



Financial Report Package

December 2025

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	\$10,263.21	
10-1020-00 PINNACLE-OPR-4555	72,898.83	
Total OPERATING CASH:		<u>\$83,162.04</u>
RESERVE CASH		
12-1215-00 VNB-RES-6404	149,857.67	
12-1225-00 Due to/from Operating	3,015.41	
Total RESERVE CASH:		<u>\$152,873.08</u>
ACCOUNTS RECEIVABLE		
14-1046-00 Unit Owner Receivables	14,113.00	
Total ACCOUNTS RECEIVABLE:		<u>\$14,113.00</u>
CURRENT ASSETS		
15-1500-00 Utility Deposits	80.00	
Total CURRENT ASSETS:		<u>\$80.00</u>
OTHER ASSETS		
16-1611-00 Exchange	15,938.62	
Total OTHER ASSETS:		<u>\$15,938.62</u>
Total Assets:		<u>\$266,166.74</u>

Liabilities & Equity

RESERVE CASH		
12-1235-00 Due to/from Reserves	3,015.41	
Total RESERVE CASH:		<u>\$3,015.41</u>
PAYABLES & CURRENT LIABIL		
20-2001-00 Accounts Payable	210.76	
20-2003-00 Prepaid Maintenance	11,741.25	
20-2020-00 Accrued Expense	2,541.68	
Total PAYABLES & CURRENT LIABIL		<u>\$14,493.69</u>
RESERVE FUNDS		
25-3005-00 RES - Interest	9,105.98	
25-3010-00 RES - Roadways / Paving / Ashpalt	16,234.12	
25-3052-00 RES - Exterior Paint	22,411.67	
25-3060-00 RES - 40 Year Inspection	3,632.13	
25-3082-00 RES - Roof	101,489.18	
Total RESERVE FUNDS:		<u>\$152,873.08</u>
EQUITY		
30-3505-00 Fund Balance - Operating	69,999.61	
Total EQUITY:		<u>\$69,999.61</u>
Net Income Gain / Loss	25,784.95	
		<u>\$25,784.95</u>
Total Liabilities & Equity:		<u>\$266,166.74</u>

Income Statement - Operating
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.
12/01/2025 to 12/31/2025

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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	\$ 21,296.00	\$ -	\$ 255,552.00	\$255,552.00	\$ -	\$ 255,552.00
4025-00 Interest Income - Operating	0.19	-	0.19	75.66	-	75.66	-
4026-00 Interest Income - Collections	-	-	-	5.09	-	5.09	-
4035-00 Late Fees	475.00	-	475.00	1,475.00	-	1,475.00	-
4062-00 Administrative Fee Income	-	-	-	302.00	-	302.00	-
4090-00 Miscellaneous Income	-	-	-	550.00	-	550.00	-
Total ASSESSMENTS & FEES	\$ 21,771.19	\$ 21,296.00	\$ 475.19	\$ 257,959.75	\$255,552.00	\$2,407.75	\$ 255,552.00
Total OPERATING INCOME	\$ 21,771.19	\$ 21,296.00	\$ 475.19	\$ 257,959.75	\$255,552.00	\$ 2,407.75	\$ 255,552.00
OPERATING EXPENSE							
GENERAL & ADMINISTRATIVE							
5005-00 Insurance	5,973.95	6,729.87	755.92	66,449.75	80,758.00	14,308.25	80,758.00
5010-00 Management Fee	798.00	798.00	-	9,576.00	9,576.00	-	9,576.00
5015-00 Accounting	-	100.00	100.00	4,500.00	1,200.00	(3,300.00)	1,200.00
5020-00 Legal Fees - General	-	150.00	150.00	573.52	1,800.00	1,226.48	1,800.00
5025-00 Administrative/Office Exp	50.76	62.50	11.74	798.95	750.00	(48.95)	750.00
5030-00 Licenses, Permits & Taxes	176.00	41.63	(134.37)	2,497.62	500.00	(1,997.62)	500.00
Total GENERAL & ADMINISTRATIVE	\$ 6,998.71	\$ 7,882.00	\$ 883.29	\$ 84,395.84	\$ 94,584.00	\$10,188.16	\$ 94,584.00
UTILITIES							
6005-00 Electricity	131.73	150.00	18.27	1,403.14	1,800.00	396.86	1,800.00
6010-00 Water & Sewer	-	3,416.63	3,416.63	38,951.79	41,000.00	2,048.21	41,000.00
6015-00 Telephone	-	-	-	1,140.16	-	(1,140.16)	-
6020-00 Trash Removal	1,561.00	2,125.00	564.00	18,746.00	25,500.00	6,754.00	25,500.00
Total UTILITIES	\$ 1,692.73	\$ 5,691.63	\$ 3,998.90	\$ 60,241.09	\$ 68,300.00	\$8,058.91	\$ 68,300.00
CONTRACT & REPAIR							
8005-00 Landscaping Maintenance	2,700.00	916.63	(1,783.37)	14,066.68	11,000.00	(3,066.68)	11,000.00
8010-00 Tree Trimming	-	83.37	83.37	1,000.00	1,000.00	-	1,000.00
8015-00 Landscape Improvements	-	166.63	166.63	-	2,000.00	2,000.00	2,000.00
8030-00 Irrigation Maintenance	-	166.63	166.63	1,393.74	2,000.00	606.26	2,000.00
8040-00 General Repairs & Maintenance	2,096.42	2,015.24	(81.18)	17,772.78	24,183.10	6,410.32	24,183.10
8050-00 Plumbing Repairs	-	41.63	41.63	150.00	500.00	350.00	500.00
8065-00 Janitorial Service	450.00	666.63	216.63	4,375.00	8,000.00	3,625.00	8,000.00
8070-00 Pest Control	-	62.50	62.50	1,304.10	750.00	(554.10)	750.00
8125-00 Fire Alarm Monitoring	-	100.00	100.00	-	1,200.00	1,200.00	1,200.00
8132-00 Fire Safety	-	70.87	70.87	879.34	850.00	(29.34)	850.00
8165-00 Parking / Security Enforcement	375.00	208.37	(166.63)	7,922.38	2,500.00	(5,422.38)	2,500.00
8170-00 Security Cameras	160.00	166.63	6.63	2,488.93	2,000.00	(488.93)	2,000.00
8175-00 Sidewalk Repair	-	41.63	41.63	-	500.00	500.00	500.00
Total CONTRACT & REPAIR	\$ 5,781.42	\$ 4,706.76	(\$ 1,074.66)	\$ 51,352.95	\$ 56,483.10	\$5,130.15	\$ 56,483.10
RESERVES							
9100-00 Reserve Transfer	3,015.41	3,015.39	(0.02)	36,184.92	36,184.90	(0.02)	36,184.90
Total RESERVES	\$ 3,015.41	\$ 3,015.39	(\$ 0.02)	\$ 36,184.92	\$ 36,184.90	(\$0.02)	\$ 36,184.90
Total OPERATING EXPENSE	\$ 17,488.27	\$ 21,295.78	\$ 3,807.51	\$ 232,174.80	\$255,552.00	\$ 23,377.20	\$ 255,552.00
Net Income:	\$ 4,282.92	\$ 0.22	\$ 4,282.70	\$ 25,784.95	\$ 0.00	\$ 25,784.95	\$ 0.00

Account No	Description				Prior Balance	Current Debit	Current Credit	End Balance
10-1010-00	POPULAR-OPR-2006				\$10,436.17	\$0.19	\$173.15	\$10,263.21
Date	GL Ref #	Debit	Credit	Description				
12/16/2025	620997	\$ -	\$ 131.73	Misc. Check; FPL Chk # 0				
12/23/2025	620995	-	41.42	Misc. Check; Valley National Bank - CC Chk # 0				
12/31/2025	575478	0.19	-	Interest				
10-1020-00	PINNACLE-OPR-4555				71,668.12	27,351.42	26,120.71	72,898.83
Date	GL Ref #	Debit	Credit	Description				
12/01/2025	487614	\$ -	\$ 3,325.98	PINNACLE-OPR-4555 Inv # 10/07/25; City of Coral Springs Chk # 0				
12/01/2025	528160	-	1,561.00	PINNACLE-OPR-4555 Inv # 28265; Universal Waste Chk # 0				
12/01/2025	530670	-	3,015.41	Funds Transfer				
12/01/2025	531642	-	798.00	PINNACLE-OPR-4555 Inv # ; GRANT PROPERTY MANAGEMENT Chk # 0				
12/01/2025	531866	484.00	-	Deposit from batch 37675				
12/01/2025	532420	484.00	-	Deposit from batch 37549				
12/02/2025	538425	484.00	-	Deposit from batch 37693				
12/02/2025	539190	484.00	-	Deposit from batch 37817				
12/03/2025	541910	484.00	-	Deposit from batch 38039				
12/03/2025	542245	484.00	-	Deposit from batch 38062				
12/04/2025	543001	484.00	-	Deposit from batch 38081				
12/04/2025	543695	484.00	-	Deposit from batch 38136				
12/05/2025	545287	8,712.00	-	Deposit from batch 37590				
12/05/2025	546290	489.00	-	Deposit from batch 38080				
12/05/2025	546963	1,363.00	-	Deposit from batch 38239				
12/08/2025	548958	329.00	-	Deposit from batch 38260				
12/08/2025	549463	484.00	-	Deposit from batch 38198				
12/09/2025	552126	484.00	-	Deposit from batch 38439				
12/09/2025	552613	484.00	-	Deposit from batch 38509				
12/10/2025	553395	534.00	-	Deposit from batch 38563				
12/10/2025	553501	1,452.00	-	Deposit from batch 38416				
12/10/2025	553551	-	450.00	PINNACLE-OPR-4555 Inv # 8235; Diamond Brite Maintenance Chk # 5034				
12/10/2025	553553	-	50.00	PINNACLE-OPR-4555 Inv # 3544; RYAN ASSOCIATES INC Chk # 0				
12/10/2025	553555	-	160.00	PINNACLE-OPR-4555 Inv # 10359; LV8 Communications, LLC Chk # 5035				
12/10/2025	553583	-	1,150.00	PINNACLE-OPR-4555 Inv # 081925; BUSY BEE PRESSURE CLEANING Chk # 5036				
12/11/2025	555284	484.00	-	Deposit from batch 38672				
12/12/2025	557239	1,353.00	-	Deposit from batch 38763				
12/16/2025	589633	-	41.42	PINNACLE-OPR-4555 Inv # ; Valley National Bank - CC Chk # 5038				
12/16/2025	589635	-	2,100.00	PINNACLE-OPR-4555 Inv # 0035; Best Lawn Service of America, Inc Chk # 0				
12/16/2025	589689	-	745.00	PINNACLE-OPR-4555 Inv # 19328; FireWatch Chk # 5039				
12/19/2025	564645	444.00	-	Deposit from batch 39372				
12/22/2025	565771	-	600.00	PINNACLE-OPR-4555 Inv # 0036; Best Lawn Service of America, Inc Chk # 0				
12/23/2025	566943	-	176.00	PINNACLE-OPR-4555 Inv # 756798; DBPR - DIVISION OF CONDOMINIUMS Chk # 5037				
12/24/2025	569363	534.00	-	Deposit from batch 39559				
12/26/2025	539991	-	5,973.95	PINNACLE-OPR-4555 Inv # NOV-2025; FIRST INSURANCE FUNDING Chk # 0				
12/30/2025	572970	5,808.00	-	Deposit from batch 39684				
12/30/2025	573536	484.00	-	Deposit from batch 39821				
12/30/2025	620985	-	5,973.95	Misc. Check; FIRST INSURANCE FUNDING Chk # 0				
12/31/2025	589633	41.42	-	PINNACLE-OPR-4555 Inv # (Reversal); Valley National Bank - CC Chk # 5038				
12-1215-00	VNB-RES-6404				146,605.31	3,252.36	-	149,857.67
Date	GL Ref #	Debit	Credit	Description				
12/01/2025	530670	\$ 3,015.41	\$ -	Funds Transfer				
12/31/2025	575878	236.95	-	Interest				
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				13,356.00	21,848.00	21,091.00	14,113.00
Date	GL Ref #	Debit	Credit	Description				



VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

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GRANT PROPERTY MANAGEMENT

General Ledger Trial Balance with Details

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

Accts: 10-1000-00 To: 99-9999-00 Dates: 12/1/2025 - 12/31/2025

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
12/19/2025	564645 \$ -	\$ 25.00	Deposit from batch 39372		
12/24/2025	569363 -	484.00	Deposit from batch 39559		
12/24/2025	569363 -	25.00	Deposit from batch 39559		
12/24/2025	569363 -	25.00	Deposit from batch 39559		
12/31/2025	621743 77.00	-	Move Payment CK#1097 01/22/2026		
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		(8,974.93)	17,172.77	8,408.60 (210.76)
Date	GL Ref #	Debit	Credit	Description	
12/01/2025	487614	\$ 3,325.98	\$ -	Accounts Payable Inv # 10/07/25; City of Coral Springs Chk # 0	
12/01/2025	521380	-	375.00	Accounts Payable Inv # 1225	
12/01/2025	524135	-	1,561.00	Accounts Payable Inv # 28265	
12/01/2025	528160	1,561.00	-	Accounts Payable Inv # 28265; Universal Waste Chk # 0	
12/01/2025	531570	-	798.00	Accounts Payable	
12/01/2025	531642	798.00	-	Accounts Payable Inv # ; GRANT PROPERTY MANAGEMENT Chk # 0	
12/01/2025	550251	-	450.00	Accounts Payable Inv # 8235	
12/01/2025	550255	-	1,150.00	Accounts Payable Inv # 081925	
12/01/2025	564432	-	600.00	Accounts Payable Inv # 0036	
12/01/2025	565935	-	176.00	Accounts Payable Inv # 756798	
12/01/2025	584312	-	41.42	Accounts Payable	
12/01/2025	584314	-	2,100.00	Accounts Payable Inv # 0035	
12/03/2025	550257	-	160.00	Accounts Payable Inv # 10359	
12/03/2025	618771	-	160.00	Accounts Payable Inv # #5035	
12/10/2025	553551	450.00	-	Accounts Payable Inv # 8235; Diamond Brite Maintenance Chk # 5034	
12/10/2025	553553	50.00	-	Accounts Payable Inv # 3544; RYAN ASSOCIATES INC Chk # 0	
12/10/2025	553555	160.00	-	Accounts Payable Inv # 10359; LV8 Communications, LLC Chk # 5035	
12/10/2025	553583	1,150.00	-	Accounts Payable Inv # 081925; BUSY BEE PRESSURE CLEANING Chk # 5036	
12/16/2025	589633	41.42	-	Accounts Payable Inv # ; Valley National Bank - CC Chk # 5038	
12/16/2025	589635	2,100.00	-	Accounts Payable Inv # 0035; Best Lawn Service of America, Inc Chk # 0	
12/16/2025	589689	745.00	-	Accounts Payable Inv # 19328; FireWatch Chk # 5039	
12/22/2025	565771	600.00	-	Accounts Payable Inv # 0036; Best Lawn Service of America, Inc Chk # 0	
12/23/2025	566943	176.00	-	Accounts Payable Inv # 756798; DBPR - DIVISION OF CONDOMINIUMS Chk # 5037	
12/26/2025	539991	5,973.95	-	Accounts Payable Inv # NOV-2025; FIRST INSURANCE FUNDING Chk # 0	
12/30/2025	584316	-	745.00	Accounts Payable Inv # 19328	
12/30/2025	618773	-	50.76	Accounts Payable Inv # 121687	
12/31/2025	589633	-	41.42	Accounts Payable Inv # (Reversal); Valley National Bank - CC Chk # 5038	
12/31/2025	584312	41.42	-	Accounts Payable (Reversal - voided check); Valley National Bank - CC Chk # 5038	
20-2003-00	Prepaid Maintenance		(5,445.25)	1,755.25	8,051.25 (11,741.25)
Date	GL Ref #	Debit	Credit	Description	
12/01/2025	534588	\$ 157.00	\$ -	Adjust Prepaid	
12/01/2025	534590	484.00	-	Adjust Prepaid	
12/01/2025	534592	63.25	-	Adjust Prepaid	
12/01/2025	534594	469.00	-	Adjust Prepaid	
12/01/2025	534596	78.00	-	Adjust Prepaid	
12/01/2025	534598	20.00	-	Adjust Prepaid	
12/02/2025	539190	-	63.25	Deposit from batch 37817	
12/03/2025	542245	-	157.00	Deposit from batch 38062	
12/04/2025	543001	-	484.00	Deposit from batch 38081	
12/05/2025	544562	484.00	-	Move Payment CK#21215773 12/05/2025	
12/05/2025	546290	-	25.00	Deposit from batch 38080	
12/09/2025	552126	-	469.00	Deposit from batch 38439	
12/12/2025	557239	-	484.00	Deposit from batch 38763	
12/30/2025	572970	-	5,808.00	Deposit from batch 39684	
12/30/2025	573536	-	484.00	Deposit from batch 39821	
12/31/2025	621743	-	77.00	Deposit from batch 43310	

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
20-2020-00	Accrued Expense	(\$2,541.68)	\$-	\$-	(\$2,541.68)
Date	GL Ref #	Debit	Credit	Description	
25-3005-00	RES - Interest	(8,869.03)	-	236.95	(9,105.98)
Date	GL Ref #	Debit	Credit	Description	
12/31/2025	575878	\$ -	\$ 236.95	Interest	
25-3010-00	RES - Roadways / Paving / Asphalt	(15,954.70)	-	279.42	(16,234.12)
Date	GL Ref #	Debit	Credit	Description	
12/31/2025	575297	\$ -	\$ 279.42	Monthly	
25-3052-00	RES - Exterior Paint	(21,655.54)	-	756.13	(22,411.67)
Date	GL Ref #	Debit	Credit	Description	
12/31/2025	575297	\$ -	\$ 756.13	Monthly	
25-3060-00	RES - 40 Year Inspection	(3,565.80)	-	66.33	(3,632.13)
Date	GL Ref #	Debit	Credit	Description	
12/31/2025	575297	\$ -	\$ 66.33	Monthly	
25-3082-00	RES - Roof	(99,575.65)	-	1,913.53	(101,489.18)
Date	GL Ref #	Debit	Credit	Description	
12/31/2025	575297	\$ -	\$ 1,913.53	Monthly	
30-3505-00	Fund Balance - Operating	(69,999.61)	-	-	(69,999.61)
Date	GL Ref #	Debit	Credit	Description	
40-4005-00	Maintenance Fees	(234,256.00)	-	21,296.00	(255,552.00)
Date	GL Ref #	Debit	Credit	Description	
12/01/2025	274314	\$ -	\$ 21,296.00	Assessment - Batch 22384	
40-4025-00	Interest Income - Operating	(75.47)	-	0.19	(75.66)
Date	GL Ref #	Debit	Credit	Description	
12/31/2025	575478	\$ -	\$ 0.19	Interest	
40-4026-00	Interest Income - Collections	(5.09)	-	-	(5.09)
Date	GL Ref #	Debit	Credit	Description	
40-4035-00	Late Fees	(1,000.00)	-	475.00	(1,475.00)
Date	GL Ref #	Debit	Credit	Description	
12/11/2025	570599	\$ -	\$ 475.00	Assessment - Batch 38668	
40-4062-00	Administrative Fee Income	(302.00)	-	-	(302.00)
Date	GL Ref #	Debit	Credit	Description	
40-4090-00	Miscellaneous Income	(550.00)	-	-	(550.00)
Date	GL Ref #	Debit	Credit	Description	
50-5005-00	Insurance	60,475.80	5,973.95	-	66,449.75
Date	GL Ref #	Debit	Credit	Description	
12/30/2025	620985	\$ 5,973.95	\$ -	Misc. Check; FIRST INSURANCE FUNDING Chk # 0	
50-5010-00	Management Fee	8,778.00	798.00	-	9,576.00
Date	GL Ref #	Debit	Credit	Description	
12/01/2025	531570	\$ 798.00	\$ -	Management Fee	
50-5015-00	Accounting	4,500.00	-	-	4,500.00
Date	GL Ref #	Debit	Credit	Description	
50-5020-00	Legal Fees - General	573.52	-	-	573.52
Date	GL Ref #	Debit	Credit	Description	
50-5025-00	Administrative/Office Exp	748.19	50.76	-	798.95
Date	GL Ref #	Debit	Credit	Description	
12/30/2025	618773	\$ 50.76	\$ -	Administrative/Office Exp	
50-5030-00	Licenses, Permits & Taxes	2,321.62	176.00	-	2,497.62
Date	GL Ref #	Debit	Credit	Description	
12/01/2025	565935	\$ 176.00	\$ -	Licenses, Permits & Taxes	
60-6005-00	Electricity	1,271.41	131.73	-	1,403.14
Date	GL Ref #	Debit	Credit	Description	
12/16/2025	620997	\$ 131.73	\$ -	Misc. Check; FPL Chk # 0	
60-6010-00	Water & Sewer	38,951.79	-	-	38,951.79
Date	GL Ref #	Debit	Credit	Description	

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
60-6015-00	Telephone	1,140.16	-	-	1,140.16
Date	GL Ref #	Debit	Credit	Description	
60-6020-00	Trash Removal	17,185.00	1,561.00	-	18,746.00
Date	GL Ref #	Debit	Credit	Description	
12/01/2025	524135	\$ 1,561.00	\$ -	Trash Removal	
80-8005-00	Landscaping Maintenance	11,366.68	2,700.00	-	14,066.68
Date	GL Ref #	Debit	Credit	Description	
12/01/2025	564432	\$ 600.00	\$ -	Landscaping Maintenance	
12/01/2025	584314	2,100.00	-	Landscaping Maintenance	
80-8010-00	Tree Trimming	1,000.00	-	-	1,000.00
Date	GL Ref #	Debit	Credit	Description	
80-8030-00	Irrigation Maintenance	1,393.74	-	-	1,393.74
Date	GL Ref #	Debit	Credit	Description	
80-8040-00	General Repairs & Maintenance	15,676.36	2,137.84	41.42	17,772.78
Date	GL Ref #	Debit	Credit	Description	
12/01/2025	550255	\$ 1,150.00	\$ -	General Repairs & Maintenance	
12/01/2025	584312	41.42	-	General Repairs & Maintenance	
12/03/2025	618771	160.00	-	General Repairs & Maintenance	
12/23/2025	620995	41.42	-	Misc. Check; Valley National Bank - CC Chk # 0	
12/30/2025	584316	745.00	-	General Repairs & Maintenance	
12/31/2025	584312	-	41.42	General Repairs & Maintenance (Reversal - voided check); Valley National Bank - CC Chk # 5038	
80-8050-00	Plumbing Repairs	150.00	-	-	150.00
Date	GL Ref #	Debit	Credit	Description	
80-8065-00	Janitorial Service	3,925.00	450.00	-	4,375.00
Date	GL Ref #	Debit	Credit	Description	
12/01/2025	550251	\$ 450.00	\$ -	Janitorial Service	
80-8070-00	Pest Control	1,304.10	-	-	1,304.10
Date	GL Ref #	Debit	Credit	Description	
80-8132-00	Fire Safety	879.34	-	-	879.34
Date	GL Ref #	Debit	Credit	Description	
80-8165-00	Parking / Security Enforcement	7,547.38	375.00	-	7,922.38
Date	GL Ref #	Debit	Credit	Description	
12/01/2025	521380	\$ 375.00	\$ -	Parking / Security Enforcement	
80-8170-00	Security Cameras	2,328.93	160.00	-	2,488.93
Date	GL Ref #	Debit	Credit	Description	
12/03/2025	550257	\$ 160.00	\$ -	Security Cameras	
90-9100-00	Reserve Transfer	33,169.51	3,015.41	-	36,184.92
Date	GL Ref #	Debit	Credit	Description	
12/31/2025	575297	\$ 3,015.41	\$ -	Monthly	
Totals:		\$0.00	\$88,909.68	\$88,909.68	\$0.00

Payables Aging Report
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.
 As Of 12/31/2025

Date: 1/22/2026
 Time: 11:47 am
 Page: 1

Vendor			Current	Over 30	Over 60	Over 90	Balance
Grant Property Management Inc							
Invoice #	Date	Check Memo					
121687	12/30/2025	Mailing & Admin charges	\$50.76	\$0.00	\$0.00	\$0.00	
			\$50.76	\$0.00	\$0.00	\$0.00	\$50.76
LV8 Communications, LLC							
Invoice #	Date	Check Memo					
#5035	12/03/2025	Service cameras troubleshooting	\$160.00	\$0.00	\$0.00	\$0.00	
			\$160.00	\$0.00	\$0.00	\$0.00	\$160.00
Totals:			\$210.76	\$0.00	\$0.00	\$0.00	\$210.76

Date	Check #	Payee	Amount
10-1010-00 POPULAR-OPR-2006			
12/23/2025	0	Valley National Bank - CC Check Memo : 80-8040-00 EFT - Misc. Check; Misc. Check	\$41.42 \$41.42
12/16/2025	0	FPL Check Memo : 60-6005-00 EFT - Misc. Check; Misc. Check	\$131.73 \$131.73
		Account Totals	# Checks: 2
			\$173.15
10-1020-00 PINNACLE-OPR-4555			
12/01/2025	0	City of Coral Springs Invoice #: 10/07/25 Check Memo : Service 08/28/25-09/30/25 60-6010-00 Water & Sewer	\$3,325.98 \$3,325.98
12/01/2025	0	Universal Waste Invoice #: 28265 Check Memo : DEC 2025 - Service 60-6020-00 Trash Removal	\$1,561.00 \$1,561.00
12/01/2025		Check Memo : 12-1215-00 Transfer to VNB-RES-6404; Funds Transfer	\$3,015.41 \$3,015.41
12/01/2025	0	GRANT PROPERTY MANAGEMENT Check Memo : Management Fee 50-5010-00 Management Fee	\$798.00 \$798.00
12/26/2025	0	FIRST INSURANCE FUNDING Invoice #: NOV-2025 Check Memo : Loan # 103849576 20-2002-00 Insurance Payable	\$5,973.95 \$5,973.95
12/10/2025	5034	Diamond Brite Maintenance Invoice #: 8235 Check Memo : DEC-2025 janitorial Services 80-8065-00 Janitorial Service	\$450.00 \$450.00
12/10/2025	0	RYAN ASSOCIATES INC Invoice #: 3544 Check Memo : Wet Check 80-8030-00 Irrigation Maintenance	\$50.00 \$50.00
12/10/2025	5035	LV8 Communications, LLC Invoice #: 10359 Check Memo : Service to cameras troubleshooting 80-8170-00 Security Cameras	\$160.00 \$160.00
12/10/2025	5036	BUSY BEE PRESSURE CLEANING Invoice #: 081925 Check Memo : Pressure Clean all Sidewalks, Catwalks, Stairways, and Dumpster 80-8040-00 General Repairs & Maintenance	\$1,150.00 \$1,150.00
12/22/2025	0	Best Lawn Service of America, Inc Invoice #: 0036 Check Memo : NOV-2025 Services 80-8005-00 Landscaping Maintenance	\$600.00 \$600.00
12/23/2025	5037	DBPR - DIVISION OF CONDOMINIUMS Invoice #: 756798 Check Memo : 2026 File #58230 50-5030-00 Licenses, Permits & Taxes	\$176.00 \$176.00
12/16/2025	5038	Valley National Bank - CC Check Memo : DEC-2025 80-8040-00 General Repairs & Maintenance	Voided on 12/31/2025 4:34:49PM \$41.42
12/16/2025	0	Best Lawn Service of America, Inc Invoice #: 0035 Check Memo : For SEPTEMBER & OCTOBER -2025 80-8005-00 Landscaping Maintenance	\$2,100.00 \$2,100.00

Date	Check #	Payee	Amount
12/16/2025	5039	FireWatch	\$745.00
		Invoice #: 19328	
		Check Memo : Perform 5-year pressure test on dry standpipe	
		80-8040-00 General Repairs & Maintenance	\$745.00
12/30/2025	0	FIRST INSURANCE FUNDING	\$5,973.95
		Check Memo :	
		50-5005-00 EFT - Misc. Check; Misc. Check	\$5,973.95
		Account Totals	\$26,079.29
		# Checks:	14
		Association Totals	\$26,252.44
		# Checks:	16

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
12/01/2025		City of Coral Springs		0	(\$3,325.98)
12/10/2025		LV8 Communications, LLC		5035	(\$160.00)
12/16/2025		Best Lawn Service of America, Inc		0	(\$2,100.00)
12/16/2025		FireWatch		5039	(\$745.00)
12/23/2025		DBPR - DIVISION OF CONDOMINIUMS		5037	(\$176.00)
Total Uncleared					(\$6,506.98)
Cleared Items					
Credits					
12/01/2025	12/01/2025	Deposit from batch 37675	37675 - Scanned Checks	164	\$484.00
12/01/2025	12/02/2025	Deposit from batch 37549	37549 - Online Payment	165	\$484.00
12/02/2025	12/02/2025	Deposit from batch 37693	37693 - Online Payment	166	\$484.00
12/02/2025	12/03/2025	Deposit from batch 37817	37817 - Auto Payment	167	\$484.00
12/03/2025	12/03/2025	Deposit from batch 38062	38062 - Auto Payment	169	\$484.00
12/03/2025	12/03/2025	Deposit from batch 38039	38039 - Payabli Credit Card	168	\$484.00
12/04/2025	12/04/2025	Deposit from batch 38081	38081 - Auto Payment	170	\$484.00
12/04/2025	12/04/2025	Deposit from batch 38136	38136 - Payabli Credit Card	171	\$484.00
12/05/2025	12/09/2025	Deposit from batch 38080	38080 - Online Payment	174	\$489.00
12/05/2025	12/05/2025	Deposit from batch 38239	38239 - Auto Payment	175	\$1,363.00
12/05/2025	12/09/2025	Deposit from batch 37590	37590 - ACH Payment	173	\$8,712.00
12/08/2025	12/09/2025	Deposit from batch 38260	38260 - Scanned Checks	176	\$329.00
12/08/2025	12/09/2025	Deposit from batch 38198	38198 - Online Payment	177	\$484.00
12/09/2025	12/09/2025	Deposit from batch 38509	38509 - Payabli Credit Card	179	\$484.00
12/09/2025	12/09/2025	Deposit from batch 38439	38439 - Auto Payment	178	\$484.00
12/10/2025	12/10/2025	Deposit from batch 38563	38563 - Scanned Checks	180	\$534.00
12/10/2025	12/11/2025	Deposit from batch 38416	38416 - Online Payment	181	\$1,452.00
12/11/2025	12/11/2025	Deposit from batch 38672	38672 - Auto Payment	182	\$484.00
12/12/2025	12/12/2025	Deposit from batch 38763	38763 - Auto Payment	183	\$1,353.00
12/19/2025	12/19/2025	Deposit from batch 39372	39372 - Scanned Checks	184	\$444.00
12/24/2025	12/24/2025	Deposit from batch 39559	39559 - Payabli Credit Card	185	\$534.00
12/30/2025	12/30/2025	Deposit from batch 39821	39821 - Auto Payment	187	\$484.00
12/30/2025	12/30/2025	Deposit from batch 39684	39684 - Scanned Checks	186	\$5,808.00
Total Cleared Credits					\$27,310.00
Debits					
12/01/2025	12/02/2025	Transfer to VNB-RES-6404			(\$3,015.41)
12/01/2025	12/02/2025	Universal Waste		0	(\$1,561.00)
12/01/2025	12/02/2025	GRANT PROPERTY MANAGEMENT		0	(\$798.00)
12/10/2025	12/30/2025	BUSY BEE PRESSURE CLEANING		5036	(\$1,150.00)
12/10/2025	12/26/2025	Diamond Brite Maintenance		5034	(\$450.00)
12/10/2025	12/12/2025	RYAN ASSOCIATES INC		0	(\$50.00)
12/22/2025	12/23/2025	Best Lawn Service of America, Inc		0	(\$600.00)
12/30/2025	12/31/2025	FIRST INSURANCE FUNDING		0	(\$5,973.95)
Total Cleared Debits					(\$13,598.36)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
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PINNACLE-OPR-4555 Summary					
Ending Account Balance:					\$ 72,898.83
Uncleared Items:					(\$6,506.98)
Adjusted Balance:					\$ 79,405.81
Bank Ending Balance:					\$ 79,405.81
Difference:					\$-

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

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

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
12/31/2025	12/31/2025	Interest			\$0.19
Total Cleared Credits					\$0.19
Debits					
12/16/2025	12/31/2025	FPL		0	(\$131.73)
12/23/2025	12/31/2025	Valley National Bank - CC		0	(\$41.42)
Total Cleared Debits					(\$173.15)

POPULAR-OPR-2006 Summary	
Ending Account Balance:	\$ 10,263.21
Uncleared Items:	\$-
<hr/>	
Adjusted Balance:	\$ 10,263.21
Bank Ending Balance:	\$ 10,263.21
<hr/>	
Difference:	\$-

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
12/01/2025	12/02/2025	Transfer from PINNACLE-OPR-4555			\$3,015.41
12/31/2025	12/31/2025	Interest			\$236.95
				Total Cleared Credits	\$3,252.36

VNB-RES-6404 Summary	
Ending Account Balance:	\$ 149,857.67
Uncleared Items:	\$-
Adjusted Balance:	\$ 149,857.67
Bank Ending Balance:	\$ 149,857.67
Difference:	\$-

**Victoria Square Condominium
Accrued as of
December 31, 2025**

Payable to:	Account	Amount
Opening Balance		2,541.68
Total A/P		<u><u>\$ 2,541.68</u></u>



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 12/01/25
\$65,694.17

Balance 12/31/25
\$79,405.81

Summary



Credits +\$27,310.00
Interest +\$0.00
Debits -\$13,598.36

Credit Transactions

Credits

12/01 Remote Deposit	484.00
12/02 VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	484.00
12/02 Remote Deposit	484.00
12/03 VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	484.00
12/03 PAYABLI DEPOSIT TRANSFER 877645896 WFMSPPROPAY VICTORIA SQUARE CONDOM	484.00
12/03 Remote Deposit	484.00
12/04 PAYABLI DEPOSIT TRANSFER 877999809 WFMSPPROPAY VICTORIA SQUARE CONDOM	484.00
12/04 Remote Deposit	484.00
12/05 Remote Deposit	1,363.00
12/08 VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	489.00
12/08 VICTORIA SQUARE ASSN DUES 1592029932 VICTORIA	8,712.00
12/08 Remote Deposit	329.00
12/09 VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	484.00
12/09 PAYABLI DEPOSIT TRANSFER 879157231 WFMSPPROPAY VICTORIA SQUARE CONDOM	484.00
12/09 Remote Deposit	484.00
12/10 Remote Deposit	534.00
12/11 VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	1,452.00
12/11 Remote Deposit	484.00



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

12/12	Remote Deposit	1,353.00
12/19	Remote Deposit	444.00
12/24	PAYABLI DEPOSIT TRANSFER 882391514 WFMSPPROPAY VICTORIA SQUARE CONDOM	534.00
12/30	Remote Deposit	484.00
12/30	Remote Deposit	5,808.00
Total Credits		\$27,310.00

Debit Transactions

Other Debits		
12/01	Grant Operating TAMARAC 2650265220 "Victoria Square Condo	798.00
12/02	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	1,561.00
12/02	VICTORIA SQUARE CincXfer 1592029932 VICTORIA	3,015.41
12/12	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	50.00
12/23	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	600.00
12/30	FIRST INSURANCE INSURANCE 900-103849576 2363437365 Victoria Square Condom	5,973.95
Checks		
12/26	Check 5034	450.00
12/30	Check 5036 *	1,150.00
(*) Indicates gap in check number sequence		
Total Debits		\$13,598.36

Average Balance This Statement	\$76,303.42	Annual Percentage Yield Earned	
Interest Earned This Period	\$0.00	Days in Period	31
Interest Paid Year to Date	\$0.00	Interest Paid	\$0.00

Daily Balance Information					
Date	Balance	Date	Balance	Date	Balance
12/01	65,380.17	12/08	75,084.76	12/19	80,753.76
12/02	61,771.76	12/09	76,536.76	12/23	80,153.76
12/03	63,223.76	12/10	77,070.76	12/24	80,687.76
12/04	64,191.76	12/11	79,006.76	12/26	80,237.76
12/05	65,554.76	12/12	80,309.76	12/30	79,405.81

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Credit

\$484.00

Date/Time: 12/1/2025 2:52 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T

064009637

Account

800108924555

TC

40

Amount

\$484.00

#012/01/2025\$484.00

Credit

\$484.00

Date/Time: 12/2/2025 2:55 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T

064009637

Account

800108924555

TC

40

Amount

\$484.00

#012/02/2025\$484.00

Credit

\$484.00

Date/Time: 12/3/2025 2:54 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T

064009637

Account

800108924555

TC

40

Amount

\$484.00

#012/03/2025\$484.00

Credit

\$484.00

Date/Time: 12/4/2025 2:55 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T

064009637

Account

800108924555

TC

40

Amount

\$484.00

#012/04/2025\$484.00

Credit

\$1363.00

Date/Time: 12/5/2025 2:51 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T

064009637

Account

800108924555

TC

40

Amount

\$1,363.00

#012/05/2025\$1,363.00

Credit

\$329.00

Date/Time: 12/8/2025 2:54 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T

064009637

Account

800108924555

TC

40

Amount

\$329.00

#012/08/2025\$329.00

Credit

\$484.00

Date/Time: 12/9/2025 2:55 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T

064009637

Account

800108924555

TC

40

Amount

\$484.00

#012/09/2025\$484.00

Credit

\$534.00

Date/Time: 12/10/2025 2:53 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T

064009637

Account

800108924555

TC

40

Amount

\$534.00

#012/10/2025\$534.00

Credit

\$484.00

Date/Time: 12/11/2025 2:51 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T

064009637

Account

800108924555

TC

40

Amount

\$484.00

#012/11/2025\$484.00

Credit

\$1353.00

Date/Time: 12/12/2025 2:51 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T

064009637

Account

800108924555

TC

40

Amount

\$1,353.00

#012/12/2025\$1,353.00

Credit

\$444.00

Date/Time: 12/19/2025 2:50 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T

064009637

Account

800108924555

TC

40

Amount

\$444.00

#012/19/2025\$444.00

Credit

\$484.00

Date/Time: 12/30/2025 3:02 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T

064009637

Account

800108924555

TC


40

Amount

\$484.00

#012/30/2025\$484.00

Credit	\$5808.00		
Date/Time: 12/30/2025 3:02 PM			
Comment: Virtual Deposit Ticket			
Pinnacle Bank			
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.			
R/T	Account	TC	Amount
094008637	800109024455	40	\$5808.00
#0	12/30/2025	\$5,808.00	

THIS CHECK IS VOID WITHOUT A MULTI-COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK - HOLD AT AN ANGLE TO VIEW.			
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC. (VICS)		Check Number: 5034	
C/O Grant Property Mgmt company			
7124 North Nola Hill Rd			
Tamarac, FL 33321			
Four Hundred Fifty And 00/100 Dollars		12/10/2025	****\$450.00
Diamond Brite Maintenance			
7957 N University Dr			
Ste 148			
Parkland, FL 33067		Authorized Signatures	
PRINTED ON A MULTI-COLORED BACKGROUND - RUBBER STAMPED MICROTEXT			
#000005034# ⑆064008637⑆800 ⑆099 2455⑆			
#5034	12/26/2025	\$450.00	

THIS CHECK IS VOID WITHOUT A MULTI-COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK - HOLD AT AN ANGLE TO VIEW.			
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC. (VICS) C/O Grant Property Mgmt Company 7124 North Nola Hill Rd Tamarac, FL 33321		Check Number: 5036	
One Thousand, One Hundred Fifty And 00/100 Dollars		12/10/2025	***\$1,150.00
BUSY BEE PRESSURE CLEANING 5702 NW 48th Court Coral Springs, FL 33067			
		Authorized Signatures	
SIGNATURE HAS A COLORED BACKGROUND - RUBBER STAMPED MICROTEXT			
⑈000005036⑈ ⑆064008637⑆800 ⑆099 2455⑆			
#5036	12/30/2025	\$1,150.00	



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 12/01/25
\$0.00

Balance 12/31/25
\$0.00

Summary



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

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
12/01	0.00				



ELECTRONIC TRANSFER ERROR RESOLUTION

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

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

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

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



Last statement: November 28, 2025
 This statement: December 31, 2025
 Total days in statement period: 33

Page 1 of 2
 5100842006
 (0)

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

00000030 MIMRIP04930101260731 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	\$10,436.17
Low balance	\$10,263.02	Total additions	0.19
Average balance	\$10,361.00	Total subtractions	173.15
Avg collected balance	\$10,361.00	Ending balance	\$10,263.21
Interest paid year to date	\$7.17		

DEBITS

Date	Description	Subtractions
12-16	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT251216 000111000012125278	56.84
12-16	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT251216 000111000012125314	74.89
12-23	'Preauthorized Wd VALLEY NATIONALPAYMENT251223 000021201381551172	41.42

CREDITS

Date	Description	Additions
12-31	'Interest Credit 000000000000000000	0.19

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
11-28	10,436.17	12-23	10,263.02	12-31	10,263.21
12-16	10,304.44				



Interest for 2025 to be reported to the Internal Revenue Service on your tax return is \$7.17.

Thank you for banking with Popular

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VICTORIA SQUARE CONDO ASSOC INC
December 31, 2025

Page 2 of 2
5100842006

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00





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

Last Statement:
Statement Ending:
Page:

November 30, 2025
December 31, 2025
1 of 2

1 M0656BLK010126103847 75 000000000 4175 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: 12/01/25 - 12/31/25

VICTORIA SQUARE CONDOMINIUM ASSOCIATION

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$146,605.31		\$3,252.36		\$0.00		\$149,857.67

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$146,605.31
12/02	ACH CREDIT		\$3,015.41	\$149,620.72
	VICTORIA SQUARE CincXfer 251202 C3393			
12/31	INTEREST CREDIT		\$236.95	\$149,857.67
Ending Balance				\$149,857.67

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$149,523.00	Annual % Yield Earned	1.88%
Year-to-Date Interest Paid	\$3,001.75	Interest Paid	\$236.95

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
12/31/2025
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.

