Financial Report Package

March 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 of federal law.

GRANT PROPERTY MANAGEMENT

Balance Sheet - Operating
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.
End Date: 03/31/2026

Date: 4/29/2026
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Assets		
OPERATING CASH		
10-1010-00 POPULAR-OPR-2006	$63.63	
10-1020-00 PINNACLE-OPR-4555	96,952.58	
Total OPERATING CASH:		$97,016.21
RESERVE CASH		
12-1215-00 VNB-RES-6404	159,556.72	
12-1225-00 Due to/from Operating	3,015.41	
Total RESERVE CASH:		$162,572.13
ACCOUNTS RECEIVABLE		
14-1046-00 Unit Owner Receivables	11,824.00	
Total ACCOUNTS RECEIVABLE:		$11,824.00
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:		**$287,430.96**
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	960.51	
20-2003-00 Prepaid Maintenance	12,188.25	
20-2020-00 Accrued Expense	5,875.01	
Total PAYABLES & CURRENT LIABIL		$19,023.77
RESERVE FUNDS		
25-3005-00 RES - Interest	9,758.80	
25-3010-00 RES - Roadways / Paving / Ashpalt	17,072.38	
25-3052-00 RES - Exterior Paint	24,680.06	
25-3060-00 RES - 50 Year Inspection	3,831.12	
25-3082-00 RES - Roof	107,229.77	
Total RESERVE FUNDS:		$162,572.13
EQUITY		
30-3505-00 Fund Balance - Operating	95,784.56	
Total EQUITY:		$95,784.56
Net Income Gain / Loss	7,035.09	
		$7,035.09
Total Liabilities & Equity:		**$287,430.96**

GRANT PROPERTY MANAGEMENT

Income Statement - Operating

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

03/01/2026 to 03/31/2026

Date: 4/29/2026
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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	$ 18,280.58	$ 3,015.42	$ 73,073.75	$ 54,841.74	$ 18,232.01	$ 219,367.00
4025-00 Interest Income - Operating	-	-	-	0.17	-	0.17	-
4035-00 Late Fees	275.00	-	275.00	775.00	-	775.00	-
Total ASSESSMENTS & FEES	$ 21,571.00	$ 18,280.58	$ 3,290.42	$ 73,848.92	$ 54,841.74	$19,007.18	$ 219,367.00
Total OPERATING INCOME	**$ 21,571.00**	**$ 18,280.58**	**$ 3,290.42**	**$ 73,848.92**	**$ 54,841.74**	**$ 19,007.18**	**$ 219,367.00**
OPERATING EXPENSE							
GENERAL & ADMINISTRATIVE							
5005-00 Insurance	5,973.95	5,833.33	(140.62)	17,921.85	17,499.99	(421.86)	70,000.00
5010-00 Management Fee	840.00	840.00	-	2,520.00	2,520.00	-	10,080.00
5015-00 Accounting	-	375.00	375.00	1,700.00	1,125.00	(575.00)	4,500.00
5020-00 Legal Fees - General	-	62.50	62.50	-	187.50	187.50	750.00
5025-00 Administrative/Office Exp	13.85	66.67	52.82	315.48	200.01	(115.47)	800.00
5030-00 Licenses, Permits & Taxes	-	41.67	41.67	61.25	125.01	63.76	500.00
Total GENERAL & ADMINISTRATIVE	$ 6,827.80	$ 7,219.17	$ 391.37	$ 22,518.58	$ 21,657.51	($861.07)	$ 86,630.00
UTILITIES							
6005-00 Electricity	145.43	125.00	(20.43)	454.34	375.00	(79.34)	1,500.00
6010-00 Water & Sewer	3,333.33	3,333.33	-	9,752.76	9,999.99	247.23	40,000.00
6015-00 Telephone	125.00	-	(125.00)	370.86	-	(370.86)	-
6020-00 Trash Removal	-	2,083.33	2,083.33	4,833.00	6,249.99	1,416.99	25,000.00
Total UTILITIES	$ 3,603.76	$ 5,541.66	$ 1,937.90	$ 15,410.96	$ 16,624.98	$1,214.02	$ 66,500.00
CONTRACT & REPAIR							
8005-00 Landscaping Maintenance	-	1,375.00	1,375.00	2,400.00	4,125.00	1,725.00	16,500.00
8010-00 Tree Trimming	-	125.00	125.00	-	375.00	375.00	1,500.00
8015-00 Landscape Improvements	-	83.33	83.33	5,964.00	249.99	(5,714.01)	1,000.00
8030-00 Irrigation Maintenance	1,261.24	166.67	(1,094.57)	1,411.24	500.01	(911.23)	2,000.00
8040-00 General Repairs & Maintenance	-	2,109.75	2,109.75	6,557.34	6,329.25	(228.09)	25,317.00
8050-00 Plumbing Repairs	-	41.67	41.67	-	125.01	125.01	500.00
8065-00 Janitorial Service	525.00	666.67	141.67	1,225.00	2,000.01	775.01	8,000.00
8070-00 Pest Control	-	83.33	83.33	341.55	249.99	(91.56)	1,000.00
8125-00 Fire Alarm Monitoring	85.60	62.50	(23.10)	1,135.41	187.50	(947.91)	750.00
8132-00 Fire Safety	-	70.83	70.83	-	212.49	212.49	850.00
8165-00 Parking / Security Enforcement	401.76	485.00	83.24	803.52	1,455.00	651.48	5,820.00
8170-00 Security Cameras	-	208.33	208.33	-	624.99	624.99	2,500.00
8175-00 Sidewalk Repair	-	41.67	41.67	-	125.01	125.01	500.00
Total CONTRACT & REPAIR	$ 2,273.60	$ 5,519.75	$ 3,246.15	$ 19,838.06	$ 16,559.25	($3,278.81)	$ 66,237.00
RESERVES							
9100-00 Reserve Transfer	3,015.41	-	(3,015.41)	9,046.23	-	(9,046.23)	-
Total RESERVES	$ 3,015.41	$ -	($ 3,015.41)	$ 9,046.23	$ -	($9,046.23)	$ -
Total OPERATING EXPENSE	**$ 15,720.57**	**$ 18,280.58**	**$ 2,560.01**	**$ 66,813.83**	**$ 54,841.74**	**($11,972.09)**	**$ 219,367.00**
Net Income:	**$ 5,850.43**	**$ 0.00**	**$ 5,850.43**	**$ 7,035.09**	**$ 0.00**	**$ 7,035.09**	**$ 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: 3/1/2026 - 3/31/2026

Date:	4/29/2026
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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1010-00	POPULAR-OPR-2006	$209.06	$-	$145.43	$63.63

Date	GL Ref #	Debit	Credit	Description
03/31/2026	764636	$ -	$ 145.43	Misc. Check; FPL Chk # 0

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1020-00	PINNACLE-OPR-4555	80,354.31	32,660.49	16,062.22	96,952.58

Date	GL Ref #	Debit	Credit	Description
03/02/2026	685814	$ 1,936.00	$ -	Deposit from batch 46284
03/03/2026	687395	-	229.26	PINNACLE-OPR-4555 Inv # 2026001358; City of Coral Springs - Fire Chk # 5050
03/03/2026	689244	993.00	-	Deposit from batch 46507
03/04/2026	690394	484.00	-	Deposit from batch 46462
03/04/2026	690940	968.00	-	Deposit from batch 46677
03/04/2026	691415	484.00	-	Deposit from batch 46719
03/05/2026	693011	8,228.00	-	Deposit from batch 46048
03/05/2026	693691	-	164.11	PINNACLE-OPR-4555 Inv # 2026000087; City of Coral Springs - Fire Chk # 5051
03/05/2026	693691	-	164.11	PINNACLE-OPR-4555 Inv # 2026000088; City of Coral Springs - Fire Chk # 5051
03/05/2026	693691	-	164.11	PINNACLE-OPR-4555 Inv # 2026000089; City of Coral Springs - Fire Chk # 5051
03/05/2026	694027	973.00	-	Deposit from batch 46669
03/05/2026	694365	484.00	-	Deposit from batch 46755
03/06/2026	695283	-	450.00	PINNACLE-OPR-4555 Inv # 8307; Diamond Brite Maintenance Chk # 5052
03/06/2026	695905	484.00	-	Deposit from batch 46754
03/09/2026	697659	-	125.00	PINNACLE-OPR-4555 Inv # 4142861114; ACC Business Chk # 5053
03/09/2026	697839	-	164.11	PINNACLE-OPR-4555 Inv # 2026000090; City of Coral Springs - Fire Chk # 5054
03/09/2026	697839	-	164.11	PINNACLE-OPR-4555 Inv # 2026000091; City of Coral Springs - Fire Chk # 5054
03/09/2026	699713	484.00	-	Deposit from batch 47028
03/09/2026	700033	968.00	-	Deposit from batch 47031
03/10/2026	698819	-	840.00	PINNACLE-OPR-4555 Inv # 46750; GRANT PROPERTY MANAGEMENT (Do not use - Mgmt Module) Chk # 5055
03/10/2026	698819	840.00	-	PINNACLE-OPR-4555 Inv # 46750 (Reversal); GRANT PROPERTY MANAGEMENT (Do not use - Mgmt Module) Chk # 5055
03/10/2026	699435	968.00	-	Deposit from batch 46949
03/10/2026	701239	-	840.00	PINNACLE-OPR-4555 Inv # 46750; GRANT PROPERTY MANAGEMENT (Do not use - Mgmt Module) Chk # 0
03/11/2026	702482	1,510.00	-	Deposit from batch 47160
03/12/2026	704940	484.00	-	Deposit from batch 47400
03/13/2026	705464	1,453.00	-	Deposit from batch 47434
03/16/2026	707037	484.00	-	Deposit from batch 47516
03/16/2026	707088	-	314.58	PINNACLE-OPR-4555 Inv # 3621; RYAN ASSOCIATES INC Chk # 0
03/16/2026	707090	-	85.60	PINNACLE-OPR-4555 Inv # 3630; RYAN ASSOCIATES INC Chk # 0
03/17/2026	708578	484.00	-	Deposit from batch 47602
03/18/2026	710789	-	50.00	PINNACLE-OPR-4555 Inv # 3620; RYAN ASSOCIATES INC Chk # 0
03/20/2026	713597	444.00	-	Deposit from batch 47841
03/23/2026	715923	-	3,040.49	PINNACLE-OPR-4555 Inv # 21482 MAR 26; City of Coral Springs Chk # 0
03/24/2026	716202	-	77.38	PINNACLE-OPR-4555 Inv # 122615; Grant Property Management Inc Chk # 0
03/25/2026	718182	-	3,015.41	Monthly RES transfer
03/25/2026	718773	-	125.00	PINNACLE-OPR-4555 Inv # 2887224118; ACC Business Chk # 5056
03/25/2026	718835	-	75.00	PINNACLE-OPR-4555 Inv # 8315; Diamond Brite Maintenance Chk # 5057
03/31/2026	715923	3,040.49	-	PINNACLE-OPR-4555 Inv # 21482 MAR 26 (Reversal); City of Coral Springs Chk # 0
03/31/2026	726314	484.00	-	Deposit from batch 48632
03/31/2026	726495	5,983.00	-	Deposit from batch 48488
03/31/2026	764634	-	5,973.95	Misc. Check; FIRST INSURANCE FUNDING Chk # 0

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
12-1215-00	VNB-RES-6404	156,318.97	3,237.75	-	159,556.72

Date	GL Ref #	Debit	Credit	Description
03/25/2026	718182	$ 3,015.41	$ -	Monthly RES transfer
03/31/2026	728152	222.34	-	Interest

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
12-1225-00	Due to/from Operating	3,015.41	-	-	3,015.41

Date	GL Ref #	Debit	Credit	Description

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
12-1235-00	Due to/from Reserves	(3,015.41)	-	-	(3,015.41)

Date	GL Ref #	Debit	Credit	Description

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
14-1046-00	Unit Owner Receivables	18,035.00	22,080.00	28,291.00	11,824.00

Date	GL Ref #	Debit	Credit	Description
03/01/2026	538841	$ 21,296.00	$ -	Assessment - Batch 37780
03/01/2026	682128	-	157.00	Applied Prepaid VICS3276
03/01/2026	682130	-	484.00	Applied Prepaid VICS3280
03/01/2026	682132	-	63.25	Applied Prepaid VICS3228
03/01/2026	682134	-	469.00	Applied Prepaid VICS3248
03/01/2026	682136	-	484.00	Applied Prepaid VICS3270
03/01/2026	682138	-	35.00	Applied Prepaid VICS3254
03/02/2026	685814	-	484.00	Deposit from batch 46284
03/02/2026	685814	-	484.00	Deposit from batch 46284
03/02/2026	685814	-	484.00	Deposit from batch 46284
03/02/2026	685814	-	484.00	Deposit from batch 46284
03/03/2026	689244	-	968.00	Deposit from batch 46507
03/03/2026	689244	-	25.00	Deposit from batch 46507
03/04/2026	690394	-	218.00	Deposit from batch 46462
03/04/2026	690394	-	241.00	Deposit from batch 46462
03/04/2026	690394	-	25.00	Deposit from batch 46462
03/04/2026	690940	-	420.75	Deposit from batch 46677
03/04/2026	691415	-	484.00	Deposit from batch 46719
03/05/2026	693011	-	484.00	Deposit from batch 46048
03/05/2026	693011	-	484.00	Deposit from batch 46048
03/05/2026	693011	-	484.00	Deposit from batch 46048
03/05/2026	693011	-	484.00	Deposit from batch 46048
03/05/2026	693011	-	484.00	Deposit from batch 46048
03/05/2026	693011	-	484.00	Deposit from batch 46048
03/05/2026	693011	-	484.00	Deposit from batch 46048
03/05/2026	693011	-	484.00	Deposit from batch 46048
03/05/2026	693011	-	484.00	Deposit from batch 46048
03/05/2026	693011	-	484.00	Deposit from batch 46048
03/05/2026	693011	-	484.00	Deposit from batch 46048
03/05/2026	693011	-	484.00	Deposit from batch 46048
03/05/2026	693011	-	484.00	Deposit from batch 46048
03/05/2026	693011	-	484.00	Deposit from batch 46048
03/05/2026	693011	-	484.00	Deposit from batch 46048
03/05/2026	693011	-	484.00	Deposit from batch 46048
03/05/2026	693011	-	484.00	Deposit from batch 46048
03/05/2026	693011	-	484.00	Deposit from batch 46048
03/05/2026	694027	-	484.00	Deposit from batch 46669
03/05/2026	694027	-	449.00	Deposit from batch 46669
03/05/2026	694365	-	327.00	Deposit from batch 46755
03/06/2026	695905	-	484.00	Deposit from batch 46754
03/09/2026	699713	-	15.00	Deposit from batch 47028
03/09/2026	700033	-	459.00	Deposit from batch 47031
03/09/2026	700033	-	459.00	Deposit from batch 47031
03/09/2026	700033	-	25.00	Deposit from batch 47031
03/09/2026	700033	-	25.00	Deposit from batch 47031
03/10/2026	699435	-	484.00	Deposit from batch 46949
03/10/2026	699435	-	484.00	Deposit from batch 46949
03/11/2026	702482	-	370.00	Deposit from batch 47160
03/11/2026	702482	-	25.00	Deposit from batch 47160
03/11/2026	702482	-	581.00	Deposit from batch 47160
03/11/2026	702482	-	484.00	Deposit from batch 47160
03/11/2026	702482	-	25.00	Deposit from batch 47160
03/11/2026	702482	-	25.00	Deposit from batch 47160
03/11/2026	719611	275.00	-	Assessment - Batch 47174
03/12/2026	704940	-	484.00	Deposit from batch 47400
03/13/2026	705464	-	459.00	Deposit from batch 47434
03/13/2026	705464	-	484.00	Deposit from batch 47434
03/13/2026	705464	-	484.00	Deposit from batch 47434

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance

03/13/2026	705464	$ -	$ 25.00	Deposit from batch 47434
03/13/2026	705464	-	1.00	Deposit from batch 47434
03/16/2026	707037	-	459.00	Deposit from batch 47516
03/16/2026	707037	-	25.00	Deposit from batch 47516
03/20/2026	713597	-	419.00	Deposit from batch 47841
03/20/2026	713597	-	25.00	Deposit from batch 47841
03/31/2026	726495	-	3,872.00	Deposit from batch 48488
03/31/2026	726495	-	25.00	Deposit from batch 48488
03/31/2026	726495	-	25.00	Deposit from batch 48488
03/31/2026	726495	-	1,936.00	Deposit from batch 48488
03/31/2026	726495	-	25.00	Deposit from batch 48488
03/31/2026	726495	-	25.00	Deposit from batch 48488
03/31/2026	726495	-	25.00	Deposit from batch 48488
03/31/2026	726495	-	50.00	Deposit from batch 48488
03/31/2026	778745	484.00	-	Move Payment 04/29/2026
03/31/2026	778749	25.00	-	Move Payment 04/29/2026

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	(900.43)	10,953.35	11,013.43	(960.51)

Date	GL Ref #	Debit	Credit	Description
03/01/2026	670577	$ -	$ 401.76	Accounts Payable Inv # 326
03/01/2026	686603	-	450.00	Accounts Payable Inv # 8307
03/01/2026	705711	-	314.58	Accounts Payable Inv # 3621
03/03/2026	686757	-	840.00	Accounts Payable Inv # 46750
03/03/2026	687395	229.26	-	Accounts Payable Inv # 2026001358; City of Coral Springs - Fire Chk # 5050
03/03/2026	701237	-	840.00	Accounts Payable Inv # 46750
03/05/2026	693691	164.11	-	Accounts Payable Inv # 2026000087; City of Coral Springs - Fire Chk # 5051
03/05/2026	693691	164.11	-	Accounts Payable Inv # 2026000088; City of Coral Springs - Fire Chk # 5051
03/05/2026	693691	164.11	-	Accounts Payable Inv # 2026000089; City of Coral Springs - Fire Chk # 5051
03/06/2026	695283	450.00	-	Accounts Payable Inv # 8307; Diamond Brite Maintenance Chk # 5052
03/07/2026	705713	-	85.60	Accounts Payable Inv # 3630
03/09/2026	697659	125.00	-	Accounts Payable Inv # 4142861114; ACC Business Chk # 5053
03/09/2026	697839	164.11	-	Accounts Payable Inv # 2026000090; City of Coral Springs - Fire Chk # 5054
03/09/2026	697839	164.11	-	Accounts Payable Inv # 2026000091; City of Coral Springs - Fire Chk # 5054
03/09/2026	711951	-	3,040.49	Accounts Payable Inv # 21482 MAR 26
03/10/2026	698819	840.00	-	Accounts Payable Inv # 46750; GRANT PROPERTY MANAGEMENT (Do not use - Mgmt Module) Chk # 5055
03/10/2026	698819	-	840.00	Accounts Payable Inv # 46750 (Reversal); GRANT PROPERTY MANAGEMENT (Do not use - Mgmt Module) Chk # 5055
03/10/2026	686757	840.00	-	Accounts Payable Inv # 46750 (Reversal - voided check); GRANT PROPERTY MANAGEMENT (Do not use - Mgmt Module) Chk # 5055
03/10/2026	701239	840.00	-	Accounts Payable Inv # 46750; GRANT PROPERTY MANAGEMENT (Do not use - Mgmt Module) Chk # 0
03/13/2026	715162	-	75.00	Accounts Payable Inv # 8315
03/16/2026	707088	314.58	-	Accounts Payable Inv # 3621; RYAN ASSOCIATES INC Chk # 0
03/16/2026	707090	85.60	-	Accounts Payable Inv # 3630; RYAN ASSOCIATES INC Chk # 0
03/18/2026	710789	50.00	-	Accounts Payable Inv # 3620; RYAN ASSOCIATES INC Chk # 0
03/18/2026	715169	-	125.00	Accounts Payable Inv # 2887224118
03/23/2026	715923	3,040.49	-	Accounts Payable Inv # 21482 MAR 26; City of Coral Springs Chk # 0
03/24/2026	716202	77.38	-	Accounts Payable Inv # 122615; Grant Property Management Inc Chk # 0
03/24/2026	743362	-	896.66	Accounts Payable Inv # 3655
03/25/2026	718773	125.00	-	Accounts Payable Inv # 2887224118; ACC Business Chk # 5056
03/25/2026	718835	75.00	-	Accounts Payable Inv # 8315; Diamond Brite Maintenance Chk # 5057
03/26/2026	743364	-	50.00	Accounts Payable Inv # 3657
03/27/2026	749474	-	13.85	Accounts Payable Inv # 123065
03/31/2026	715923	-	3,040.49	Accounts Payable Inv # 21482 MAR 26 (Reversal); City of Coral Springs Chk # 0

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance

03/31/2026	711951	$ 3,040.49	$ -	Accounts Payable Inv # 21482 MAR 26 (Reversal - voided check); City of Coral Springs Chk # 0

20-2003-00	Prepaid Maintenance	(11,190.25)	1,692.25	2,690.25	(12,188.25)

Date	GL Ref #	Debit	Credit	Description
03/01/2026	682128	$ 157.00	$ -	Adjust Prepaid
03/01/2026	682130	484.00	-	Adjust Prepaid
03/01/2026	682132	63.25	-	Adjust Prepaid
03/01/2026	682134	469.00	-	Adjust Prepaid
03/01/2026	682136	484.00	-	Adjust Prepaid
03/01/2026	682138	35.00	-	Adjust Prepaid
03/04/2026	690940	-	484.00	Deposit from batch 46677
03/04/2026	690940	-	63.25	Deposit from batch 46677
03/05/2026	694027	-	40.00	Deposit from batch 46669
03/05/2026	694365	-	157.00	Deposit from batch 46755
03/09/2026	699713	-	469.00	Deposit from batch 47028
03/17/2026	708578	-	484.00	Deposit from batch 47602
03/31/2026	726314	-	484.00	Deposit from batch 48632
03/31/2026	778745	-	484.00	Deposit from batch 51090
03/31/2026	778749	-	25.00	Deposit from batch 51091

20-2020-00	Accrued Expense	(2,541.68)	-	3,333.33	(5,875.01)

Date	GL Ref #	Debit	Credit	Description
03/31/2026	764917	$ -	$ 3,333.33	Accrued Water - March

25-3005-00	RES - Interest	(9,536.46)	-	222.34	(9,758.80)

Date	GL Ref #	Debit	Credit	Description
03/31/2026	728152	$ -	$ 222.34	Interest

25-3010-00	RES - Roadways / Paving / Ashpalt	(16,792.96)	-	279.42	(17,072.38)

Date	GL Ref #	Debit	Credit	Description
03/25/2026	718184	$ -	$ 279.42	RES - Roadways / Paving / Ashpalt

25-3052-00	RES - Exterior Paint	(23,923.93)	-	756.13	(24,680.06)

Date	GL Ref #	Debit	Credit	Description
03/25/2026	718184	$ -	$ 756.13	RES - Exterior Paint

25-3060-00	RES - 50 Year Inspection	(3,764.79)	-	66.33	(3,831.12)

Date	GL Ref #	Debit	Credit	Description
03/25/2026	718184	$ -	$ 66.33	RES - 50 Year Inspection

25-3082-00	RES - Roof	(105,316.24)	-	1,913.53	(107,229.77)

Date	GL Ref #	Debit	Credit	Description
03/25/2026	718184	$ -	$ 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	(51,777.75)	-	21,296.00	(73,073.75)

Date	GL Ref #	Debit	Credit	Description
03/01/2026	538841	$ -	$ 21,296.00	Assessment - Batch 37780

40-4025-00	Interest Income - Operating	(0.17)	-	-	(0.17)

Date	GL Ref #	Debit	Credit	Description

40-4035-00	Late Fees	(500.00)	-	275.00	(775.00)

Date	GL Ref #	Debit	Credit	Description
03/11/2026	719611	$ -	$ 275.00	Assessment - Batch 47174

50-5005-00	Insurance	11,947.90	5,973.95	-	17,921.85

Date	GL Ref #	Debit	Credit	Description
03/31/2026	764634	$ 5,973.95	$ -	Misc. Check; FIRST INSURANCE FUNDING Chk # 0

50-5010-00	Management Fee	1,680.00	1,680.00	840.00	2,520.00

Date	GL Ref #	Debit	Credit	Description
03/03/2026	686757	$ 840.00	$ -	Management Fee
03/03/2026	701237	840.00	-	Management Fee
03/10/2026	686757	-	840.00	Management Fee (Reversal - voided check); GRANT PROPERTY MANAGEMENT (Do not use - Mgmt Module) Chk # 5055

GRANT PROPERTY MANAGEMENT

General Ledger Trial Balance with Details

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

Accts: 10-1001-00 To: 90-9999-00 Dates: 3/1/2026 - 3/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
50-5015-00	Accounting	$1,700.00	$-	$-	$1,700.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
50-5025-00	Administrative/Office Exp	301.63	13.85	-	315.48
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
03/27/2026	749474	$ 13.85	$ -	Administrative/Office Exp	
50-5030-00	Licenses, Permits & Taxes	61.25	-	-	61.25
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
60-6005-00	Electricity	308.91	145.43	-	454.34
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
03/31/2026	764636	$ 65.12	$ -	Misc. Check; FPL Chk # 0	
03/31/2026	764636	80.31	-	Misc. Check; FPL Chk # 0	
60-6010-00	Water & Sewer	6,419.43	6,373.82	3,040.49	9,752.76
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
03/09/2026	711951	$ 3,040.49	$ -	Water & Sewer	
03/31/2026	711951	-	3,040.49	Water & Sewer (Reversal - voided check); City of Coral Springs Chk # 0	
03/31/2026	764917	3,333.33	-	Accrued Water - March	
60-6015-00	Telephone	245.86	125.00	-	370.86
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
03/18/2026	715169	$ 125.00	$ -	Telephone	
60-6020-00	Trash Removal	4,833.00	-	-	4,833.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
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	150.00	1,261.24	-	1,411.24
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
03/01/2026	705711	$ 314.58	$ -	Irrigation Maintenance	
03/24/2026	743362	896.66	-	Irrigation Maintenance	
03/26/2026	743364	50.00	-	Irrigation Maintenance	
80-8040-00	General Repairs & Maintenance	6,557.34	-	-	6,557.34
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
80-8065-00	Janitorial Service	700.00	525.00	-	1,225.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
03/01/2026	686603	$ 450.00	$ -	Janitorial Service	
03/13/2026	715162	75.00	-	Janitorial Service	
80-8070-00	Pest Control	341.55	-	-	341.55
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
80-8125-00	Fire Alarm Monitoring	1,049.81	85.60	-	1,135.41
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
03/07/2026	705713	$ 85.60	$ -	Fire Alarm Monitoring	
80-8165-00	Parking / Security Enforcement	401.76	401.76	-	803.52
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
03/01/2026	670577	$ 401.76	$ -	Parking / Security Enforcement	
90-9100-00	Reserve Transfer	6,030.82	3,015.41	-	9,046.23
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
03/25/2026	718184	$ 3,015.41	$ -	Reserve Transfer	
	Totals:	**$0.00**	**$90,224.90**	**$90,224.90**	**$0.00**

GRANT PROPERTY MANAGEMENT

Payables Aging Report

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

As Of 3/31/2026

Date: 4/29/2026
Time: 6:08 pm

Vendor			Current	Over 30	Over 60	Over 90	Balance
Grant Property Management Inc							
Invoice #	**Date**	**Check Memo**					
123065	03/27/2026	Mailing expenses	$13.85	$0.00	$0.00	$0.00	
			$13.85	**$0.00**	**$0.00**	**$0.00**	**$13.85**
RYAN ASSOCIATES INC							
Invoice #	**Date**	**Check Memo**					
3655	03/24/2026	Irrigation Services	$896.66	$0.00	$0.00	$0.00	
3657	03/26/2026	Wet check	$50.00	$0.00	$0.00	$0.00	
			$946.66	**$0.00**	**$0.00**	**$0.00**	**$946.66**
Totals:			**$960.51**	**$0.00**	**$0.00**	**$0.00**	**$960.51**

Date	Check #	Payee		Amount
10-1010-00 POPULAR-OPR-2006				
03/31/2026	0	FPL		$145.43
		Check Memo :		
		60-6005-00 EFT - Misc. Check; Misc. Check	$65.12	
		60-6005-00 EFT - Misc. Check; Misc. Check	$80.31	
		Account Totals **# Checks:**	**1**	**$145.43**
10-1020-00 PINNACLE-OPR-4555				
03/03/2026	5050	City of Coral Springs - Fire		$229.26
		Invoice #: 2026001358		
		Check Memo : RE-INSPECTION FEE		
		80-8125-00 Fire Alarm Monitoring	$229.26	
03/05/2026	5051	City of Coral Springs - Fire		$492.33
		Invoice #: 2026000087		
		Check Memo : Annual Fire Inspection		
		80-8125-00 Fire Alarm Monitoring	$164.11	
		Invoice #: 2026000088		
		Check Memo : Annual Fire Inspection		
		80-8125-00 Fire Alarm Monitoring	$164.11	
		Invoice #: 2026000089		
		Check Memo : Annual Fire Inspection		
		80-8125-00 Fire Alarm Monitoring	$164.11	
03/06/2026	5052	Diamond Brite Maintenance		$450.00
		Invoice #: 8307		
		Check Memo : Monthly Janitorial Services for March		
		80-8065-00 Janitorial Service	$450.00	
03/09/2026	5053	ACC Business		$125.00
		Invoice #: 4142861114		
		Check Memo : Internet		
		60-6015-00 Telephone	$125.00	
03/09/2026	5054	City of Coral Springs - Fire		$328.22
		Invoice #: 2026000090		
		Check Memo : Annual Fire Inspection		
		80-8125-00 Fire Alarm Monitoring	$164.11	
		Invoice #: 2026000091		
		Check Memo : Annual Fire Inspection		
		80-8125-00 Fire Alarm Monitoring	$164.11	
03/10/2026	5055	GRANT PROPERTY MANAGEMENT (Do not use - Mgmt Mc Voided on 3/10/2026 12:43:19PM		$0.00
		Invoice #: 46750		
		Check Memo : Management Fee for 3/3/2026		
		50-5010-00 Management Fee	$840.00	
03/10/2026	0	GRANT PROPERTY MANAGEMENT (Do not use - Mgmt Mc		$840.00
		Invoice #: 46750		
		Check Memo : Management Fee for 3/3/26		
		50-5010-00 Management Fee	$840.00	
03/16/2026	0	RYAN ASSOCIATES INC		$314.58
		Invoice #: 3621		
		Check Memo : Irrigation Services		
		80-8030-00 Irrigation Maintenance	$314.58	
03/16/2026	0	RYAN ASSOCIATES INC		$85.60
		Invoice #: 3630		
		Check Memo : installing red LED bulbs over fire extinguishers		
		80-8125-00 Fire Alarm Monitoring	$85.60	
03/18/2026	0	RYAN ASSOCIATES INC		$50.00
		Invoice #: 3620		
		Check Memo : Wet check		
		80-8030-00 Irrigation Maintenance	$50.00	
03/23/2026	0	City of Coral Springs Voided on 3/31/2026 2:52:57PM		$0.00

Date	Check #	Payee			Amount
		Invoice #: 21482 MAR 26			
		Check Memo : service period 1/30/26 - 2/26/26			
		60-6010-00 Water & Sewer		$3,040.49	
03/24/2026	0	Grant Property Management Inc	Voided on 4/21/2026 1:00:04PM		$0.00
		Invoice #: 122615			
		Check Memo : Mailing Expenses			
		50-5025-00 Administrative/Office Exp		$77.38	
03/25/2026					$3,015.41
		Check Memo :			
		12-1215-00 Transfer to VNB-RES-6404; Monthly RES transfer		$3,015.41	
03/25/2026	5056	ACC Business			$125.00
		Invoice #: 2887224118			
		Check Memo : Service period 2/1/26 -2/28/26			
		60-6015-00 Telephone		$125.00	
03/25/2026	5057	Diamond Brite Maintenance			$75.00
		Invoice #: 8315			
		Check Memo : Janitorial Services- 2026			
		80-8065-00 Janitorial Service		$75.00	
03/31/2026	0	FIRST INSURANCE FUNDING			$5,973.95
		Check Memo :			
		50-5005-00 EFT - Misc. Check; Misc. Check		$5,973.95	
			Account Totals	**# Checks:** **15**	**$12,104.35**
			Association Totals	**# Checks:** **16**	**$12,249.78**

Victoria Square Condominium
Accrued as of
March 31, 2026

Payable to:	Account	Amount
Opening Balance		2,541.68
Water - March	6010	3,333.33
Total A/P		$ 5,875.01

GRANT PROPERTY MANAGEMENT

Bank Account Reconciliation
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.
PINNACLE-OPR-4555 (End: 03/31/2026)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
01/31/2026		Transfer to VNB-RES-6404			($3,015.41)
03/24/2026		Grant Property Management Inc		0	($77.38)
03/25/2026		Diamond Brite Maintenance		5057	($75.00)
03/31/2026		Deposit from batch 48488	48488 - Online Payment	242	$5,983.00
			Total Uncleared		**$2,815.21**
Cleared Items					
Credits					
03/02/2026	03/04/2026	Deposit from batch 46284	46284 - Online Payment	223	$1,936.00
03/03/2026	03/05/2026	Deposit from batch 46507	46507 - Payabli Credit Card	224	$993.00
03/04/2026	03/05/2026	Deposit from batch 46462	46462 - Online Payment	225	$484.00
03/04/2026	03/04/2026	Deposit from batch 46719	46719 - Payabli Credit Card	227	$484.00
03/04/2026	03/04/2026	Deposit from batch 46677	46677 - Auto Payment	226	$968.00
03/05/2026	03/05/2026	Deposit from batch 46755	46755 - Auto Payment	230	$484.00
03/05/2026	03/06/2026	Deposit from batch 46669	46669 - Online Payment	229	$973.00
03/05/2026	03/06/2026	Deposit from batch 46048	46048 - ACH Payment	228	$8,228.00
03/06/2026	03/09/2026	Deposit from batch 46754	46754 - Online Payment	231	$484.00
03/09/2026	03/09/2026	Deposit from batch 47028	47028 - Auto Payment	233	$484.00
03/09/2026	03/10/2026	Deposit from batch 47031	47031 - Auto Payment	234	$968.00
03/10/2026	03/11/2026	Deposit from batch 46949	46949 - Online Payment	232	$968.00
03/11/2026	03/11/2026	Deposit from batch 47160	47160 - Auto Payment	235	$1,510.00
03/12/2026	03/12/2026	Deposit from batch 47400	47400 - Payabli Credit Card	236	$484.00
03/13/2026	03/13/2026	Deposit from batch 47434	47434 - Auto Payment	237	$1,453.00
03/16/2026	03/16/2026	Deposit from batch 47516	47516 - Auto Payment	238	$484.00
03/17/2026	03/17/2026	Deposit from batch 47602	47602 - Auto Payment	239	$484.00
03/20/2026	03/20/2026	Deposit from batch 47841	47841 - Auto Payment	240	$444.00
03/31/2026	03/31/2026	Deposit from batch 48632	48632 - Auto Payment	241	$484.00
			Total Cleared Credits		**$22,797.00**
Debits					
02/23/2026	03/03/2026	FELDMAN, FELDMAN & BARATZ		5048	($1,700.00)
02/27/2026	03/25/2026	FLORIDA DEPT OF STATE DIVISION OF CORPORATIONS		5049	($61.25)
02/27/2026	03/03/2026	Universal Waste		0	($1,561.00)
02/27/2026	03/03/2026	Universal Waste		0	($150.00)
03/03/2026	03/10/2026	City of Coral Springs - Fire		5050	($229.26)
03/05/2026	03/10/2026	City of Coral Springs - Fire		5051	($492.33)
03/06/2026	03/13/2026	Diamond Brite Maintenance		5052	($450.00)
03/09/2026	03/17/2026	ACC Business		5053	($125.00)
03/09/2026	03/19/2026	City of Coral Springs - Fire		5054	($328.22)
03/10/2026	03/31/2026	GRANT PROPERTY MANAGEMENT (Do not use - Mgmt Module)		0	($840.00)
03/16/2026	03/18/2026	RYAN ASSOCIATES INC		0	($314.58)
03/16/2026	03/18/2026	RYAN ASSOCIATES INC		0	($85.60)
03/18/2026	03/20/2026	RYAN ASSOCIATES INC		0	($50.00)
03/25/2026	03/26/2026	Transfer to VNB-RES-6404			($3,015.41)
03/25/2026	03/30/2026	ACC Business		5056	($125.00)
03/31/2026	03/31/2026	FIRST INSURANCE FUNDING		0	($5,973.95)
			Total Cleared Debits		**($15,501.60)**

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

PINNACLE-OPR-4555 Summary

Ending Account Balance:	$ 96,952.58
Uncleared Items:	$2,815.21
Adjusted Balance:	$ 94,137.37
Bank Ending Balance:	$ 94,137.37
Difference:	$-

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

PINNACLE-RES-4605 Summary

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

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Debits					
03/31/2026	03/31/2026	FPL		0	($145.43)
			Total Cleared Debits		**($145.43)**

POPULAR-OPR-2006 Summary

Ending Account Balance:	$ 63.63
Uncleared Items:	$-
Adjusted Balance:	$ 63.63
Bank Ending Balance:	$ 63.63
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					
03/25/2026	03/26/2026	Transfer from PINNACLE-OPR-4555			$3,015.41
03/31/2026	03/31/2026	Interest			$222.34
			Total Cleared Credits		**$3,237.75**

VNB-RES-6404 Summary

Ending Account Balance:	$ 159,556.72
Uncleared Items:	$3,015.41
Adjusted Balance:	$ 156,541.31
Bank Ending Balance:	$ 156,541.31
Difference:	$-

Valley

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

Email: contactus@valley.com
Visit Us Online: www.valley.com
Mail To: 1720 Route 23, Wayne, NJ 07470

1 M0656BLK040126071534 25 000000000 4025 002

VICTORIA SQUARE CONDOMINIUM ASSOCIATION
RESERVE ACCOUNT
C/O GRANT PROPERTY MANAGEMENT
7124 N NOB HILL RD
TAMARAC FL 33321

4025 0014268 0001-0002 4025

Account Statement

PROPERTY MANAGEMENT MMA - XXXXXX6404

SUMMARY FOR THE PERIOD: 03/01/26 - 03/31/26

VICTORIA SQUARE CONDOMINIUM ASSOCIATION

Beginning Balance		Deposits & Other Credits		Withdrawals & Other Debits		Ending Balance
$153,303.56	+	$3,237.75	-	$0.00	=	$156,541.31

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			$153,303.56
03/26	ACH CREDIT VICTORIA SQUARE CincXfer 260326 C4986		$3,015.41	$156,318.97
03/31	INTEREST CREDIT		$222.34	$156,541.31
Ending Balance				**$156,541.31**

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	$153,887.00	Annual % Yield Earned	1.71%
Year-to-Date Interest Paid	$652.82	Interest Paid	$222.34

OVERDRAFT FEES

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

4025 0014269 0002-0002 4025

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.

POPULAR®

Last statement: February 27, 2026
This statement: March 31, 2026
Total days in statement period: 32

5100842006
(0)

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

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

00000030 MIMRIP04930401260718 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	$209.06
Low balance	$63.63	Total additions	0.00
Average balance	$140.89	Total subtractions	145.43
Avg collected balance	$140.00	Ending balance	$63.63
Interest paid year to date	$0.17		

DEBITS

Date	Description	Subtractions
03-17	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT260317 000111000010835011	65.12
03-17	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT260317 000111000010835043	80.31

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
02-27	209.06	03-17	63.63	03-31	63.63

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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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 33487-3638

Statement of Account

Community Asso Checking Acct

Balance 3/02/26
$86,841.97

Balance 3/31/26
$94,137.37

Summary

Credits **+$22,797.00**
Interest **+$0.00**
Debits **-$15,501.60**

Credit Transactions

Credits

3/03	PAYABLI DEPOSIT TRANSFER 900779204 WFMSPROPAY VICTORIA SQUARE CONDOM	993.00
3/03	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	1,936.00
3/04	PAYABLI DEPOSIT TRANSFER 901141068 WFMSPROPAY VICTORIA SQUARE CONDOM	484.00
3/04	Remote Deposit	968.00
3/05	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	484.00
3/05	Remote Deposit	484.00
3/06	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	973.00
3/06	VICTORIA SQUARE ASSN DUES 1592029932 VICTORIA	8,228.00
3/09	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	484.00
3/09	Remote Deposit	484.00
3/10	Remote Deposit	968.00
3/11	VICTORIA SQUARE OnlinePay 1592029932 VICTORIA	968.00
3/11	Remote Deposit	1,510.00
3/12	PAYABLI DEPOSIT TRANSFER 903274753 WFMSPROPAY VICTORIA SQUARE CONDOM	484.00
3/13	Remote Deposit	1,453.00
3/16	Remote Deposit	484.00
3/17	Remote Deposit	484.00
3/20	Remote Deposit	444.00

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

3/31	Remote Deposit	484.00
Total Credits		**$22,797.00**

Debit Transactions

Other Debits

3/02	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	150.00
3/02	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	1,561.00
3/03	Grant Operating TAMARAC 2650265220 "Victoria Square Condo	840.00
3/18	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	85.60
3/18	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	314.58
3/20	VICTORIA SQUARE VENDOR PAY 1592029932 VICTORIA	50.00
3/26	VICTORIA SQUARE CincXfer 1592029932 VICTORIA	3,015.41
3/26	FIRST INSURANCE INSURANCE 900-103849576 2363437365 Victoria Square Condom	5,973.95

Checks

3/02	Check 5048	1,700.00
3/25	Check 5049	61.25
3/10	Check 5050	229.26
3/10	Check 5051	492.33
3/13	Check 5052	450.00
3/17	Check 5053	125.00
3/19	Check 5054	328.22
3/30	Check 5056 *	125.00
(*) Indicates gap in check number sequenece		
Total Debits		**$15,501.60**

Average Balance This Statement	$97,728.16	Annual Percentage Yield Earned	
Interest Earned This Period	$0.00	Days in Period	30
Interest Paid Year to Date	$0.00	Interest Paid	$0.00

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
3/02	83,430.97	3/11	100,833.38	3/20	102,828.98
3/03	85,519.97	3/12	101,317.38	3/25	102,767.73
3/04	86,971.97	3/13	102,320.38	3/26	93,778.37
3/05	87,939.97	3/16	102,804.38	3/30	93,653.37
3/06	97,140.97	3/17	103,163.38	3/31	94,137.37
3/09	98,108.97	3/18	102,763.20		
3/10	98,355.38	3/19	102,434.98		

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Credit $968.00
Date/Time: 3/4/2026 2:58 PM
Comment: Virtual Deposit Ticket
Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T	Account	TC	Amount
064008637	800109924555	40	$968.00

#0 03/04/2026 $968.00

Credit $484.00
Date/Time: 3/5/2026 2:56 PM
Comment: Virtual Deposit Ticket
Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T	Account	TC	Amount
064008637	800109924555	40	$484.00

#0 03/05/2026 $484.00

Credit $484.00
Date/Time: 3/9/2026 3:02 PM
Comment: Virtual Deposit Ticket
Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T	Account	TC	Amount
064008637	800109924555	40	$484.00

#0 03/09/2026 $484.00

Credit $968.00
Date/Time: 3/10/2026 3:00 PM
Comment: Virtual Deposit Ticket
Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T	Account	TC	Amount
064008637	800109924555	40	$968.00

#0 03/10/2026 $968.00

Credit $1510.00
Date/Time: 3/11/2026 2:56 PM
Comment: Virtual Deposit Ticket
Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T	Account	TC	Amount
064008637	800109924555	40	$1510.00

#0 03/11/2026 $1,510.00

Credit $1453.00
Date/Time: 3/13/2026 2:52 PM
Comment: Virtual Deposit Ticket
Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T	Account	TC	Amount
064008637	800109924555	40	$1453.00

#0 03/13/2026 $1,453.00

Credit $484.00
Date/Time: 3/16/2026 3:17 PM
Comment: Virtual Deposit Ticket
Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T	Account	TC	Amount
064008637	800109924555	40	$484.00

#0 03/16/2026 $484.00

Credit $484.00
Date/Time: 3/17/2026 2:55 PM
Comment: Virtual Deposit Ticket
Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T	Account	TC	Amount
064008637	800109924555	40	$484.00

#0 03/17/2026 $484.00

Credit $444.00
Date/Time: 3/20/2026 2:53 PM
Comment: Virtual Deposit Ticket
Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T	Account	TC	Amount
064008637	800109924555	40	$444.00

#0 03/20/2026 $444.00

Credit $484.00
Date/Time: 3/31/2026 3:05 PM
Comment: Virtual Deposit Ticket
Pinnacle Bank
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

R/T	Account	TC	Amount
064008637	800109924555	40	$484.00

#0 03/31/2026 $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: 5048

One Thousand, Seven Hundred And 00/100 Dollars

02/23/2026 ****$1,700.00

FELDMAN, FELDMAN & BARATZ
20283 State Road 7
Suite 400
Boca Raton, FL 33498

SIGNATURE HAS A COLORED BACKGROUND • BORDER CONTAINS MICROPRINTING

⑈0000005048⑈ ⑆064008637⑆800 1099 24555⑈

#5048 03/02/2026 $1,700.00

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: 5049

Sixty-One And 25/100 Dollars

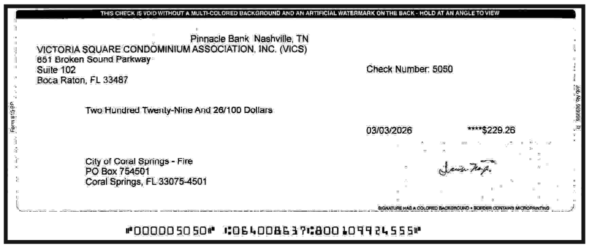
02/27/2026 ****$61.25

FLORIDA DEPT OF STATE DIVISION OF CORPORATIONS
P.O. Box 6327
Tallahassee, FL 32314

SIGNATURE HAS A COLORED BACKGROUND • BORDER CONTAINS MICROPRINTING

⑈0000005049⑈ ⑆064008637⑆800 1099 24555⑈

#5049 03/25/2026 $61.25


THIS CHECK IS VOID WITHOUT A MULTI-COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK - HOLD AT AN ANGLE TO VIEW

Pinnacle Bank Nashville, TN
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC. (VICS)
851 Broken Sound Parkway
Suite 102
Boca Raton, FL 33487

Check Number: 5050

Two Hundred Twenty-Nine And 26/100 Dollars

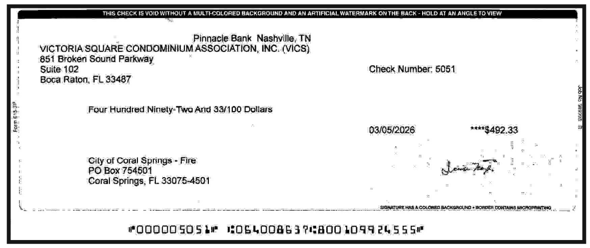
03/03/2026 ****$229.26

City of Coral Springs - Fire
PO Box 754501
Coral Springs, FL 33075-4501

SIGNATURE HAS A COLORED BACKGROUND • BORDER CONTAINS MICROPRINTING

⑈0000005050⑈ ⑆064008637⑆800109924555⑈

#5050 03/10/2026 $229.26


THIS CHECK IS VOID WITHOUT A MULTI-COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK - HOLD AT AN ANGLE TO VIEW

Pinnacle Bank Nashville, TN
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC. (VICS)
851 Broken Sound Parkway
Suite 102
Boca Raton, FL 33487

Check Number: 5051

Four Hundred Ninety-Two And 33/100 Dollars

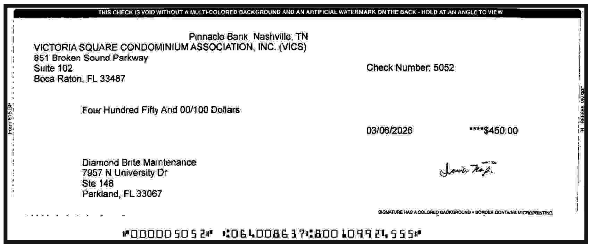
03/05/2026 ****$492.33

City of Coral Springs - Fire
PO Box 754501
Coral Springs, FL 33075-4501

SIGNATURE HAS A COLORED BACKGROUND • BORDER CONTAINS MICROPRINTING

⑈0000005051⑈ ⑆064008637⑆800109924555⑈

#5051 03/10/2026 $492.33


THIS CHECK IS VOID WITHOUT A MULTI-COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK - HOLD AT AN ANGLE TO VIEW

Pinnacle Bank Nashville, TN
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC. (VICS)
851 Broken Sound Parkway
Suite 102
Boca Raton, FL 33487

Check Number: 5052

Four Hundred Fifty And 00/100 Dollars

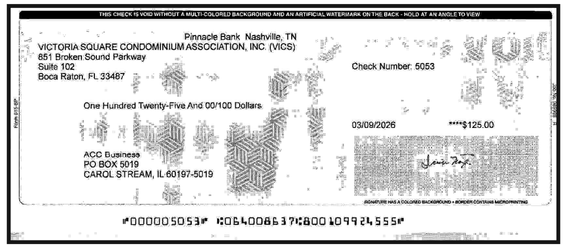
03/06/2026 ****$450.00

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

SIGNATURE HAS A COLORED BACKGROUND • BORDER CONTAINS MICROPRINTING

⑈0000005052⑈ ⑆064008637⑆800109924555⑈

#5052 03/13/2026 $450.00


THIS CHECK IS VOID WITHOUT A MULTI-COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK - HOLD AT AN ANGLE TO VIEW

Pinnacle Bank Nashville, TN
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC. (VICS)
851 Broken Sound Parkway
Suite 102
Boca Raton, FL 33487

Check Number: 5053

One Hundred Twenty-Five And 00/100 Dollars

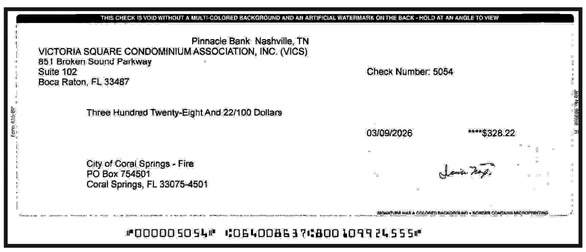
03/09/2026 ****$125.00

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

SIGNATURE HAS A COLORED BACKGROUND • BORDER CONTAINS MICROPRINTING

⑈0000005053⑈ ⑆064008637⑆800109924555⑈

#5053 03/17/2026 $125.00


THIS CHECK IS VOID WITHOUT A MULTI-COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK - HOLD AT AN ANGLE TO VIEW

Pinnacle Bank Nashville, TN
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC. (VICS)
851 Broken Sound Parkway
Suite 102
Boca Raton, FL 33487

Check Number: 5054

Three Hundred Twenty-Eight And 22/100 Dollars

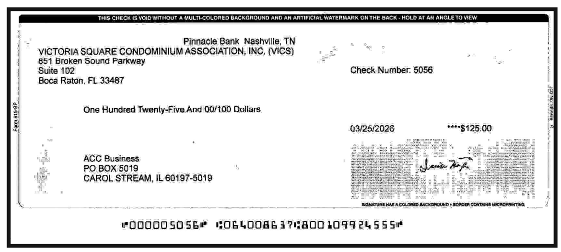
03/09/2026 ****$328.22

City of Coral Springs - Fire
PO Box 754501
Coral Springs, FL 33075-4501

SIGNATURE HAS A COLORED BACKGROUND • BORDER CONTAINS MICROPRINTING

⑈0000005054⑈ ⑆064008637⑆800109924555⑈

#5054 03/19/2026 $328.22


THIS CHECK IS VOID WITHOUT A MULTI-COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK - HOLD AT AN ANGLE TO VIEW

Pinnacle Bank Nashville, TN
VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC. (VICS)
851 Broken Sound Parkway
Suite 102
Boca Raton, FL 33487

Check Number: 5056

One Hundred Twenty-Five And 00/100 Dollars

03/25/2026 ****$125.00

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

SIGNATURE HAS A COLORED BACKGROUND • BORDER CONTAINS MICROPRINTING

⑈0000005056⑈ ⑆064008637⑆800109924555⑈

#5056 03/30/2026 $125.00

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 33487-3638

Statement of Account

Community Asso Money Market

Balance 3/02/26
$0.00

Balance 3/31/26
$0.00

Summary

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

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
3/02	0.00				

ELECTRONIC TRANSFER ERROR RESOLUTION

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