



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

Liabilities & Equity

RESERVE CASH	
12-1235-00 Due to/from Reserves	<u>3,015.41</u>
Total RESERVE CASH:	<u><u>\$3,015.41</u></u>
PAYABLES & CURRENT LIABIL	
20-2001-00 Accounts Payable	210.76
20-2003-00 Prepaid Maintenance	11,741.25
20-2020-00 Accrued Expense	<u>2,541.68</u>
Total PAYABLES & CURRENT LIABIL	<u><u>\$14,493.69</u></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	<u>101,489.18</u>
Total RESERVE FUNDS:	<u><u>\$152,873.08</u></u>
EQUITY	
30-3505-00 Fund Balance - Operating	<u>69,999.61</u>
Total EQUITY:	<u><u>\$69,999.61</u></u>
Net Income Gain / Loss	<u>25,784.95</u>
	<u><u>\$25,784.95</u></u>
Total Liabilities & Equity:	<u><u>\$266,166.74</u></u>



GRANT PROPERTY MANAGEMENT

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	



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

Date: 1/22/2026
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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				



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
12/01/2025	274314	21,296.00	-	Assessment - Batch 22384		
12/01/2025	531866	-	459.00	Deposit from batch 37675		
12/01/2025	531866	-	25.00	Deposit from batch 37675		
12/01/2025	532420	-	484.00	Deposit from batch 37549		
12/01/2025	534588	-	157.00	Applied Prepaid VICS3276		
12/01/2025	534590	-	484.00	Applied Prepaid VICS3280		
12/01/2025	534592	-	63.25	Applied Prepaid VICS3228		
12/01/2025	534594	-	469.00	Applied Prepaid VICS3248		
12/01/2025	534596	-	78.00	Applied Prepaid VICS3218		
12/01/2025	534598	-	20.00	Applied Prepaid VICS3254		
12/02/2025	538425	-	459.00	Deposit from batch 37693		
12/02/2025	538425	-	25.00	Deposit from batch 37693		
12/02/2025	539190	-	420.75	Deposit from batch 37817		
12/03/2025	541910	-	484.00	Deposit from batch 38039		
12/03/2025	542245	-	327.00	Deposit from batch 38062		
12/04/2025	543695	-	484.00	Deposit from batch 38136		
12/05/2025	544562	-	484.00	Deposit from batch 38178		
12/05/2025	545287	-	484.00	Deposit from batch 37590		
12/05/2025	545287	-	484.00	Deposit from batch 37590		
12/05/2025	545287	-	484.00	Deposit from batch 37590		
12/05/2025	545287	-	484.00	Deposit from batch 37590		
12/05/2025	545287	-	484.00	Deposit from batch 37590		
12/05/2025	545287	-	484.00	Deposit from batch 37590		
12/05/2025	545287	-	484.00	Deposit from batch 37590		
12/05/2025	545287	-	484.00	Deposit from batch 37590		
12/05/2025	545287	-	484.00	Deposit from batch 37590		
12/05/2025	545287	-	484.00	Deposit from batch 37590		
12/05/2025	545287	-	484.00	Deposit from batch 37590		
12/05/2025	545287	-	484.00	Deposit from batch 37590		
12/05/2025	545287	-	484.00	Deposit from batch 37590		
12/05/2025	545287	-	484.00	Deposit from batch 37590		
12/05/2025	545287	-	484.00	Deposit from batch 37590		
12/05/2025	545287	-	484.00	Deposit from batch 37590		
12/05/2025	545287	-	484.00	Deposit from batch 37590		
12/05/2025	545287	-	484.00	Deposit from batch 37590		
12/05/2025	545287	-	484.00	Deposit from batch 37590		
12/05/2025	546290	-	464.00	Deposit from batch 38080		
12/05/2025	546963	-	459.00	Deposit from batch 38239		
12/05/2025	546963	-	395.00	Deposit from batch 38239		
12/05/2025	546963	-	459.00	Deposit from batch 38239		
12/05/2025	546963	-	25.00	Deposit from batch 38239		
12/05/2025	546963	-	25.00	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	-	15.00	Deposit from batch 38439		
12/09/2025	552613	-	484.00	Deposit from batch 38509		
12/10/2025	553395	-	484.00	Deposit from batch 38563		
12/10/2025	553395	-	25.00	Deposit from batch 38563		
12/10/2025	553395	-	25.00	Deposit from batch 38563		
12/10/2025	553501	-	484.00	Deposit from batch 38416		
12/10/2025	553501	-	484.00	Deposit from batch 38416		
12/10/2025	553501	-	484.00	Deposit from batch 38416		
12/11/2025	555284	-	459.00	Deposit from batch 38672		
12/11/2025	555284	-	25.00	Deposit from batch 38672		
12/11/2025	570599	475.00	-	Assessment - Batch 38668		
12/12/2025	557239	-	360.00	Deposit from batch 38763		
12/12/2025	557239	-	459.00	Deposit from batch 38763		
12/12/2025	557239	-	25.00	Deposit from batch 38763		
12/12/2025	557239	-	25.00	Deposit from batch 38763		
12/19/2025	564645	-	419.00	Deposit from batch 39372		



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
Date	GL Ref #	Debit	Credit	Description		
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		



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

Date: 1/22/2026
 Time: 11:46 am
 Page: 4

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 / Ashpalt			(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			



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

Date: 1/22/2026

Time: 11:46 am

Page: 5

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



GRANT PROPERTY MANAGEMENT

Cash Disbursement
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.
12/1/2025 - 12/31/2025

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

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
12/16/2025	0	FPL Check Memo : 60-6005-00 EFT - Misc. Check; Misc. Check	\$131.73
		Account Totals	# Checks:
		\$131.73	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
12/01/2025	0	Universal Waste Invoice #: 28265 Check Memo : DEC 2025 - Service 60-6020-00 Trash Removal	\$1,561.00
12/01/2025		Check Memo : 12-1215-00 Transfer to VNB-RES-6404; Funds Transfer	\$3,015.41
12/01/2025	0	GRANT PROPERTY MANAGEMENT Check Memo : Management Fee 50-5010-00 Management Fee	\$798.00
12/26/2025	0	FIRST INSURANCE FUNDING Invoice #: NOV-2025 Check Memo : Loan # 103849576 20-2002-00 Insurance Payable	\$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
12/10/2025	0	RYAN ASSOCIATES INC Invoice #: 3544 Check Memo : Wet Check 80-8030-00 Irrigation Maintenance	\$50.00
12/10/2025	5035	LV8 Communications, LLC Invoice #: 10359 Check Memo : Service to cameras troubleshooting 80-8170-00 Security Cameras	\$160.00
12/10/2025	5036	BUSY BEE PRESSURE CLEANING Invoice #: 081925 Check Memo : Pressure Clean all Sidewalks, Catwalks, Stairways, and Dumpste 80-8040-00 General Repairs & Maintenance	\$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
12/23/2025	5037	DBPR - DIVISION OF CONDOMINIUMS Invoice #: 756798 Check Memo : 2026 File #58230 50-5030-00 Licenses, Permits & Taxes	\$176.00
12/16/2025	5038	Valley National Bank - CC Check Memo : DEC-2025 80-8040-00 General Repairs & Maintenance	\$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	



GRANT PROPERTY MANAGEMENT

Cash Disbursement
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

12/1/2025 - 12/31/2025

Date: 1/22/2026
Time: 11:47 am
Page: 2

Date	Check #	Payee	Amount
12/16/2025	5039	FireWatch 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 Check Memo : 50-5005-00 EFT - Misc. Check; Misc. Check	\$5,973.95
		Account Totals	# Checks: 14 \$26,079.29
		Association Totals	# Checks: 16 \$26,252.44

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)



GRANT PROPERTY MANAGEMENT

Bank Account Reconciliation
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.
PINNACLE-OPR-4555 (End: 12/31/2025)

Date: 1/22/2026
Time: 11:47 am
Page: 2

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:	\$-



GRANT PROPERTY MANAGEMENT

Bank Account Reconciliation
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.
PINNACLE-RES-4605 (End: 12/31/2025)

Date: 1/22/2026
Time: 11:47 am
Page: 3

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
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PINNACLE-RES-4605 Summary

Ending Account Balance:	\$ -
Uncleared Items:	\$-
<hr/>	
Adjusted Balance:	\$ -
Bank Ending Balance:	\$ -
Difference:	\$-



GRANT PROPERTY MANAGEMENT

Bank Account Reconciliation
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.
POPULAR-OPR-2006 (End: 12/31/2025)

Date: 1/22/2026
Time: 11:47 am
Page: 4

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:	\$-
Adjusted Balance:	\$ 10,263.21
Bank Ending Balance:	\$ 10,263.21
Difference:	\$-



GRANT PROPERTY MANAGEMENT

Bank Account Reconciliation
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.
VNB-RES-6404 (End: 12/31/2025)

Date: 1/22/2026
Time: 11:47 am
Page: 5

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>\$ 2,541.68</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
XXXXXXX4555

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

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 WFMSPROPAY VICTORIA SQUARE CONDOM	484.00
12/03 Remote Deposit	484.00
12/04 PAYABLI DEPOSIT TRANSFER 877999809 WFMSPROPAY 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 WFMSPROPAY 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 WFMSPROPAY 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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Account Number: XXXXXXXX4555

Date:

12/31/2025

Primary Account:

XXXXXXX4555

Credit	\$484.00		
Comment: Virtual Deposit Ticket			
Pinnacle Bank VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.			
R/T 064008632	Account 800108924555	TC 40	Amount \$484.00
#0	12/01/2025	\$484.00	

Credit	\$484.00		
Comment: Virtual Deposit Ticket			
Pinnacle Bank VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.			
R/T 064008632	Account 800108924555	TC 40	Amount \$484.00
#0	12/02/2025	\$484.00	

Credit	\$484.00		
Comment: Virtual Deposit Ticket			
Pinnacle Bank VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.			
R/T 064008632	Account 800108924555	TC 40	Amount \$484.00
#0	12/03/2025	\$484.00	

Credit	\$484.00		
Comment: Virtual Deposit Ticket			
Pinnacle Bank VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.			
R/T 064008632	Account 800108924555	TC 40	Amount \$484.00
#0	12/04/2025	\$484.00	

Credit	\$1363.00		
Comment: Virtual Deposit Ticket			
Pinnacle Bank VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.			
R/T 064008632	Account 800108924555	TC 40	Amount \$1363.00
#0	12/05/2025	\$1,363.00	

Credit	\$329.00		
Comment: Virtual Deposit Ticket			
Pinnacle Bank VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.			
R/T 064008632	Account 800108924555	TC 40	Amount \$329.00
#0	12/08/2025	\$329.00	

Credit	\$484.00		
Comment: Virtual Deposit Ticket			
Pinnacle Bank VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.			
R/T 064008632	Account 800108924555	TC 40	Amount \$484.00
#0	12/09/2025	\$484.00	

Credit	\$534.00		
Comment: Virtual Deposit Ticket			
Pinnacle Bank VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.			
R/T 064008632	Account 800108924555	TC 40	Amount \$534.00
#0	12/10/2025	\$534.00	

Credit	\$484.00		
Comment: Virtual Deposit Ticket			
Pinnacle Bank VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.			
R/T 064008632	Account 800108924555	TC 40	Amount \$484.00
#0	12/11/2025	\$484.00	

Credit	\$1,353.00		
Comment: Virtual Deposit Ticket			
Pinnacle Bank VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.			
R/T 064008632	Account 800108924555	TC 40	Amount \$1,353.00
#0	12/12/2025	\$1,353.00	

Credit	\$444.00		
Comment: Virtual Deposit Ticket			
Pinnacle Bank VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.			
R/T 064008632	Account 800108924555	TC 40	Amount \$444.00
#0	12/19/2025	\$444.00	

Credit	\$484.00		
Comment: Virtual Deposit Ticket			
Pinnacle Bank VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.			
R/T 064008632	Account 800108924555	TC 40	Amount \$484.00
#0	12/30/2025	\$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 064008632	Account 800108624555	TC 40	Amount \$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) CIO Grant Property Mgmt Company 7124 North Bob Hill Rd Tamarac, FL 33321	
Check Number: 5034	
Four Hundred Fifty And 00/100 Dollars	
12/10/2025 ****\$450.00	
Diamond Brite Maintenance 7857 N University Dr Ste 148 Parkland, FL 33067	
Authorized Signatures	
#000005034# 1064008637#800 109924555#	
#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) CIO Grant Property Mgmt Company 7124 North Bob 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	
#000005036# 1064008637#800 109924555#	
#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
XXXXXXX4605

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

Summary



Credits +\$0.00

Interest +\$0.00

Debits -\$0.00

Balance 12/31/25

\$0.00

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
------	---------	------	---------	------	---------

12/01	0.00				
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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



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

Page 1 of 2
5100842006
(0)

00000030 MIMRIP04930101260731 01 MC05 0000



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

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

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.



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VICTORIA SQUARE CONDO ASSOC INC
December 31, 2025

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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
12/02	Beginning Balance			\$146,605.31
12/02	ACH CREDIT	\$3,015.41		\$149,620.72
12/31	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:

XXXXXX6404

Statement Date:

12/31/2025

Page :

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.

