GRANT PROPERTY MANAGEMENT

Financial Report Package

November 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 of federal law.

GRANT PROPERTY MANAGEMENT

Balance Sheet - Operating

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

End Date: 11/30/2025

Date: 12/18/2025
Time: 1:39 pm

Assets		
OPERATING CASH		
10-1010-00 POPULAR-OPR-2006	$10,436.17	
10-1020-00 PINNACLE-OPR-4555	71,668.12	
Total OPERATING CASH:		$82,104.29
RESERVE CASH		
12-1215-00 VNB-RES-6404	146,605.31	
12-1225-00 Due to/from Operating	3,015.41	
Total RESERVE CASH:		$149,620.72
ACCOUNTS RECEIVABLE		
14-1046-00 Unit Owner Receivables	13,356.00	
Total ACCOUNTS RECEIVABLE:		$13,356.00
CURRENT ASSETS		
15-1500-00 Utility Deposits	80.00	
Total CURRENT ASSETS:		$80.00
OTHER ASSETS		
16-1611-00 Exchange	15,938.62	
Total OTHER ASSETS:		$15,938.62
Total Assets:		**$261,099.63**
Liabilities & Equity		
RESERVE CASH		
12-1235-00 Due to/from Reserves	3,015.41	
Total RESERVE CASH:		$3,015.41
PAYABLES & CURRENT LIABIL		
20-2001-00 Accounts Payable	8,974.93	
20-2003-00 Prepaid Maintenance	5,445.25	
20-2020-00 Accrued Expense	2,541.68	
Total PAYABLES & CURRENT LIABIL		$16,961.86
RESERVE FUNDS		
25-3005-00 RES - Interest	8,869.03	
25-3010-00 RES - Roadways / Paving / Ashpalt	15,954.70	
25-3052-00 RES - Exterior Paint	21,655.54	
25-3060-00 RES - 40 Year Inspection	3,565.80	
25-3082-00 RES - Roof	99,575.65	
Total RESERVE FUNDS:		$149,620.72
EQUITY		
30-3505-00 Fund Balance - Operating	69,999.61	
Total EQUITY:		$69,999.61
Net Income Gain / Loss	21,502.03	
		$21,502.03
Total Liabilities & Equity:		**$261,099.63**

GRANT PROPERTY MANAGEMENT

Income Statement - Operating

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

11/01/2025 to 11/30/2025

Date: 12/18/2025
Time: 1:39 pm
Page: 1

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING INCOME							
ASSESSMENTS & FEES							
4005-00 Maintenance Fees	$ 21,296.00	$ 21,296.00	$ -	$ 234,256.00	$234,256.00	$ -	$ 255,552.00
4025-00 Interest Income - Operating	0.18	-	0.18	75.47	-	75.47	-
4026-00 Interest Income - Collections	-	-	-	5.09	-	5.09	-
4035-00 Late Fees	475.00	-	475.00	1,000.00	-	1,000.00	-
4062-00 Administrative Fee Income	-	-	-	302.00	-	302.00	-
4090-00 Miscellaneous Income	-	-	-	550.00	-	550.00	-
Total ASSESSMENTS & FEES	$ 21,771.18	$ 21,296.00	$ 475.18	$ 236,188.56	$234,256.00	$1,932.56	$ 255,552.00
Total OPERATING INCOME	**$ 21,771.18**	**$ 21,296.00**	**$ 475.18**	**$ 236,188.56**	**$234,256.00**	**$ 1,932.56**	**$ 255,552.00**
OPERATING EXPENSE							
GENERAL & ADMINISTRATIVE							
5005-00 Insurance	5,973.95	6,729.83	755.88	60,475.80	74,028.13	13,552.33	80,758.00
5010-00 Management Fee	798.00	798.00	-	8,778.00	8,778.00	-	9,576.00
5015-00 Accounting	-	100.00	100.00	4,500.00	1,100.00	(3,400.00)	1,200.00
5020-00 Legal Fees - General	-	150.00	150.00	573.52	1,650.00	1,076.48	1,800.00
5025-00 Administrative/Office Exp	108.68	62.50	(46.18)	748.19	687.50	(60.69)	750.00
5030-00 Licenses, Permits & Taxes	-	41.67	41.67	2,321.62	458.37	(1,863.25)	500.00
Total GENERAL & ADMINISTRATIVE	$ 6,880.63	$ 7,882.00	$ 1,001.37	$ 77,397.13	$ 86,702.00	$9,304.87	$ 94,584.00
UTILITIES							
6005-00 Electricity	114.37	150.00	35.63	1,271.41	1,650.00	378.59	1,800.00
6010-00 Water & Sewer	179.83	3,416.67	3,236.84	38,951.79	37,583.37	(1,368.42)	41,000.00
6015-00 Telephone	-	-	-	1,140.16	-	(1,140.16)	-
6020-00 Trash Removal	1,561.00	2,125.00	564.00	17,185.00	23,375.00	6,190.00	25,500.00
Total UTILITIES	$ 1,855.20	$ 5,691.67	$ 3,836.47	$ 58,548.36	$ 62,608.37	$4,060.01	$ 68,300.00
CONTRACT & REPAIR							
8005-00 Landscaping Maintenance	(1,800.01)	916.67	2,716.68	11,366.68	10,083.37	(1,283.31)	11,000.00
8010-00 Tree Trimming	-	83.33	83.33	1,000.00	916.63	(83.37)	1,000.00
8015-00 Landscape Improvements	-	166.67	166.67	-	1,833.37	1,833.37	2,000.00
8030-00 Irrigation Maintenance	50.00	166.67	116.67	1,393.74	1,833.37	439.63	2,000.00
8040-00 General Repairs & Maintenance	1,773.97	2,015.26	241.29	15,676.36	22,167.86	6,491.50	24,183.10
8050-00 Plumbing Repairs	-	41.67	41.67	150.00	458.37	308.37	500.00
8065-00 Janitorial Service	350.00	666.67	316.67	3,925.00	7,333.37	3,408.37	8,000.00
8070-00 Pest Control	341.55	62.50	(279.05)	1,304.10	687.50	(616.60)	750.00
8125-00 Fire Alarm Monitoring	-	100.00	100.00	-	1,100.00	1,100.00	1,200.00
8132-00 Fire Safety	-	70.83	70.83	879.34	779.13	(100.21)	850.00
8165-00 Parking / Security Enforcement	750.00	208.33	(541.67)	7,547.38	2,291.63	(5,255.75)	2,500.00
8170-00 Security Cameras	-	166.67	166.67	2,328.93	1,833.37	(495.56)	2,000.00
8175-00 Sidewalk Repair	-	41.67	41.67	-	458.37	458.37	500.00
Total CONTRACT & REPAIR	$ 1,465.51	$ 4,706.94	$ 3,241.43	$ 45,571.53	$ 51,776.34	$6,204.81	$ 56,483.10
RESERVES							
9100-00 Reserve Transfer	3,015.41	3,015.41	-	33,169.51	33,169.51	-	36,184.90
Total RESERVES	$ 3,015.41	$ 3,015.41	$ -	$ 33,169.51	$ 33,169.51	$0.00	$ 36,184.90
Total OPERATING EXPENSE	**$ 13,216.75**	**$ 21,296.02**	**$ 8,079.27**	**$ 214,686.53**	**$234,256.22**	**$ 19,569.69**	**$ 255,552.00**
Net Income:	**$ 8,554.43**	**($ 0.02)**	**$ 8,554.45**	**$ 21,502.03**	**($ 0.22)**	**$ 21,502.25**	**$ 0.00**

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1010-00	POPULAR-OPR-2006	$8,632.10	$45,000.18	$43,196.11	$10,436.17

Date	GL Ref #	Debit	Credit	Description
11/10/2025	543859	$ -	$ 5,000.00	Monthly transfer
11/10/2025	550928	-	5,000.00	Funds Transfer
11/10/2025	550928	5,000.00	-	Funds Transfer (Reversal)
11/10/2025	550936	-	5,000.00	Funds Transfer
11/10/2025	550936	5,000.00	-	Funds Transfer (Reversal)
11/10/2025	550944	-	5,000.00	Funds Transfer
11/10/2025	550944	5,000.00	-	Funds Transfer (Reversal)
11/10/2025	550948	-	5,000.00	Funds Transfer
11/10/2025	550948	5,000.00	-	Funds Transfer (Reversal)
11/10/2025	550954	-	5,000.00	Funds Transfer
11/10/2025	550954	5,000.00	-	Funds Transfer (Reversal)
11/10/2025	550968	-	5,000.00	Fund Transfer
11/10/2025	550968	5,000.00	-	Fund Transfer (Reversal)
11/11/2025	550988	5,000.00	-	Funds Transfer
11/18/2025	547827	-	114.37	POPULAR-OPR-2006 Inv # NOV-2025; FPL Chk # 0
11/28/2025	528933	0.18	-	Interest
11/28/2025	547829	-	3,081.74	POPULAR-OPR-2006 Inv # NOV*2025; City of Coral Springs Chk # 0
11/30/2025	550920	-	5,000.00	Funds Transfer
11/30/2025	550920	5,000.00	-	Funds Transfer (Reversal)
11/30/2025	543859	5,000.00	-	Monthly transfer (Reversal)

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1020-00	PINNACLE-OPR-4555	63,162.73	70,182.69	61,677.30	71,668.12

Date	GL Ref #	Debit	Credit	Description
11/01/2025	489016	$ -	$ 798.00	PINNACLE-OPR-4555 Inv # ; GRANT PROPERTY MANAGEMENT Chk # 0
11/01/2025	490123	-	3,015.41	Funds Transfer
11/03/2025	495171	-	375.00	PINNACLE-OPR-4555 Inv # 1125; A-Z PARKING ENFORCEMENT SOLUTIONS, Inc Chk # 5029
11/03/2025	495640	1,452.00	-	Deposit from batch 34583
11/04/2025	497152	-	341.55	PINNACLE-OPR-4555 Inv # 1152704; NATIVE PEST MANAGEMENT Chk # 0
11/04/2025	497170	-	350.00	PINNACLE-OPR-4555 Inv # 8198; Diamond Brite Maintenance Chk # 5030
11/04/2025	501749	484.00	-	Deposit from batch 34922
11/05/2025	500530	9,196.00	-	Deposit from batch 34340
11/05/2025	502300	1,363.00	-	Deposit from batch 34951
11/05/2025	502561	489.00	-	Deposit from batch 34775
11/06/2025	504783	484.00	-	Deposit from batch 34968
11/06/2025	505604	484.00	-	Deposit from batch 35055
11/07/2025	507109	484.00	-	Deposit from batch 35117
11/07/2025	507416	484.00	-	Deposit from batch 35147
11/10/2025	508454	-	108.68	PINNACLE-OPR-4555 Inv # 121042; Grant Property Management Inc Chk # 0
11/10/2025	508727	1,452.00	-	Deposit from batch 35150
11/10/2025	510386	484.00	-	Deposit from batch 35383
11/10/2025	510471	-	484.00	Return-Account Frozen
11/10/2025	543859	5,000.00	-	Monthly transfer
11/10/2025	550928	5,000.00	-	Funds Transfer
11/10/2025	550928	-	5,000.00	Funds Transfer (Reversal)
11/10/2025	550936	5,000.00	-	Funds Transfer
11/10/2025	550936	-	5,000.00	Funds Transfer (Reversal)
11/10/2025	550944	5,000.00	-	Funds Transfer
11/10/2025	550944	-	5,000.00	Funds Transfer (Reversal)
11/10/2025	550948	5,000.00	-	Funds Transfer
11/10/2025	550948	-	5,000.00	Funds Transfer (Reversal)
11/10/2025	550954	5,000.00	-	Funds Transfer
11/10/2025	550954	-	5,000.00	Funds Transfer (Reversal)
11/10/2025	550968	5,000.00	-	Fund Transfer
11/10/2025	550968	-	5,000.00	Fund Transfer (Reversal)
11/11/2025	510497	-	1,306.47	PINNACLE-OPR-4555 Inv # 3540; RYAN ASSOCIATES INC Chk # 0
11/11/2025	550988	-	5,000.00	Funds Transfer
11/12/2025	511757	484.00	-	Deposit from batch 36437

Account No	Description				Prior Balance	Current Debit	Current Credit	End Balance
11/12/2025	512140	$ 444.00	$ -	Deposit from batch 36429				
11/12/2025	513368	993.00	-	Deposit from batch 36529				
11/13/2025	514672	-	267.50	PINNACLE-OPR-4555 Inv # 3541; RYAN ASSOCIATES INC Chk # 0				
11/13/2025	514701	-	200.00	PINNACLE-OPR-4555 Inv # 8214; Diamond Brite Maintenance Chk # 5032				
11/14/2025	517117	385.00	-	Deposit from batch 36708				
11/20/2025	523055	-	375.00	PINNACLE-OPR-4555 Inv # 1225; A-Z PARKING ENFORCEMENT SOLUTIONS, Inc Chk # 5033				
11/20/2025	523166	997.00	-	Deposit from batch 37182				
11/21/2025	525155	484.00	-	Deposit from batch 37363				
11/25/2025	527283	484.00	-	Deposit from batch 37448				
11/26/2025	551010	-	5,973.95	Misc. Check; FIRST INSURANCE FUNDING Chk # 0				
11/29/2025	509863	-	3,081.74	PINNACLE-OPR-4555 Inv # 11/04/25; City of Coral Springs Chk # 0				
11/29/2025	509863	3,081.74	-	PINNACLE-OPR-4555 Inv # 11/04/25 (Reversal); City of Coral Springs Chk # 0				
11/30/2025	550920	5,000.00	-	Funds Transfer				
11/30/2025	550920	-	5,000.00	Funds Transfer (Reversal)				
11/30/2025	543859	-	5,000.00	Monthly transfer (Reversal)				
11/30/2025	551010	5,973.95	-	Misc. Check (Reversal); FIRST INSURANCE FUNDING Chk # 0				
12-1215-00	VNB-RES-6404				143,348.03	3,257.28	-	146,605.31
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
11/01/2025	490123	$ 3,015.41	$ -	Funds Transfer				
11/28/2025	529319	241.87	-	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				11,739.00	22,255.00	20,638.00	13,356.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
11/01/2025	274312	$ 21,296.00	$ -	Assessment - Batch 22384				
11/01/2025	491896	-	157.00	Applied Prepaid VICS3276				
11/01/2025	491898	-	484.00	Applied Prepaid VICS3280				
11/01/2025	491900	-	63.25	Applied Prepaid VICS3228				
11/01/2025	491902	-	469.00	Applied Prepaid VICS3248				
11/01/2025	491904	-	78.00	Applied Prepaid VICS3218				
11/01/2025	491906	-	15.00	Applied Prepaid VICS3254				
11/03/2025	495640	-	459.00	Deposit from batch 34583				
11/03/2025	495640	-	484.00	Deposit from batch 34583				
11/03/2025	495640	-	484.00	Deposit from batch 34583				
11/03/2025	495640	-	25.00	Deposit from batch 34583				
11/04/2025	501749	-	484.00	Deposit from batch 34922				
11/05/2025	500530	-	484.00	Deposit from batch 34340				
11/05/2025	500530	-	484.00	Deposit from batch 34340				
11/05/2025	500530	-	484.00	Deposit from batch 34340				
11/05/2025	500530	-	484.00	Deposit from batch 34340				
11/05/2025	500530	-	484.00	Deposit from batch 34340				
11/05/2025	500530	-	484.00	Deposit from batch 34340				
11/05/2025	500530	-	484.00	Deposit from batch 34340				
11/05/2025	500530	-	484.00	Deposit from batch 34340				
11/05/2025	500530	-	484.00	Deposit from batch 34340				
11/05/2025	500530	-	484.00	Deposit from batch 34340				
11/05/2025	500530	-	484.00	Deposit from batch 34340				
11/05/2025	500530	-	484.00	Deposit from batch 34340				
11/05/2025	500530	-	484.00	Deposit from batch 34340				
11/05/2025	500530	-	484.00	Deposit from batch 34340				
11/05/2025	500530	-	484.00	Deposit from batch 34340				
11/05/2025	500530	-	484.00	Deposit from batch 34340				
11/05/2025	500530	-	484.00	Deposit from batch 34340				
11/05/2025	500530	-	484.00	Deposit from batch 34340				
11/05/2025	500530	-	484.00	Deposit from batch 34340				
11/05/2025	502300	-	327.00	Deposit from batch 34951				

Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance

11/05/2025	502300	$ -	$ 395.00	Deposit from batch 34951
11/05/2025	502300	-	459.00	Deposit from batch 34951
11/05/2025	502300	-	25.00	Deposit from batch 34951
11/05/2025	502561	-	469.00	Deposit from batch 34775
11/06/2025	504783	-	406.00	Deposit from batch 34968
11/06/2025	505604	-	420.75	Deposit from batch 35055
11/07/2025	507416	-	15.00	Deposit from batch 35147
11/10/2025	508727	-	484.00	Deposit from batch 35150
11/10/2025	508727	-	484.00	Deposit from batch 35150
11/10/2025	508727	-	484.00	Deposit from batch 35150
11/10/2025	510386	-	484.00	Deposit from batch 35383
11/10/2025	510471	484.00	-	Return-Account Frozen
11/11/2025	530745	475.00	-	Assessment - Batch 35411
11/12/2025	511757	-	484.00	Deposit from batch 36437
11/12/2025	512140	-	444.00	Deposit from batch 36429
11/12/2025	513368	-	968.00	Deposit from batch 36529
11/12/2025	513368	-	25.00	Deposit from batch 36529
11/14/2025	517117	-	360.00	Deposit from batch 36708
11/14/2025	517117	-	25.00	Deposit from batch 36708
11/20/2025	523166	-	997.00	Deposit from batch 37182
11/25/2025	527283	-	484.00	Deposit from batch 37448

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
15-1500-00	Utility Deposits	80.00	-	-	80.00

Date	GL Ref #	Debit	Credit	Description

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
16-1611-00	Exchange	15,938.62	-	-	15,938.62

Date	GL Ref #	Debit	Credit	Description

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
20-2001-00	Accounts Payable	(1,389.98)	13,481.79	21,066.74	(8,974.93)

Date	GL Ref #	Debit	Credit	Description
11/01/2025	482377	$ -	$ 375.00	Accounts Payable Inv # 1125-
11/01/2025	482379	-	1,561.00	Accounts Payable Inv # 28264
11/01/2025	482383	-	375.00	Accounts Payable Inv # 1125
11/01/2025	488308	-	798.00	Accounts Payable
11/01/2025	489016	798.00	-	Accounts Payable Inv # ; GRANT PROPERTY MANAGEMENT Chk # 0
11/01/2025	496604	-	350.00	Accounts Payable Inv # 8198
11/01/2025	496606	-	341.55	Accounts Payable Inv # 1152704
11/03/2025	495171	375.00	-	Accounts Payable Inv # 1125; A-Z PARKING ENFORCEMENT SOLUTIONS, Inc Chk # 5029
11/03/2025	507749	-	108.68	Accounts Payable Inv # 121042
11/04/2025	497152	341.55	-	Accounts Payable Inv # 1152704; NATIVE PEST MANAGEMENT Chk # 0
11/04/2025	497170	350.00	-	Accounts Payable Inv # 8198; Diamond Brite Maintenance Chk # 5030
11/07/2025	509718	-	1,306.47	Accounts Payable Inv # 3540
11/10/2025	508454	108.68	-	Accounts Payable Inv # 121042; Grant Property Management Inc Chk # 0
11/10/2025	513626	-	200.00	Accounts Payable Inv # 8214
11/11/2025	510497	1,306.47	-	Accounts Payable Inv # 3540; RYAN ASSOCIATES INC Chk # 0
11/12/2025	513628	-	267.50	Accounts Payable Inv # 3541
11/13/2025	514672	267.50	-	Accounts Payable Inv # 3541; RYAN ASSOCIATES INC Chk # 0
11/13/2025	514701	200.00	-	Accounts Payable Inv # 8214; Diamond Brite Maintenance Chk # 5032
11/18/2025	547822	-	114.37	Accounts Payable Inv# NOV-2025
11/18/2025	547827	114.37	-	Accounts Payable Inv # NOV-2025; FPL Chk # 0
11/20/2025	523055	375.00	-	Accounts Payable Inv # 1225; A-Z PARKING ENFORCEMENT SOLUTIONS, Inc Chk # 5033
11/26/2025	539987	-	5,973.95	Accounts Payable Inv# NOV-2025
11/28/2025	547812	-	3,081.74	Accounts Payable Inv# NOV*2025
11/28/2025	547829	3,081.74	-	Accounts Payable Inv # NOV*2025; City of Coral Springs Chk # 0
11/29/2025	509861	-	3,081.74	Accounts Payable Inv # 11/04/25
11/29/2025	509863	3,081.74	-	Accounts Payable Inv # 11/04/25; City of Coral Springs Chk # 0
11/29/2025	509863	-	3,081.74	Accounts Payable Inv # 11/04/25 (Reversal); City of Coral Springs Chk # 0
11/29/2025	509861	3,081.74	-	Accounts Payable Inv # 11/04/25 (Reversal - voided check); City of Coral Springs Chk # 0
11/30/2025	550249	-	50.00	Accounts Payable Inv # 3544

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
20-2002-00	Insurance Payable	$-	$5,973.95	$5,973.95	$-

Date	GL Ref #	Debit	Credit	Description
11/26/2025	539987	$ 5,973.95	$ -	Insurance Payable
11/30/2025	555208	-	5,973.95	Insurance Nov'25

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
20-2003-00	Prepaid Maintenance	(4,956.25)	1,266.25	1,755.25	(5,445.25)

Date	GL Ref #	Debit	Credit	Description
11/01/2025	491896	$ 157.00	$ -	Adjust Prepaid
11/01/2025	491898	484.00	-	Adjust Prepaid
11/01/2025	491900	63.25	-	Adjust Prepaid
11/01/2025	491902	469.00	-	Adjust Prepaid
11/01/2025	491904	78.00	-	Adjust Prepaid
11/01/2025	491906	15.00	-	Adjust Prepaid
11/05/2025	502300	-	157.00	Deposit from batch 34951
11/05/2025	502561	-	20.00	Deposit from batch 34775
11/06/2025	504783	-	78.00	Deposit from batch 34968
11/06/2025	505604	-	63.25	Deposit from batch 35055
11/07/2025	507109	-	484.00	Deposit from batch 35117
11/07/2025	507416	-	469.00	Deposit from batch 35147
11/21/2025	525155	-	484.00	Deposit from batch 37363

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
20-2020-00	Accrued Expense	(7,243.60)	4,701.92	-	(2,541.68)

Date	GL Ref #	Debit	Credit	Description
11/30/2025	562955	$ 4,701.92	$ -	Nov

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
25-3005-00	RES - Interest	(8,627.16)	-	241.87	(8,869.03)

Date	GL Ref #	Debit	Credit	Description
11/28/2025	529319	$ -	$ 241.87	Interest

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
25-3010-00	RES - Roadways / Paving / Ashpalt	(15,675.28)	-	279.42	(15,954.70)

Date	GL Ref #	Debit	Credit	Description
11/30/2025	530439	$ -	$ 279.42	Monthly

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
25-3052-00	RES - Exterior Paint	(20,899.41)	-	756.13	(21,655.54)

Date	GL Ref #	Debit	Credit	Description
11/30/2025	530439	$ -	$ 756.13	Monthly

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
25-3060-00	RES - 40 Year Inspection	(3,499.47)	-	66.33	(3,565.80)

Date	GL Ref #	Debit	Credit	Description
11/30/2025	530439	$ -	$ 66.33	Monthly

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
25-3082-00	RES - Roof	(97,662.12)	-	1,913.53	(99,575.65)

Date	GL Ref #	Debit	Credit	Description
11/30/2025	530439	$ -	$ 1,913.53	Monthly

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
30-3505-00	Fund Balance - Operating	(69,999.61)	-	-	(69,999.61)

Date	GL Ref #	Debit	Credit	Description

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
40-4005-00	Maintenance Fees	(212,960.00)	-	21,296.00	(234,256.00)

Date	GL Ref #	Debit	Credit	Description
11/01/2025	274312	$ -	$ 21,296.00	Assessment - Batch 22384

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
40-4025-00	Interest Income - Operating	(75.29)	-	0.18	(75.47)

Date	GL Ref #	Debit	Credit	Description
11/28/2025	528933	$ -	$ 0.18	Interest

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
40-4026-00	Interest Income - Collections	(5.09)	-	-	(5.09)

Date	GL Ref #	Debit	Credit	Description

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
40-4035-00	Late Fees	(525.00)	-	475.00	(1,000.00)

Date	GL Ref #	Debit	Credit	Description
11/11/2025	530745	$ -	$ 475.00	Assessment - Batch 35411

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
40-4062-00	Administrative Fee Income	(302.00)	-	-	(302.00)

Date	GL Ref #	Debit	Credit	Description

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
40-4090-00	Miscellaneous Income	(550.00)	-	-	(550.00)

Date	GL Ref #	Debit	Credit	Description

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
50-5005-00	Insurance	54,501.85	11,947.90	5,973.95	60,475.80

Date	GL Ref #	Debit	Credit	Description

Account No	Description				Prior Balance	Current Debit	Current Credit	End Balance
11/26/2025	551010	$ 5,973.95	$ -	Misc. Check; FIRST INSURANCE FUNDING Chk # 0				
11/30/2025	551010	-	5,973.95	Misc. Check (Reversal); FIRST INSURANCE FUNDING Chk # 0				
11/30/2025	555208	5,973.95	-	Insurance Nov'25				
50-5010-00	Management Fee				7,980.00	798.00	-	8,778.00
Date	GL Ref #	Debit	Credit	Description				
11/01/2025	488308	$ 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				639.51	108.68	-	748.19
Date	GL Ref #	Debit	Credit	Description				
11/03/2025	507749	$ 108.68	$ -	Administrative/Office Exp				
50-5030-00	Licenses, Permits & Taxes				2,321.62	-	-	2,321.62
Date	GL Ref #	Debit	Credit	Description				
60-6005-00	Electricity				1,157.04	114.37	-	1,271.41
Date	GL Ref #	Debit	Credit	Description				
11/18/2025	547822	$ 54.24	$ -	Electricity				
11/18/2025	547822	60.13	-	Electricity				
60-6010-00	Water & Sewer				38,771.96	6,163.48	5,983.65	38,951.79
Date	GL Ref #	Debit	Credit	Description				
11/28/2025	547812	$ 3,081.74	$ -	Water & Sewer				
11/29/2025	509861	3,081.74	-	Water & Sewer				
11/29/2025	509861	-	3,081.74	Water & Sewer (Reversal - voided check); City of Coral Springs Chk # 0				
11/30/2025	562955	-	2,901.91	Nov				
60-6015-00	Telephone				1,140.16	-	-	1,140.16
Date	GL Ref #	Debit	Credit	Description				
60-6020-00	Trash Removal				15,624.00	1,561.00	-	17,185.00
Date	GL Ref #	Debit	Credit	Description				
11/01/2025	482379	$ 1,561.00	$ -	Trash Removal				
80-8005-00	Landscaping Maintenance				13,166.69	-	1,800.01	11,366.68
Date	GL Ref #	Debit	Credit	Description				
11/30/2025	562955	$ -	$ 1,800.01	Nov				
80-8010-00	Tree Trimming				1,000.00	-	-	1,000.00
Date	GL Ref #	Debit	Credit	Description				
80-8030-00	Irrigation Maintenance				1,343.74	50.00	-	1,393.74
Date	GL Ref #	Debit	Credit	Description				
11/30/2025	550249	$ 50.00	$ -	Irrigation Maintenance				
80-8040-00	General Repairs & Maintenance				13,902.39	1,773.97	-	15,676.36
Date	GL Ref #	Debit	Credit	Description				
11/07/2025	509718	$ 1,306.47	$ -	General Repairs & Maintenance				
11/10/2025	513626	200.00	-	General Repairs & Maintenance				
11/12/2025	513628	267.50	-	General Repairs & Maintenance				
80-8050-00	Plumbing Repairs				150.00	-	-	150.00
Date	GL Ref #	Debit	Credit	Description				
80-8065-00	Janitorial Service				3,575.00	350.00	-	3,925.00
Date	GL Ref #	Debit	Credit	Description				
11/01/2025	496604	$ 350.00	$ -	Janitorial Service				
80-8070-00	Pest Control				962.55	341.55	-	1,304.10
Date	GL Ref #	Debit	Credit	Description				
11/01/2025	496606	$ 341.55	$ -	Pest Control				
80-8132-00	Fire Safety				879.34	-	-	879.34
Date	GL Ref #	Debit	Credit	Description				
80-8165-00	Parking / Security Enforcement				6,797.38	750.00	-	7,547.38
Date	GL Ref #	Debit	Credit	Description				
11/01/2025	482377	$ 375.00	$ -	Parking / Security Enforcement				

Account No	Description				Prior Balance	Current Debit	Current Credit	End Balance
11/01/2025	482383	$ 375.00	$ -	Parking / Security Enforcement				
80-8170-00	Security Cameras				2,328.93	-	-	2,328.93
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
90-9100-00	Reserve Transfer				30,154.10	3,015.41	-	33,169.51
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
11/30/2025	530439	$ 3,015.41	$ -	Monthly				
			Totals:		**$0.00**	**$193,093.42**	**$193,093.42**	**$0.00**

GRANT PROPERTY MANAGEMENT

Payables Aging Report

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

As Of 11/30/2025

Vendor	Current	Over 30	Over 60	Over 90	Balance
A-Z PARKING ENFORCEMENT SOLUTIONS, Inc	($375.00)	$0.00	$0.00	$0.00	($375.00)
City of Coral Springs - Water	$0.00	$3,325.98	$0.00	$0.00	$3,325.98
FIRST INSURANCE FUNDING	$5,973.95	$0.00	$0.00	$0.00	$5,973.95
RYAN ASSOCIATES INC	$50.00	$0.00	$0.00	$0.00	$50.00
Totals:	**$5,648.95**	**$3,325.98**	**$0.00**	**$0.00**	**$8,974.93**

Date	Check #	Payee		Amount
10-1010-00 POPULAR-OPR-2006				
11/18/2025	0	FPL		$114.37
		Invoice #: NOV-2025		
		60-6005-00 Electricity	$54.24	
		60-6005-00 Electricity	$60.13	
11/28/2025	0	City of Coral Springs		$3,081.74
		Invoice #: NOV*2025		
		60-6010-00 Water & Sewer	$3,081.74	
		Account Totals **# Checks:**	**2**	**$3,196.11**
10-1020-00 PINNACLE-OPR-4555				
11/01/2025	0	GRANT PROPERTY MANAGEMENT		$798.00
		50-5010-00 Management Fee	$798.00	
11/01/2025				$3,015.41
		12-1215-00 Transfer to VNB-RES-6404; Funds Transfer	$3,015.41	
11/03/2025	5029	A-Z PARKING ENFORCEMENT SOLUTIONS, Inc		$375.00
		Invoice #: 1125		
		80-8165-00 Parking / Security Enforcement	$375.00	
11/04/2025	0	NATIVE PEST MANAGEMENT		$341.55
		Invoice #: 1152704		
		80-8070-00 Pest Control	$341.55	
11/04/2025	5030	Diamond Brite Maintenance		$350.00
		Invoice #: 8198		
		80-8065-00 Janitorial Service	$350.00	
11/10/2025	0	Grant Property Management Inc		$108.68
		Invoice #: 121042		
		50-5025-00 Administrative/Office Exp	$108.68	
11/11/2025	0	RYAN ASSOCIATES INC		$1,306.47
		Invoice #: 3540		
		80-8040-00 General Repairs & Maintenance	$1,306.47	
11/13/2025	0	RYAN ASSOCIATES INC		$267.50
		Invoice #: 3541		
		80-8040-00 General Repairs & Maintenance	$267.50	
11/13/2025	5032	Diamond Brite Maintenance		$200.00
		Invoice #: 8214		
		80-8040-00 General Repairs & Maintenance	$200.00	
11/20/2025	5033	A-Z PARKING ENFORCEMENT SOLUTIONS, Inc		$375.00
		Invoice #: 1225		
		80-8165-00 Parking / Security Enforcement	$375.00	
11/11/2025				$5,000.00
		10-1010-00 Transfer to POPULAR-OPR-2006; Funds Transfer	$5,000.00	
		Account Totals **# Checks:**	**9**	**$12,137.61**
		Association Totals **# Checks:**	**11**	**$15,333.72**

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

PINNACLE-OPR-4555 Summary

Ending Account Balance:	$	65,694.17
Uncleared Items:	$	-
Adjusted Balance:	$	65,694.17
Bank Ending Balance:	$	65,694.17
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

POPULAR-OPR-2006 Summary

Ending Account Balance:	$ 10,436.17
Uncleared Items:	$-
Adjusted Balance:	$ 10,436.17
Bank Ending Balance:	$ 10,436.17
Difference:	$-

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

VNB-RES-6404 Summary

Ending Account Balance:	$ 146,605.31
Uncleared Items:	$-
Adjusted Balance:	$ 146,605.31
Bank Ending Balance:	$ 146,605.31
Difference:	$-

Victoria Square Condominium
Accrued as of
November 30, 2025

Payable to:	Account	Amount
Opening Balance		2,541.68
Total A/P		$ 2,541.68

POPULAR

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

5100842006
(0)

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

Popular Bank
P.O. Box 4890
Miami Lakes, FL 33014

00000030 MIMRIP04931129250649 01 MC05 0000
VICTORIA SQUARE CONDO ASSOC INC
C/O GRANT PROPERTY MANAGEMENT
7124 N NOB HILL RD
TAMARAC FL 33321-1841

Pab Business Interest Checking

Account number	5100842006	Beginning balance	$8,632.10
Low balance	$8,632.10	Total additions	5,000.18
Average balance	$11,869.96	Total subtractions	3,196.11
Avg collected balance	$11,869.00	Ending balance	$10,436.17
Interest paid year to date	$6.98		

DEBITS

Date	Description	Subtractions
11-18	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT251118 000111000016781138	54.24
11-18	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT251118 000111000016781150	60.13
11-28	'Preauthorized Wd CORALCONCUTILITY251128 000211274457872554	3,081.74

CREDITS

Date	Description	Additions
11-10	'Preauthorized Credit VICTORIA SQUARECincXfer251110 C3293 000064008632121057	5,000.00
11-28	'Interest Credit 000000000000000000	0.18

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
10-31	8,632.10	11-18	13,517.73	11-28	10,436.17
11-10	13,632.10				

Thank you for banking with Popular

Intentionally Left Blank

POPULAR®

VICTORIA SQUARE CONDO ASSOC INC
November 28, 2025

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

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

1 M0656BLK112925063435 69 000000000 4169 003

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

4169 0015408 0001-0003 4169

Account Statement

Effective 12/7/2025, the following fees will be implemented/increased as follows:

FEE DESCRIPTION	FEE
ATM Balance Inquiry at a NON-Valley ATM	$2
Returned Deposited Item	$15
Overdraft Paid Item Fee	$35 per paid item, maximum of 5 charges per day
Expedited Debit Card Mailing	$35

PROPERTY MANAGEMENT MMA - XXXXXX6404

SUMMARY FOR THE PERIOD: 11/01/25 - 11/30/25

VICTORIA SQUARE CONDOMINIUM ASSOCIATION

Beginning Balance		Deposits & Other Credits		Withdrawals & Other Debits		Ending Balance
$143,348.03	+	$3,257.28	-	$0.00	=	$146,605.31

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			$143,348.03
11/04	ACH CREDIT VICTORIA SQUARE CincXfer 251104 C3264		$3,015.41	$146,363.44
11/30	INTEREST CREDIT		$241.87	$146,605.31
Ending Balance				**$146,605.31**

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	$146,061.00	Annual % Yield Earned	2.03%
Year-to-Date Interest Paid	$2,764.80	Interest Paid	$241.87

1 0015408 0001-0003 M0656BLK112925063435 69 L 4169

4169 0015409 0002-0003 4169

OVERDRAFT FEES

	Total This Period:	Total Year-To-Date:
Total Overdraft Fees:	$0.00	$0.00
Total Return Fees	$0.00	$0.00

1 0015409 0002-0003 M0656BLK112925063435 69 L 4169

4169 0015410 0003-0003 4169

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.

Pinnacle

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

Statement of Account

Community Asso Checking Acct

Balance 11/03/25
$64,463.04

Balance 11/30/25
$65,694.17

Summary

Credits +$21,127.00
Interest +$0.00
Debits -$19,895.87

Credit Transactions

Credits

11/04	PAYABLI DEPOSIT TRANSFER 870484941 WFMSPROPAY VICTORIA SQUARE CONDOM	484.00
11/04	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	1,452.00
11/05	Remote Deposit	1,363.00
11/06	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	489.00
11/06	VICTORIA SQUARE ASSN DUES 1592029932 VICTORIA	9,196.00
11/06	Remote Deposit	484.00
11/06	Remote Deposit	484.00
11/07	Remote Deposit	484.00
11/07	Remote Deposit	484.00
11/10	PAYABLI DEPOSIT TRANSFER 872338440 WFMSPROPAY VICTORIA SQUARE CONDOM	993.00
11/10	Remote Deposit	484.00
11/12	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	1,452.00
11/12	Remote Deposit	444.00
11/12	Remote Deposit	484.00
11/14	Remote Deposit	385.00
11/20	Remote Deposit	997.00
11/21	Remote Deposit	484.00
11/25	Remote Deposit	484.00

Pinnacle®

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

Total Credits	**$21,127.00**

Debit Transactions

Other Debits

11/03	Grant Operating TAMARAC 2650265220 "Victoria Square Condo	798.00
11/04	VICTORIA SQUARE CincXfer 1592029932 VICTORIA	3,015.41
11/05	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	341.55
11/10	ACH CHARGEBACK RETURN 9999999999 RETIRE	484.00
11/10	VICTORIA SQUARE CincXfer 1592029932 VICTORIA	5,000.00
11/12	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	108.68
11/13	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	1,306.47
11/17	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	267.50
11/26	FIRST INSURANCE INSURANCE 900-103849576 2363437365 Victoria Square Condom	5,973.95

Checks

11/03	Check 5027	375.00
11/04	Check 5028	126.31
11/12	Check 5029	375.00
11/14	Check 5030	350.00
11/25	Check 5031	799.00
11/21	Check 5032	200.00
11/25	Check 5033	375.00

(*) Indicates gap in check number sequenece

Total Debits	**$19,895.87**

Average Balance This Statement	$70,024.83	Annual Percentage Yield Earned	
Interest Earned This Period	$0.00	Days in Period	28
Interest Paid Year to Date	$0.00	Interest Paid	$0.00

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
11/03	63,290.04	11/10	70,719.77	11/20	72,074.12
11/04	62,084.32	11/12	72,616.09	11/21	72,358.12
11/05	63,105.77	11/13	71,309.62	11/25	71,668.12
11/06	73,758.77	11/14	71,344.62	11/26	65,694.17
11/07	74,726.77	11/17	71,077.12		

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Credit **$1363.00**
Date/Time: 11/5/2025 2:46 PM
Comment: Virtual Deposit Ticket
Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T	Account	TC	Amount
064008637	800109924555	40	$1363.00

#0 11/05/2025 $1,363.00

Credit **$484.00**
Date/Time: 11/6/2025 2:47 PM
Comment: Virtual Deposit Ticket
Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T	Account	TC	Amount
064008637	800109924555	40	$484.00

#0 11/06/2025 $484.00

Credit **$484.00**
Date/Time: 11/6/2025 2:47 PM
Comment: Virtual Deposit Ticket
Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T	Account	TC	Amount
064008637	800109924555	40	$484.00

#0 11/06/2025 $484.00

Credit **$484.00**
Date/Time: 11/7/2025 2:47 PM
Comment: Virtual Deposit Ticket
Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T	Account	TC	Amount
064008637	800109924555	40	$484.00

#0 11/07/2025 $484.00

Credit **$484.00**
Date/Time: 11/7/2025 2:47 PM
Comment: Virtual Deposit Ticket
Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T	Account	TC	Amount
064008637	800109924555	40	$484.00

#0 11/07/2025 $484.00

Credit **$484.00**
Date/Time: 11/10/2025 2:51 PM
Comment: Virtual Deposit Ticket
Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T	Account	TC	Amount
064008637	800109924555	40	$484.00

#0 11/10/2025 $484.00

Credit **$444.00**
Date/Time: 11/12/2025 2:52 PM
Comment: Virtual Deposit Ticket
Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T	Account	TC	Amount
064008637	800109924555	40	$444.00

#0 11/12/2025 $444.00

Credit **$484.00**
Date/Time: 11/12/2025 2:53 PM
Comment: Virtual Deposit Ticket
Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T	Account	TC	Amount
064008637	800109924555	40	$484.00

#0 11/12/2025 $484.00

Credit **$385.00**
Date/Time: 11/14/2025 2:49 PM
Comment: Virtual Deposit Ticket
Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T	Account	TC	Amount
064008637	800109924555	40	$385.00

#0 11/14/2025 $385.00

Credit **$997.00**
Date/Time: 11/20/2025 2:51 PM
Comment: Virtual Deposit Ticket
Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T	Account	TC	Amount
064008637	800109924555	40	$997.00

#0 11/20/2025 $997.00

Credit **$484.00**
Date/Time: 11/21/2025 2:49 PM
Comment: Virtual Deposit Ticket
Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

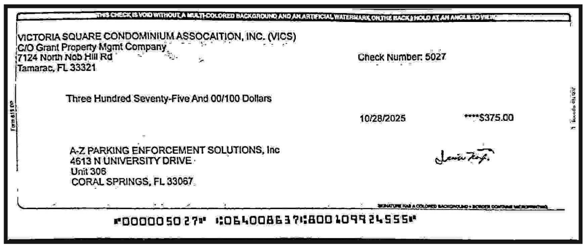
R/T	Account	TC	Amount
064008637	800109924555	40	$484.00

#0 11/21/2025 $484.00

Credit **$484.00**
Date/Time: 11/25/2025 2:50 PM
Comment: Virtual Deposit Ticket
Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T	Account	TC	Amount
064008637	800109924555	40	$484.00

#0 11/25/2025 $484.00


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 ASSOCAITION, INC. (VICS)
C/O Grant Property Mgmt Company
7124 North Nob Hill Rd
Tamarac, FL 33321

Check Number: 5027

Three Hundred Seventy-Five And 00/100 Dollars

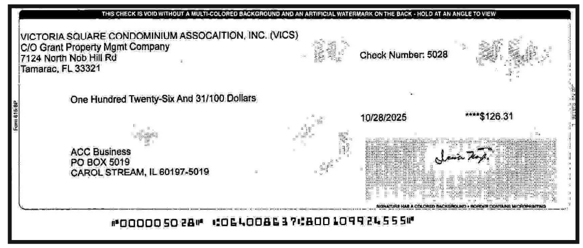
10/28/2025 ****$375.00

A-Z PARKING ENFORCEMENT SOLUTIONS, Inc
4613 N UNIVERSITY DRIVE
Unit 306
CORAL SPRINGS, FL 33067

SIGNATURE HAS A COLORED BACKGROUND • BORDER CONTAINS MICROPRINTING

⑈000005027⑈ ⑆064008637⑆8001099 24555⑈

#5027 11/03/2025 $375.00


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 ASSOCAITION, INC. (VICS)
C/O Grant Property Mgmt Company
7124 North Nob Hill Rd
Tamarac, FL 33321

Check Number: 5028

One Hundred Twenty-Six And 31/100 Dollars

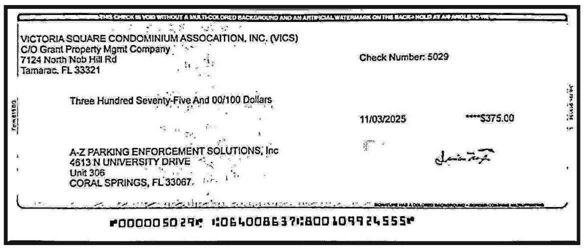
10/28/2025 ****$126.31

ACC Business
PO BOX 5019
CAROL STREAM, IL 60197-5019

SIGNATURE HAS A COLORED BACKGROUND • BORDER CONTAINS MICROPRINTING

⑈000005028⑈ ⑆064008637⑆8001099 24555⑈

#5028 11/04/2025 $126.31


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 ASSOCAITION, INC. (VICS)
C/O Grant Property Mgmt Company
7124 North Nob Hill Rd
Tamarac, FL 33321

Check Number: 5029

Three Hundred Seventy-Five And 00/100 Dollars

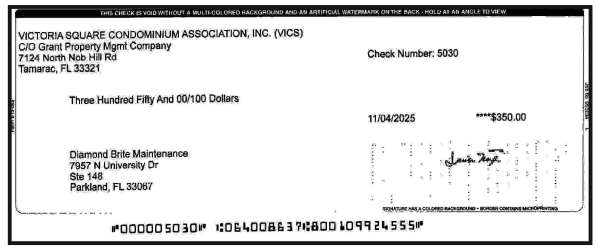
11/03/2025 ****$375.00

A-Z PARKING ENFORCEMENT SOLUTIONS, Inc
4613 N UNIVERSITY DRIVE
Unit 306
CORAL SPRINGS, FL 33067

SIGNATURE HAS A COLORED BACKGROUND • BORDER CONTAINS MICROPRINTING

⑈000005029⑈ ⑆064008637⑆8001099 24555⑈

#5029 11/12/2025 $375.00


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 Nob Hill Rd
Tamarac, FL 33321

Check Number: 5030

Three Hundred Fifty And 00/100 Dollars

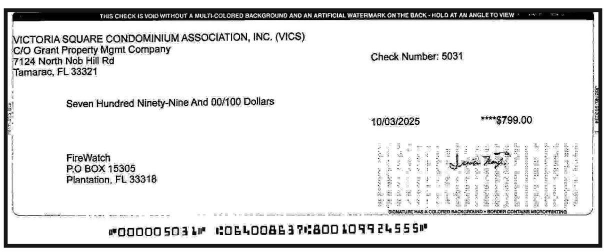
11/04/2025 ****$350.00

Diamond Brite Maintenance
7957 N University Dr
Ste 148
Parkland, FL 33067

SIGNATURE HAS A COLORED BACKGROUND • BORDER CONTAINS MICROPRINTING

⑈000005030⑈ ⑆064008637⑆8001099 24555⑈

#5030 11/14/2025 $350.00


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 Nob Hill Rd
Tamarac, FL 33321

Check Number: 5031

Seven Hundred Ninety-Nine And 00/100 Dollars

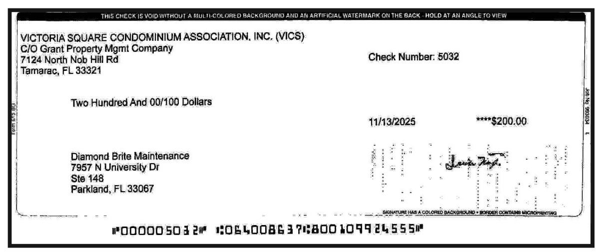
10/03/2025 ****$799.00

FireWatch
P.O BOX 15305
Plantation, FL 33318

SIGNATURE HAS A COLORED BACKGROUND • BORDER CONTAINS MICROPRINTING

⑈000005031⑈ ⑆064008637⑆8001099 24555⑈

#5031 11/25/2025 $799.00


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 Nob Hill Rd
Tamarac, FL 33321

Check Number: 5032

Two Hundred And 00/100 Dollars

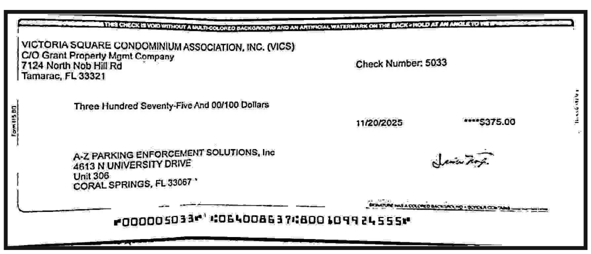
11/13/2025 ****$200.00

Diamond Brite Maintenance
7957 N University Dr
Ste 148
Parkland, FL 33067

SIGNATURE HAS A COLORED BACKGROUND • BORDER CONTAINS MICROPRINTING

⑈000005032⑈ ⑆064008637⑆8001099 24555⑈

#5032 11/21/2025 $200.00


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 Nob Hill Rd
Tamarac, FL 33321

Check Number: 5033

Three Hundred Seventy-Five And 00/100 Dollars

11/20/2025 ****$375.00

A-Z PARKING ENFORCEMENT SOLUTIONS, Inc
4613 N UNIVERSITY DRIVE
Unit 306
CORAL SPRINGS, FL 33067

SIGNATURE HAS A COLORED BACKGROUND • BORDER CONTAINS MICROPRINTING

⑈000005033⑈ ⑆064008637⑆8001099 24555⑈

#5033 11/25/2025 $375.00

Pinnacle®

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

Statement of Account

Community Asso Money Market

Balance 11/03/25
$0.00

Balance 11/30/25
$0.00

Summary

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

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
11/03	0.00				

Pinnacle®

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