



Financial Report Package

January 2026

Prepared for

**VICTORIA SQUARE CONDOMINIUM
ASSOCIATION, INC.**

Grant Property Management Company

GPM recommends that any funds over \$250,000 in aggregate per Association in a single financial institution should be insured.

The attached financial statements have not been audited and have been prepared for management purposes only.

Financial information is provided for owners who are members of this association only. The information is believed to be accurate as of the date the documents are posted. Any owner receiving this information shall not use the information in any way which is inconsistent with the requirements of governing state or federal law.

Assets

OPERATING CASH		
10-1010-00 POPULAR-OPR-2006	\$3,682.91	
10-1020-00 PINNACLE-OPR-4555	74,364.78	
Total OPERATING CASH:		<u>\$78,047.69</u>
RESERVE CASH		
12-1215-00 VNB-RES-6404	153,102.34	
12-1225-00 Due to/from Operating	3,015.41	
Total RESERVE CASH:		<u>\$156,117.75</u>
ACCOUNTS RECEIVABLE		
14-1046-00 Unit Owner Receivables	16,266.00	
Total ACCOUNTS RECEIVABLE:		<u>\$16,266.00</u>
CURRENT ASSETS		
15-1500-00 Utility Deposits	80.00	
Total CURRENT ASSETS:		<u>\$80.00</u>
OTHER ASSETS		
16-1611-00 Exchange	15,938.62	
Total OTHER ASSETS:		<u>\$15,938.62</u>
Total Assets:		<u><u>\$266,450.06</u></u>

Liabilities & Equity

RESERVE CASH		
12-1235-00 Due to/from Reserves	3,015.41	
Total RESERVE CASH:		<u>\$3,015.41</u>
PAYABLES & CURRENT LIABIL		
20-2001-00 Accounts Payable	11,809.94	
20-2003-00 Prepaid Maintenance	11,705.25	
20-2020-00 Accrued Expense	2,541.68	
Total PAYABLES & CURRENT LIABIL		<u>\$26,056.87</u>
RESERVE FUNDS		
25-3005-00 RES - Interest	9,335.24	
25-3010-00 RES - Roadways / Paving / Ashpalt	16,513.54	
25-3052-00 RES - Exterior Paint	23,167.80	
25-3060-00 RES - 50 Year Inspection	3,698.46	
25-3082-00 RES - Roof	103,402.71	
Total RESERVE FUNDS:		<u>\$156,117.75</u>
EQUITY		
30-3505-00 Fund Balance - Operating	95,784.56	
Total EQUITY:		<u>\$95,784.56</u>
Net Income Gain / Loss	<u>(14,524.53)</u>	<u>(\$14,524.53)</u>
Total Liabilities & Equity:		<u><u>\$266,450.06</u></u>



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

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	\$ 18,280.58	\$ 3,015.42	\$ 21,296.00	\$ 18,280.58	\$ 3,015.42	\$ 219,367.00
4025-00 Interest Income - Operating	0.12	-	0.12	0.12	-	0.12	-
4035-00 Late Fees	325.00	-	325.00	325.00	-	325.00	-
Total ASSESSMENTS & FEES	\$ 21,621.12	\$ 18,280.58	\$ 3,340.54	\$ 21,621.12	\$ 18,280.58	\$ 3,340.54	\$ 219,367.00
Total OPERATING INCOME	\$ 21,621.12	\$ 18,280.58	\$ 3,340.54	\$ 21,621.12	\$ 18,280.58	\$ 3,340.54	\$ 219,367.00
OPERATING EXPENSE							
GENERAL & ADMINISTRATIVE							
5005-00 Insurance	5,973.95	5,833.33	(140.62)	5,973.95	5,833.33	(140.62)	70,000.00
5010-00 Management Fee	840.00	840.00	-	840.00	840.00	-	10,080.00
5015-00 Accounting	-	375.00	375.00	-	375.00	375.00	4,500.00
5020-00 Legal Fees - General	-	62.50	62.50	-	62.50	62.50	750.00
5025-00 Administrative/Office Exp	224.25	66.67	(157.58)	224.25	66.67	(157.58)	800.00
5030-00 Licenses, Permits & Taxes	-	41.67	41.67	-	41.67	41.67	500.00
Total GENERAL & ADMINISTRATIVE	\$ 7,038.20	\$ 7,219.17	\$ 180.97	\$ 7,038.20	\$ 7,219.17	\$ 180.97	\$ 86,630.00
UTILITIES							
6005-00 Electricity	160.99	125.00	(35.99)	160.99	125.00	(35.99)	1,500.00
6010-00 Water & Sewer	9,765.37	3,333.33	(6,432.04)	9,765.37	3,333.33	(6,432.04)	40,000.00
6015-00 Telephone	120.86	-	(120.86)	120.86	-	(120.86)	-
6020-00 Trash Removal	1,561.00	2,083.33	522.33	1,561.00	2,083.33	522.33	25,000.00
Total UTILITIES	\$ 11,608.22	\$ 5,541.66	(\$ 6,066.56)	\$ 11,608.22	\$ 5,541.66	(\$ 6,066.56)	\$ 66,500.00
CONTRACT & REPAIR							
8005-00 Landscaping Maintenance	2,400.00	1,375.00	(1,025.00)	2,400.00	1,375.00	(1,025.00)	16,500.00
8010-00 Tree Trimming	-	125.00	125.00	-	125.00	125.00	1,500.00
8015-00 Landscape Improvements	5,964.00	83.33	(5,880.67)	5,964.00	83.33	(5,880.67)	1,000.00
8030-00 Irrigation Maintenance	100.00	166.67	66.67	100.00	166.67	66.67	2,000.00
8040-00 General Repairs & Maintenance	5,669.82	2,109.75	(3,560.07)	5,669.82	2,109.75	(3,560.07)	25,317.00
8050-00 Plumbing Repairs	-	41.67	41.67	-	41.67	41.67	500.00
8065-00 Janitorial Service	350.00	666.67	316.67	350.00	666.67	316.67	8,000.00
8070-00 Pest Control	-	83.33	83.33	-	83.33	83.33	1,000.00
8125-00 Fire Alarm Monitoring	-	62.50	62.50	-	62.50	62.50	750.00
8132-00 Fire Safety	-	70.83	70.83	-	70.83	70.83	850.00
8165-00 Parking / Security Enforcement	-	485.00	485.00	-	485.00	485.00	5,820.00
8170-00 Security Cameras	-	208.33	208.33	-	208.33	208.33	2,500.00
8175-00 Sidewalk Repair	-	41.67	41.67	-	41.67	41.67	500.00
Total CONTRACT & REPAIR	\$ 14,483.82	\$ 5,519.75	(\$ 8,964.07)	\$ 14,483.82	\$ 5,519.75	(\$ 8,964.07)	\$ 66,237.00
RESERVES							
9100-00 Reserve Transfer	3,015.41	-	(3,015.41)	3,015.41	-	(3,015.41)	-
Total RESERVES	\$ 3,015.41	\$ -	(\$ 3,015.41)	\$ 3,015.41	\$ -	(\$ 3,015.41)	\$ -
Total OPERATING EXPENSE	\$ 36,145.65	\$ 18,280.58	(\$ 17,865.07)	\$ 36,145.65	\$ 18,280.58	(\$ 17,865.07)	\$ 219,367.00
Net Income:	(\$ 14,524.53)	\$ 0.00	(\$ 14,524.53)	(\$ 14,524.53)	\$ 0.00	(\$ 14,524.53)	\$ 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: 1/1/2026 - 1/31/2026

Date: 2/20/2026
 Time: 3:23 pm
 Page: 1

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1010-00	POPULAR-OPR-2006	\$10,263.21	\$0.12	\$6,580.42	\$3,682.91
Date	GL Ref #	Debit	Credit	Description	
01/30/2026	636243	\$ 0.12	\$ -	Interest	
01/31/2026	670707	-	6,419.43	Misc. Check; City of Coral Springs Chk # 0	
01/31/2026	670712	-	160.99	Misc. Check; FPL Chk # 0	
10-1020-00	PINNACLE-OPR-4555	72,898.83	19,432.00	17,966.05	74,364.78
Date	GL Ref #	Debit	Credit	Description	
01/02/2026	583899	\$ 484.00	\$ -	Deposit from batch 39947	
01/02/2026	586425	484.00	-	Deposit from batch 40271	
01/05/2026	588542	8,228.00	-	Deposit from batch 39621	
01/05/2026	590205	973.00	-	Deposit from batch 40066	
01/05/2026	590482	484.00	-	Deposit from batch 40373	
01/05/2026	594412	-	840.00	PINNACLE-OPR-4555 Inv # 40335; GRANT PROPERTY MANAGEMENT (Do not use - Mgmt Module) Chk # 0	
01/06/2026	596096	968.00	-	Deposit from batch 40684	
01/08/2026	601299	395.00	-	Deposit from batch 41078	
01/09/2026	600984	484.00	-	Deposit from batch 40920	
01/09/2026	601660	484.00	-	Deposit from batch 41082	
01/12/2026	604422	1,152.00	-	Deposit from batch 41074	
01/12/2026	605622	968.00	-	Deposit from batch 41314	
01/13/2026	607743	484.00	-	Deposit from batch 41451	
01/14/2026	610436	484.00	-	Deposit from batch 41732	
01/15/2026	612330	1,414.00	-	Deposit from batch 41830	
01/21/2026	618801	-	50.76	PINNACLE-OPR-4555 Inv # 121687; Grant Property Management Inc Chk # 0	
01/23/2026	623027	-	1,561.00	PINNACLE-OPR-4555 Inv # 50915; Universal Waste Chk # 0	
01/23/2026	624498	978.00	-	Deposit from batch 43471	
01/26/2026	626818	484.00	-	Deposit from batch 43569	
01/27/2026	627669	-	350.00	PINNACLE-OPR-4555 Inv # 8258; Diamond Brite Maintenance Chk # 5040	
01/27/2026	627671	-	128.40	PINNACLE-OPR-4555 Inv # 3576; RYAN ASSOCIATES INC Chk # 0	
01/27/2026	627673	-	5,500.00	PINNACLE-OPR-4555 Inv # 012026; BUSY BEE PRESSURE CLEANING Chk # 5041	
01/27/2026	627683	-	160.00	PINNACLE-OPR-4555 Inv # #5035; LV8 Communications, LLC Chk # 5042	
01/28/2026	629803	-	224.25	PINNACLE-OPR-4555 Inv # 121873; Grant Property Management Inc Chk # 0	
01/28/2026	630192	-	120.86	PINNACLE-OPR-4555 Inv # Jan 1,2026; ACC Business Chk # 5043	
01/29/2026	633339	484.00	-	Deposit from batch 44000	
01/31/2026	670690	-	5,973.95	Misc. Check; FIRST INSURANCE FUNDING Chk # 0	
01/31/2026	670694	-	41.42	Misc. Check; Valley National Bank Chk # 0	
01/31/2026	670870	-	3,015.41	Monthly RES transfer	
12-1215-00	VNB-RES-6404	149,857.67	3,244.67	-	153,102.34
Date	GL Ref #	Debit	Credit	Description	
01/30/2026	636653	\$ 229.26	\$ -	Interest	
01/31/2026	670870	3,015.41	-	Monthly RES transfer	
12-1225-00	Due to/from Operating	3,015.41	-	-	3,015.41
Date	GL Ref #	Debit	Credit	Description	
12-1235-00	Due to/from Reserves	(3,015.41)	-	-	(3,015.41)
Date	GL Ref #	Debit	Credit	Description	
14-1046-00	Unit Owner Receivables	14,113.00	21,621.00	19,468.00	16,266.00
Date	GL Ref #	Debit	Credit	Description	
01/01/2026	538837	\$ 21,296.00	\$ -	Assessment - Batch 37780	
01/01/2026	580944	-	157.00	Applied Prepaid VICS3276	
01/01/2026	580946	-	484.00	Applied Prepaid VICS3280	
01/01/2026	580948	-	63.25	Applied Prepaid VICS3228	
01/01/2026	580950	-	469.00	Applied Prepaid VICS3248	
01/01/2026	580952	-	484.00	Applied Prepaid VICS3270	
01/01/2026	580954	-	25.00	Applied Prepaid VICS3254	
01/02/2026	583899	-	159.00	Deposit from batch 39947	
01/02/2026	583899	-	300.00	Deposit from batch 39947	
01/02/2026	583899	-	25.00	Deposit from batch 39947	



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 Time: 3:23 pm
 Page: 3

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	
20-2001-00	Accounts Payable	(210.76)	9,111.27	20,710.45	(11,809.94)
Date	GL Ref #	Debit	Credit	Description	
01/01/2026	565719	\$ -	\$ 176.00	Accounts Payable Inv # 756798	
01/01/2026	565719	176.00	-	Accounts Payable Inv # 756798 (Reversal)	
01/01/2026	594366	-	840.00	Accounts Payable Inv # 40335	
01/01/2026	618775	-	350.00	Accounts Payable Inv # 8258	
01/01/2026	627996	-	120.86	Accounts Payable Inv # Jan 1,2026	
01/01/2026	665433	-	1,000.00	Accounts Payable Inv # 0037	
01/01/2026	665457	-	5,964.00	Accounts Payable Inv # 0038	
01/05/2026	594412	840.00	-	Accounts Payable Inv # 40335; GRANT PROPERTY MANAGEMENT (Do not use - Mgmt Module) Chk # 0	
01/05/2026	618777	-	1,561.00	Accounts Payable Inv # 50915	
01/08/2026	624218	-	3,345.94	Accounts Payable Inv # JAN 2026	
01/09/2026	618779	-	128.40	Accounts Payable Inv # 3576	
01/20/2026	622951	-	5,500.00	Accounts Payable Inv # 012026	
01/21/2026	618801	50.76	-	Accounts Payable Inv # 121687; Grant Property Management Inc Chk # 0	
01/23/2026	623027	1,561.00	-	Accounts Payable Inv # 50915; Universal Waste Chk # 0	
01/23/2026	627998	-	224.25	Accounts Payable Inv # 121873	
01/27/2026	627669	350.00	-	Accounts Payable Inv # 8258; Diamond Brite Maintenance Chk # 5040	
01/27/2026	627671	128.40	-	Accounts Payable Inv # 3576; RYAN ASSOCIATES INC Chk # 0	
01/27/2026	627673	5,500.00	-	Accounts Payable Inv # 012026; BUSY BEE PRESSURE CLEANING Chk # 5041	
01/27/2026	627683	160.00	-	Accounts Payable Inv # #5035; LV8 Communications, LLC Chk # 5042	
01/28/2026	629803	224.25	-	Accounts Payable Inv # 121873; Grant Property Management Inc Chk # 0	
01/28/2026	630192	120.86	-	Accounts Payable Inv # Jan 1,2026; ACC Business Chk # 5043	
01/29/2026	645585	-	100.00	Accounts Payable Inv # 3586	
01/31/2026	652672	-	1,400.00	Accounts Payable Inv # 0039	
20-2003-00	Prepaid Maintenance	(11,741.25)	1,723.25	1,687.25	(11,705.25)
Date	GL Ref #	Debit	Credit	Description	
01/01/2026	580944	\$ 157.00	\$ -	Adjust Prepaid	
01/01/2026	580946	484.00	-	Adjust Prepaid	
01/01/2026	580948	63.25	-	Adjust Prepaid	
01/01/2026	580950	469.00	-	Adjust Prepaid	
01/01/2026	580952	484.00	-	Adjust Prepaid	
01/01/2026	580954	25.00	-	Adjust Prepaid	
01/02/2026	586425	-	63.25	Deposit from batch 40271	
01/05/2026	590205	-	30.00	Deposit from batch 40066	
01/05/2026	590482	-	157.00	Deposit from batch 40373	
01/09/2026	601660	-	469.00	Deposit from batch 41082	
01/14/2026	610436	-	484.00	Deposit from batch 41732	
01/22/2026	622924	41.00	-	Adjust Prepaid	
01/26/2026	626818	-	484.00	Deposit from batch 43569	
20-2020-00	Accrued Expense	(2,541.68)	-	-	(2,541.68)
Date	GL Ref #	Debit	Credit	Description	
25-3005-00	RES - Interest	(9,105.98)	-	229.26	(9,335.24)
Date	GL Ref #	Debit	Credit	Description	
01/30/2026	636653	\$ -	\$ 229.26	Interest	
25-3010-00	RES - Roadways / Paving / Asphalt	(16,234.12)	-	279.42	(16,513.54)
Date	GL Ref #	Debit	Credit	Description	
01/31/2026	670872	\$ -	\$ 279.42	RES - Roadways / Paving / Asphalt	
25-3052-00	RES - Exterior Paint	(22,411.67)	-	756.13	(23,167.80)
Date	GL Ref #	Debit	Credit	Description	
01/31/2026	670872	\$ -	\$ 756.13	RES - Exterior Paint	
25-3060-00	RES - 50 Year Inspection	(3,632.13)	-	66.33	(3,698.46)
Date	GL Ref #	Debit	Credit	Description	
01/31/2026	670872	\$ -	\$ 66.33	RES - 50 Year Inspection	



GRANT PROPERTY MANAGEMENT

General Ledger Trial Balance with Details
 VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.
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Date: 2/20/2026
 Time: 3:23 pm
 Page: 4

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
25-3082-00	RES - Roof	(\$101,489.18)	\$-	\$1,913.53	(\$103,402.71)
Date	GL Ref #	Debit	Credit	Description	
01/31/2026	670872	\$ -	\$ 1,913.53	RES - Roof	
30-3505-00	Fund Balance - Operating	(95,784.56)	-	-	(95,784.56)
Date	GL Ref #	Debit	Credit	Description	
40-4005-00	Maintenance Fees	-	-	21,296.00	(21,296.00)
Date	GL Ref #	Debit	Credit	Description	
01/01/2026	538837	\$ -	\$ 21,296.00	Assessment - Batch 37780	
40-4025-00	Interest Income - Operating	-	-	0.12	(0.12)
Date	GL Ref #	Debit	Credit	Description	
01/30/2026	636243	\$ -	\$ 0.12	Interest	
40-4035-00	Late Fees	-	-	325.00	(325.00)
Date	GL Ref #	Debit	Credit	Description	
01/11/2026	641413	\$ -	\$ 325.00	Assessment - Batch 41186	
50-5005-00	Insurance	-	5,973.95	-	5,973.95
Date	GL Ref #	Debit	Credit	Description	
01/31/2026	670690	\$ 5,973.95	\$ -	Misc. Check; FIRST INSURANCE FUNDING Chk # 0	
50-5010-00	Management Fee	-	840.00	-	840.00
Date	GL Ref #	Debit	Credit	Description	
01/01/2026	594366	\$ 840.00	\$ -	Management Fee	
50-5025-00	Administrative/Office Exp	-	224.25	-	224.25
Date	GL Ref #	Debit	Credit	Description	
01/23/2026	627998	\$ 224.25	\$ -	Administrative/Office Exp	
50-5030-00	Licenses, Permits & Taxes	-	176.00	176.00	-
Date	GL Ref #	Debit	Credit	Description	
01/01/2026	565719	\$ 176.00	\$ -	Licenses, Permits & Taxes	
01/01/2026	565719	-	176.00	Licenses, Permits & Taxes (Reversal)	
60-6005-00	Electricity	-	160.99	-	160.99
Date	GL Ref #	Debit	Credit	Description	
01/31/2026	670712	\$ 70.88	\$ -	Misc. Check; FPL Chk # 0	
01/31/2026	670712	90.11	-	Misc. Check; FPL Chk # 0	
60-6010-00	Water & Sewer	-	9,765.37	-	9,765.37
Date	GL Ref #	Debit	Credit	Description	
01/08/2026	624218	\$ 3,345.94	\$ -	Water & Sewer	
01/31/2026	670707	3,073.49	-	Misc. Check; City of Coral Springs Chk # 0	
01/31/2026	670707	3,345.94	-	Misc. Check; City of Coral Springs Chk # 0	
60-6015-00	Telephone	-	120.86	-	120.86
Date	GL Ref #	Debit	Credit	Description	
01/01/2026	627996	\$ 120.86	\$ -	Telephone	
60-6020-00	Trash Removal	-	1,561.00	-	1,561.00
Date	GL Ref #	Debit	Credit	Description	
01/05/2026	618777	\$ 1,561.00	\$ -	Trash Removal	
80-8005-00	Landscaping Maintenance	-	2,400.00	-	2,400.00
Date	GL Ref #	Debit	Credit	Description	
01/01/2026	665433	\$ 1,000.00	\$ -	Landscaping Maintenance	
01/31/2026	652672	1,400.00	-	Landscaping Maintenance	
80-8015-00	Landscape Improvements	-	5,964.00	-	5,964.00
Date	GL Ref #	Debit	Credit	Description	
01/01/2026	665457	\$ 5,964.00	\$ -	Landscape Improvements	
80-8030-00	Irrigation Maintenance	-	100.00	-	100.00
Date	GL Ref #	Debit	Credit	Description	
01/29/2026	645585	\$ 100.00	\$ -	Irrigation Maintenance	
80-8040-00	General Repairs & Maintenance	-	5,669.82	-	5,669.82
Date	GL Ref #	Debit	Credit	Description	
01/09/2026	618779	\$ 128.40	\$ -	General Repairs & Maintenance	



GRANT PROPERTY MANAGEMENT

General Ledger Trial Balance with Details
 VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.
 Accts: 10-1000-00 To: 99-9999-00 Dates: 1/1/2026 - 1/31/2026

Date: 2/20/2026
 Time: 3:23 pm
 Page: 5

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01/20/2026	622951 \$ 5,500.00	\$ -	General Repairs & Maintenance		
01/31/2026	670694 41.42	-	Misc. Check; Valley National Bank Chk # 0		
80-8065-00	Janitorial Service	-	350.00	-	350.00
Date	GL Ref #	Debit	Credit	Description	
01/01/2026	618775	\$ 350.00	\$ -	Janitorial Service	
90-9100-00	Reserve Transfer	-	3,015.41	-	3,015.41
Date	GL Ref #	Debit	Credit	Description	
01/31/2026	670872	\$ 3,015.41	\$ -	Reserve Transfer	
Totals:		\$0.00	\$91,453.96	\$91,453.96	\$0.00

Payables Aging Report
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.
 As Of 1/31/2026

Date: 2/20/2026
 Time: 3:23 pm
 Page: 1

Vendor	Current	Over 30	Over 60	Over 90	Balance
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Invoice #	Date	Check Memo	Current	Over 30	Over 60	Over 90	Balance
Best Lawn Service of America, Inc							
0039	01/31/2026	January's Lawn Maintenance	\$1,400.00	\$0.00	\$0.00	\$0.00	
0037	01/01/2026	lawn service December 25	\$0.00	\$1,000.00	\$0.00	\$0.00	
0038	01/01/2026	figus trees removal	\$0.00	\$5,964.00	\$0.00	\$0.00	
			\$1,400.00	\$6,964.00	\$0.00	\$0.00	\$8,364.00

City of Coral Springs - Water

Invoice #	Date	Check Memo	Current	Over 30	Over 60	Over 90	Balance
JAN 2026	01/08/2026	Service period 11/24/25 -12/31/25	\$3,345.94	\$0.00	\$0.00	\$0.00	
			\$3,345.94	\$0.00	\$0.00	\$0.00	\$3,345.94

RYAN ASSOCIATES INC

Invoice #	Date	Check Memo	Current	Over 30	Over 60	Over 90	Balance
3586	01/29/2026	wet check	\$100.00	\$0.00	\$0.00	\$0.00	
			\$100.00	\$0.00	\$0.00	\$0.00	\$100.00
Totals:			\$4,845.94	\$6,964.00	\$0.00	\$0.00	\$11,809.94

Date	Check #	Payee	Amount
10-1010-00 POPULAR-OPR-2006			
01/31/2026	0	City of Coral Springs	\$6,419.43
		Check Memo :	
		60-6010-00 EFT - Misc. Check; Misc. Check	\$3,073.49
		60-6010-00 EFT - Misc. Check; Misc. Check	\$3,345.94
01/31/2026	0	FPL	\$160.99
		Check Memo :	
		60-6005-00 EFT - Misc. Check; Misc. Check	\$70.88
		60-6005-00 EFT - Misc. Check; Misc. Check	\$90.11
		Account Totals	\$6,580.42
		# Checks:	2
10-1020-00 PINNACLE-OPR-4555			
01/05/2026	0	GRANT PROPERTY MANAGEMENT (Do not use - Mgmt M	\$840.00
		Invoice #: 40335	
		Check Memo : Management Fee for 1/1/2026	
		50-5010-00 Management Fee	\$840.00
01/21/2026	0	Grant Property Management Inc	\$50.76
		Invoice #: 121687	
		Check Memo : Mailing & Admin charges	
		50-5025-00 Administrative/Office Exp	\$50.76
01/23/2026	0	Universal Waste	\$1,561.00
		Invoice #: 50915	
		Check Memo : Trash service- January 2026	
		60-6020-00 Trash Removal	\$1,561.00
01/27/2026	5040	Diamond Brite Maintenance	\$350.00
		Invoice #: 8258	
		Check Memo : Janitorial Services- 2026	
		80-8065-00 Janitorial Service	\$350.00
01/27/2026	0	RYAN ASSOCIATES INC	\$128.40
		Invoice #: 3576	
		Check Memo : Plumbing repairs	
		80-8040-00 General Repairs & Maintenance	\$128.40
01/27/2026	5041	BUSY BEE PRESSURE CLEANING	\$5,500.00
		Invoice #: 012026	
		Check Memo : Pressure clean Roofs	
		80-8040-00 General Repairs & Maintenance	\$5,500.00
01/27/2026	5042	LV8 Communications, LLC	\$160.00
		Invoice #: #5035	
		Check Memo : Service cameras troubleshooting	
		80-8040-00 General Repairs & Maintenance	\$160.00
01/28/2026	0	Grant Property Management Inc	\$224.25
		Invoice #: 121873	
		Check Memo : 2026 coupons	
		50-5025-00 Administrative/Office Exp	\$224.25
01/28/2026	5043	ACC Business	\$120.86
		Invoice #: Jan 1,2026	
		Check Memo : Service period 12/1/25 - 12/31/25	
		60-6015-00 Telephone	\$120.86
01/31/2026	0	FIRST INSURANCE FUNDING	\$5,973.95
		Check Memo :	
		50-5005-00 EFT - Misc. Check; Misc. Check	\$5,973.95
01/31/2026	0	Valley National Bank	\$41.42
		Check Memo :	
		80-8040-00 EFT - Misc. Check; Misc. Check	\$41.42
01/31/2026			\$3,015.41
		Check Memo :	
		12-1215-00 Transfer to VNB-RES-6404; Monthly RES transfer	\$3,015.41
		Account Totals	\$17,966.05
		# Checks:	11



Cash Disbursement
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.
1/1/2026 - 1/31/2026

Date: 2/20/2026
Time: 3:23 pm
Page: 2

Date	Check #	Payee	Amount
Association Totals			\$24,546.47

**Victoria Square Condominium
Accrued as of
January 31, 2026**

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



Bank Account Reconciliation
 VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.
 PINNACLE-OPR-4555 (End: 01/31/2026)

Date: 2/20/2026
 Time: 3:24 pm
 Page: 1

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
12/01/2025		City of Coral Springs		0	(\$3,325.98)
12/16/2025		FireWatch		5039	(\$745.00)
01/27/2026		Diamond Brite Maintenance		5040	(\$350.00)
01/27/2026		LV8 Communications, LLC		5042	(\$160.00)
01/28/2026		ACC Business		5043	(\$120.86)
01/31/2026		Transfer to VNB-RES-6404			(\$3,015.41)
			Total Uncleared		(\$7,717.25)
Cleared Items					
Credits					
01/02/2026	01/02/2026	Deposit from batch 39947	39947 - Online Payment	188	\$484.00
01/02/2026	01/05/2026	Deposit from batch 40271	40271 - Auto Payment	189	\$484.00
01/05/2026	01/06/2026	Deposit from batch 40066	40066 - Online Payment	191	\$973.00
01/05/2026	01/06/2026	Deposit from batch 39621	39621 - ACH Payment	190	\$8,228.00
01/05/2026	01/05/2026	Deposit from batch 40373	40373 - Auto Payment	192	\$484.00
01/06/2026	01/06/2026	Deposit from batch 40684	40684 - Payabli Credit Card	193	\$968.00
01/08/2026	01/08/2026	Deposit from batch 41078	41078 - Auto Payment	195	\$395.00
01/09/2026	01/09/2026	Deposit from batch 41082	41082 - Auto Payment	196	\$484.00
01/09/2026	01/12/2026	Deposit from batch 40920	40920 - Online Payment	194	\$484.00
01/12/2026	01/12/2026	Deposit from batch 41314	41314 - Auto Payment	198	\$968.00
01/12/2026	01/13/2026	Deposit from batch 41074	41074 - Online Payment	197	\$1,152.00
01/13/2026	01/13/2026	Deposit from batch 41451	41451 - Auto Payment	199	\$484.00
01/14/2026	01/14/2026	Deposit from batch 41732	41732 - Auto Payment	200	\$484.00
01/15/2026	01/15/2026	Deposit from batch 41830	41830 - Auto Payment	201	\$1,414.00
01/23/2026	01/23/2026	Deposit from batch 43471	43471 - Auto Payment	203	\$978.00
01/26/2026	01/26/2026	Deposit from batch 43569	43569 - Auto Payment	204	\$484.00
01/29/2026	01/29/2026	Deposit from batch 44000	44000 - Auto Payment	205	\$484.00
			Total Cleared Credits		\$19,432.00
Debits					
12/10/2025	01/02/2026	LV8 Communications, LLC		5035	(\$160.00)
12/16/2025	01/06/2026	Best Lawn Service of America, Inc		0	(\$2,100.00)
12/23/2025	01/22/2026	DBPR - DIVISION OF CONDOMINIUMS		5037	(\$176.00)
01/05/2026	01/05/2026	GRANT PROPERTY MANAGEMENT (Do not use - Mgmt Module)		0	(\$840.00)
01/21/2026	01/22/2026	Grant Property Management Inc		0	(\$50.76)
01/23/2026	01/26/2026	Universal Waste		0	(\$1,561.00)
01/27/2026	01/30/2026	BUSY BEE PRESSURE CLEANING		5041	(\$5,500.00)
01/27/2026	01/28/2026	RYAN ASSOCIATES INC		0	(\$128.40)
01/28/2026	01/29/2026	Grant Property Management Inc		0	(\$224.25)
01/31/2026	01/31/2026	FIRST INSURANCE FUNDING		0	(\$5,973.95)
01/31/2026	01/31/2026	Valley National Bank		0	(\$41.42)
			Total Cleared Debits		(\$16,755.78)



Bank Account Reconciliation
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.
PINNACLE-OPR-4555 (End: 01/31/2026)

Date: 2/20/2026
Time: 3:24 pm
Page: 2

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
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PINNACLE-OPR-4555 Summary

Ending Account Balance:	\$ 74,364.78
Uncleared Items:	(\$7,717.25)
Adjusted Balance:	\$ 82,082.03
Bank Ending Balance:	\$ 82,082.03
Difference:	\$-



Bank Account Reconciliation
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.
PINNACLE-RES-4605 (End: 01/31/2026)

Date: 2/20/2026
Time: 3:24 pm
Page: 3

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

PINNACLE-RES-4605 Summary

Ending Account Balance:	\$ -
Uncleared Items:	\$-
Adjusted Balance:	\$ -
Bank Ending Balance:	\$ -
Difference:	\$-



Bank Account Reconciliation
 VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.
 POPULAR-OPR-2006 (End: 01/31/2026)

Date: 2/20/2026
 Time: 3:24 pm
 Page: 4

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
01/30/2026	01/30/2026	Interest			\$0.12
				Total Cleared Credits	\$0.12
Debits					
01/31/2026	01/31/2026	City of Coral Springs		0	(\$6,419.43)
01/31/2026	01/31/2026	FPL		0	(\$160.99)
				Total Cleared Debits	(\$6,580.42)

POPULAR-OPR-2006 Summary	
Ending Account Balance:	\$ 3,682.91
Uncleared Items:	\$-
<hr/>	
Adjusted Balance:	\$ 3,682.91
Bank Ending Balance:	\$ 3,682.91
<hr/>	
Difference:	\$-



Bank Account Reconciliation
 VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.
 VNB-RES-6404 (End: 01/31/2026)

Date: 2/20/2026
 Time: 3:24 pm
 Page: 5

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
01/31/2026		Transfer from PINNACLE-OPR-4555			\$3,015.41
				Total Uncleared	\$3,015.41
Cleared Items					
Credits					
01/30/2026	01/30/2026	Interest			\$229.26
				Total Cleared Credits	\$229.26

VNB-RES-6404 Summary	
Ending Account Balance:	\$ 153,102.34
Uncleared Items:	\$3,015.41
<hr/>	
Adjusted Balance:	\$ 150,086.93
Bank Ending Balance:	\$ 150,086.93
<hr/>	
Difference:	\$-



Last statement: December 31, 2025
 This statement: January 30, 2026
 Total days in statement period: 30

Page 1 of 2
 5100842006
 (0)

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

00000030 MIMRIP04930131260710 01 MC05 0000



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

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

Pab Business Interest Checking

Account number	5100842006	Beginning balance	\$10,263.21
Low balance	\$3,682.79	Total additions	0.12
Average balance	\$7,100.14	Total subtractions	6,580.42
Avg collected balance	\$7,100.00	Ending balance	\$3,682.91
Interest paid year to date	\$0.12		

DEBITS

Date	Description	Subtractions
01-02	'Preauthorized Wd CORALCONCUTILITY260102 000211274453627131	3,073.49
01-16	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT260116 000111000017847960	70.88
01-16	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT260116 000111000017847966	90.11
01-30	'Preauthorized Wd CORALCONCUTILITY260130 000211274450691193	3,345.94

CREDITS

Date	Description	Additions
01-30	'Interest Credit 000000000000000000	0.12

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
12-31	10,263.21	01-16	7,028.73	01-30	3,682.91
01-02	7,189.72				



Thank you for banking with Popular

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VICTORIA SQUARE CONDO ASSOC INC
January 30, 2026

Page 2 of 2
5100842006

OVERDRAFT/RETURN ITEM FEES

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





21 Platform Way S
Suite 2300
Nashville, TN 37203
www.pnfp.com

Client Service Center 800-264-3613
Pinnacle Anytime 866-755-5428

Account
Victoria Square Condominium Assoc Inc
XXXXXXXX4555

RETURN SERVICE REQUESTED

VICTORIA SQUARE CONDOMINIUM ASSOC INC
GRANT PROPERTY MANAGEMENT CO - AGENT
OPERATING
851 BROKEN SOUND PARKWAY NW SUITE 102
BOCA RATON FL 33487-3638

Statement of Account

Community Asso Checking Acct

Balance 1/01/26	Summary	
\$79,405.81	Credits +\$19,432.00	
Balance 2/01/26	Interest +\$0.00	
\$82,082.03	Debits -\$16,755.78	

Credit Transactions

Credits

1/02	Remote Deposit	484.00
1/05	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	484.00
1/05	Remote Deposit	484.00
1/06	PAYABLI DEPOSIT TRANSFER 885759350 WFMSPPROPAY VICTORIA SQUARE CONDOM	968.00
1/06	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	973.00
1/06	VICTORIA SQUARE ASSN DUES 1592029932 VICTORIA	8,228.00
1/08	Remote Deposit	395.00
1/09	Remote Deposit	484.00
1/12	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	484.00
1/12	Remote Deposit	968.00
1/13	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	1,152.00
1/13	Remote Deposit	484.00
1/14	Remote Deposit	484.00
1/15	Remote Deposit	1,414.00
1/23	Remote Deposit	978.00
1/26	Remote Deposit	484.00
1/29	Remote Deposit	484.00
Total Credits		\$19,432.00



ELECTRONIC TRANSFER ERROR RESOLUTION

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

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

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

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

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

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

Debit Transactions

Other Debits

1/05	Grant Operating TAMARAC 2650265220 "Victoria Square Condo	840.00
1/06	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	2,100.00
1/22	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	50.76
1/26	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	1,561.00
1/27	FIRST INSURANCE INSURANCE 900-103849576 2363437365 Victoria Square Condom	5,973.95
1/28	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	128.40
1/29	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	224.25

Checks

1/02	Check 5035	160.00
1/22	Check 5037 *	176.00
1/15	Check 5038	41.42
1/30	Check 5041 *	5,500.00

(*) Indicates gap in check number sequenece

Total Debits **\$16,755.78**

Average Balance This Statement	\$88,715.07	Annual Percentage Yield Earned	
Interest Earned This Period	\$0.00	Days in Period	32
Interest Paid Year to Date	\$0.00	Interest Paid	\$0.00

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
1/01	79,405.81	1/12	90,257.81	1/26	93,424.63
1/02	79,729.81	1/13	91,893.81	1/27	87,450.68
1/05	79,857.81	1/14	92,377.81	1/28	87,322.28
1/06	87,926.81	1/15	93,750.39	1/29	87,582.03
1/08	88,321.81	1/22	93,523.63	1/30	82,082.03
1/09	88,805.81	1/23	94,501.63		

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Credit **\$484.00**
 Date/Time: 1/2/2026 2:56 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
 VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T: 054008637 Account: 800108924555 TC: 40 Amount: \$484.00

#0 01/02/2026 \$484.00

Credit **\$484.00**
 Date/Time: 1/5/2026 3:41 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
 VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T: 054008637 Account: 800108924555 TC: 40 Amount: \$484.00

#0 01/05/2026 \$484.00

Credit **\$395.00**
 Date/Time: 1/8/2026 3:36 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
 VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T: 054008637 Account: 800108924555 TC: 40 Amount: \$395.00

#0 01/08/2026 \$395.00

Credit **\$484.00**
 Date/Time: 1/9/2026 2:57 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
 VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T: 054008637 Account: 800108924555 TC: 40 Amount: \$484.00

#0 01/09/2026 \$484.00

Credit **\$968.00**
 Date/Time: 1/12/2026 3:01 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
 VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T: 054008637 Account: 800108924555 TC: 40 Amount: \$968.00

#0 01/12/2026 \$968.00

Credit **\$484.00**
 Date/Time: 1/13/2026 2:58 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
 VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T: 054008637 Account: 800108924555 TC: 40 Amount: \$484.00

#0 01/13/2026 \$484.00

Credit **\$484.00**
 Date/Time: 1/14/2026 2:58 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
 VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T: 054008637 Account: 800108924555 TC: 40 Amount: \$484.00

#0 01/14/2026 \$484.00

Credit **\$1414.00**
 Date/Time: 1/15/2026 2:55 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
 VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T: 054008637 Account: 800108924555 TC: 40 Amount: \$1414.00

#0 01/15/2026 \$1,414.00

Credit **\$978.00**
 Date/Time: 1/23/2026 2:53 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
 VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T: 054008637 Account: 800108924555 TC: 40 Amount: \$978.00

#0 01/23/2026 \$978.00

Credit **\$484.00**
 Date/Time: 1/26/2026 3:17 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
 VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T: 054008637 Account: 800108924555 TC: 40 Amount: \$484.00

#0 01/26/2026 \$484.00

Credit **\$484.00**
 Date/Time: 1/29/2026 3:04 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
 VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T: 054008637 Account: 800108924555 TC: 40 Amount: \$484.00

#0 01/29/2026 \$484.00

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC. (VICS)
 C/O Grant Property Mgmt. Company
 7124 North Mob Hill Rd
 Tampa, FL 33321

Check Number: 5035

One Hundred Sixty And 00/100 Dollars

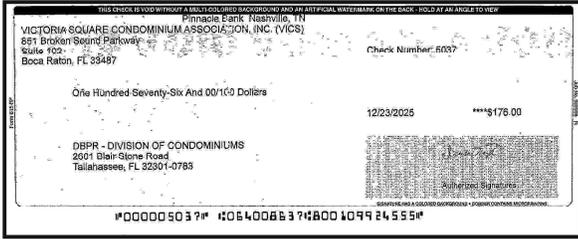
12/10/2025 ****5160.00

LVB Communications, LLC
 2656 W. SR 84
 Davis, FL 33324

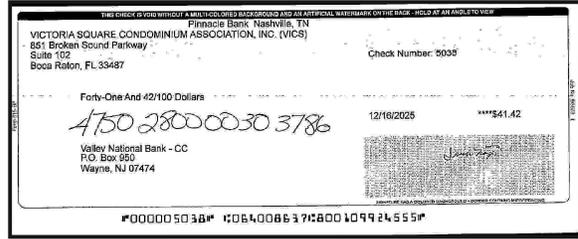
Authorized Signatures

⑆000005035⑆ ⑆064006637⑆800109924555⑆

#5035 01/02/2026 \$160.00



#5037 01/22/2026 \$176.00



#5038 01/15/2026 \$41.42



#5041 01/30/2026 \$5,500.00



21 Platform Way S
Suite 2300
Nashville, TN 37203
www.pnfp.com

Client Service Center 800-264-3613
Pinnacle Anytime 866-755-5428

Account
Victoria Square Condominium Assoc Inc
XXXXXXXX4605

RETURN SERVICE REQUESTED

VICTORIA SQUARE CONDOMINIUM ASSOC INC
GRANT PROPERTY MANAGEMENT CO - AGENT
RESERVE
851 BROKEN SOUND PARKWAY NW SUITE 102
BOCA RATON FL 33487-3638

Statement of Account

Community Asso Money Market

Balance 1/01/26	Summary 
\$0.00	
Balance 2/01/26	Credits +\$0.00
\$0.00	Interest +\$0.00
	Debits -\$0.00

Daily Balance Information					
Date	Balance	Date	Balance	Date	Balance
1/01	0.00				



ELECTRONIC TRANSFER ERROR RESOLUTION

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

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

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



Last Statement:
Statement Ending:
Page:

December 31, 2025
January 31, 2026
1 of 2

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

1 M0656BLK013126064710 75 000000000 3975 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

3975 0014192 0001-0002 3975

Account Statement

PROPERTY MANAGEMENT MMA - XXXXXX6404

SUMMARY FOR THE PERIOD: 01/01/26 - 01/31/26

VICTORIA SQUARE CONDOMINIUM ASSOCIATION

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$149,857.67		\$229.26		\$0.00		\$150,086.93

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$149,857.67
01/31	INTEREST CREDIT		\$229.26	\$150,086.93
Ending Balance				\$150,086.93

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$149,857.00	Annual % Yield Earned	1.82%
Year-to-Date Interest Paid	\$229.26	Interest Paid	\$229.26

OVERDRAFT FEES

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





Account Number:

XXXXXX6404

Statement Date:

01/31/2026

Page :

2 of 2

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

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.

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