00
	80-8015-00	Landscape Improvements	\$1,000.00
	80-8030-00	Irrigation Maintenance	\$2,000.00
	80-8040-00	General Repairs & Maintenance	\$25,317.00
	80-8050-00	Plumbing Repairs	\$500.00
	80-8065-00	Janitorial Service	\$8,000.00
	80-8070-00	Pest Control	\$1,000.00
	80-8125-00	Fire Alarm Monitoring	\$750.00
	80-8132-00	Fire Safety	\$850.00
	80-8165-00	Parking / Security Enforcement	\$5,820.00
	80-8170-00	Security Cameras	\$2,500.00
	80-8175-00	Sidewalk Repair	\$500.00
RESERVES			
	90-9100-00	Reserve Transfer	\$0.00
Expense Accounts Total			\$219,367.00

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.							
APPROVED RESERVE SCHEDULE FOR FISCAL YEAR 2026							
January 1, 2026 Through December 31, 2026							
Account Description	Est Useful Life	Cost	Est Rem Life	Est Bal. 12/31/2025	To Fund	Annually	Monthly
Painting	10	\$ 95,000.00	8	\$ 22,411.72	\$ 72,588.28	\$ 9,073.54	\$ 756.13
Roof	25	\$ 400,000.00	13	\$ 101,489.20	\$ 298,510.80	\$ 22,962.37	\$ 1,913.53
50-Year Inspe	10	\$ 10,000.00	8	\$ 3,632.04	\$ 6,367.96	\$ 796.00	\$ 66.33
Paving	25	\$ 90,000.00	22	\$ 16,234.04	\$ 73,765.96	\$ 3,353.00	\$ 279.42
TOTALS		\$ 595,000.00		\$ 143,767.00	\$ 451,233.00	\$ 36,184.90	\$ 3,015.41

Monthly Maintenance (44 units):

\$ 484.00