

9500 Oceans Condominium, Inc.

Financial Statements

January 31, 2026

ENUMERATE

ENUMERATE FINANCIAL SERVICES

3363 W. Commercial Blvd. Suite 105, Ft. Lauderdale, FL 33309 Office (954) 284-3080 Fax (954) 284-3081
Condominium / Homeowner Association / Co-Operative Accounting & Financial Management

Board of Directors
9500 Oceans Condominium, Inc.
West Palm Beach, FL 33401

The accompanying financial statements of 9500 Oceans Condominium, Inc., as of and for the period ended January 31, 2026, were not subjected to an audit, review, or compilation engagement by me and, accordingly, I do not express an opinion, a conclusion, nor provide any assurance on them. Substantially all disclosures required by accounting principles generally accepted in the United States of America are not included.

The monthly financial statements for the period listed above include:

1. Balance Sheet
2. Statement of Revenue & Expenses
3. A/R Delinquency Report
4. Maintenance Prepayments
5. Accounts Payable
6. Accrued & Prepaid Expense Report
7. Bank Reconciliations and Statements

Key Financial Metrics for the month:

1. Cash on hand as of the period reporting is approx.:
 - a. Operating \$ 347k [quarterly maintenance]
 - b. Truist MM \$ 713k
 - c. Reserves \$ 53k
 - d. Special Assessment \$ 304k
2. Actual YTD Gain/ (Loss) based on Operating activity is approx. \$38k as of this period.
3. Total accounts receivable is approx. \$114k, with an allowance for possible uncollectible receivables set aside for approx. (\$6k).
4. The association finances their annual Insurance premiums through IFPS. The outstanding balance is approx. \$189k. GL [2501]
5. The Association signed a 3.7 million loan facility with Truist Bank on February 2, 2021. The maturity date for this loan is 2/15/2026. The principal balance due as of this period is approx. \$425k. GL [2070]

Notes This Period

1. GL5099 and 5423 reflect a large variance to the budget for this period.

Notes This Year

1. The Board of Directors of 9500 Oceans Condominium, at a duly noticed board meeting held on April 28, 2025, approved a special assessment for an amount of \$1,850,000.00 to fund the payoff of the Truist loan related to the roof and column restoration project, which carries a balloon payment due in February 2026; the modification of two elevators to improve safety and functionality; and enhancements to the building's main entryway to improve aesthetics and accessibility. Payments can be made one time due on June 1, 2025 or monthly payments due on the 1st day of each month, starting June 1, 2025 and ending on January 1, 2026 for a total of 8 payments.
2. The Association passed a Special Assessment #3 for an amount of \$1,700,000.00 towards the Construction Project. There will be 2 options to make the payments – one in full payment due 03/13/2024 or 12 monthly payments beginning 03/13/2024.

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Vishnu Sharma, CPA
Enumerate Financial Services

Ft. Lauderdale, FL
March 12, 2026

9500 Oceans Condominium, Inc.

FUND BALANCE SHEET

As of: 01/31/2026

Assets

Account	Operating	Reserves	Special Assessment	Total
Cash				
1001 Truist Oper [1955]	\$300,155.33	\$0.00	\$0.00	\$300,155.33
1002 Truist SD [1439]	\$46,916.02	\$0.00	\$0.00	\$46,916.02
1003 Truist SPA 2020 [2022]	\$0.00	\$0.00	\$304,403.63	\$304,403.63
1006 Truist Rsv NON SIRS MM [4082]	\$0.00	\$53,168.02	\$0.00	\$53,168.02
1008 Truist MM [7517]	\$713,140.26	\$0.00	\$0.00	\$713,140.26
Cash Total	\$1,060,211.61	\$53,168.02	\$304,403.63	\$1,417,783.26
Accounts Receivables				
1100 AR: Maintenance Fees	\$81,822.91	\$0.00	\$0.00	\$81,822.91
1105 AR: Allowance for Doubtful Accounts	(\$6,284.88)	\$0.00	\$0.00	(\$6,284.88)
1110 AR: SA21 (12/2025)	\$0.00	\$0.00	\$917.31	\$917.31
1113 AR: SA#3 [3/2024-2/2025]	\$0.00	\$0.00	\$200.15	\$200.15
1115 AR: SA25 [6/2025-1/2026]	\$0.00	\$0.00	\$22,953.04	\$22,953.04
1116 AR: SA25 [6/2025-1/2026] to be billed	\$0.00	\$0.00	\$493,362.49	\$493,362.49
1153 AR: Late Fee / Interest	\$8,036.91	\$0.00	\$0.00	\$8,036.91
1199 AR: Prior Residents	\$33,565.79	\$0.00	\$0.00	\$33,565.79
Accounts Receivables Total	\$117,140.73	\$0.00	\$517,432.99	\$634,573.72
Other Assets				
1201 PrePaid Insurance	\$315,282.19	\$0.00	\$0.00	\$315,282.19
1202 PrePaid Expenses	\$4,920.82	\$0.00	\$0.00	\$4,920.82
1300 Due fr Operating to Reserves.	\$0.00	\$50,000.00	\$0.00	\$50,000.00
1304 Due from Operating to SA	\$0.00	\$0.00	\$782,652.41	\$782,652.41
Other Assets Total	\$320,203.01	\$50,000.00	\$782,652.41	\$1,152,855.42
Total Assets:	\$1,497,555.35	\$103,168.02	\$1,604,489.03	\$3,205,212.40

Liabilities

Account	Operating	Reserves	Special Assessment	Total
Liability				
2000 Account Payable	\$39,706.89	\$0.00	\$0.00	\$39,706.89
2005 Accrued Expenses	\$46,008.12	\$0.00	\$0.00	\$46,008.12
2030 Refundable Deposits	\$20,987.47	\$0.00	\$0.00	\$20,987.47
2031 Rental Security Deposit	\$22,139.30	\$0.00	\$0.00	\$22,139.30
2032 Remotes - Deposit	\$32,890.40	\$0.00	\$0.00	\$32,890.40
2040 Deferred Revenue	\$334,901.84	\$0.00	\$0.00	\$334,901.84
2041 Deferred Revenue - Cable	\$30,100.00	\$0.00	\$0.00	\$30,100.00
2060 Prepaid Maintenance Fees	\$175,546.51	\$0.00	\$0.00	\$175,546.51
2070 Truist Bank SPA Loan	\$0.00	\$0.00	\$425,480.55	\$425,480.55
2100 Due to Reserves fr Operating	\$50,000.00	\$0.00	\$0.00	\$50,000.00
2104 Due to SA from Operating	\$782,652.41	\$0.00	\$0.00	\$782,652.41
2501 Loan Payable - Insurance	\$188,546.19	\$0.00	\$0.00	\$188,546.19

Account	Operating	Reserves	Special Assessment	Total
Liability Total	\$1,723,479.13	\$0.00	\$425,480.55	\$2,148,959.68
Reserves				
3001 Reserves	\$0.00	\$102,000.00	\$0.00	\$102,000.00
3025 Reserves Interest Bank	\$0.00	\$1,168.02	\$0.00	\$1,168.02
Reserves Total	\$0.00	\$103,168.02	\$0.00	\$103,168.02
Special Assessment				
3101 SA income 2021	\$0.00	\$0.00	\$3,798,413.21	\$3,798,413.21
3102 SA 2021 Expenses	\$0.00	\$0.00	(\$4,753,749.37)	(\$4,753,749.37)
3103 SA Restore	\$0.00	\$0.00	(\$997,026.37)	(\$997,026.37)
3104 SA Engineering Costs	\$0.00	\$0.00	(\$129,725.36)	(\$129,725.36)
3124 SA Truist Loan Interest Exp	\$0.00	\$0.00	(\$70,265.22)	(\$70,265.22)
3125 SA Interest Income	\$0.00	\$0.00	\$312.20	\$312.20
3201 SA Income 2024	\$0.00	\$0.00	\$2,056,431.26	\$2,056,431.26
3202 SA2024 Expenses	\$0.00	\$0.00	(\$575,381.87)	(\$575,381.87)
3210 SA25 Income	\$0.00	\$0.00	\$1,850,000.00	\$1,850,000.00
Special Assessment Total	\$0.00	\$0.00	\$1,179,008.48	\$1,179,008.48
Total Liabilities:	\$1,723,479.13	\$103,168.02	\$1,604,489.03	\$3,431,136.18

Equity

Account	Operating	Reserves	Special Assessment	Total
Equity				
3905 Prior Year Adjustment	\$314,131.99	\$0.00	\$0.00	\$314,131.99
3906 Prior Year Surplus / Deficit	(\$577,831.51)	\$0.00	\$0.00	(\$577,831.51)
Equity Total	(\$263,699.52)	\$0.00	\$0.00	(\$263,699.52)
Current Year Net Income/(Loss)	\$37,775.74	\$0.00	\$0.00	\$37,775.74
Total Equity:	(\$225,923.78)	\$0.00	\$0.00	(\$225,923.78)
Total Liabilities & Equity	\$1,497,555.35	\$103,168.02	\$1,604,489.03	\$3,205,212.40

9500 Oceans Condominium, Inc.

INCOME STATEMENT

Start: 01/01/2026 | End: 01/31/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
4001 Maintenance Income	158,973.33	158,973.33	0.00	158,973.33	158,973.33	0.00	1,907,680.00
4002 Reserve Income	8,500.00	8,500.00	0.00	8,500.00	8,500.00	0.00	102,000.00
4011 Application Fee	0.00	122.50	(122.50)	0.00	122.50	(122.50)	1,470.00
4012 Cable Rebate	300.00	300.00	0.00	300.00	300.00	0.00	3,600.00
4016 Late Fee / Interest Income	5,585.13	416.67	5,168.46	5,585.13	416.67	5,168.46	5,000.00
4018 Gate / Key FOB Income	0.00	9.58	(9.58)	0.00	9.58	(9.58)	115.00
4019 Laundry / Token Income	0.00	1,250.00	(1,250.00)	0.00	1,250.00	(1,250.00)	15,000.00
4024 Cell Phone Tower	5,000.00	6,250.00	(1,250.00)	5,000.00	6,250.00	(1,250.00)	75,000.00
4025 Bank Interest Income	2,156.99	2,000.00	156.99	2,156.99	2,000.00	156.99	24,000.00
4099 Miscellaneous Income	12,669.34	250.00	12,419.34	12,669.34	250.00	12,419.34	3,000.00
Income Total	193,184.79	178,072.08	15,112.71	193,184.79	178,072.08	15,112.71	2,136,865.00
Total Income	193,184.79	178,072.08	15,112.71	193,184.79	178,072.08	15,112.71	2,136,865.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Administration							
5001 Accounting/Audit Fees	650.00	625.00	(25.00)	650.00	625.00	(25.00)	7,500.00
5002 Accounting - Bookkeeping	1,821.97	1,402.00	(419.97)	1,821.97	1,402.00	(419.97)	16,824.00
5004 Legal Fees	1,446.00	1,458.33	12.33	1,446.00	1,458.33	12.33	17,500.00
5005 Bad Debt	0.00	837.33	837.33	0.00	837.33	837.33	10,048.00
5007 Condo fees / Licenses, Taxes, Permi...	0.00	300.00	300.00	0.00	300.00	300.00	3,600.00
5008 Office Expense	464.69	416.67	(48.02)	464.69	416.67	(48.02)	5,000.00
5009 Postage/Printing	147.66	300.00	152.34	147.66	300.00	152.34	3,600.00
5013 Inspections	0.00	275.00	275.00	0.00	275.00	275.00	3,300.00
5014 Professional Fees	0.00	866.67	866.67	0.00	866.67	866.67	10,400.00
5015 Bank Fees	495.02	62.50	(432.52)	495.02	62.50	(432.52)	750.00
5017 Seasonal Decorations	0.00	233.33	233.33	0.00	233.33	233.33	2,800.00
5018 Bonuses	700.00	916.67	216.67	700.00	916.67	216.67	11,000.00
5099 Miscellaneous	6,853.15	250.00	(6,603.15)	6,853.15	250.00	(6,603.15)	3,000.00
Administration Total	12,578.49	7,943.50	(4,634.99)	12,578.49	7,943.50	(4,634.99)	95,322.00
Insurance							
5110 Insurance	34,611.42	27,999.00	(6,612.42)	34,611.42	27,999.00	(6,612.42)	335,988.00
Insurance Total	34,611.42	27,999.00	(6,612.42)	34,611.42	27,999.00	(6,612.42)	335,988.00
Employee Expenses							
5215 Workers Compensation	45.83	0.00	(45.83)	45.83	0.00	(45.83)	0.00
Employee Expenses Total	45.83	0.00	(45.83)	45.83	0.00	(45.83)	0.00
Utilities							
5301 Electricity	6,530.55	7,883.33	1,352.78	6,530.55	7,883.33	1,352.78	94,600.00
5302 Water & Sewer	9,009.54	10,000.00	990.46	9,009.54	10,000.00	990.46	120,000.00
5303 Telephone	158.23	326.33	168.10	158.23	326.33	168.10	3,916.00
5305 Gas / Fuel	1,356.27	2,083.33	727.06	1,356.27	2,083.33	727.06	25,000.00
5306 Cable Service	10,157.14	9,944.50	(212.64)	10,157.14	9,944.50	(212.64)	119,334.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Utilities Total	27,211.73	30,237.49	3,025.76	27,211.73	30,237.49	3,025.76	362,850.00
Contract Services							
5402 HVAC	0.00	490.00	490.00	0.00	490.00	490.00	5,880.00
5403 Elevator	0.00	700.00	700.00	0.00	700.00	700.00	8,400.00
5404 Trash Removal	2,128.86	2,400.00	271.14	2,128.86	2,400.00	271.14	28,800.00
5407 Generator	103.88	103.92	0.04	103.88	103.92	0.04	1,247.00
5408 Alarm Services	0.00	833.33	833.33	0.00	833.33	833.33	10,000.00
5409 Fire Extinguish.	0.00	62.50	62.50	0.00	62.50	62.50	750.00
5410 Pool / Spa	480.00	528.00	48.00	480.00	528.00	48.00	6,336.00
5411 Lawn / Landscape Maintenance.	300.00	750.00	450.00	300.00	750.00	450.00	9,000.00
5414 Pest Control	390.00	618.33	228.33	390.00	618.33	228.33	7,420.00
5415 Management Services	3,623.00	3,585.50	(37.50)	3,623.00	3,585.50	(37.50)	43,026.00
5417 Janitorial	8,675.39	9,281.83	606.44	8,675.39	9,281.83	606.44	111,382.00
5418 Uniforms	0.00	100.00	100.00	0.00	100.00	100.00	1,200.00
5419 Beach Chair Service	4,925.15	4,948.33	23.18	4,925.15	4,948.33	23.18	59,380.00
5420 Lobby & Floor Polishing	0.00	775.00	775.00	0.00	775.00	775.00	9,300.00
5421 Chemical Service Cooling Tower	315.00	315.00	0.00	315.00	315.00	0.00	3,780.00
5422 Administration Services	16,596.23	20,246.83	3,650.60	16,596.23	20,246.83	3,650.60	242,962.00
5423 Front Desk Services	21,644.42	18,940.33	(2,704.09)	21,644.42	18,940.33	(2,704.09)	227,284.00
5424 Maintenance Services	5,817.10	10,735.92	4,918.82	5,817.10	10,735.92	4,918.82	128,831.00
5425 Health Benefits	4,320.00	2,364.00	(1,956.00)	4,320.00	2,364.00	(1,956.00)	28,368.00
5426 Mats Service	48.15	111.67	63.52	48.15	111.67	63.52	1,340.00
Contract Services Total	69,367.18	77,890.49	8,523.31	69,367.18	77,890.49	8,523.31	934,686.00
Repair & Maintenance							
5501 General Repairs & Maintenance	556.00	5,000.00	4,444.00	556.00	5,000.00	4,444.00	60,000.00
5502 Electrical	0.00	649.83	649.83	0.00	649.83	649.83	7,798.00
5503 Elevator	0.00	41.67	41.67	0.00	41.67	41.67	500.00
5504 Plumbing	889.30	833.33	(55.97)	889.30	833.33	(55.97)	10,000.00
5505 HVAC	0.00	1,250.00	1,250.00	0.00	1,250.00	1,250.00	15,000.00
5508 Security Equipment	435.00	500.00	65.00	435.00	500.00	65.00	6,000.00
5509 Pool / Spa	0.00	500.00	500.00	0.00	500.00	500.00	6,000.00
5510 Trash Chute	700.00	155.17	(544.83)	700.00	155.17	(544.83)	1,862.00
5513 Irrigation / Sprinkler	0.00	291.67	291.67	0.00	291.67	291.67	3,500.00
5514 Landscape	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00
5515 Repairs / Maintenance	0.00	416.67	416.67	0.00	416.67	416.67	5,000.00
5517 Janitorial Supplies	422.15	41.67	(380.48)	422.15	41.67	(380.48)	500.00
5519 Fire Alarm	0.00	1,000.00	1,000.00	0.00	1,000.00	1,000.00	12,000.00
5520 Locksmith & Gates	0.00	166.67	166.67	0.00	166.67	166.67	2,000.00
5521 Fire Pump/Pipes/Sprinkler	0.00	825.00	825.00	0.00	825.00	825.00	9,900.00
5522 Cooling Towers	0.00	833.33	833.33	0.00	833.33	833.33	10,000.00
5523 Laundry	0.00	666.67	666.67	0.00	666.67	666.67	8,000.00
5598 Contingency	0.00	4,166.67	4,166.67	0.00	4,166.67	4,166.67	50,000.00
Repair & Maintenance Total	3,002.45	17,588.35	14,585.90	3,002.45	17,588.35	14,585.90	211,060.00
Building Support							
5600 Building Improvements	0.00	6,496.58	6,496.58	0.00	6,496.58	6,496.58	77,959.00
5601 Building Supplies	91.95	1,416.67	1,324.72	91.95	1,416.67	1,324.72	17,000.00
Building Support Total	91.95	7,913.25	7,821.30	91.95	7,913.25	7,821.30	94,959.00
Reserves							
5901 Reserves Transfer	8,500.00	8,500.00	0.00	8,500.00	8,500.00	0.00	102,000.00
Reserves Total	8,500.00	8,500.00	0.00	8,500.00	8,500.00	0.00	102,000.00
Total Expense	155,409.05	178,072.08	22,663.03	155,409.05	178,072.08	22,663.03	2,136,865.00

Net Income	37,775.74	0.00	37,775.74	37,775.74	0.00	37,775.74	0.00
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9500 Oceans Condominium, Inc.
As of 01/31/2026

Prepaid Expense Schedule [GL1202]					
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<u>GL Acct.</u>			<u>Monthly</u>		
<u>No.</u>	<u>Description</u>	<u>Periods</u>	<u>Amount</u>	<u>Amount</u>	<u>Comments</u>
5306	Cable	1		\$ 4,401.43	02/26
5407	Generator	5	103.88	519.40	07/25 - 06/26
	Total			<u>\$ 4,920.82</u>	
	GL			<u>4,920.82</u>	
	Difference			<u>\$ -</u>	

Accrued Expense Schedule [GL2005]					
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<u>GL Acct.</u>			<u>Monthly</u>		
<u>No.</u>	<u>Description</u>	<u>Periods</u>	<u>Amount</u>	<u>Amount</u>	<u>Comments</u>
5001	Accounting/Audit Fees	1	\$ 650.00	\$ 650.00	01/26
5301	Electricity	1		6,786.95	01/26
5302	Water Sewer	1		12,602.84	01/26
5403	Elevator	3	1,194.96	3,584.88	07/25-09/25
5410	Pool	1	480.00	480.00	08/25
5415	Management	1	3,623.00	3,623.00	11/25
5419	Beach Chair Svs	1	4,550.00	4,550.00	01/26
5421	Chemical service cooling	2	315.00	630.00	08/25, 01/26
5424	Maintenance services	1		4,600.45	01/26
5901	Reserve Transfer	1	8,500.00	8,500.00	01/26
	Total			<u>\$ 46,008.12</u>	
	GL			<u>46,008.12</u>	
	Difference			<u>\$ -</u>	

9500 Oceans Condominium, Inc.

AGED OWNER BALANCE

As of: 01/31/2026

Account #	Lot	Name/Address	Current	Over 30	Over 60	Over 90	Total
407	407	Rotem Rachel Abakasis Vegon 9511 Collins Avenue, #407	\$0.00	\$72.50	\$738.01	\$0.00	\$810.51
608	608	Anne Abromovitch & Jerome Schrier 9511 Collins Avenue 608	\$0.00	\$0.00	\$539.32	\$0.00	\$539.32
1003	1003	Rolando & Maria Acevedo 9511 Collins Avenue, #1003	\$470.21	\$0.00	\$0.00	\$0.00	\$470.21
1101	1101	Mehran & Mojdeh Bassali 9511 Collins Avenue, #1101	\$2,317.37	\$0.00	\$0.00	\$0.00	\$2,317.37
408	408	Salvador & Betty Behar 9511 Collins Avenue 408	\$3,258.69	\$0.00	\$0.00	\$0.00	\$3,258.69
303	303	Arturo & Maria Cea 9511 Collins Avenue, #303	\$906.54	\$702.23	\$0.00	\$0.00	\$1,608.77
1010	1010	Sara Doktofsky 9511 Collins Avenue, #1010	\$4,681.71	\$0.00	\$0.00	\$0.00	\$4,681.71
1206	1206	Maria Garcia & Ines Van Arcken 9511 Collins Avenue, #1206	\$155.18	\$0.00	\$0.00	\$0.00	\$155.18
1102	1102	Stuart & Llana Goldberg 9511 Collins Avenue, #1102	\$155.18	\$0.00	\$991.50	\$0.00	\$1,146.68
1103	1103	Stuart & Llana Goldberg 9511 Collins Avenue, #1103	\$327.11	\$104.15	\$1,060.30	\$222.94	\$1,714.50
307	307	Miriam Greenblatt 9511 Collins Avenue, #307	\$155.18	\$0.00	\$145.00	\$0.00	\$300.18
402	402	Stuart & Yocheved Jacobs 9511 Collins Avenue, #402	\$1,324.18	\$0.00	\$0.00	\$0.00	\$1,324.18
1503	1503	Adrian & Sandra Lechter 9511 Collins Avenue, #1503	\$6,000.00	\$0.00	\$0.00	\$0.00	\$6,000.00
808	808	Michel Levesque & Danielle Arsenault 9511 Collins Avenue, #808	\$327.28	\$0.00	\$0.00	\$0.00	\$327.28
1104	1104	Jennifer Lieberman 9511 Collins Avenue, #1104	\$0.00	\$0.00	\$1,060.30	\$500.39	\$1,560.69
909	909	ELMANN 909 LLC 9511 Collins Avenue, #909	\$4,681.71	\$280.11	\$0.00	\$0.00	\$4,961.82
911	911	Hector & Isabel Lovio 9511 Collins Avenue, #911	\$5,131.36	\$0.00	\$0.00	\$0.00	\$5,131.36
1106	1106	Hilla Management LLC 9511 Collins Avenue, #1106	\$3,258.69	\$0.00	\$738.01	\$1,522.60	\$5,519.30
1505	1505	Phillip Jacobs & Marjorie Jacobs 9511 Collins Avenue, #1505	\$0.01	\$0.00	\$942.43	\$0.00	\$942.44
310	310	Sidney & Babbitt Mindy Elmann 9511 Collins Avenue, #310	\$222.94	\$0.00	\$94.43	\$0.00	\$317.37
609	609	Moshe & Miriam Nachum 9511 Collins Avenue, #609	\$4,510.28	\$104.15	\$1,164.45	\$223.28	\$6,002.16
411	411	Lidia & Giuseppe Pasquale 9511 Collins Avenue, #411	\$0.00	\$0.00	\$0.00	\$1.00	\$1.00
409	409	Wilfredo & Ursula Perez 9511 Collins Avenue, #409	\$4,681.71	\$0.00	\$0.01	\$0.00	\$4,681.72
604	604	Wilfredo & Ursula Perez 9511 Collins Avenue, #604	\$4,681.71	\$0.00	\$0.01	\$0.00	\$4,681.72
1204	1204	Joel & Veronica Pinsky 9511 Collins Avenue, 1204	\$0.00	\$0.00	\$104.15	\$0.00	\$104.15
308	308	Bonnie Radusky Estate 9511 Collins Avenue, #308	\$450.82	\$0.00	\$0.00	\$0.00	\$450.82
601	601	Ariella & Yaffa Raviv	\$0.00	\$72.50	\$738.01	\$0.00	\$810.51

Account #	Lot	Name/Address	Current	Over 30	Over 60	Over 90	Total
505	505	9511 Collins Avenue, #601 Matthew & Anita Rechler	\$3,283.69	\$0.00	\$0.00	\$0.00	\$3,283.69
610	610	9511 Collins Avenue, #505 OLIVIA KIRSCHNER LE	\$4,681.71	\$0.00	\$1,060.30	\$9,304.38	\$15,046.39
1109	1109	9511 Collins Avenue, #610 Neal Rosenbloom	\$1,822.59	\$0.00	\$0.00	\$0.00	\$1,822.59
1007	1007	9511 Collins Avenue, #1109 Richard I & June A Rudy	\$2,145.85	\$0.00	\$0.00	\$0.00	\$2,145.85
309	309	9511 Collins Avenue, #1007 Jack & Linda Sadacka	\$4,681.71	\$0.00	\$104.15	\$0.00	\$4,785.86
1210	1210	9511 Collins Avenue, #309 Scott Sall & Samantha Freeman	\$0.00	\$0.00	\$104.15	\$0.00	\$104.15
406	406	9511 Collins Avenue, #1210 Daniel Shashoua	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
703	703	9511 Collins Avenue, #406 Charles & Hindy Silberberg	\$506.70	\$0.00	\$0.00	\$0.00	\$506.70
510	510	9511 Collins Avenue, #703 Gloria Slawin	\$4,681.71	\$0.00	\$0.09	\$0.00	\$4,681.80
1401	1401	9511 Collins Avenue, #510 Brendan & Veronica Straw	\$155.18	\$0.00	\$0.00	\$0.00	\$155.18
1402	1402	9511 Collins Avenue, #1401 Brendan & Veronica Straw	\$155.18	\$0.00	\$0.00	\$0.00	\$155.18
602	602	9511 Collins Avenue, #1402 Brendan & Veronica Straw	\$155.18	\$0.00	\$0.00	\$0.00	\$155.18
603	603	9511 Collins Avenue, #602 Brendan & Veronica Straw	\$222.94	\$0.00	\$0.00	\$0.00	\$222.94
1411	1411	9511 Collins Avenue, #603 Jack & Esther Strick	\$5,131.36	\$0.00	\$925.73	\$305.64	\$6,362.73
Lobby Unit	Lobby Unit	9511 Collins Avenue, #1411 Lobby Unit	\$0.00	\$0.00	\$0.00	\$1,755.66	\$1,755.66
710	710	9511 Collins Ave Lawrence & Natalie Wolf	\$222.94	\$0.00	\$0.00	\$0.00	\$222.94
405	405	9511 Collins Avenue, #710 Margareta Wolf	\$7,697.40	\$72.50	\$738.01	\$712.09	\$9,220.00
1107	1107	9511 Collins Avenue, #405 Gabriel Berenfus & Zoraida Del Pilar	\$3,258.69	\$0.00	\$0.00	\$0.00	\$3,258.69
Community Total			\$86,525.69	\$1,408.14	\$11,248.36	\$14,547.98	\$113,730.17

Report Summary

Code	Account#	Current	Over 30	Over 60	Over 90	Total
A1 - Qrtly Maintenance	1100	\$80,067.25	\$0.00	\$0.00	\$0.00	\$80,067.25
BB - BB as of 09/30/2023	1100	\$0.00	\$0.00	\$0.00	\$1,755.66	\$1,755.66
S1 - SA21 (12/2025)	1110	\$0.00	\$917.31	\$0.00	\$0.00	\$917.31
SA25 - SA25 [6/2025-1/2026]	1115	\$25.00	\$0.00	\$10,887.24	\$12,040.80	\$22,953.04
01 - Late Fee	1153	\$6,383.44	\$490.83	\$361.12	\$751.52	\$7,986.91
02 - NSF Fee	1153	\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
Grand Total:		\$86,525.69	\$1,408.14	\$11,248.36	\$14,547.98	\$113,730.17

Account#	Account Description	Delinquency Amount
1100	AR: Maintenance Fees	\$81,822.91
1110	AR: SA21 (12/2025)	\$917.31
1115	AR: SA25 [6/2025-1/2026]	\$22,953.04
1153	AR: Late Fee / Interest	\$8,036.91
Total:		\$113,730.17

Total Number of Homes: 45

AP Open Items

9500 Oceans Condominium, Inc.
As of: 01/31/2026

Run Date: 03/11/2026
Run Time: 04:21 PM

Vendor		Item #	Invoice	Date	Reference	Amount
FIRSTS	FIRSTSERVICE RE...	2807016	11118186	1/23/2026	Employee payroll	\$27,074.91
ENUFIN	ENUMERATE FINAN...	2807303	INV54474	1/28/2026	Courier Trips - Recove...	\$1.47
Paz Pest C	Paz Pest Control	2811467	2010	1/29/2026	General house pest con...	\$390.00
BRL	BEACH RAKER LLC	2811469	18-24421	1/29/2026	Beach cleaning services	\$375.15
Anthony Lo	Anthony Loscalzo	2812788	01/27/2026	1/29/2026	Office supplies reimbu...	\$62.91
Islandp	ISLAND PLUMBING...	2813465	151374	1/29/2026	Lobby men's bathroom r...	\$395.00
Islandp	ISLAND PLUMBING...	2813466	151431	1/28/2026	Repaired pool women re...	\$494.30
BEST D	BEST ROLLING DO...	2814602	0180	1/29/2026	Entrance door repair	\$685.00
FIRSTS	FIRSTSERVICE RE...	2815370	11122254	1/30/2026	Employee Medical Insur...	\$4,320.00
FLSASO	Floor Safety So...	2815885	53385	1/30/2026	Mats Service Jan 30 2026	\$48.15
IGWT SECUR	IGWT SECURITY S...	2815887	5465B	12/31/2025	Elevator cameras insta...	\$5,860.00
						\$39,706.89

9500 Oceans Condominium, Inc.

PREPAID OWNERS

As of: 01/31/2026

Owner	Address	Account #	Lot #		Prepaid Balance
Lillian & Fredy Iny	9511 Collins Avenue, #301	301	301	PP - General	\$2,471.09
				Total	\$2,471.09
Melvin & Marilyn Carroll	9511 Collins Avenue, #302	302	302	PP - General	\$2,162.19
				Total	\$2,162.19
Arturo & Maria Cea	9511 Collins Avenue, #303	303	303	PP - General	(\$3,106.38)
				Total	(\$3,106.38)
Joseph & Miriam Steinberg	9511 Collins Avenue, #304	304	304	PP - General	\$1,736.00
				Total	\$1,736.00
Miriam Greenblatt	9511 Collins Avenue, #306	306	306	PP - General	\$1,580.23
				Total	\$1,580.23
Bonnie Radusky Estate	9511 Collins Avenue, #308	308	308	PP - General	\$3,063.83
				Total	\$3,063.83
David & June Aboksis	9511 Collins Avenue, #311	311	311	PP - General	\$3,404.73
				Total	\$3,404.73
Marilyn Carroll	9511 Collins Avenue, #401	401	401	PP - General	\$2,040.10
				Total	\$2,040.10
David & June Aboksis	9511 Collins Avenue, #404	404	404	PP - General	\$3,106.38
				Total	\$3,106.38
Lionel Seruya & Doris Ouaknine	9511 Collins Avenue, #410	410	410	PP - General	\$1,023.04
				Total	\$1,023.04
Lidia & Giuseppe Pasquale	9511 Collins Avenue, #411	411	411	PP - SA25 - SA25 [6/2025-1/2026]	\$1.00
				PP - General	\$837.90
				Total	\$838.90
Jerry& Barbara Kil	9511 Collins Avenue, #504	504	504	PP - General	\$1,122.98
				Total	\$1,122.98
Alex & Michael Weiss	9511 Collins Avenue, #507	507	507	PP - General	\$6,512.49
				Total	\$6,512.49
Andrea Tilis	9511 Collins Avenue, #508	508	508	PP - General	\$473.36
				Total	\$473.36
Louis & Vivian Godesteanu	9511 Collins Avenue, #509	509	509	PP - General	\$23.07
				Total	\$23.07
MARILYN CARROLL REVOCABLE TRUST	9511 Collins Avenue, #605	605	605	PP - General	\$2,040.10
				Total	\$2,040.10
Pamela Abitbol	9511 Collins Avenue, #607	607	607	PP - General	\$2,162.19
				Total	\$2,162.19
Anthony Loscalzo	9511 Collins Avenue, #611	611	611	PP - General	\$0.02
				Total	\$0.02
A & J Surf Condo LLC	9511 Collins Avenue, #701	701	701	PP - General	\$3,103.63
				Total	\$3,103.63
Albert & Rochelle Fisher	9511 Collins Avenue, #704	704	704	PP - General	\$326.39
				Total	\$326.39
Zoltan Lebovitch	9511 Collins Avenue, #705	705	705	PP - General	\$1,721.26
				Total	\$1,721.26
Jerry Rodriguez & Caridad Lara	9511 Collins Avenue, #706	706	706	PP - General	\$1,990.10
				Total	\$1,990.10
Lillian & Fredy Iny	9511 Collins Avenue, #708	708	708	PP - General	\$2,924.70
				Total	\$2,924.70
Rolando & Marsha Maya	9511 Collins Avenue, #709	709	709	PP - SA25 - SA25 [6/2025-1/2026]	\$2,859.10
				Total	\$2,859.10
Marjorie Hirsch	9511 Collins Avenue, #801	801	801	PP - General	\$20.42
				Total	\$20.42
Timur & Bella Hanan	9511 Collins Avenue, #802	802	802	PP - General	\$2,162.19

Owner	Address	Account #	Lot #		Prepaid Balance
				Total	\$2,162.19
The Cohen Family	9511 Collins Avenue, #803	803	803	PP - General	\$2,406.15
				Total	\$2,406.15
Carlos & Margarita Celaya	9511 Collins Avenue, #805	805	805	PP - General	\$2,162.19
				Total	\$2,162.19
Jacob Bengio	9511 Collins Avenue, #807	807	807	PP - General	\$2,162.19
				Total	\$2,162.19
Morris & Judie Weinbach	9511 Collins Avenue, #809	809	809	PP - General	\$668.79
				Total	\$668.79
Steven & Dorit Botton	9511 Collins Avenue, #811	811	811	PP - General	\$3,404.73
				Total	\$3,404.73
Eitan & Orna Shoshan	9511 Collins Avenue, #901	901	901	PP - General	\$2,162.19
				Total	\$2,162.19
Balvaneda Sobozinsky & Marta Escobar	9511 Collins Avenue, #902	902	902	PP - SA25 - SA25 [6/2025-1/2026]	\$1,990.10
				Total	\$1,990.10
Marilyn Carroll	9511 Collins Avenue, #906	906	906	PP - General	\$2,040.10
				Total	\$2,040.10
Michael & Leanne Schanzer	9511 Collins Avenue, #908	908	908	PP - General	\$2,162.09
				Total	\$2,162.09
Jennifer & Pei Yao Huang	9511 Collins Avenue, #910	910	910	PP - General	\$3,106.38
				Total	\$3,106.38
Hector & Isabel Lovio	9511 Collins Avenue, #911	911	911	PP - SA25 - SA25 [6/2025-1/2026]	\$3,133.73
				Total	\$3,133.73
Massimo & Julia Magnani	9511 Collins Avenue, #1001	1001	1001	PP - General	\$353.00
				Total	\$353.00
Stephanie E.R. Jesin	9511 Collins Avenue, #1004	1004	1004	PP - General	\$2,859.10
				Total	\$2,859.10
Fred & Marian Meshekow	9511 Collins Avenue, #1006	1006	1006	PP - General	\$2,089.69
				Total	\$2,089.69
Raquel Loll	9511 Collins Avenue, #1008	1008	1008	PP - General	\$0.21
				Total	\$0.21
Milton & Esther Weinstock	9511 Collins Avenue, #1011	1011	1011	PP - General	\$4,295.82
				Total	\$4,295.82
Agnes Abitbol	9511 Collins Avenue, #1105	1105	1105	PP - General	\$1,845.10
				Total	\$1,845.10
9511 MC LLC	9511 Collins Avenue, #1111	1111	1111	PP - General	\$1,007.13
				Total	\$1,007.13
Judith & Sam Gelernter	9511 Collins Avenue, #1201	1201	1201	PP - General	\$2,040.10
				Total	\$2,040.10
Uwe Mueller	9511 Collins Avenue, #1203	1203	1203	PP - SA25 - SA25 [6/2025-1/2026]	\$2,859.10
				PP - General	\$13,376.31
				Total	\$16,235.41
Collins MB Properties LLC	9511 Collins Avenue, #1205	1205	1205	PP - General	\$11,058.23
				Total	\$11,058.23
Michael Meade & Oscar Freixas de la Fuente	9511 Collins Avenue, #1208	1208	1208	PP - General	\$7,913.57
				Total	\$7,913.57
Yaakov & Jenine-Cohen Choueka	9511 Collins Avenue, #1209	1209	1209	PP - General	\$2,633.51
				Total	\$2,633.51
9511 Collins Avenue 1211 LLC	9511 Collins Avenue 1211	1211	1211	PP - General	\$3,404.73
				Total	\$3,404.73
Brendan & Veronica Straw	9511 Collins Avenue, #1402	1402	1402	PP - General	\$891.77
				Total	\$891.77
Kevin Slawin	9511 Collins Avenue, #1403	1403	1403	PP - General	\$2,083.34
				Total	\$2,083.34
Michael & Cecilia Boutilier	9511 Collins Avenue, #1404	1404	1404	PP - General	\$6,694.93
				Total	\$6,694.93

Owner	Address	Account #	Lot #		Prepaid Balance
Clement & Hana Salama	9511 Collins Avenue, #1405	1405	1405	PP - General	\$141.49
				Total	\$141.49
Allen Packer	9511 Collins Avenue, #1407	1407	1407	PP - SA25 - SA25 [6/2025-1/2026]	\$3,206.33
				Total	\$3,206.33
Allen Packer	9511 Collins Avenue, #1408	1408	1408	PP - SA25 - SA25 [6/2025-1/2026]	\$3,206.33
				Total	\$3,206.33
Allen Packer	9511 Collins Avenue, #1409	1409	1409	PP - SA25 - SA25 [6/2025-1/2026]	\$4,075.33
				Total	\$4,075.33
Antonio & Veronica Cespedes	9511 Collins Avenue, #1410	1410	1410	PP - General	\$0.09
				Total	\$0.09
Sharon & Mark Manewitz	9511 Collins Avenue, #1501	1501	1501	PP - General	\$2,215.16
				Total	\$2,215.16
9500 Oceans Land Trust	9511 Collins Avenue, #1502	1502	1502	PP - General	\$5,387.89
				Total	\$5,387.89
Phyllis P Franklin	9511 Collins Avenue, #1504	1504	1504	PP - General	\$4,503.84
				Total	\$4,503.84
The Franklin Family, Trust	9511 Collins Avenue, #1506	1506	1506	PP - General	\$7,733.57
				PP - SA25 - SA25 [6/2025-1/2026]	\$6,175.27
				Total	\$13,908.84
Leon & Miriam Weinschneider	9511 Collins Avenue, #1507	1507	1507	PP - General	\$767.92
				Total	\$767.92
Lillian & Norman Glowinsky	9511 Collins Avenue, #1508	1508	1508	PP - SA25 - SA25 [6/2025-1/2026]	\$1,566.90
				Total	\$1,566.90
				PP - General	\$146,473.32
				PP - SA25 - SA25 [6/2025-1/2026]	\$29,073.19
				Total	\$175,546.51

9500 Oceans Condominium, Inc.

Run Date: 03/11/2026
Run Time: 03:51 PM

BANK RECONCILIATION

Statement Date: 1/31/2026

Reconciliation Summary: TFC - Truist		GL Account: 1001 - Truist Oper [1955]	
Bank Statement Balance	\$335,165.78	Account Balance	\$300,155.33
GL Account Balance	\$300,155.33	+ Uncleared Payments	\$38,581.16
Difference	\$35,010.45	- Uncleared Deposits	\$3,570.71
		Reconciling Balance	\$335,165.78
		- Statement Balance	\$335,165.78
		Difference	\$0.00

Check #	Date	Source / Batch	Reference	Status	Deposits	Payments
Digital	1/30/2026	AP 2815556	AIW - Alex Weiss	Uncleared	0.00	6,512.49
Digital	1/30/2026	AP 2815563	STKA - Steven Kates	Uncleared	0.00	64.17
Digital	1/30/2026	AP 2815564	Heather Br - Heather Brown	Uncleared	0.00	26.49
Digital	1/30/2026	AP 2815565	ENUFIN - ENUMERATE FINANCIAL S...	Uncleared	0.00	250.00
Digital	1/30/2026	AP 2815566	TRCHCO^^ - THE TRASH CHUTE COM...	Uncleared	0.00	700.00
Digital	1/30/2026	AP 2815567	BECKE - Becker & Poliakoff, P.A.	Uncleared	0.00	1,446.00
Digital	1/30/2026	AP 2815571	FLSASO - Floor Safety Solution...	Uncleared	0.00	48.15
Digital	1/30/2026	AP 2815572	BECKE - Becker & Poliakoff, P.A.	Uncleared	0.00	1,356.00
Digital	1/30/2026	AP 2815582	ExpDrain - Express Drain and S...	Uncleared	0.00	250.00
	1/14/2026	2847279	Cash Receipts - Miscellaneous	Uncleared	121.10	0.00
	1/12/2026	2847274	Cash Receipts - Miscellaneous	Uncleared	53.48	0.00
	1/12/2026	2847275	Cash Receipts - Miscellaneous	Uncleared	74.78	0.00
	1/8/2026	GL 2845411	Posted with incorrect date 2/1...	Uncleared	0.00	25,952.64
	1/6/2026	AR 2834801	Cash Receipts - Manual	Uncleared	3,103.51	0.00
	1/5/2026	2847249	Cash Receipts - Miscellaneous	Uncleared	6.41	0.00
	1/5/2026	2847257	Cash Receipts - Miscellaneous	Uncleared	20.32	0.00
	1/5/2026	2847258	Cash Receipts - Miscellaneous	Uncleared	49.91	0.00
	1/5/2026	2847259	Cash Receipts - Miscellaneous	Uncleared	141.20	0.00
	10/23/2025	AP 2631468	WASH - WASH Multifamily Laundr...	Uncleared	0.00	44.58
	10/22/2025	AP 2630139	NEXTERA - Nextera Energy	Uncleared	0.00	617.56
	9/30/2025	AP 2566643	WASH - WASH Multifamily Laundr...	Uncleared	0.00	37.40
	9/24/2025	AP 2558254	NEXTERA - Nextera Energy	Uncleared	0.00	432.12
	9/18/2025	AP 2549718	AMAZON - AMAZON	Uncleared	0.00	36.37
	9/2/2025	AP 2526398	Firescan A - Firescan Alarms, Inc.	Uncleared	0.00	211.86
	8/11/2025	AP 2497179	1-800-FLOW - 1-800-FLOW	Uncleared	0.00	128.38

Check #	Date	Source / Batch	Reference	Status	Deposits	Payments
	8/8/2025	AP 2495463	SAVQ - SAV-QUICK PRINTING INC	Uncleared	0.00	76.24
90357	8/6/2025	AP 2493338	AMAZON - AMAZON	Uncleared	0.00	17.27
Dryer repair	6/17/2025	AP 2422847	WASH - WASH Multifamily Laundr...	Uncleared	0.00	161.58
	6/5/2025	AP 2404719	Firescan A - Firescan Alarms, Inc.	Uncleared	0.00	211.86
Totals					\$3,570.71	\$38,581.16



999-99-99-99 41140 9 C 001 30 75 002
 9500 OCEANS CONDOMINIUM INC
 OPERATING ACCT
 C/O SHARMA & ASSOCIATES INC
 3363 W COMMERCIAL BLVD STE 105
 FORT LAUDERDALE FL 33309-3470

Your account statement

For 01/30/2026

Contact us



Truist.com



(844) 4TRUIST or
 (844) 487-8478

■ ASSOC SVCS INTEREST CHECKING 1100013321955

Account summary

Your previous balance as of 12/31/2025	\$76,216.42
Checks	- 2,450.00
Other withdrawals, debits and service charges	- 238,689.00
Deposits, credits and interest	+ 500,088.36
Your new balance as of 01/30/2026	= \$335,165.78

Interest summary

Interest paid this statement period	\$2.43
2025 interest paid year-to-date	\$40.39
Interest rate	0.01%
Annual percentage yield (APY) earned	0.01%

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
01/05	1054	1,500.00	01/14	1060	100.00	01/05	1063	100.00
01/09	*1058	250.00	01/12	1061	100.00	01/05	*1065	100.00
01/09	1059	100.00	01/09	1062	100.00	01/08	1066	100.00

* indicates a skip in sequential check numbers above this item

Total checks = \$2,450.00

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
01/02	DEBIT CARD PURCHASE AMAZON MKTPL*UA5YT 12-31 Amzn.com/bill WA 7245	46.55
01/02	DEBIT CARD RECURRING PYMT AMAZON PRIME*OM2I1 01-01 Amzn.com/bill WA 7245	15.16
01/05	DEBIT CARD PURCHASE AMAZON MKTPL*VC9BW 01-03 Amzn.com/bill WA 7245	375.60
01/05	DEBIT CARD PURCHASE Amazon.com*FJ1QZ1Y 01-03 Amzn.com/bill WA 7245	9.60
01/05	ACH CORP DEBIT GRANDTELEC GRAND TELECOM, L 9500 OCEANSCUSTOMER ID M121410956972	158.23
01/05	ACH CORP DEBIT FUND PMTS 9500 OCEANS COND 9500 OCEANS CONDOMINIUCUSTOMER ID 820959731	512.00
01/06	ASSOC PAY ACH RETURN FEE AUTOPAY ADJUSTMENT 505 505	3,115.51
01/07	DEBIT CARD PURCHASE Amazon.com*HL1XW7D 01-06 Amzn.com/bill WA 7245	13.70
01/08	ACH CORP DEBIT PREMIUM FLOOD INSURANCE 9500 OCEANS CONDOMINIUCUSTOMER ID 0000	52,188.00
01/09	DEBIT CARD RECURRING PYMT DOCUSIGN 01-08 866-219-4318 WA 7245	293.88
01/09	DEBIT CARD RECURRING PYMT OPENAI *CHATGPT SU 01-08 OPENAI.COM CA 7245	20.00
01/09	ACH CORP DEBIT FUND PMTS 9500 OCEANS COND 9500 OCEANS CONDOMINIUCUSTOMER ID 820959731	30,668.63
01/09	ACH CORP DEBIT WEB PAY Frontline Ins 9500 OCEANS CONDOMINIUCUSTOMER ID FrontlineFP3	26,935.17
01/12	DEBIT CARD PURCHASE AMAZON MKTPL*OJ6OJ 01-09 Amzn.com/bill WA 7245	53.49
01/12	ELEC PYMT FPL DIRECT DEBIT PDA 9500 OCEANS CONDOMINIUCUSTOMER ID	6,999.04
01/12	ASSN PER UNIT FEE 22918837	482.80
01/13	RETURN DEPOSIT ITEM 99001067	3,914.12
01/15	DEBIT CARD RECURRING PYMT YAH*MAIL PLUS 01-15 800-361-5610 NY 7245	5.00
01/16	ACH CORP DEBIT FUND PMTS 9500 OCEANS COND 9500 OCEANS CONDOMINIUCUSTOMER ID 820959731	147.66

continued

■ ASSOC SVCS INTEREST CHECKING 1100013321955 (continued)

DATE	DESCRIPTION	AMOUNT(\$)
01/16	ACH CORP DEBIT FUND PMTS 9500 OCEANS COND 9500 OCEANS CONDOMINIUCUSTOMER ID 820959731	45,902.47
01/21	ACH CORP DEBIT ACCTVERIFY HOA Express 9500 OCEANS CONDOMINIUCUSTOMER ID ST-O8G1Q7Z9L3V4	0.22
01/21	UTILITYBIL TECO/PEOPLE GAS 8547 9500 OCEANS COND	1,356.27
01/23	DEBIT CARD PURCHASE Amazon.com*E04OR9J 01-22 Amzn.com/bill WA 7245	47.94
01/23	ACH CORP DEBIT REVZZEGO PAYLEASE.COM CUSTOMER ID 461052129	4,458.77
01/26	DEBIT CARD PURCHASE AMAZON MKTPL*U50VB 01-25 Amzn.com/bill WA 7245	14.97
01/26	ACH CORP DEBIT FUND PMTS 9500 OCEANS COND 9500 OCEANS CONDOMINIUCUSTOMER ID 820959731	7,829.33
01/26	INTERNET PAYMENT WEB PYMNT City of Surfside 1206076422	10,644.30
01/26	INTERNET PAYMENT WEB PYMNT City of Surfside 1206074942	27,844.69
01/28	DEBIT CARD RECURRING PYMT PADDLE.NET* CHATBO 01-27 New York NY 7245	19.99
01/28	RETURN DEPOSIT ITEM 99001201	4,458.77
01/30	INTERNET PAYMENT EFTPAYMENT BREEZELINE FL 335400040006216	10,157.14
Total other withdrawals, debits and service charges		= \$238,689.00

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
01/02	REMOTE DEPOSIT	69.12
01/02	CONSOL ELEC DEPOSIT 1	560.39
01/02	CREDIT PAYLEASE.COM Sharma & Associates, I CUSTOMER ID 457228433	1,450.00
01/02	CONSOL ELEC BILL PAY DEPOSIT 6	21,068.00
01/02	REMOTE DEPOSIT	23,079.83
01/02	REMOTE DEPOSIT	40,094.83
01/05	DEBIT CARD RETURN AMAZON MKTPLACE PM 01-02 Amzn.com/bill WA 7245	6.41
01/05	DEBIT CARD RETURN AMAZON MKTPLACE PM 01-02 Amzn.com/bill WA 7245	20.32
01/05	DEBIT CARD RETURN AMAZON MKTPLACE PM 01-02 Amzn.com/bill WA 7245	49.91
01/05	DEBIT CARD RETURN AMAZON MKTPLACE PM 01-02 Amzn.com/bill WA 7245	141.20
01/05	Settlement PayLease.com Sharma & Associates, I CUSTOMER ID 000025917815574	3,103.51
01/05	CONSOL ELEC BILL PAY DEPOSIT 2	4,553.51
01/05	CONSOL ELEC DEPOSIT 5	18,228.06
01/05	CONSOL ELEC DEPOSIT 20	81,401.54
01/06	CONSOLIDATED COUPON PAYMENT 1	3,103.51
01/06	CONSOL ELEC BILL PAY DEPOSIT 2	4,044.83
01/06	CONSOL ELEC DEPOSIT 4	11,528.87
01/06	Settlement PayLease.com Sharma & Associates, I CUSTOMER ID 000025941825910	22,466.10
01/07	Settlement PayLease.com Sharma & Associates, I CUSTOMER ID 000025958525602	1,429.42
01/07	CONSOLIDATED COUPON PAYMENT 1	4,887.00
01/07	CONSOL ELEC BILL PAY DEPOSIT 3	11,190.53
01/08	CONSOL ELEC DEPOSIT 1	4,458.77
01/08	REMOTE DEPOSIT	25,952.64
01/08	REMOTE DEPOSIT	26,415.06
01/09	CONSOL ELEC DEPOSIT 1	1,629.01
01/09	REMOTE DEPOSIT	5,000.00
01/09	REMOTE DEPOSIT	6,228.56
01/09	REMOTE DEPOSIT	10,665.79
01/09	REMOTE DEPOSIT	10,965.61
01/09	REMOTE DEPOSIT	18,228.07
01/12	DEBIT CARD RETURN AMAZON MKTPLACE PM 01-09 Amzn.com/bill WA 7245	53.48
01/12	DEBIT CARD RETURN AMAZON MKTPLACE PM 01-12 Amzn.com/bill WA 7245	74.78
01/12	CONSOL ELEC BILL PAY DEPOSIT 1	3,103.51
01/12	CONSOL ELEC DEPOSIT 2	8,917.54
01/13	Settlement PayLease.com Sharma & Associates, I CUSTOMER ID 000026007663030	2,260.61
01/13	CONSOL ELEC BILL PAY DEPOSIT 1	3,103.51
01/13	CONSOL ELEC DEPOSIT 1	3,103.51
01/13	REMOTE DEPOSIT	6,207.02
01/13	CONSOLIDATED COUPON PAYMENT 1	7,733.57
01/14	DEBIT CARD RETURN AMAZON MKTPLACE PM 01-14 Amzn.com/bill WA 7245	121.10
01/14	CONSOLIDATED COUPON PAYMENT 1	1,352.39
01/14	DEPOSIT	12,600.00
01/15	CONSOL ELEC BILL PAY DEPOSIT 1	4,458.77

continued



■ ASSOC SVCS INTEREST CHECKING 1100013321955 (continued)

DATE	DESCRIPTION	AMOUNT(\$)
01/16	CONSOLIDATED COUPON PAYMENT 2	6,207.02
01/20	REMOTE DEPOSIT	7,017.63
01/21	ACCTVERIFY HOA Express 9500 OCEANS CONDOMINIU CUSTOMER ID ST-S6R2U3N0G7B0	0.08
01/21	ACCTVERIFY HOA Express 9500 OCEANS CONDOMINIU CUSTOMER ID ST-B2N1B8Y4U9T5	0.14
01/22	REMOTE DEPOSIT	7,562.28
01/23	REMOTE DEPOSIT	8,917.54
01/26	CONSOLIDATED COUPON PAYMENT 2	7,562.28
01/27	CONSOL ELEC DEPOSIT 1	2,028.24
01/27	CONSOLIDATED COUPON PAYMENT 1	3,103.51
01/28	PMT REFUND 9500 OCEANS COND 9500 OCEANS CONDOMINIU CUSTOMER ID	129.00
01/28	PMT REFUND 9500 OCEANS COND 9500 OCEANS CONDOMINIU CUSTOMER ID	2,128.86
01/28	REMOTE DEPOSIT	12,474.47
01/30	PMT REFUND 9500 OCEANS COND 9500 OCEANS CONDOMINIU CUSTOMER ID	13,004.31
01/30	PMT REFUND 9500 OCEANS COND 9500 OCEANS CONDOMINIU CUSTOMER ID	14,840.38
01/30	EFFECTIVE DATE 1-31-26 INTEREST PAYMENT	2.43
Total deposits, credits and interest		= \$500,088.36

Questions, comments or errors?

For general questions/comments or to report errors about your statement or account, please call us at 1-844-4TRUIST (1-844-487-8478) 24 hours a day, 7 days a week. Truist Contact Center teammates are available to assist you from 8am – 8pm EST Monday-Friday and 8am – 5pm EST on Saturday. You may also contact your local Truist branch. To locate a Truist branch in your area, please visit Truist.com.

Electronic fund transfers (For Consumer Accounts Only. Commercial Accounts refer to the Commercial Bank Services Agreement.)

Services such as Bill Payments and Zelle[®] are subject to the terms and conditions governing those services, which may not provide an error resolution process in all cases. Please refer to the terms and conditions for those services.

In case of errors or questions about your electronic fund transfers, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, IMMEDIATELY call 1-844-487-8478 or write to:

Fraud Management
P.O. Box 1014
Charlotte, NC 28201

Tell us 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. We must hear from you no later than sixty (60) days after we sent the FIRST statement on which the problem or error appeared.

- Tell us your name and deposit account number (if any)
- Describe the error or transfer you are unsure of, 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

If you tell us orally, we may require that you also send us your complaint or question in writing within ten (10) business days. We will tell you the results of our investigation within ten (10) business days after we hear from you, and we will correct any error promptly. If we need more time, however, we may take up to forty-five (45) days to investigate your complaint or questions for ATM transactions made within the United States and up to ninety (90) days for new accounts, foreign initiated transactions and point-of-sale transactions. If we decide to do this, we will re-credit your account within ten (10) business days for the amount you think is in error, minus a maximum of \$50. If we ask you to put your complaint in writing, and we do not receive it within ten (10) business days, we may not re-credit your account and you will not have use of the money during the time it takes us to complete our investigation.

Tell us AT ONCE if you believe your access device has been lost or stolen, or someone may have electronically transferred money from your account without your permission, or someone has used information from a check to conduct an unauthorized electronic fund transfer. If you tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, you can lose no more than \$50 if someone makes electronic transfers without your permission.

If you do NOT tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, and we can prove we could

have stopped someone from making electronic transfers without your permission if you had told us, you could lose as much as \$500. Also, if your periodic statement shows transfers you did not make, tell us at once. If you do not tell us within sixty (60) days after the statement was mailed to you, you may not get back any money you lost after sixty (60) days if we can prove we could have stopped someone from taking the money if you had told us in time.

Important information about your Truist Ready Now Credit Line Account

Once advances are made from your Truist Ready Now Credit Line Account, an INTEREST CHARGE will automatically be imposed on the account's outstanding "Average daily balance." The INTEREST CHARGE is calculated by applying the "Daily periodic rate" to the "Average daily balance" of your account (including current transactions) and multiplying this figure by the number of days in the billing cycle. To get the "Average daily balance," we take the beginning account balance each day, add any new advances or debits, and subtract any payments or credits and the last unpaid INTEREST CHARGE. This gives us the daily balance. Then we add all of the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the "Average daily balance."

Billing Rights Summary

In case of errors or questions about your Truist Ready Now Credit Line statement

If you think your statement is incorrect, or if you need more information about a Truist Ready Now Credit Line transaction on your statement, please call 1-844-4TRUIST or visit your local Truist branch. To dispute a payment, please write to us on a separate sheet of paper at the following address:

Card and Direct to Consumer Lending
PO Box 200
Wilson NC 27894-0200

We must hear from you no later than sixty (60) days after we sent you the FIRST statement on which the error or problem appeared. You may telephone us, but doing so will not preserve your rights. In your letter, please provide the following information:

- Your name and account number
- Describe the error or transfer you are unsure about, and explain in detail why you believe this is an error or why you need more information
- The dollar amount of the suspected error

During our investigation process, you are not responsible for paying any amount in question; you are, however, obligated to pay the items on 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 in question.

Mail-in deposits

If you wish to mail a deposit, please send a deposit ticket and check to your local Truist branch. Visit Truist.com to locate the Truist branch closest to you. Please do not send cash.

Change of address

If you need to change your address, please visit your local Truist branch or call Truist Contact Center at 1-844-4TRUIST (1-844-487-8478).

How to Reconcile Your Account		Outstanding Checks and Other Debits (Section A)			
		Date/Check #	Amount	Date/Check #	Amount
1.	List the new balance of your account from your latest statement here:				
2.	Record any outstanding debits (checks, check card purchases, ATM withdrawals, electronic transactions, etc.) in section A. Record the transaction date, the check number or type of debit and the debit amount. Add up all of the debits, and enter the sum here:				
3.	Subtract the amount in Line 2 above from the amount in Line 1 above and enter the total here:				
4.	Record any outstanding credits in section B. Record the transaction date, credit type and the credit amount. Add up all of the credits and enter the sum here:				
		Outstanding Deposits and Other Credits (Section B)			
5.	Add the amount in Line 4 to the amount in Line 3 to find your balance. Enter the sum here. This amount should match the balance in your register.	Date/Type	Amount	Date/Type	Amount

For more information, please contact your local Truist branch, visit Truist.com or contact us at 1-844-4TRUIST (1-844-487-8478). MEMBER FDIC



53101121
 01/05/2026
 6944434909

This is a LEGAL COPY of your check. You can use it the same way you would use the original check.

01/05/2026
 557404561

9511 COLLINS AVE
 OPERATING ACCOUNT
 9511 COLLINS AVE
 SURFSIDE, FL 33154

DATE 12-4-2025

PAY TO THE ORDER OF: Fitzgerald Hilario \$ 1,500.00

One thousand five hundred dls. DOLLARS

TRUIST

FOR: Holiday Bonus 2025

⑈00001054⑈ ⑆263191387⑆ ⑆100013321955⑈

⑈13 1054

⑆263191387⑆ ⑆100013321955⑈

⑈0000150000⑈

53101121
 01/09/2026
 6908184216

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01/09/2026
 638211510

9511 COLLINS AVE
 OPERATING ACCOUNT
 9511 COLLINS AVE
 SURFSIDE, FL 33154

DATE 12-26-2025

PAY TO THE ORDER OF: Adrian Pinto \$ 250.00

Two hundred and fifty dls. DOLLARS

TRUIST

FOR: Garbage Collection
work completed 12-26-2025

⑈00001058⑈ ⑆263191387⑆ ⑆100013321955⑈

⑈13 1058

⑆263191387⑆ ⑆100013321955⑈

⑈0000025000⑈

53101121
 01/09/2026
 6908259802

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01/09/2026
 9890636961

9511 COLLINS AVE
 OPERATING ACCOUNT
 9511 COLLINS AVE
 SURFSIDE, FL 33154

DATE 12-26-2025

PAY TO THE ORDER OF: Derrick Scott \$ 100.00

One hundred dollars DOLLARS

TRUIST

FOR: Waste Collection water

⑈00001059⑈ ⑆263191387⑆ ⑆100013321955⑈

⑈13 1059

⑆263191387⑆ ⑆100013321955⑈

⑈0000010000⑈



53101121
 01/14/2026
 6909994227

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01/14/2026
 9880891444

9511 COLLINS AVE
 OPERATING ACCOUNT
 9511 COLLINS AVE
 SURFSIDE, FL 33154

DATE 12-26-2025

1060

PAY TO THE ORDER OF Mitch Michel \$ 100.00

One hundred dollars

TRUIST

FOR Waste Collection Worker

00001060 263191387 100013321955

13 1060 4:263191387: 100013321955: 0000010000:

53101121
 01/12/2026
 6944705312

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01/12/2026
 511697586

9511 COLLINS AVE
 OPERATING ACCOUNT
 9511 COLLINS AVE
 SURFSIDE, FL 33154

DATE 12-26-2025

1061

PAY TO THE ORDER OF Donovan Johnson \$ 100.00

One hundred dollars

TRUIST

FOR Waste collection worker

00001061 263191387 100013321955

13 1061 4:263191387: 100013321955: 0000010000:

53101121
 01/09/2026
 6908316131

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01/09/2026
 6090937975

9511 COLLINS AVE
 OPERATING ACCOUNT
 9511 COLLINS AVE
 SURFSIDE, FL 33154

DATE 12-26-2025

1062

PAY TO THE ORDER OF Harry Santel \$ 100.00

One hundred dollars

TRUIST

FOR Waste Collection Worker

00001062 263191387 100013321955

13 1062 4:263191387: 100013321955: 0000010000:

53101121 01/14/2026
6909994227

ENDORSE HERE

[Signature]

CHECK HERE FOR MOBILE OR REMOTE DEPOSIT ONLY
NAME OF FINANCIAL INSTITUTION
DATE

>74909942< 01/14/2026
6080891444

Chase Bank 011406 744609 9369901

Do not endorse or write below this line

53101121 01/12/2026
6944705312

Donovan Johnson

CHECK HERE FOR MOBILE OR REMOTE DEPOSIT ONLY
NAME OF FINANCIAL INSTITUTION
DATE

392825026882 205907 20260112 000001100013321955
TRN DEBIT SV 100.00
North Miami Beach 3rd 3928 94004 3928 0005 00

>31201360< 01/12/2026
5116

Chase Bank 011406 744609 9369901

Do not endorse or write below this line

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6908316131

[Signature]

CHECK HERE FOR MOBILE OR REMOTE DEPOSIT ONLY
NAME OF FINANCIAL INSTITUTION
DATE

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Chase Bank 011406 744609 9369901

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 01/05/2026
 6906511264

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9511 COLLINS AVE
 OPERATING ACCOUNT
 9511 COLLINS AVE
 SURFSIDE, FL 33154

DATE 12-26-2025 1063

PAY TO THE ORDER OF Aminia Asse \$ 100.00

One hundred dollars

TRUIST

FOR Waste Collection work

#00001063# 2631913871100013321955#

⑆13 1063 ⑆ ⑆2631913871100013321955⑆ ⑆0000010000⑆

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 01/05/2026
 8109697729

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9511 COLLINS AVE
 OPERATING ACCOUNT
 9511 COLLINS AVE
 SURFSIDE, FL 33154

DATE 12-26-2025 1065

PAY TO THE ORDER OF Roberto Figueroa \$ 100.00

One hundred dollars

TRUIST

FOR Surfside Town mail carrier

#00001065# 2631913871100013321955#

⑆13 1065 ⑆ ⑆2631913871100013321955⑆ ⑆0000010000⑆

53101121
 01/08/2026
 6907899779

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9511 COLLINS AVE
 OPERATING ACCOUNT
 9511 COLLINS AVE
 SURFSIDE, FL 33154

DATE 12-26-2025 1066

PAY TO THE ORDER OF Harold Jr. Batista \$ 100.00

One hundred dollars

TRUIST

FOR Waste Collection work

#00001066# 2631913871100013321955#

⑆13 1066 ⑆ ⑆2631913871100013321955⑆ ⑆0000010000⑆

53101121 01/05/2026
6906511264

↓ Do not endorse or write below this line. ↓

2022
2026
EMPLOYEE
ITS GUID

posit Only: BMC

9202/05/2026
01/05/2026
9202/05/2026

ARRIVAL ASSB

CHECK HERE FOR DEPOSIT OR RETURN DEPOSIT ONLY

NAME OF FINANCIAL INSTITUTION
DATE

53101121 01/05/2026
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8541315 0012 00061

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CHECK HERE FOR DEPOSIT OR RETURN DEPOSIT ONLY

NAME OF FINANCIAL INSTITUTION
DATE

Reeds Regis

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6907899779

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7152708221

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CHECK HERE FOR DEPOSIT OR RETURN DEPOSIT ONLY

NAME OF FINANCIAL INSTITUTION
DATE

Hessell J. S. English

9500 Oceans Condominium, Inc.

Run Date: 03/11/2026
Run Time: 03:51 PM

BANK RECONCILIATION

Statement Date: 1/31/2026

Reconciliation Summary: TFC - Truist		GL Account: 1002 - Truist SD [1439]	
Bank Statement Balance	\$46,916.02	Account Balance	\$46,916.02
GL Account Balance	\$46,916.02	+ Uncleared Payments	\$0.00
Difference	\$0.00	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$46,916.02
		- Statement Balance	\$46,916.02
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
Totals				\$0.00	\$0.00



999-99-99-99 41141 0 C 001 30 50 004
9500 OCEANS CONDOMINIUM INC
ESCROW ACCT
C/O SHARMA & ASSOCIATES INC
3363 W COMMERCIAL BLVD STE 105
FORT LAUDERDALE FL 33309-3470

Your account statement

For 01/30/2026

Contact us



Truist.com



(844) 4TRUIST or
(844) 487-8478

■ ASSOC SVCS INTEREST CHECKING 0000241931439

Account summary

Your previous balance as of 12/31/2025	\$45,915.62
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 1,000.40
Your new balance as of 01/30/2026	= \$46,916.02

Interest summary

Interest paid this statement period	\$0.40
2025 interest paid year-to-date	\$4.44
Interest rate	0.01%
Annual percentage yield (APY) earned	0.01%

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
01/02	REMOTE DEPOSIT	1,000.00
01/30	EFFECTIVE DATE 1-31-26 INTEREST PAYMENT	0.40
Total deposits, credits and interest		= \$1,000.40



Questions, comments or errors?

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Fraud Management
P.O. Box 1014
Charlotte, NC 28201

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- Describe the error or transfer you are unsure of, and explain as clearly as you can why you believe it is an error or why you need more information
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Billing Rights Summary

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Card and Direct to Consumer Lending
PO Box 200
Wilson NC 27894-0200

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- Your name and account number
- Describe the error or transfer you are unsure about, and explain in detail why you believe this is an error or why you need more information
- The dollar amount of the suspected error

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Mail-in deposits

If you wish to mail a deposit, please send a deposit ticket and check to your local Truist branch. Visit Truist.com to locate the Truist branch closest to you. Please do not send cash.

Change of address

If you need to change your address, please visit your local Truist branch or call Truist Contact Center at 1-844-4TRUIST (1-844-487-8478).

How to Reconcile Your Account		Outstanding Checks and Other Debits (Section A)			
		Date/Check #	Amount	Date/Check #	Amount
1.	List the new balance of your account from your latest statement here:				
2.	Record any outstanding debits (checks, check card purchases, ATM withdrawals, electronic transactions, etc.) in section A. Record the transaction date, the check number or type of debit and the debit amount. Add up all of the debits, and enter the sum here:				
3.	Subtract the amount in Line 2 above from the amount in Line 1 above and enter the total here:				
4.	Record any outstanding credits in section B. Record the transaction date, credit type and the credit amount. Add up all of the credits and enter the sum here:				
		Outstanding Deposits and Other Credits (Section B)			
		Date/Type	Amount	Date/Type	Amount
5.	Add the amount in Line 4 to the amount in Line 3 to find your balance. Enter the sum here. This amount should match the balance in your register.				

For more information, please contact your local Truist branch, visit Truist.com or contact us at 1-844-4TRUIST (1-844-487-8478). MEMBER FDIC

9500 Oceans Condominium, Inc.

Run Date: 03/11/2026
Run Time: 03:51 PM

BANK RECONCILIATION

Statement Date: 1/31/2026

Reconciliation Summary: TFC - Truist		GL Account: 1003 - Truist SPA 2020 [2022]	
Bank Statement Balance	\$304,403.63	Account Balance	\$304,403.63
GL Account Balance	\$304,403.63	+ Uncleared Payments	\$0.00
Difference	\$0.00	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$304,403.63
		- Statement Balance	\$304,403.63
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
				Totals	\$0.00
					\$0.00



999-99-99-99 41141 0 C 001 30 50 004
 9500 OCEANS CONDOMINIUM INC
 SPA 2020 ACCT
 C/O SHARMA & ASSOCIATES INC
 3363 W COMMERCIAL BLVD STE 105
 FORT LAUDERDALE FL 33309-3470

Your account statement

For 01/30/2026

Contact us



Truist.com



(844) 4TRUIST or
 (844) 487-8478

■ ASSOC SVCS INTEREST CHECKING 1100009042022

Account summary

Your previous balance as of 12/31/2025	\$352,830.41
Checks	- 0.00
Other withdrawals, debits and service charges	- 93,400.05
Deposits, credits and interest	+ 44,973.27
Your new balance as of 01/30/2026	= \$304,403.63

Interest summary

Interest paid this statement period	\$2.82
2025 interest paid year-to-date	\$34.17
Interest rate	0.01%
Annual percentage yield (APY) earned	0.01%

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
01/15	ACH CORP DEBIT COMM LOANS TRUIST 9700772484/0000000002CUSTOMER ID 1020000367413	93,400.05

Total other withdrawals, debits and service charges = \$93,400.05

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
01/05	CONSOL ELEC DEPOSIT 3	6,650.20
01/05	CONSOL ELEC DEPOSIT 8	13,832.43
01/06	CONSOLIDATED COUPON PAYMENT 2	4,553.60
01/09	REMOTE DEPOSIT	9,216.65
01/12	CONSOL ELEC DEPOSIT 1	631.82
01/12	CONSOLIDATED COUPON PAYMENT 1	1,450.10
01/22	CONSOL ELEC BILL PAY DEPOSIT 1	1,464.00
01/23	REMOTE DEPOSIT	2,083.34
01/26	CONSOL ELEC BILL PAY DEPOSIT 1	2,900.20
01/27	CONSOL ELEC DEPOSIT 1	2,188.11
01/30	EFFECTIVE DATE 1-31-26 INTEREST PAYMENT	2.82

Total deposits, credits and interest = \$44,973.27



Questions, comments or errors?

For general questions/comments or to report errors about your statement or account, please call us at 1-844-4TRUIST (1-844-487-8478) 24 hours a day, 7 days a week. Truist Contact Center teammates are available to assist you from 8am – 8pm EST Monday-Friday and 8am – 5pm EST on Saturday. You may also contact your local Truist branch. To locate a Truist branch in your area, please visit Truist.com.

Electronic fund transfers (For Consumer Accounts Only. Commercial Accounts refer to the Commercial Bank Services Agreement.)

Services such as Bill Payments and Zelle[®] are subject to the terms and conditions governing those services, which may not provide an error resolution process in all cases. Please refer to the terms and conditions for those services.

In case of errors or questions about your electronic fund transfers, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, IMMEDIATELY call 1-844-487-8478 or write to:

Fraud Management
P.O. Box 1014
Charlotte, NC 28201

Tell us 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. We must hear from you no later than sixty (60) days after we sent the FIRST statement on which the problem or error appeared.

- Tell us your name and deposit account number (if any)
- Describe the error or transfer you are unsure of, 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

If you tell us orally, we may require that you also send us your complaint or question in writing within ten (10) business days. We will tell you the results of our investigation within ten (10) business days after we hear from you, and we will correct any error promptly. If we need more time, however, we may take up to forty-five (45) days to investigate your complaint or questions for ATM transactions made within the United States and up to ninety (90) days for new accounts, foreign initiated transactions and point-of-sale transactions. If we decide to do this, we will re-credit your account within ten (10) business days for the amount you think is in error, minus a maximum of \$50. If we ask you to put your complaint in writing, and we do not receive it within ten (10) business days, we may not re-credit your account and you will not have use of the money during the time it takes us to complete our investigation.

Tell us AT ONCE if you believe your access device has been lost or stolen, or someone may have electronically transferred money from your account without your permission, or someone has used information from a check to conduct an unauthorized electronic fund transfer. If you tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, you can lose no more than \$50 if someone makes electronic transfers without your permission.

If you do NOT tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, and we can prove we could

have stopped someone from making electronic transfers without your permission if you had told us, you could lose as much as \$500. Also, if your periodic statement shows transfers you did not make, tell us at once. If you do not tell us within sixty (60) days after the statement was mailed to you, you may not get back any money you lost after sixty (60) days if we can prove we could have stopped someone from taking the money if you had told us in time.

Important information about your Truist Ready Now Credit Line Account

Once advances are made from your Truist Ready Now Credit Line Account, an INTEREST CHARGE will automatically be imposed on the account's outstanding "Average daily balance." The INTEREST CHARGE is calculated by applying the "Daily periodic rate" to the "Average daily balance" of your account (including current transactions) and multiplying this figure by the number of days in the billing cycle. To get the "Average daily balance," we take the beginning account balance each day, add any new advances or debits, and subtract any payments or credits and the last unpaid INTEREST CHARGE. This gives us the daily balance. Then we add all of the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the "Average daily balance."

Billing Rights Summary

In case of errors or questions about your Truist Ready Now Credit Line statement

If you think your statement is incorrect, or if you need more information about a Truist Ready Now Credit Line transaction on your statement, please call 1-844-4TRUIST or visit your local Truist branch. To dispute a payment, please write to us on a separate sheet of paper at the following address:

Card and Direct to Consumer Lending
PO Box 200
Wilson NC 27894-0200

We must hear from you no later than sixty (60) days after we sent you the FIRST statement on which the error or problem appeared. You may telephone us, but doing so will not preserve your rights. In your letter, please provide the following information:

- Your name and account number
- Describe the error or transfer you are unsure about, and explain in detail why you believe this is an error or why you need more information
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Mail-in deposits

If you wish to mail a deposit, please send a deposit ticket and check to your local Truist branch. Visit Truist.com to locate the Truist branch closest to you. Please do not send cash.

Change of address

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How to Reconcile Your Account		Outstanding Checks and Other Debits (Section A)			
		Date/Check #	Amount	Date/Check #	Amount
1.	List the new balance of your account from your latest statement here:				
2.	Record any outstanding debits (checks, check card purchases, ATM withdrawals, electronic transactions, etc.) in section A. Record the transaction date, the check number or type of debit and the debit amount. Add up all of the debits, and enter the sum here:				
3.	Subtract the amount in Line 2 above from the amount in Line 1 above and enter the total here:				
4.	Record any outstanding credits in section B. Record the transaction date, credit type and the credit amount. Add up all of the credits and enter the sum here:				
		Outstanding Deposits and Other Credits (Section B)			
5.	Add the amount in Line 4 to the amount in Line 3 to find your balance. Enter the sum here. This amount should match the balance in your register.	Date/Type	Amount	Date/Type	Amount

For more information, please contact your local Truist branch, visit Truist.com or contact us at 1-844-4TRUIST (1-844-487-8478). MEMBER FDIC

9500 Oceans Condominium, Inc.

Run Date: 03/11/2026
Run Time: 03:52 PM

BANK RECONCILIATION

Statement Date: 1/31/2026

Reconciliation Summary: TFC - Truist		GL Account: 1006 - Truist Rsv NON SIRS MM [4082]	
Bank Statement Balance	\$53,168.02	Account Balance	\$53,168.02
GL Account Balance	\$53,168.02	+ Uncleared Payments	\$0.00
Difference	\$0.00	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$53,168.02
		- Statement Balance	\$53,168.02
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
Totals				\$0.00	\$0.00



999-99-99-99 41140 0 C 001 30 50 004
9500 OCEANS CONDOMINIUM INC
NON-STRUCTURAL RESERVES ACCT
C/O SHARMA & ASSOCIATES INC
3363 W COMMERCIAL BLVD STE 105
FORT LAUDERDALE FL 33309-3470

Your account statement

For 01/30/2026

Contact us



Truist.com



(844) 4TRUIST or
(844) 487-8478

■ ASSOC SVCS MONEY MKT SAVINGS 1100040444082

Account summary

Your previous balance as of 12/31/2025	\$53,046.69
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 121.33
Your new balance as of 01/30/2026	= \$53,168.02

Interest summary

Interest paid this statement period	\$121.33
2025 interest paid year-to-date	\$1,046.69
Interest rate	2.69%
Annual percentage yield (APY) earned	2.73%

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
01/30	EFFECTIVE DATE 1-31-26 INTEREST PAYMENT	121.33
Total deposits, credits and interest		= \$121.33



Questions, comments or errors?

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Fraud Management
P.O. Box 1014
Charlotte, NC 28201

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Billing Rights Summary

In case of errors or questions about your Truist Ready Now Credit Line statement

If you think your statement is incorrect, or if you need more information about a Truist Ready Now Credit Line transaction on your statement, please call 1-844-4TRUIST or visit your local Truist branch. To dispute a payment, please write to us on a separate sheet of paper at the following address:

Card and Direct to Consumer Lending
PO Box 200
Wilson NC 27894-0200

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3.	Subtract the amount in Line 2 above from the amount in Line 1 above and enter the total here:				
4.	Record any outstanding credits in section B. Record the transaction date, credit type and the credit amount. Add up all of the credits and enter the sum here:				
		Outstanding Deposits and Other Credits (Section B)			
		Date/Type	Amount	Date/Type	Amount
5.	Add the amount in Line 4 to the amount in Line 3 to find your balance. Enter the sum here. This amount should match the balance in your register.				

For more information, please contact your local Truist branch, visit Truist.com or contact us at 1-844-4TRUIST (1-844-487-8478). MEMBER FDIC

9500 Oceans Condominium, Inc.

Run Date: 03/11/2026
Run Time: 03:52 PM

BANK RECONCILIATION

Statement Date: 1/31/2026

Reconciliation Summary: TFC - Truist		GL Account: 1008 - Truist MM [7517]	
Bank Statement Balance	\$713,140.26	Account Balance	\$713,140.26
GL Account Balance	\$713,140.26	+ Uncleared Payments	\$0.00
Difference	\$0.00	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$713,140.26
		- Statement Balance	\$713,140.26
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
Totals				\$0.00	\$0.00



ENV# CEBSTHJCBBDBTBD_BBBBB
 TRUIST INVESTMENT SERVICES INC
 P.O. BOX 596
 RICHMOND, VA 23286



Investment Services Group
 Truist Investment Services, Inc.
Securities, brokerage accounts and insurance (excluding annuities) are offered by Truist Investment Services, Inc., a SEC registered broker-dealer, member FINRA, SIPC, and a licensed insurance agency. Investment advisory services are offered by Truist Advisory Services, Inc., a SEC registered investment adviser.

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9500 OCEANS CONDOMINIUM INC
 9511 COLLINS AVE
 SURFSIDE FL 33154

RECEIVED
 2-11-2026

STATEMENT FOR THE PERIOD JANUARY 1, 2026 TO JANUARY 31, 2026

9500 OCEANS CONDOMINIUM INC - Corporation
 Account Number: WA7-237517

YOUR FINANCIAL ADVISOR IS:
 SPENCER CARPENTER
 RR#: 7UZ

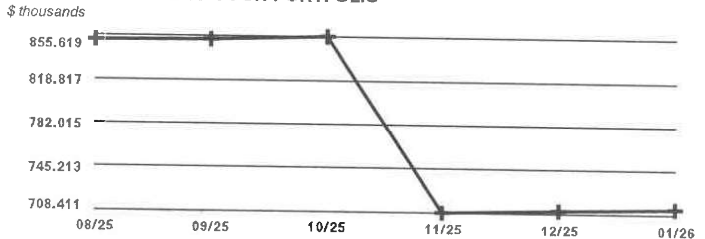
For questions about your accounts:
 Local: 561 352 2874

BEGINNING VALUE OF YOUR PORTFOLIO	\$710,988.92
TOTAL VALUE OF YOUR PORTFOLIO	\$713,140.26

FOR YOUR INFORMATION

Visit www.truist.com/wealth/tis-disclosure for Truist Investment Services clear, easy-to-understand information related to its products, accounts, and services, including disclosures relating to Client Agreements, SEC Regulation Best Interest and Volatile Markets. Should you have any questions about your account statement, please contact your representative at the phone number above or call 1-866-486-3215.

CHANGE IN VALUE OF YOUR PORTFOLIO



Change In Value Of Your Portfolio information can be found in Miscellaneous Footnotes at the end of this statement.

Account carried with National Financial Services LLC, Member NYSE, SIPC

Truist Investment Services, Inc.

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Truist Investment Services, Inc.
 Securities, brokerage accounts and insurance (including annuities) are offered by Truist Investment Services, Inc., a
 SEC registered broker-dealer, member FINRA, SIPC, and a licensed insurance agency. Investment advisory
 services are offered by Truist Advisory Services, Inc., a SEC registered investment adviser.

Account Overview

CHANGE IN ACCOUNT VALUE	Current Period	Year-to-Date
BEGINNING VALUE	\$710,988.92	\$710,988.92
Additions and Withdrawals	\$0.00	\$0.00
Misc. & Corporate Actions	\$0.00	\$0.00
Income	\$2,151.34	\$2,151.34
Taxes, Fees and Expenses	\$0.00	\$0.00
Change in Value	\$0.00	\$0.00
ENDING VALUE (AS OF 01/31/26)	\$713,140.26	\$713,140.26

Refer to Miscellaneous Footnotes for more information on Change in Value.

INCOME	Current Period	Year-to-Date
TAXABLE		
Taxable Dividends	\$2,151.34	\$2,151.34
TOTAL TAXABLE	\$2,151.34	\$2,151.34
TOTAL INCOME	\$2,151.34	\$2,151.34

Taxable income is determined based on information available to NFS at the time the statement was prepared, and is subject to change. Final information on taxation of interest and dividends is available on Form 1099-Div, which is mailed in February of the subsequent year.

MESSAGES AND ALERTS

*NOT FDIC INSURED*NO BANK GUARANTEE*MAY LOSE VALUE Services provided by the following affiliates of Truist Financial Corporation. Securities, brokerage accounts and insurance- including annuities-are offered by Truist Investment Services, Inc., a SEC registered broker-dealer, member FINRA, SIPC, and a licensed insurance agency. Investment advisory services are offered by Truist Advisory Services, Inc., a SEC registered investment adviser.

Truist Investment Services, Inc.

MN _CEBSTHJCBBDBSTBD_BBBBB 20260130

ACCOUNT ALLOCATION



Money Markets 100.0%

	Percent	Prior Period	Current Period
Money Markets	100.0 %	\$710,988.92	\$713,140.26
TOTAL	100.0 %	\$710,988.92	\$713,140.26

Account Allocation shows the percentage that each asset class represents of your total account value. Account Allocation for equities, fixed income, and other categories may include mutual funds and may be net of short positions. NFS has made assumptions concerning how certain mutual funds are allocated. Closed-end mutual funds and Exchange Traded Products (ETPs) listed on an exchange may be included in the equity allocation. The chart may not reflect your actual portfolio allocation. Consult your broker/dealer prior to making investment decisions.

Please consult with your financial advisor prior to making investment decisions and promptly inform your financial advisor of any changes to your financial situation or investment objectives or if you wish to impose or modify reasonable restrictions with regard to the management of your account.

Account carried with National Financial Services LLC, Member NYSE, SIPC

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Statement for the Period January 1, 2026 to January 31, 2026

9500 OCEANS CONDOMINIUM INC - Corporation
Account Number: WA7-237517



Investment Services Group
Truist Investment Services, Inc.
Securities, brokerage accounts and insurance (including annuities) are offered by Truist Investment Services, Inc., a SEC registered broker-dealer, member FINRA, SIPC, and a licensed insurance agency. Investment advisory services are offered by Truist Advisory Services, Inc., a SEC registered investment adviser.

Holdings

NFS-provided cost basis, realized gain (loss) and holding period information may not reflect all adjustments necessary for tax purposes. Please refer to Footnotes and Cost Basis Information at the end of this statement for more information.

For additional information regarding your holdings, please refer to the footnotes at the end of the statement.

CASH AND CASH EQUIVALENTS - 100.00% of Total Account Value

Description	Symbol/Cusip Account Type	Quantity	Price on 01/31/26	Current Market Value	Estimated Annual Income
Money Markets					
FEDERATED TREASURY OBLIGATIONS FUND CAP 7 DAY YIELD 3.45% Dividend Option Reinvest Capital Gain Option Reinvest	TOCXX CASH	713,140.26	\$1.00	\$713,140.26	
Total Cash and Cash Equivalents				\$713,140.26	
TOTAL PORTFOLIO VALUE				\$713,140.26	

Activity

NFS-provided cost basis, realized gain (loss) and holding period information may not reflect all adjustments necessary for tax purposes. Please refer to Footnotes and Cost Basis Information at the end of this statement for more information.

PURCHASES, SALES, AND REDEMPTIONS

Settlement Date	Account Type	Transaction	Description	Quantity	Amount
Securities Purchased					
12/31/25	CASH	REINVESTMENT	FEDERATED TREASURY OBLIGATIONS FUND CAP NET DIV REINVEST	2,151.34	(\$2,151.34)
Total Securities Purchased					(\$2,151.34)

Truist Investment Services, Inc.

MN _CEB8THJCBBDS1BD_BBBB 20260130

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Account carried with National Financial Services LLC, Member
NYSE, SIPC

Page 3 of 8

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Truist Investment Services, Inc.
 Securities, brokerage accounts and insurance (including annuities) are offered by Truist Investment Services, Inc., a
 SEC registered broker-dealer, member FINRA, SIPC, and a licensed insurance agency. Investment advisory
 services are offered by Truist Advisory Services, Inc., a SEC registered investment adviser.

ACTIVITY > INCOME > TAXABLE INCOME

Settlement Date	Account Type	Transaction	Description	Quantity	Amount
Taxable Dividends					
12/31/25	CASH	DIVIDEND RECEIVED	FEDERATED TREASURY OBLIGATIONS FUND CAP DIVIDEND RECEIVED		\$2,151.34
Total Taxable Dividends					\$2,151.34
Total Taxable Income					\$2,151.34
TOTAL INCOME					\$2,151.34

Footnotes and Cost Basis Information

Amortization, accretion and similar adjustments to cost basis have been provided for many fixed income securities (and some bond-like equities), however, they are not provided for certain types, such as short-term instruments, Unit Investment Trusts, foreign fixed income securities, or those that are subject to early prepayment of principal (pay downs). Where current year premium or acquisition premium amortization is provided, the prior years' cumulative amortization is reflected in the adjusted cost basis, but we cannot provide a breakdown or the total of such prior amortization amounts.

NFS is required to report certain cost basis and related information to the IRS on the Form 1099-B. Your official 1099-B forms for certain transactions will reflect which lots have been sold for tax purposes. To apply a specific identification cost basis method to 1099-B reporting, appropriate instructions must be on file with NFS or be received by NFS before the trade has settled. Absent such instructions, NFS determines cost basis at the time of sale based on its default methods of average cost for open-end mutual funds and first-in, first-out (FIFO) for all other (including ETFs) unless your broker dealer has elected to use another default method. NFS applies FIFO (or other disposal method, if applicable) based on its records, which may be different from yours. For transactions that are not subject to 1099-B cost basis reporting, you should refer to your trade confirmations and other applicable records to determine which lots were considered sold for tax purposes.

While NFS must meet IRS requirements with respect to certain information required to be reported to the IRS, NFS-provided cost basis, realized gain and loss, and holding period information may not reflect all adjustments necessary for your tax reporting purposes. NFS makes no warranties with respect to and specifically disclaims any liability arising out of a customer's use of, or any tax position taken in reliance upon, such information.

For investments in partnerships, NFS does not make any adjustments to cost basis information as the calculation of basis in such investments requires supplemental information from the partnership on its income and distributions during the period you held your investment. Partnerships usually provide this additional information on a Form K-1 issued by April 15th of the following year.

Consult your tax advisor for further information.

Truist Investment Services, Inc.

MN _CEBSTHJCBBDBSTBD_BBBBB 20260130

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Account carried with National Financial Services LLC, Member NYSE, SIPC



Statement for the Period January 1, 2026 to January 31, 2026

9500 OCEANS CONDOMINIUM INC - Corporation
Account Number: WA7-237517



Investment Services Group
Trust Investment Services, Inc.

Securities, brokerage accounts and insurance (including annuities) are offered by Trust Investment Services, Inc., a SEC registered broker-dealer, member FINRA, SIPC, and a licensed insurance agency. Investment advisory services are offered by Trust Advisory Services, Inc., a SEC registered investment advisor.

Footnotes and Cost Basis Information *continued*

Cost basis and gain/loss information is provided as a service to corporate accounts. The information listed in the year-to-date gain/loss summary section is based on a calendar year (January - December). If your business/entity has a fiscal year end other than December 31st for tax purposes, the year-to-date information will not apply. If you have questions about your tax situation, consult your tax advisor.

Miscellaneous Footnotes

CHANGE IN VALUE OF YOUR PORTFOLIO is the change in market value of your portfolio assets over the time period shown. The portfolio assets include the market value of all the securities in the account, plus insurance and annuity assets if applicable. The time frame of the graph is from account opening or September 2010, whichever is later, to the current period. Please note that large increases and/or declines in the change in the value of the portfolio can be due to additions, distribution and/or performance.

CHANGE IN VALUE reflects appreciation or depreciation of your holdings due to price changes plus any activity not reflected within Additions and Withdrawals, Misc. & Corporate Actions, Income, Taxes, Fees and Expenses, and Other Activity sections. Change in Value does not reflect activity related to assets in which NFS is not the custodian (e.g. Insurance and Annuities, Assets Held Away and Other Assets Held Away).

CALLABLE SECURITIES LOTTERY - When street name or bearer securities held for you are subject to a partial call or partial redemption by the issuer, NFS may or may not receive an allocation of called/redeemed securities by the issuer, transfer agent and/or depository. If NFS is allocated a portion of the called/redeemed securities, NFS utilizes an impartial lottery allocation system, in accordance with applicable rules, that randomly selects the securities within customer accounts that will be called/redeemed. NFS' allocations are not made on a pro rata basis and it is possible for you to receive a full or partial allocation, or no allocation. You have the right to withdraw uncalled fully paid securities at any time prior to the cutoff date and time established by the issuer, transfer agent and/or depository with respect to the partial call, and also to withdraw excess margin securities provided your account is not subject to restriction under Regulation T or such withdrawal will not cause an undermargined condition.

PRICING INFORMATION - Prices displayed are obtained from sources that may include pricing vendors, broker/dealers who clear through NFS and/or other sources. Prices may not reflect current fair market value and/or may not be readily marketable or redeemable at the prices shown.

FOREIGN EXCHANGE TRANSACTIONS - Some transaction types necessitate a foreign currency exchange (FX) in order to settle. FX transactions may be effected by Fidelity Forex, LLC, on a principal basis. Fidelity Forex, LLC, an affiliate of NFS, may impose a commission or markup on the prevailing interbank market price, which may result in a higher price to you. Fidelity Forex, LLC, may share a portion of any FX commission or markup with NFS. More favorable rates may be available through third parties not affiliated with NFS. The rate applicable to any transaction involving an FX is available upon request through your broker-dealer.

COST BASIS LEGISLATION - New IRS Rules will require National Financial Services to report cost basis and holding period information for the sale of shares of open end Mutual Fund holdings purchased on or after January 1, 2012 on Form 1099-B. National Financial Services determines the cost basis for all shares of open end mutual funds using a default method of average cost. Alternatively, account owners or their brokers and advisors can instruct National Financial Services to determine the cost basis for shares of open end mutual funds by 1) setting up their non-retirement accounts with one of our eleven tax lot disposal methods available to investors or 2) identifying specific tax lots to sell at the time of a transaction. Contact your broker or advisor to learn more about the cost basis tracking of your holdings.

Interval Fund Owners: Please note an interval fund is structured as an unlisted closed-end mutual fund, and not a traditional open-end mutual fund. Material differences between an interval fund and a traditional open-end mutual fund may exist, including trading/liquidity limitations, and buyback and repurchase features. Please refer to the prospectus for the interval fund you own for specific information and other important considerations or contact your financial professional.

Trust Investment Services, Inc.

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Account carried with National Financial Services LLC, Member
NYSE, SIPC

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Page 5 of 8

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Statement for the Period January 1, 2026 to January 31, 2026

9500 OCEANS CONDOMINIUM INC - Corporation
Account Number: WA7-237517



Investment Services Group
Truist Investment Services, Inc.

Securities, brokerage accounts and insurance (including annuities) are offered by Truist Investment Services, Inc., a SEC registered broker-dealer, member FINRA, SIPC and a licensed insurance agency. Investment advisory services are offered by Truist Advisory Services, Inc., a SEC registered investment adviser.

Miscellaneous Footnotes *continued*

FRACTIONAL SHARE TRADING - National Financial Services ("NFS") will execute the fractional component of a customer order in a principal or riskless principal capacity. This includes fractional shares liquidations as a result of an ACATS transfer of whole shares or a dividend reinvestment that created a residual fractional position in a customer account.

PAYMENT FOR ORDER FLOW - NFS receives remuneration, compensation, or consideration for directing orders particular broker/dealers or market centers for execution. The source and nature of any compensation received in connection with your particular transaction, the name of the other party, and the time of execution will be disclosed upon written request.



GLOSSARY Short Account Balances - If you have sold securities under the short sale rule, we have, in accordance with regulations, segregated the proceeds from such transactions in your Short Account. Any market increases or decreases from the original sale price will be marked to the market and will be transferred to your Margin Account on a weekly basis. **Market Value** - The Total Market Value has been calculated out to 9 decimal places but the individual unit price is displayed in 5 decimal places. The Total Market Value represents prices obtained from various sources, may be impacted by the frequency in which such prices are reported and such prices are not guaranteed. Prices received from the pricing vendors use a variety of techniques to estimate value. These estimates, particularly for **fixed income securities**, may be based on certain minimum principal amounts (e.g. \$1 million) and may not reflect all of the factors that affect the value of the security, including liquidity risk. In certain situations, a price may be derived from a single broker quote. The prices provided are not firm bids or offers. Certain securities may reflect "N/A" or "unavailable" where the price for such security is generally not available from a pricing source. The Market Value of a security, including those

CUSTOMER SERVICE: Please review your statement and report any inaccuracy or discrepancy immediately by calling the telephone number of your broker-dealer reflected on the front of this statement. Reports of any inaccuracy or discrepancy regarding your brokerage account or the activity therein should be directed to your broker-dealer at the telephone number and address reflected on the front of this statement and National Financial Services LLC ("NFS").

NFS carries your brokerage account and acts as your custodian for funds and securities that are deposited with NFS by you or your broker-dealer. In addition to your initial contact with your broker-dealer you may contact NFS at (800) 801-9942. Any oral communications regarding inaccuracies or discrepancies should be reconfirmed in writing to protect your rights, including those under the Securities Investor Protection Act ("SIPA"). When contacting either your broker-dealer or NFS, remember to include your entire brokerage account number to ensure a prompt reply.

ADDITIONAL INFORMATION Free credit balances ("FCB") are funds payable to you on demand. FCB are subject to open commitments such as uncleared checks and exclude proceeds from sales of certificated securities without delivery of the certificate. If your FCB is swept to a core position, you can liquidate the core position and have the proceeds sent to you or held in your account subject to the terms of your account agreement. Required rule 10b-10(a) information not contained herein will be provided on written request. Fidelity may use this free credit balance in connection with its business, subject to applicable law.

Credit Adjustment Program. Accountholders receiving payments in lieu of qualified dividends may not be eligible to receive credit adjustments intended to help cover additional associated federal tax burdens. NFS reserves the right to deny the adjustment to any accountholder and to amend or terminate the credit adjustment program.

Options Customers. Each transaction confirmation previously delivered to you contains full information about commissions and other charges. If you require further information, please contact your broker-dealer. Assignments of American and European-style options are allocated among customer short positions pursuant to a random allocation procedure, a description of which is available upon request. Short positions in American-style options are liable for assignment at any time. The writer of a European-style option is subject to exercise assignment only during the exercise period. You should advise your broker-dealer promptly of any material change in your investment objectives or financial situation. **Splits, Dividends, and Interest.** Expected stock split, next dividend payable, and next interest payable information has been provided by third parties and may be subject to change. Information for certain securities may be missing if not received from third parties in time for printing. NFS is not responsible for inaccurate, incomplete, or missing information. Please consult your broker-dealer for more information about expected stock split, next dividend payable, and next interest payable for certain securities.

Equity Dividend Reinvestment Customers. Shares credited to your brokerage account resulted from transactions effected as agent by either: 1) Your broker-dealer for your investment account, or 2) through the Depository Trust Company (DTC) dividend reinvestment program. For broker-dealer effected transactions, the time of the transactions, the exchange upon which these transactions occurred and the name of the person from whom the security was purchased will be furnished upon written request. NFS may have acted as market maker in effecting trades in 'over-the-counter' securities.

Retirement Contributions/Distributions. A summary of retirement contributions/distributions is displayed for you in the activity summary section of your statement. **Income Reporting.** NFS reports earnings from investments in Traditional IRAs, Rollover IRAs, SEP-IRAs and Keoghs as tax-deferred income. Earnings from Roth IRAs are reported as tax-free income, since distributions may be tax-free after meeting the 5 year aging requirement and certain other conditions. **A financial statement** of NFS is available for your personal inspection at its office or a copy of it will be mailed to you upon your written request.

Statement Mailing. NFS will deliver statements by mail or, if applicable, notify you by e-mail of your statements availability, if you had transactions that affected your cash balances or security positions held in your account(s) during the last monthly reporting period. At a minimum, all brokerage customers will receive quarterly statements (at least four times per calendar year) as long as their accounts contain a cash or securities balance.

Sales Loads and Fees. In connection with (i) access to, purchase, sale, exchange or redemption of, and/or maintenance of positions in mutual funds, ETFs and other investment products such as alternative investments or private placements ("funds") or (ii) infrastructure needed to support such funds, some funds, or their investment

prices at par value, may differ from its purchase price and may not closely reflect the value at which the security may be sold or purchased based on various market factors. Investment decisions should be made only after consulting your broker-dealer.

Estimated Annual Income (EAI) & Estimated Yield (EY) - EAI for fixed income is calculated using the coupon rate. For all other securities, EAI is calculated using an indicated annual dividend (IAD). The IAD is an estimate of a security's dividend payments for the next 12 months calculated based on prior and/or declared dividends for that security. EY reflects only the income generated by an investment and not changes in its price which may fluctuate. Interest and dividend rates are subject to change at any time and may be affected by current and future economic, political and business conditions. EAI and EY are estimates only and may include return of principal and/or capital gains, which would render them overstated. EAI and EY are provided for informational purposes only and should not be used or relied on for making investment, trading or tax decisions. EAI and EY are based on data obtained from information providers believed to be reliable, but no assurance can be made as to accuracy, timeliness or completeness.

affiliates, pay your introducing broker dealer and/or NFS sales loads and 12b-1 fees described in the Offering Materials as well as additional compensation for shareholder services, start-up fees, platform support and maintenance, and marketing, engagement and analytics programs. Additional information about the source(s) and amount(s) of compensation as well as other remuneration received by FBS or NFS will be furnished to you upon written request. At time of purchase fund shares may be assigned a load, transaction fee or no transaction fee status. At time of sale, any fees applicable to your transaction will be assessed based on the status assigned to the shares at time of purchase. **Margin.** If you have applied for margin privileges and been approved, you may borrow money from NFS in exchange for pledging the assets in your account as collateral for any outstanding margin loan. The amount you may borrow is based on the value of securities in your margin account, which is identified on your statement. If you have a margin account, this is a combined statement of your margin account and special memorandum account other than your non-purpose margin accounts maintained for you under Section 220.5 of Regulation T issued by the Board of Governors of the Federal Reserve Board. The permanent record of the separate account, as required by Regulation T, is available for your inspection upon request.

NYSE and FINRA. All transactions are subject to the constitution, rules, regulations, customs, usages, rulings and interpretations of the exchange market and its clearing house, if any, where the transactions are executed, and of the New York Stock Exchange (NYSE) and of the Financial Industry Regulatory Authority ("FINRA"). The FINRA requires that we notify you in writing of the availability of an investor brochure that includes information describing FINRA Regulation's BrokerCheck Program ("Program"). To obtain a brochure or more information about the Program or FINRA Regulation, contact the FINRA Regulation BrokerCheck Program Hotline at (800) 289-9999 or access the FINRA's web site at www.finra.org. **FINRA Rule 4311** requires that your broker-dealer and NFS allocate between them certain functions regarding the administration of your brokerage account. The following is a summary of the allocation services performed by your broker-dealer and NFS. A more complete description is available upon request. **Your broker-dealer is responsible for:** (1) obtaining and verifying brokerage account information and documentation, (2) opening, approving and monitoring your brokerage account, (3) transmitting timely and accurate orders and other instructions to NFS with respect to your brokerage account, (4) determining the suitability of investment recommendations and advice, (5) operating, and supervising your brokerage account and its own activities in compliance with applicable laws and regulations including compliance with margin rules pertaining to your margin account, if applicable, and (6) maintaining required books and records for the services that it performs. **NFS shall, at the direction of your broker-dealer:** (1) execute, clear and settle transactions processed through NFS by your broker-dealer, (2) prepare and send transaction so. Certain securities pricing and descriptive information may be provided by your broker-dealer or obtained from third parties deemed to be reliable, however, this information has not been verified by NFS, (3) act as custodian for funds and securities received by NFS on your behalf, (4) follow the instructions of your broker-dealer with respect to transactions and the receipt and delivery of funds and securities for your brokerage account, and (5) extend margin credit for purchasing or carrying securities on margin. Your broker-dealer is responsible for ensuring that your brokerage account is in compliance with federal, industry and NFS margin rules, and for advising you of margin requirements. NFS shall maintain the required books and records for the services it performs. **Securities in accounts carried by NFS** are protected in accordance with the Securities Investor Protection Corporation ("SIPC") up to \$500,000. The \$500,000 total amount of SIPC protection is inclusive of up to \$250,000 protection for claims for cash, subject to periodic adjustments for inflation in accordance with terms of the SIPC statute and approval by SIPC's Board of Directors. NFS also has arranged for coverage above these limits. Neither coverage protects against a decline in the market value of securities, nor does either coverage extend to certain securities that are considered ineligible for coverage. For more details on SIPC, or to request a SIPC brochure, visit www.sipc.org or call 1-202-371-8300. Funds used to purchase or sweep to a bank deposit are SIPC protected until deposited to a Program Bank at which time funds may be eligible for FDIC insurance. Assets Held Away, commodities, unregistered investment contracts, futures accounts, loaned securities and other investments may not be covered. Precious metals are not covered by SIPC protection. Mutual funds and/or other securities are not backed or guaranteed by any bank, nor are they insured by the FDIC and involve investment risk including possible loss of principal.

End of Statement

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Trust Investment Services, Inc.

Account carried with National Financial Services LLC, Member NYSE, SIPC

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Page 7 of 9

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Business Loan Statement

5042 8771789 100-50-02-57
9500 OCEANS CONDOMINIUM INC
3363 W COMMERCIAL BLVD STE 105
FT LAUDERDALE FL 33309-3470

Statement Date: 01/01/2026

Loan Summary

Account Number9700772484-00002
Current Loan Amount\$831,755.76
Current Principal Balance.....\$517,432.51
Interest Rate3.25000%
Daily Interest Charge.....\$46.7126
Interest Paid YTD.....\$34,660.77
Maturity Date02/15/2026

Promissory Note #9700772484/00001

Your payment is being drafted from account #####2022.

Billing Summary

Payment Due Date 01/15/2026
Current Principal Due.....\$91,951.96
Current Interest Due.....\$1,448.09
Current Late Fees Due.....\$0.00
Current Other Fees Due.....\$0.00
Past Due Date00/00/0000
Past Due Amount.....\$0.00
Total Amount Due\$93,400.05

Equal Housing Lender

Member FDIC

Transaction History

Date	Description	Principal	Interest	Fees	Interest Rate	Principal Balance
	CURRENT RATE				3.25	
12/15/25	PRINCIPAL PAYMENT PRINCIPAL	91,750.18				517,432.51
12/15/25	INTEREST PAYMENT INTEREST		1,649.87			

Detach here and mail with your payment in the enclosed envelope. Make check payable to Truist. Be sure to include your loan account number on the check. Allow 7 days for postal delivery.

PAYMENT VOUCHER

Account Number	TC	Statement Date	Payment Due Date
9700772484 00002	84	01/01/2026	01/15/2026

102970077248400002900000093400050501

Check here if you prefer to have your payment drafted.

9500 OCEANS CONDOMINIUM INC
Total Amount Due: \$93,400.05
Amount Enclosed \$.

TRUIST ITEM PROCESSING CENTER
PO BOX 580050
CHARLOTTE NC 28258-0050



⑈0000 2⑈ ⑆5 260 2 2 2 29⑆ 9 700 7 7 2484⑈ 84

Helpful Information:

For questions regarding this bill, or to pay your account off in full, please contact your local Truist account officer.

Only Checks or Money Orders should be sent by Mail.

This statement does not reflect activity after statement date.

Payments can be accepted at teller windows of any branch.

Messages:

Member FDIC

Automatic Payment Authorization

9700772484-00002

By signing below, you authorize Truist Bank to initiate electronic debits from the checking or savings account listed below ("Account") in the amount of your scheduled loan payment, as and when same shall be due and payable. You certify that you are an authorized signatory on the Account and that the Account is a business account. You agree that the electronic debits you authorize comply with all applicable law (including but not limited to laws administered by the U.S. Office of Foreign Assets Control) and with NACHA Rules and Guidelines. This authorization will remain in place until your account officer receives written notice from you to cancel your automatic payments.

Checking or Savings Account Number to Draft _____ Check One: Checking Savings

Financial Institution to Draft _____ Financial Institution's Transit Routing Number _____

Date _____ Signature of Account Holder _____

Name and Title (if applicable) _____

**Include a blank voided check (for checking accounts) or a voided deposit slip (for savings accounts).
Please allow 15 days for the setup of the Automatic Payment Draft to be completed.**



Business Loan Statement

9700772484-00002
9500 OCEANS CONDOMINIUM INC

Page 3 of 3

Transaction History

Date	Description	Principal	Interest	Fees	Interest Rate	Principal Balance
12/15/25	CHARGES THIS PERIOD INTEREST		1,448.09			
12/31/25	PRIN DUE THIS PERIOD	91,951.96				517,432.51

