



Financial Report Package

February 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	\$209.06	
10-1020-00 PINNACLE-OPR-4555	80,354.31	
Total OPERATING CASH:		<u>\$80,563.37</u>
RESERVE CASH		
12-1215-00 VNB-RES-6404	156,318.97	
12-1225-00 Due to/from Operating	3,015.41	
Total RESERVE CASH:		<u>\$159,334.38</u>
ACCOUNTS RECEIVABLE		
14-1046-00 Unit Owner Receivables	18,035.00	
Total ACCOUNTS RECEIVABLE:		<u>\$18,035.00</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>\$273,951.37</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	900.43	
20-2003-00 Prepaid Maintenance	11,190.25	
20-2020-00 Accrued Expense	2,541.68	
Total PAYABLES & CURRENT LIABIL		<u>\$14,632.36</u>
RESERVE FUNDS		
25-3005-00 RES - Interest	9,536.46	
25-3010-00 RES - Roadways / Paving / Ashpalt	16,792.96	
25-3052-00 RES - Exterior Paint	23,923.93	
25-3060-00 RES - 50 Year Inspection	3,764.79	
25-3082-00 RES - Roof	105,316.24	
Total RESERVE FUNDS:		<u>\$159,334.38</u>
EQUITY		
30-3505-00 Fund Balance - Operating	95,784.56	
Total EQUITY:		<u>\$95,784.56</u>
Net Income Gain / Loss	1,184.66	
		<u>\$1,184.66</u>
Total Liabilities & Equity:		<u>\$273,951.37</u>

Income Statement - Operating
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.
02/01/2026 to 02/28/2026

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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	\$ 30,481.75	\$ 18,280.58	\$ 12,201.17	\$ 51,777.75	\$ 36,561.16	\$ 15,216.59	\$ 219,367.00
4025-00 Interest Income - Operating	0.05	-	0.05	0.17	-	0.17	-
4035-00 Late Fees	175.00	-	175.00	500.00	-	500.00	-
Total ASSESSMENTS & FEES	\$ 30,656.80	\$ 18,280.58	\$ 12,376.22	\$ 52,277.92	\$ 36,561.16	\$15,716.76	\$ 219,367.00
Total OPERATING INCOME	\$ 30,656.80	\$ 18,280.58	\$ 12,376.22	\$ 52,277.92	\$ 36,561.16	\$ 15,716.76	\$ 219,367.00
OPERATING EXPENSE							
GENERAL & ADMINISTRATIVE							
5005-00 Insurance	5,973.95	5,833.33	(140.62)	11,947.90	11,666.66	(281.24)	70,000.00
5010-00 Management Fee	840.00	840.00	-	1,680.00	1,680.00	-	10,080.00
5015-00 Accounting	1,700.00	375.00	(1,325.00)	1,700.00	750.00	(950.00)	4,500.00
5020-00 Legal Fees - General	-	62.50	62.50	-	125.00	125.00	750.00
5025-00 Administrative/Office Exp	77.38	66.67	(10.71)	301.63	133.34	(168.29)	800.00
5030-00 Licenses, Permits & Taxes	-	41.67	41.67	61.25	83.34	22.09	500.00
Total GENERAL & ADMINISTRATIVE	\$ 8,591.33	\$ 7,219.17	(\$ 1,372.16)	\$ 15,690.78	\$ 14,438.34	(\$1,252.44)	\$ 86,630.00
UTILITIES							
6005-00 Electricity	147.92	125.00	(22.92)	308.91	250.00	(58.91)	1,500.00
6010-00 Water & Sewer	-	3,333.33	3,333.33	6,419.43	6,666.66	247.23	40,000.00
6015-00 Telephone	125.00	-	(125.00)	245.86	-	(245.86)	-
6020-00 Trash Removal	1,561.00	2,083.33	522.33	4,833.00	4,166.66	(666.34)	25,000.00
Total UTILITIES	\$ 1,833.92	\$ 5,541.66	\$ 3,707.74	\$ 11,807.20	\$ 11,083.32	(\$723.88)	\$ 66,500.00
CONTRACT & REPAIR							
8005-00 Landscaping Maintenance	-	1,375.00	1,375.00	2,400.00	2,750.00	350.00	16,500.00
8010-00 Tree Trimming	-	125.00	125.00	-	250.00	250.00	1,500.00
8015-00 Landscape Improvements	-	83.33	83.33	5,964.00	166.66	(5,797.34)	1,000.00
8030-00 Irrigation Maintenance	50.00	166.67	116.67	150.00	333.34	183.34	2,000.00
8040-00 General Repairs & Maintenance	887.52	2,109.75	1,222.23	6,557.34	4,219.50	(2,337.84)	25,317.00
8050-00 Plumbing Repairs	-	41.67	41.67	-	83.34	83.34	500.00
8065-00 Janitorial Service	350.00	666.67	316.67	700.00	1,333.34	633.34	8,000.00
8070-00 Pest Control	341.55	83.33	(258.22)	341.55	166.66	(174.89)	1,000.00
8125-00 Fire Alarm Monitoring	229.26	62.50	(166.76)	1,049.81	125.00	(924.81)	750.00
8132-00 Fire Safety	-	70.83	70.83	-	141.66	141.66	850.00
8165-00 Parking / Security Enforcement	401.76	485.00	83.24	401.76	970.00	568.24	5,820.00
8170-00 Security Cameras	-	208.33	208.33	-	416.66	416.66	2,500.00
8175-00 Sidewalk Repair	-	41.67	41.67	-	83.34	83.34	500.00
Total CONTRACT & REPAIR	\$ 2,260.09	\$ 5,519.75	\$ 3,259.66	\$ 17,564.46	\$ 11,039.50	(\$6,524.96)	\$ 66,237.00
RESERVES							
9100-00 Reserve Transfer	3,015.41	-	(3,015.41)	6,030.82	-	(6,030.82)	-
Total RESERVES	\$ 3,015.41	\$ -	(\$ 3,015.41)	\$ 6,030.82	\$ -	(\$6,030.82)	\$ -
Total OPERATING EXPENSE	\$ 15,700.75	\$ 18,280.58	\$ 2,579.83	\$ 51,093.26	\$ 36,561.16	(\$14,532.10)	\$ 219,367.00
Net Income:	\$ 14,956.05	\$ 0.00	\$ 14,956.05	\$ 1,184.66	\$ 0.00	\$ 1,184.66	\$ 0.00



GRANT PROPERTY MANAGEMENT

General Ledger Trial Balance with Details

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

Accts: 10-1001-00 To: 90-9999-00 Dates: 2/1/2026 - 2/28/2026

Date: 4/6/2026

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Account No	Description	Prior Balance		Current Debit	Current Credit	End Balance
10-1010-00	POPULAR-OPR-2006	\$3,682.91		\$0.05	\$3,473.90	\$209.06
Date	GL Ref #	Debit	Credit	Description		
02/27/2026	679397	\$ 0.05	\$ -	Interest		
02/28/2026	714999	-	147.92	Misc. Check; FPL Chk # 0		
02/28/2026	715002	-	3,325.98	Misc. Check; City of Coral Springs Chk # 0		
10-1020-00	PINNACLE-OPR-4555	77,710.72		54,235.46	51,591.87	80,354.31
Date	GL Ref #	Debit	Credit	Description		
02/02/2026	641949	\$ -	\$ 401.76	PINNACLE-OPR-4555 Inv # 226; A-Z PARKING ENFORCEMENT SOLUTIONS, Inc Chk # 5044		
02/02/2026	642350	484.00	-	Deposit from batch 44092		
02/02/2026	643439	-	840.00	PINNACLE-OPR-4555 Inv # 43854; GRANT PROPERTY MANAGEMENT (Do not use - Mgmt Module) Chk # 5045		
02/02/2026	644404	509.00	-	Deposit from batch 44258		
02/03/2026	646680	484.00	-	Deposit from batch 44456		
02/04/2026	645646	-	450.00	PINNACLE-OPR-4555 Inv # 8281; Diamond Brite Maintenance Chk # 5046		
02/04/2026	646859	-	100.00	PINNACLE-OPR-4555 Inv # 3586; RYAN ASSOCIATES INC Chk # 0		
02/05/2026	648825	8,228.00	-	Deposit from batch 43788		
02/05/2026	650996	489.00	-	Deposit from batch 44500		
02/05/2026	651786	-	3,345.94	PINNACLE-OPR-4555 Inv # JAN 2026; City of Coral Springs Chk # 0		
02/06/2026	653138	484.00	-	Deposit from batch 44642		
02/06/2026	653631	1,847.00	-	Deposit from batch 44742		
02/09/2026	656184	-	341.55	PINNACLE-OPR-4555 Inv # 1254389; NATIVE PEST MANAGEMENT Chk # 0		
02/09/2026	656186	-	1,400.00	PINNACLE-OPR-4555 Inv # 0039; Best Lawn Service of America, Inc Chk # 0		
02/09/2026	656857	484.00	-	Deposit from batch 44737		
02/09/2026	643439	840.00	-	PINNACLE-OPR-4555 Inv # 43854 (Reversal); GRANT PROPERTY MANAGEMENT (Do not use - Mgmt Module) Chk # 5045		
02/09/2026	657199	-	840.00	PINNACLE-OPR-4555 Inv # 43854; GRANT PROPERTY MANAGEMENT (Do not use - Mgmt Module) Chk # 0		
02/09/2026	658464	484.00	-	Deposit from batch 44938		
02/10/2026	659312	484.00	-	Deposit from batch 44970		
02/10/2026	659750	1,961.00	-	Deposit from batch 44837		
02/12/2026	662696	1,452.00	-	Deposit from batch 45248		
02/16/2026	665709	-	787.52	PINNACLE-OPR-4555 Inv # 3592; RYAN ASSOCIATES INC Chk # 0		
02/17/2026	666770	869.00	-	Deposit from batch 45501		
02/18/2026	667767	-	1,000.00	PINNACLE-OPR-4555 Inv # 0037; Best Lawn Service of America, Inc Chk # 0		
02/18/2026	667769	-	5,964.00	PINNACLE-OPR-4555 Inv # 0038; Best Lawn Service of America, Inc Chk # 0		
02/19/2026	669052	9,185.75	-	Misc Scanned Deposit		
02/19/2026	671015	444.00	-	Deposit from batch 45723		
02/20/2026	671298	484.00	-	Deposit from batch 45781		
02/20/2026	671856	-	1,561.00	PINNACLE-OPR-4555 Inv # 41630; Universal Waste Chk # 0		
02/23/2026	672477	-	401.76	PINNACLE-OPR-4555 Inv # 326; A-Z PARKING ENFORCEMENT SOLUTIONS, Inc Chk # 5047		
02/23/2026	672523	-	1,700.00	PINNACLE-OPR-4555 Inv # 19843; FELDMAN, FELDMAN & BARATZ Chk # 5048		
02/23/2026	673543	-	5,973.95	PINNACLE-OPR-4555 Inv # FEB 2026; FIRST INSURANCE FUNDING Chk # 0		
02/23/2026	673545	-	3,325.98	PINNACLE-OPR-4555 Inv # MARCH 2026; City of Coral Springs Chk # 0		
02/25/2026	674677	-	3,015.41	Monthly RES transfer		
02/27/2026	678153	-	61.25	PINNACLE-OPR-4555 Inv # 1/28/2026; FLORIDA DEPT OF STATE DIVISION OF CORPORATIONS Chk # 5049		
02/27/2026	678155	-	1,561.00	PINNACLE-OPR-4555 Inv # 26849; Universal Waste Chk # 0		
02/27/2026	678157	-	150.00	PINNACLE-OPR-4555 Inv # 40536; Universal Waste Chk # 0		
02/28/2026	673545	3,325.98	-	PINNACLE-OPR-4555 Inv # MARCH 2026 (Reversal); City of Coral Springs Chk # 0		
02/28/2026	487614	3,325.98	-	PINNACLE-OPR-4555 Inv # 10/07/25 (Reversal); City of Coral Springs Chk # 0		
02/28/2026	669052	-	9,185.75	Misc Scanned Deposit (Reversal)		
02/28/2026	748627	9,185.00	-	Titan Refund PINNACLE-OPR-4555		
02/28/2026	748627	-	9,185.00	Titan Refund PINNACLE-OPR-4555 (Reversal)		
02/28/2026	748635	9,185.75	-	Titan Refund PINNACLE-OPR-4555		
12-1215-00	VNB-RES-6404	153,102.34		3,216.63	-	156,318.97
Date	GL Ref #	Debit	Credit	Description		



VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

Accts: 10-1001-00 To: 90-9999-00 Dates: 2/1/2026 - 2/28/2026

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GRANT PROPERTY MANAGEMENT

General Ledger Trial Balance with Details

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

Accts: 10-1001-00 To: 90-9999-00 Dates: 2/1/2026 - 2/28/2026

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
02/17/2026	666770 \$ -	\$ 25.00	Deposit from batch 45501		
02/19/2026	671015 -	419.00	Deposit from batch 45723		
02/19/2026	671015 -	25.00	Deposit from batch 45723		
02/20/2026	671298 -	484.00	Deposit from batch 45781		
02/26/2026	676192 -	75.00	Wavie Late Fees		
02/26/2026	676194 -	75.00	Late Fees Waived		
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	(14,402.74)	42,831.62	29,329.31	(900.43)
Date	GL Ref #	Debit	Credit	Description	
02/01/2026	618781	\$ -	\$ 401.76	Accounts Payable Inv # 226	
02/01/2026	637550	-	840.00	Accounts Payable Inv # 43854	
02/01/2026	645587	-	450.00	Accounts Payable Inv # 8281	
02/01/2026	652674	-	341.55	Accounts Payable Inv # 1254389	
02/01/2026	670571	-	1,561.00	Accounts Payable Inv # 41630	
02/01/2026	695430	-	125.00	Accounts Payable Inv # 4142861114	
02/02/2026	641949	401.76	-	Accounts Payable Inv # 226; A-Z PARKING ENFORCEMENT SOLUTIONS, Inc Chk # 5044	
02/02/2026	643439	840.00	-	Accounts Payable Inv # 43854; GRANT PROPERTY MANAGEMENT (Do not use - Mgmt Module) Chk # 5045	
02/04/2026	645646	450.00	-	Accounts Payable Inv # 8281; Diamond Brite Maintenance Chk # 5046	
02/04/2026	646859	100.00	-	Accounts Payable Inv # 3586; RYAN ASSOCIATES INC Chk # 0	
02/05/2026	651786	3,345.94	-	Accounts Payable Inv # JAN 2026; City of Coral Springs Chk # 0	
02/05/2026	665464	-	787.52	Accounts Payable Inv # 3592	
02/05/2026	667673	-	3,325.98	Accounts Payable Inv # MARCH 2026	
02/06/2026	657091	-	5,973.95	Accounts Payable Inv # FEB 2026	
02/06/2026	657091	5,973.95	-	Accounts Payable Inv # FEB 2026 (Reversal)	
02/06/2026	717129	-	5,973.95	Accounts Payable Inv # FEB 2026	
02/09/2026	656184	341.55	-	Accounts Payable Inv # 1254389; NATIVE PEST MANAGEMENT Chk # 0	
02/09/2026	656186	1,400.00	-	Accounts Payable Inv # 0039; Best Lawn Service of America, Inc Chk # 0	
02/09/2026	643439	-	840.00	Accounts Payable Inv # 43854 (Reversal); GRANT PROPERTY MANAGEMENT (Do not use - Mgmt Module) Chk # 5045	
02/09/2026	657199	840.00	-	Accounts Payable Inv # 43854; GRANT PROPERTY MANAGEMENT (Do not use - Mgmt Module) Chk # 0	
02/10/2026	686601	-	229.26	Accounts Payable Inv # 2026001358	
02/14/2026	670573	-	1,700.00	Accounts Payable Inv # 19843	
02/16/2026	665709	787.52	-	Accounts Payable Inv # 3592; RYAN ASSOCIATES INC Chk # 0	
02/18/2026	667767	1,000.00	-	Accounts Payable Inv # 0037; Best Lawn Service of America, Inc Chk # 0	
02/18/2026	667769	5,964.00	-	Accounts Payable Inv # 0038; Best Lawn Service of America, Inc Chk # 0	
02/20/2026	671856	1,561.00	-	Accounts Payable Inv # 41630; Universal Waste Chk # 0	
02/23/2026	672477	401.76	-	Accounts Payable Inv # 326; A-Z PARKING ENFORCEMENT SOLUTIONS, Inc Chk # 5047	
02/23/2026	672523	1,700.00	-	Accounts Payable Inv # 19843; FELDMAN, FELDMAN & BARATZ Chk # 5048	
02/23/2026	673543	5,973.95	-	Accounts Payable Inv # FEB 2026; FIRST INSURANCE FUNDING Chk # 0	
02/23/2026	673545	3,325.98	-	Accounts Payable Inv # MARCH 2026; City of Coral Springs Chk # 0	
02/26/2026	715160	-	77.38	Accounts Payable Inv # 122615	
02/27/2026	678153	61.25	-	Accounts Payable Inv # 1/28/2026; FLORIDA DEPT OF STATE DIVISION OF CORPORATIONS Chk # 5049	
02/27/2026	678155	1,561.00	-	Accounts Payable Inv # 26849; Universal Waste Chk # 0	
02/27/2026	678157	150.00	-	Accounts Payable Inv # 40536; Universal Waste Chk # 0	
02/27/2026	705709	-	50.00	Accounts Payable Inv # 3620	
02/28/2026	673545	-	3,325.98	Accounts Payable Inv # MARCH 2026 (Reversal); City of Coral Springs Chk # 0	
02/28/2026	667673	3,325.98	-	Accounts Payable Inv # MARCH 2026 (Reversal - voided check); City of Coral Springs Chk # 0	
02/28/2026	487614	-	3,325.98	Accounts Payable Inv # 10/07/25 (Reversal); City of Coral Springs Chk # 0	
02/28/2026	485686	3,325.98	-	Accounts Payable Inv # 10/07/25 (Reversal - voided check); City of Coral Springs Chk # 0	



GRANT PROPERTY MANAGEMENT

General Ledger Trial Balance with Details

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

Accts: 10-1001-00 To: 90-9999-00 Dates: 2/1/2026 - 2/28/2026

Date: 4/6/2026

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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	
02/06/2026	657091	\$ 5,973.95	\$ -	Insurance Payable	
02/06/2026	657091	-	5,973.95	Insurance Payable (Reversal)	
20-2003-00	Prepaid Maintenance	(11,705.25)	1,723.25	1,208.25	(11,190.25)
Date	GL Ref #	Debit	Credit	Description	
02/01/2026	638883	\$ 157.00	\$ -	Adjust Prepaid	
02/01/2026	638885	484.00	-	Adjust Prepaid	
02/01/2026	638887	63.25	-	Adjust Prepaid	
02/01/2026	638889	469.00	-	Adjust Prepaid	
02/01/2026	638891	484.00	-	Adjust Prepaid	
02/01/2026	638893	36.00	-	Adjust Prepaid	
02/01/2026	638895	30.00	-	Adjust Prepaid	
02/05/2026	650996	-	35.00	Deposit from batch 44500	
02/06/2026	653631	-	157.00	Deposit from batch 44742	
02/06/2026	653631	-	63.25	Deposit from batch 44742	
02/10/2026	659312	-	469.00	Deposit from batch 44970	
02/12/2026	662696	-	484.00	Deposit from batch 45248	
20-2020-00	Accrued Expense	(2,541.68)	-	-	(2,541.68)
Date	GL Ref #	Debit	Credit	Description	
25-3005-00	RES - Interest	(9,335.24)	-	201.22	(9,536.46)
Date	GL Ref #	Debit	Credit	Description	
02/27/2026	679799	\$ -	\$ 201.22	Interest	
25-3010-00	RES - Roadways / Paving / Ashpalt	(16,513.54)	-	279.42	(16,792.96)
Date	GL Ref #	Debit	Credit	Description	
02/25/2026	674679	\$ -	\$ 279.42	RES - Roadways / Paving / Ashpalt	
25-3052-00	RES - Exterior Paint	(23,167.80)	-	756.13	(23,923.93)
Date	GL Ref #	Debit	Credit	Description	
02/25/2026	674679	\$ -	\$ 756.13	RES - Exterior Paint	
25-3060-00	RES - 50 Year Inspection	(3,698.46)	-	66.33	(3,764.79)
Date	GL Ref #	Debit	Credit	Description	
02/25/2026	674679	\$ -	\$ 66.33	RES - 50 Year Inspection	
25-3082-00	RES - Roof	(103,402.71)	-	1,913.53	(105,316.24)
Date	GL Ref #	Debit	Credit	Description	
02/25/2026	674679	\$ -	\$ 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)	9,185.00	39,666.75	(51,777.75)
Date	GL Ref #	Debit	Credit	Description	
02/01/2026	538839	\$ -	\$ 21,296.00	Assessment - Batch 37780	
02/28/2026	748627	-	9,185.00	Titan Refund	
02/28/2026	748627	9,185.00	-	Titan Refund (Reversal)	
02/28/2026	748635	-	9,185.75	Titan Refund	
40-4025-00	Interest Income - Operating	(0.12)	-	0.05	(0.17)
Date	GL Ref #	Debit	Credit	Description	
02/27/2026	679397	\$ -	\$ 0.05	Interest	
40-4035-00	Late Fees	(325.00)	150.00	325.00	(500.00)
Date	GL Ref #	Debit	Credit	Description	
02/11/2026	676367	\$ -	\$ 325.00	Assessment - Batch 45147	
02/26/2026	676192	75.00	-	Wavie Late Fees	
02/26/2026	676194	75.00	-	Late Fees Waived	
50-5005-00	Insurance	5,973.95	5,973.95	-	11,947.90
Date	GL Ref #	Debit	Credit	Description	
02/06/2026	717129	\$ 5,973.95	\$ -	Insurance	
50-5010-00	Management Fee	840.00	840.00	-	1,680.00
Date	GL Ref #	Debit	Credit	Description	

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
02/01/2026	637550 \$ 840.00 \$ - Management Fee				
50-5015-00	Accounting	-	1,700.00	-	1,700.00
Date	GL Ref #	Debit	Credit	Description	
02/14/2026	670573	\$ 1,700.00	\$ -	Accounting	
50-5025-00	Administrative/Office Exp	224.25	77.38	-	301.63
Date	GL Ref #	Debit	Credit	Description	
02/26/2026	715160	\$ 77.38	\$ -	Administrative/Office Exp	
50-5030-00	Licenses, Permits & Taxes	61.25	-	-	61.25
Date	GL Ref #	Debit	Credit	Description	
60-6005-00	Electricity	160.99	147.92	-	308.91
Date	GL Ref #	Debit	Credit	Description	
02/28/2026	714999	\$ 67.31	\$ -	Misc. Check; FPL Chk # 0	
02/28/2026	714999	80.61	-	Misc. Check; FPL Chk # 0	
60-6010-00	Water & Sewer	6,419.43	6,651.96	6,651.96	6,419.43
Date	GL Ref #	Debit	Credit	Description	
02/05/2026	667673	\$ 3,325.98	\$ -	Water & Sewer	
02/28/2026	715002	3,325.98	-	Misc. Check; City of Coral Springs Chk # 0	
02/28/2026	667673	-	3,325.98	Water & Sewer (Reversal - voided check); City of Coral Springs Chk # 0	
02/28/2026	485686	-	3,325.98	Water & Sewer (Reversal - voided check); City of Coral Springs Chk # 0	
60-6015-00	Telephone	120.86	125.00	-	245.86
Date	GL Ref #	Debit	Credit	Description	
02/01/2026	695430	\$ 125.00	\$ -	Telephone	
60-6020-00	Trash Removal	3,272.00	1,561.00	-	4,833.00
Date	GL Ref #	Debit	Credit	Description	
02/01/2026	670571	\$ 1,561.00	\$ -	Trash Removal	
80-8005-00	Landscaping Maintenance	2,400.00	-	-	2,400.00
Date	GL Ref #	Debit	Credit	Description	
80-8015-00	Landscape Improvements	5,964.00	-	-	5,964.00
Date	GL Ref #	Debit	Credit	Description	
80-8030-00	Irrigation Maintenance	100.00	50.00	-	150.00
Date	GL Ref #	Debit	Credit	Description	
02/27/2026	705709	\$ 50.00	\$ -	Irrigation Maintenance	
80-8040-00	General Repairs & Maintenance	5,669.82	10,073.27	9,185.75	6,557.34
Date	GL Ref #	Debit	Credit	Description	
02/01/2026	645587	\$ 100.00	\$ -	General Repairs & Maintenance	
02/05/2026	665464	787.52	-	General Repairs & Maintenance	
02/19/2026	669052	-	9,185.75	General Repairs & Maintenance	
02/28/2026	669052	9,185.75	-	General Repairs & Maintenance (Reversal)	
80-8065-00	Janitorial Service	350.00	350.00	-	700.00
Date	GL Ref #	Debit	Credit	Description	
02/01/2026	645587	\$ 350.00	\$ -	Janitorial Service	
80-8070-00	Pest Control	-	341.55	-	341.55
Date	GL Ref #	Debit	Credit	Description	
02/01/2026	652674	\$ 341.55	\$ -	Pest Control	
80-8125-00	Fire Alarm Monitoring	820.55	229.26	-	1,049.81
Date	GL Ref #	Debit	Credit	Description	
02/10/2026	686601	\$ 229.26	\$ -	Fire Alarm Monitoring	
80-8165-00	Parking / Security Enforcement	-	401.76	-	401.76
Date	GL Ref #	Debit	Credit	Description	
02/01/2026	618781	\$ 401.76	\$ -	Parking / Security Enforcement	
90-9100-00	Reserve Transfer	3,015.41	3,015.41	-	6,030.82
Date	GL Ref #	Debit	Credit	Description	
02/25/2026	674679	\$ 3,015.41	\$ -	Reserve Transfer	
Totals:		\$0.00	\$170,475.42	\$170,475.42	\$0.00

Vendor			Current	Over 30	Over 60	Over 90	Balance
A-Z PARKING ENFORCEMENT SOLUTIONS, Inc							
Invoice #	Date	Check Memo					
326	03/01/2026	Parking Enforcement Patrols 3/1/26 - 3/31/26	(\$401.76)	\$0.00	\$0.00	\$0.00	
			(\$401.76)	\$0.00	\$0.00	\$0.00	(\$401.76)
ACC Business							
Invoice #	Date	Check Memo					
4142861114	02/01/2026	Internet	\$125.00	\$0.00	\$0.00	\$0.00	
			\$125.00	\$0.00	\$0.00	\$0.00	\$125.00
City of Coral Springs - Fire							
Invoice #	Date	Check Memo					
2026000087	01/06/2026	Annual Fire Inspection	\$0.00	\$164.11	\$0.00	\$0.00	
2026000088	01/06/2026	Annual Fire Inspection	\$0.00	\$164.11	\$0.00	\$0.00	
2026000089	01/06/2026	Annual Fire Inspection	\$0.00	\$164.11	\$0.00	\$0.00	
2026000090	01/06/2026	Annual Fire Inspection	\$0.00	\$164.11	\$0.00	\$0.00	
2026000091	01/06/2026	Annual Fire Inspection	\$0.00	\$164.11	\$0.00	\$0.00	
2026001358	02/10/2026	RE-INSPECTION FEE	\$229.26	\$0.00	\$0.00	\$0.00	
			\$229.26	\$820.55	\$0.00	\$0.00	\$1,049.81
Grant Property Management Inc							
Invoice #	Date	Check Memo					
122615	02/26/2026	Mailing Expenses	\$77.38	\$0.00	\$0.00	\$0.00	
			\$77.38	\$0.00	\$0.00	\$0.00	\$77.38
RYAN ASSOCIATES INC							
Invoice #	Date	Check Memo					
3620	02/27/2026	Wet check	\$50.00	\$0.00	\$0.00	\$0.00	
			\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
Totals:			\$79.88	\$820.55	\$0.00	\$0.00	\$900.43

Date	Check #	Payee	Amount
10-1010-00 POPULAR-OPR-2006			
02/28/2026	0	FPL	\$147.92
		Check Memo :	
		60-6005-00 EFT - Misc. Check; Misc. Check	\$67.31
		60-6005-00 EFT - Misc. Check; Misc. Check	\$80.61
02/28/2026	0	City of Coral Springs	\$3,325.98
		Check Memo :	
		60-6010-00 EFT - Misc. Check; Misc. Check	\$3,325.98
		Account Totals	\$3,473.90
		# Checks:	2
10-1020-00 PINNACLE-OPR-4555			
02/02/2026	5044	A-Z PARKING ENFORCEMENT SOLUTIONS, Inc	\$401.76
		Invoice #: 226	
		Check Memo : Parking Enforcement Patrols 2/1/26 - 2/28/26	
		80-8165-00 Parking / Security Enforcement	\$401.76
02/02/2026	5045	GRANT PROPERTY MANAGEMENT (Do not use - Mgmt M Voided on 2/9/2026 4:57:03PM	\$0.00
		Invoice #: 43854	
		Check Memo : Management Fee for 2/1/2026	
		50-5010-00 Management Fee	\$840.00
02/04/2026	5046	Diamond Brite Maintenance	\$450.00
		Invoice #: 8281	
		Check Memo : Janitorial services - February 2026	
		80-8040-00 General Repairs & Maintenance	\$100.00
		80-8065-00 Janitorial Service	\$350.00
02/04/2026	0	RYAN ASSOCIATES INC	\$100.00
		Invoice #: 3586	
		Check Memo : wet check	
		80-8030-00 Irrigation Maintenance	\$100.00
02/05/2026	0	City of Coral Springs Voided on 1/31/2026 2:47:53PM	\$0.00
		Invoice #: JAN 2026	
		Check Memo : Service period 11/24/25 -12/31/25	
		60-6010-00 Water & Sewer	\$3,345.94
02/09/2026	0	NATIVE PEST MANAGEMENT	\$341.55
		Invoice #: 1254389	
		Check Memo : Quarterly Home Pest Control	
		80-8070-00 Pest Control	\$341.55
02/09/2026	0	Best Lawn Service of America, Inc	\$1,400.00
		Invoice #: 0039	
		Check Memo : January's Lawn Maintenance	
		80-8005-00 Landscaping Maintenance	\$1,400.00
02/09/2026	0	GRANT PROPERTY MANAGEMENT (Do not use - Mgmt M	\$840.00
		Invoice #: 43854	
		Check Memo : Management Fee for 2/1/2026	
		50-5010-00 Management Fee	\$840.00
02/16/2026	0	RYAN ASSOCIATES INC	\$787.52
		Invoice #: 3592	
		Check Memo : Demolition	
		80-8040-00 General Repairs & Maintenance	\$787.52
02/18/2026	0	Best Lawn Service of America, Inc	\$1,000.00
		Invoice #: 0037	
		Check Memo : lawn service December 25	
		80-8005-00 Landscaping Maintenance	\$1,000.00
02/18/2026	0	Best Lawn Service of America, Inc	\$5,964.00
		Invoice #: 0038	
		Check Memo : ficus trees removal	
		80-8015-00 Landscape Improvements	\$5,964.00
02/20/2026	0	Universal Waste	\$1,561.00
		Invoice #: 41630	
		Check Memo : Monthly Waste Service	
		60-6020-00 Trash Removal	\$1,561.00

Date	Check #	Payee	Amount
02/23/2026	5047	A-Z PARKING ENFORCEMENT SOLUTIONS, Inc Invoice #: 326 Check Memo : Parking Enforcement Patrols 3/1/26 - 3/31/26 80-8165-00 Parking / Security Enforcement	\$401.76
02/23/2026	5048	FELDMAN, FELDMAN & BARATZ Invoice #: 19843 Check Memo : PREPARATION OF 2025 COMPILED FINANCIAL STATEMENTS AN 50-5015-00 Accounting	\$1,700.00
02/23/2026	0	FIRST INSURANCE FUNDING Invoice #: FEB 2026 Check Memo : Feb 2026 payment 20-2002-00 Insurance Payable	\$5,973.95
02/23/2026	0	City of Coral Springs Invoice #: MARCH 2026 Check Memo : Service period 12/31/25 - 1/30/26 60-6010-00 Water & Sewer	\$0.00
02/25/2026		Check Memo : 12-1215-00 Transfer to VNB-RES-6404; Monthly RES transfer	\$3,015.41
02/27/2026	5049	FLORIDA DEPT OF STATE DIVISION OF CORPORATIONS Invoice #: 1/28/2026 Check Memo : 2026 Florida Annual Report Filing 50-5030-00 Licenses, Permits & Taxes	\$61.25
02/27/2026	0	Universal Waste Invoice #: 26849 Check Memo : October 25 Monthly Service 60-6020-00 Trash Removal	\$1,561.00
02/27/2026	0	Universal Waste Invoice #: 40536 Check Memo : Container Overage 60-6020-00 Trash Removal	\$150.00
		Account Totals	\$150.00
		# Checks:	19
			\$25,709.20
		Association Totals	
		# Checks:	21
			\$29,183.10

Victoria Square Condominium
Accrued as of
February 28, 2026

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

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
01/31/2026		Transfer to VNB-RES-6404			(\$3,015.41)
02/23/2026		FELDMAN, FELDMAN & BARATZ		5048	(\$1,700.00)
02/27/2026		Universal Waste		0	(\$1,561.00)
02/27/2026		Universal Waste		0	(\$150.00)
02/27/2026		FLORIDA DEPT OF STATE DIVISION OF CORPORATIONS		5049	(\$61.25)
Total Uncleared					(\$6,487.66)
Cleared Items					
Credits					
02/02/2026	02/03/2026	Deposit from batch 44092	44092 - Online Payment	206	\$484.00
02/02/2026	02/02/2026	Deposit from batch 44258	44258 - Payabli Credit Card	207	\$509.00
02/03/2026	02/03/2026	Deposit from batch 44456	44456 - Payabli Credit Card	208	\$484.00
02/05/2026	02/06/2026	Deposit from batch 44500	44500 - Online Payment	210	\$489.00
02/05/2026	02/06/2026	Deposit from batch 43788	43788 - ACH Payment	209	\$8,228.00
02/06/2026	02/09/2026	Deposit from batch 44642	44642 - Online Payment	211	\$484.00
02/06/2026	02/06/2026	Deposit from batch 44742	44742 - Auto Payment	212	\$1,847.00
02/09/2026	02/09/2026	Deposit from batch 44737	44737 - Online Payment	213	\$484.00
02/09/2026	02/10/2026	Deposit from batch 44938	44938 - Payabli Credit Card	214	\$484.00
02/10/2026	02/10/2026	Deposit from batch 44970	44970 - Auto Payment	215	\$484.00
02/10/2026	02/11/2026	Deposit from batch 44837	44837 - Online Payment	216	\$1,961.00
02/12/2026	02/12/2026	Deposit from batch 45248	45248 - Auto Payment	217	\$1,452.00
02/17/2026	02/17/2026	Deposit from batch 45501	45501 - Auto Payment	218	\$869.00
02/19/2026	02/19/2026	Deposit from batch 45723	45723 - Auto Payment	221	\$444.00
02/20/2026	02/20/2026	Deposit from batch 45781	45781 - Auto Payment	222	\$484.00
02/28/2026	02/28/2026	Titan Refund		251	\$9,185.75
Total Cleared Credits					\$28,372.75
Debits					
12/16/2025	02/05/2026	FireWatch		5039	(\$745.00)
01/27/2026	02/06/2026	Diamond Brite Maintenance		5040	(\$350.00)
01/27/2026	02/09/2026	LV8 Communications, LLC		5042	(\$160.00)
01/28/2026	02/03/2026	ACC Business		5043	(\$120.86)
02/02/2026	02/06/2026	A-Z PARKING ENFORCEMENT SOLUTIONS, Inc		5044	(\$401.76)
02/04/2026	02/17/2026	Diamond Brite Maintenance		5046	(\$450.00)
02/04/2026	02/05/2026	RYAN ASSOCIATES INC		0	(\$100.00)
02/09/2026	02/10/2026	Best Lawn Service of America, Inc		0	(\$1,400.00)
02/09/2026	02/11/2026	GRANT PROPERTY MANAGEMENT (Do not use - Mgmt Module)		0	(\$840.00)
02/09/2026	02/10/2026	NATIVE PEST MANAGEMENT		0	(\$341.55)
02/16/2026	02/18/2026	RYAN ASSOCIATES INC		0	(\$787.52)
02/18/2026	02/19/2026	Best Lawn Service of America, Inc		0	(\$5,964.00)
02/18/2026	02/19/2026	Best Lawn Service of America, Inc		0	(\$1,000.00)
02/20/2026	02/24/2026	Universal Waste		0	(\$1,561.00)
02/23/2026	02/27/2026	FIRST INSURANCE FUNDING		0	(\$5,973.95)
02/23/2026	02/28/2026	A-Z PARKING ENFORCEMENT SOLUTIONS, Inc		5047	(\$401.76)
02/25/2026	02/27/2026	Transfer to VNB-RES-6404			(\$3,015.41)
Total Cleared Debits					(\$23,612.81)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
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PINNACLE-OPR-4555 Summary					
Ending Account Balance:					\$ 80,354.31
Uncleared Items:					(\$6,487.66)
Adjusted Balance:					\$ 86,841.97
Bank Ending Balance:					\$ 86,841.97
Difference:					\$-

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
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PINNACLE-RES-4605 Summary					
Ending Account Balance:					\$ -
Uncleared Items:					\$-
Adjusted Balance:					\$ -
Bank Ending Balance:					\$ -
Difference:					\$-

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
02/27/2026	02/28/2026	Interest			\$0.05
Total Cleared Credits					\$0.05
Debits					
02/28/2026	02/28/2026	City of Coral Springs		0	(\$3,325.98)
02/28/2026	02/28/2026	FPL		0	(\$147.92)
Total Cleared Debits					(\$3,473.90)

POPULAR-OPR-2006 Summary	
Ending Account Balance:	\$ 209.06
Uncleared Items:	\$-
Adjusted Balance:	\$ 209.06
Bank Ending Balance:	\$ 209.06
Difference:	\$-

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					
02/25/2026	02/27/2026	Transfer from PINNACLE-OPR-4555			\$3,015.41
02/27/2026	02/28/2026	Interest			\$201.22
				Total Cleared Credits	\$3,216.63

VNB-RES-6404 Summary	
Ending Account Balance:	\$ 156,318.97
Uncleared Items:	\$3,015.41
Adjusted Balance:	\$ 153,303.56
Bank Ending Balance:	\$ 153,303.56
Difference:	\$-



Last statement: January 30, 2026
 This statement: February 27, 2026
 Total days in statement period: 28

Page 1 of 1
 5100842006
 (0)

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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	\$3,682.91
Low balance	\$209.01	Total additions	0.05
Average balance	\$3,511.30	Total subtractions	3,473.90
Avg collected balance	\$3,511.00	Ending balance	\$209.06
Interest paid year to date	\$0.17		

DEBITS

Date	Description	Subtractions
02-18	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT260218 000111000019243641	67.31
02-18	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT260218 000111000019243667	80.61
02-27	'Preauthorized Wd CORALCONCUTILITY260227 000211274450851949	3,325.98

CREDITS

Date	Description	Additions
02-27	'Interest Credit 000000000000000000	0.05

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
01-30	3,682.91	02-18	3,534.99	02-27	209.06



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

Thank you for banking with Popular

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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 2/02/26
\$82,082.03

Balance 3/01/26
\$86,841.97

Summary



Credits +\$28,372.75
Interest +\$0.00
Debits -\$23,612.81

Credit Transactions

Credits

2/02	PAYABLI DEPOSIT TRANSFER 891660744 WFMSPPROPAY VICTORIA SQUARE CONDOM	509.00
2/03	PAYABLI DEPOSIT TRANSFER 893032460 WFMSPPROPAY VICTORIA SQUARE CONDOM	484.00
2/03	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	484.00
2/06	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	489.00
2/06	VICTORIA SQUARE ASSN DUES 1592029932 VICTORIA	8,228.00
2/06	Remote Deposit	1,847.00
2/09	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	484.00
2/09	PAYABLI DEPOSIT TRANSFER 894392225 WFMSPPROPAY VICTORIA SQUARE CONDOM	484.00
2/10	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	484.00
2/10	Remote Deposit	484.00
2/11	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	1,961.00
2/12	Remote Deposit	1,452.00
2/17	Remote Deposit	869.00
2/19	Remote Deposit	444.00
2/19	Remote Deposit	9,185.75
2/20	Remote Deposit	484.00
Total Credits		\$28,372.75



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

Debit Transactions

Other Debits		
2/05	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	100.00
2/10	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	341.55
2/10	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	1,400.00
2/11	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	840.00
2/18	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	787.52
2/19	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	1,000.00
2/19	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	5,964.00
2/24	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	1,561.00
2/26	VICTORIA SQUARE CincXfer 1592029932 VICTORIA	3,015.41
2/26	FIRST INSURANCE INSURANCE 900-103849576 2363437365 Victoria Square Condom	5,973.95
Checks		
2/05	Check 5039	745.00
2/06	Check 5040	350.00
2/09	Check 5042 *	160.00
2/03	Check 5043	120.86
2/06	Check 5044	401.76
2/17	Check 5046 *	450.00
2/27	Check 5047	401.76
(*) Indicates gap in check number sequence		
Total Debits		\$23,612.81

Average Balance This Statement	\$92,226.91	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
2/02	82,591.03	2/10	92,439.86	2/19	97,310.09
2/03	83,438.17	2/11	93,560.86	2/20	97,794.09
2/05	82,593.17	2/12	95,012.86	2/24	96,233.09
2/06	92,405.41	2/17	95,431.86	2/26	87,243.73
2/09	93,213.41	2/18	94,644.34	2/27	86,841.97

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Credit **\$1847.00**
Date/Time: 2/6/2026 2:56 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T: 054008637 Account: 800108924555 TC: 40 Amount: \$1847.00

#0 02/06/2026 \$1,847.00

Credit **\$484.00**
Date/Time: 2/10/2026 3:34 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

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

#0 02/10/2026 \$484.00

Credit **\$1452.00**
Date/Time: 2/12/2026 2:54 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T: 054008637 Account: 800108924555 TC: 40 Amount: \$1452.00

#0 02/12/2026 \$1,452.00

Credit **\$869.00**
Date/Time: 2/17/2026 2:54 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T: 054008637 Account: 800108924555 TC: 40 Amount: \$869.00

#0 02/17/2026 \$869.00

Credit **\$444.00**
Date/Time: 2/19/2026 2:53 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T: 054008637 Account: 800108924555 TC: 40 Amount: \$444.00

#0 02/19/2026 \$444.00

Credit **\$9185.75**
Date/Time: 2/19/2026 2:52 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T: 054008637 Account: 800108924555 TC: 40 Amount: \$9185.75

#0 02/19/2026 \$9,185.75

Credit **\$484.00**
Date/Time: 2/20/2026 3:12 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

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

#0 02/20/2026 \$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 ASSOCIATION, INC. (VICS)
851 Broken Sound Parkway
Suite 102
Boca Raton, FL 33487

Check Number: 5039

Seven Hundred Forty-Five And 00/100 Dollars

12/18/2025 ****\$745.00

FireWatch
P.O. BOX 15305
Plantation, FL 33318

#000005039# 0540086374800109924555#

#5039 02/05/2026 \$745.00

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)
851 Broken Sound Parkway
Suite 102
Boca Raton, FL 33487

Check Number: 5040

Three Hundred Fifty And 00/100 Dollars

01/27/2026 ****\$350.00

Diamond Brite Maintenance
7957 N University Dr.
Ste 148
Boca Raton, FL 33067

#000005040# 0540086374800109924555#

#5040 02/06/2026 \$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)
851 Broken Sound Parkway
Suite 102
Boca Raton, FL 33487

Check Number: 5042

One Hundred Sixty And 00/100 Dollars

01/27/2026 ****\$160.00

LVB Communications, LLC
4009 W. State Route 94 #246
Davie, FL 33324

#000005042# 0540086374800109924555#

#5042 02/09/2026 \$160.00

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)
851 Broken Sound Parkway
Suite 102
Boca Raton, FL 33487

Check Number: 5043

One Hundred Twenty And 86/100 Dollars

01/28/2026 ****\$120.86

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

#000005043# 0540086374800109924555#

#5043 02/03/2026 \$120.86

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)
851 Broken Sound Parkway
Suite 102
Boca Raton, FL 33487

Check Number: 5044

Four Hundred One And 76/100 Dollars

02/02/2026 ****\$401.76

A-Z PARKING ENFORCEMENT SOLUTIONS, Inc
4510 N UNIVERSITY DRIVE
Unit 305
CORAL SPRINGS, FL 33067

#000005044# 0540086374800109924555#

#5044 02/06/2026 \$401.76

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)
Pinnacle Bank Nashville, TN
851 Broken Sound Parkway
Suite 102
Boca Raton, FL 33487

Check Number: 5046

Four Hundred Fifty And 00/100 Dollars

02/04/2026 ****\$450.00

Diamond Brite Maintenance
7957 N University Dr
Ste 145
Parkland, FL 33067

#000005046# 40640086374800109924555#

#5046 02/17/2026 \$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)
851 Broken Sound Parkway
Suite 102
Boca Raton, FL 33487

Check Number: 5047

Four Hundred One And 76/100 Dollars

02/23/2026 ****\$401.76

A-2 PARKING ENFORCEMENT SOLUTIONS, Inc
4613 N UNIVERSITY DRIVE
Unit 306
CORAL SPRINGS, FL 33067

#000005047# 40640086374800109924555#

#5047 02/27/2026 \$401.76



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 2/02/26
\$0.00

Summary



Balance 3/01/26
\$0.00

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

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
2/02	0.00				



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



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

Last Statement:
Statement Ending:
Page:

January 31, 2026
February 28, 2026
1 of 2

1 M0656BLK022826063749 81 000000000 3981 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: 02/01/26 - 02/28/26

VICTORIA SQUARE CONDOMINIUM ASSOCIATION

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$150,086.93		\$3,216.63		\$0.00		\$153,303.56

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$150,086.93
02/26	ACH CREDIT VICTORIA SQUARE CincXfer 260226 C4829		\$3,015.41	\$153,102.34
02/28	INTEREST CREDIT		\$201.22	\$153,303.56
Ending Balance				\$153,303.56

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$150,410.00	Annual % Yield Earned	1.76%
Year-to-Date Interest Paid	\$430.48	Interest Paid	\$201.22

OVERDRAFT FEES



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



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

Account Number:
Statement Date:
Page :

XXXXXX6404
02/28/2026
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.

