

9500 Oceans Condominium, Inc.

Financial Statements

July 31, 2025

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 July 31, 2025, 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 \$662k [quarterly maintenance]
 - b. Reserves \$ 60k
 - c. Special Assessment \$465k
2. Actual YTD Gain/ (Loss) based on Operating activity is approx. (\$13k) as of this period.
3. Total accounts receivable is approx. \$130k, with an allowance for possible uncollectible receivables set aside for approx. (\$7k).
4. The association finances their annual Insurance premiums through IFPS. The outstanding balance is approx. \$90k. GL [2501]
5. The Association signed a 3.7 million loan facility with Truist Bank on February 2, 2021. The principal balance due as of this period is approx. \$974k. GL [2070]

Notes This Period

1. GL5004, 5423, 5424, 5425, and 5501 reflect a large variance to budget this period.
2. GL5901 Reserve transfers reflect an unbudgeted expense for the 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 make 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
August 14, 2025

9500 Oceans Condominium, Inc.

FUND BALANCE SHEET

As of: 07/31/2025

Assets

Account	Operating	Reserves	Special Assessment	Total
Cash				
1001 Truist Oper [1955]	\$619,524.78	\$0.00	\$0.00	\$619,524.78
1002 Truist SD [1439]	\$42,913.77	\$0.00	\$0.00	\$42,913.77
1003 Truist SPA 2020 [2022]	\$0.00	\$0.00	\$464,745.54	\$464,745.54
1006 TRST Rsrv NON SIRS MM [4082]	\$0.00	\$60,012.14	\$0.00	\$60,012.14
Cash Total	\$662,438.55	\$60,012.14	\$464,745.54	\$1,187,196.23
Accounts Receivables				
1100 AR: Maintenance Fees	\$34,705.44	\$0.00	\$0.00	\$34,705.44
1105 AR: Allowance for Doubtful Accounts	(\$7,069.51)	\$0.00	\$0.00	(\$7,069.51)
1110 AR: SA21 (12/2025)	\$0.00	\$0.00	\$7,882.97	\$7,882.97
1111 AR: SA21 (12/2025) to be billed	\$0.00	\$0.00	\$338,090.51	\$338,090.51
1113 AR: SA#3 [3/2024-2/2025]	\$0.00	\$0.00	\$4,901.44	\$4,901.44
1115 AR: SA25 [6/2025-1/2026]	\$0.00	\$0.00	\$72,447.23	\$72,447.23
1116 AR: SA25 [6/2025-1/2026] to be billed	\$0.00	\$0.00	\$1,350,627.78	\$1,350,627.78
1153 AR: Late Fee / Interest	\$6,973.95	\$0.00	\$0.00	\$6,973.95
1198 AR: Miscellaneous Income	\$2,901.62	\$0.00	\$0.00	\$2,901.62
1199 AR: Prior Residents	\$33,785.79	\$0.00	\$0.00	\$33,785.79
Accounts Receivables Total	\$71,297.29	\$0.00	\$1,773,949.93	\$1,845,247.22
Other Assets				
1201 PrePaid Insurance	\$137,919.64	\$0.00	\$0.00	\$137,919.64
1202 PrePaid Expenses	\$1,142.67	\$0.00	\$0.00	\$1,142.67
1304 Due from Operating to SA	\$0.00	\$0.00	\$220,019.28	\$220,019.28
Other Assets Total	\$139,062.31	\$0.00	\$220,019.28	\$359,081.59
Total Assets:	\$872,798.15	\$60,012.14	\$2,458,714.75	\$3,391,525.04

Liabilities

Account	Operating	Reserves	Special Assessment	Total
Liability				
2000 Account Payable	\$4,305.49	\$0.00	\$0.00	\$4,305.49
2004 Homeowners Pending Refunds	\$1,592.23	\$0.00	\$0.00	\$1,592.23
2005 Accrued Expenses	\$57,651.08	\$0.00	\$0.00	\$57,651.08
2030 Refundable Deposits	\$14,987.47	\$0.00	\$0.00	\$14,987.47
2031 Rental Security Deposit	\$23,139.30	\$0.00	\$0.00	\$23,139.30
2032 Remotes - Deposit	\$32,890.40	\$0.00	\$0.00	\$32,890.40
2040 Deferred Revenue	\$334,916.87	\$0.00	\$0.00	\$334,916.87
2041 Deferred Revenue - Cable	\$30,400.00	\$0.00	\$0.00	\$30,400.00
2060 Prepaid Maintenance Fees	\$402,525.43	\$0.00	\$0.00	\$402,525.43
2070 Truist Bank SPA Loan	\$0.00	\$0.00	\$973,830.82	\$973,830.82
2104 Due to SA from Operating	\$220,019.28	\$0.00	\$0.00	\$220,019.28
2501 Loan Payable - Insurance	\$89,896.84	\$0.00	\$0.00	\$89,896.84

Account	Operating	Reserves	Special Assessment	Total
Liability Total	\$1,212,324.39	\$0.00	\$973,830.82	\$2,186,155.21
Reserves				
3001 Reserves	\$0.00	\$59,500.00	\$0.00	\$59,500.00
3025 Reserves Interest Bank	\$0.00	\$512.14	\$0.00	\$512.14
Reserves Total	\$0.00	\$60,012.14	\$0.00	\$60,012.14
Special Assessment				
3101 SA income 2021	\$0.00	\$0.00	\$4,092,238.63	\$4,092,238.63
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	(\$58,215.19)	(\$58,215.19)
3125 SA Interest Income	\$0.00	\$0.00	\$312.20	\$312.20
3201 SA Income 2024	\$0.00	\$0.00	\$1,757,237.00	\$1,757,237.00
3202 SA2024 Expenses	\$0.00	\$0.00	(\$276,187.61)	(\$276,187.61)
3210 SA25 Income	\$0.00	\$0.00	\$1,850,000.00	\$1,850,000.00
Special Assessment Total	\$0.00	\$0.00	\$1,484,883.93	\$1,484,883.93
Total Liabilities:	\$1,212,324.39	\$60,012.14	\$2,458,714.75	\$3,731,051.28

Equity

Account	Operating	Reserves	Special Assessment	Total
Equity				
3905 Prior Year Adjustment	(\$62,925.98)	\$0.00	\$0.00	(\$62,925.98)
3906 Prior Year Surplus / Deficit	(\$263,874.87)	\$0.00	\$0.00	(\$263,874.87)
Equity Total	(\$326,800.85)	\$0.00	\$0.00	(\$326,800.85)
Current Year Net Income/(Loss)	(\$12,725.39)	\$0.00	\$0.00	(\$12,725.39)
Total Equity:	(\$339,526.24)	\$0.00	\$0.00	(\$339,526.24)
Total Liabilities & Equity	\$872,798.15	\$60,012.14	\$2,458,714.75	\$3,391,525.04

9500 Oceans Condominium, Inc.

INCOME STATEMENT

Start: 07/01/2025 | End: 07/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
4001 Maintenance Income	158,973.33	158,973.33	0.00	1,112,813.31	1,112,813.31	0.00	1,907,680.00
4002 Reserve Income	8,500.00	8,500.00	0.00	59,500.00	59,500.00	0.00	102,000.00
4011 Application Fee	0.00	122.50	(122.50)	0.00	857.50	(857.50)	1,470.00
4012 Cable Rebate	0.00	300.00	(300.00)	0.00	2,100.00	(2,100.00)	3,600.00
4016 Late Fee / Interest Income	5,028.54	200.00	4,828.54	12,937.39	1,400.00	11,537.39	2,400.00
4018 Gate / Key FOB Income	0.00	25.00	(25.00)	60.00	175.00	(115.00)	300.00
4019 Laundry / Token Income	10.00	1,250.00	(1,240.00)	10,065.00	8,750.00	1,315.00	15,000.00
4024 Cell Phone Tower	5,000.00	5,000.00	0.00	33,000.00	35,000.00	(2,000.00)	60,000.00
4025 Bank Interest Income	10.82	41.67	(30.85)	52.57	291.69	(239.12)	500.00
4026 Screening Fees	0.00	0.00	0.00	33.12	0.00	33.12	0.00
4098 Bad Debt Recovery	0.00	0.00	0.00	2,876.33	0.00	2,876.33	0.00
4099 Miscellaneous Income	503.52	250.00	253.52	7,313.68	1,750.00	5,563.68	3,000.00
Income Total	178,026.21	174,662.50	3,363.71	1,238,651.40	1,222,637.50	16,013.90	2,095,950.00
Total Income	178,026.21	174,662.50	3,363.71	1,238,651.40	1,222,637.50	16,013.90	2,095,950.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
Administration							
5001 Accounting/Audit Fees	0.00	625.00	625.00	0.00	4,375.00	4,375.00	7,500.00
5002 Accounting - Bookkeeping	1,886.00	1,402.00	(484.00)	12,201.46	9,814.00	(2,387.46)	16,824.00
5004 Legal Fees	6,294.01	1,458.33	(4,835.68)	16,417.17	10,208.31	(6,208.86)	17,500.00
5005 Bad Debt	0.00	1,000.00	1,000.00	752.33	7,000.00	6,247.67	12,000.00
5007 Condo fees / Licenses, Taxes, Permi...	0.00	250.00	250.00	5,420.90	1,750.00	(3,670.90)	3,000.00
5008 Office Expense	434.36	416.67	(17.69)	2,338.17	2,916.69	578.52	5,000.00
5009 Postage/Printing	517.41	300.00	(217.41)	2,193.32	2,100.00	(93.32)	3,600.00
5013 Inspections	0.00	275.00	275.00	1,307.39	1,925.00	617.61	3,300.00
5014 Professional Fees	0.00	866.67	866.67	1,806.00	6,066.69	4,260.69	10,400.00
5015 Bank Fees	12.00	62.50	50.50	714.70	437.50	(277.20)	750.00
5017 Seasonal Decorations	0.00	233.33	233.33	60.54	1,633.31	1,572.77	2,800.00
5018 Bonuses	0.00	625.00	625.00	0.00	4,375.00	4,375.00	7,500.00
5099 Miscellaneous	288.79	250.00	(38.79)	18,168.73	1,750.00	(16,418.73)	3,000.00
Administration Total	9,432.57	7,764.50	(1,668.07)	61,380.71	54,351.50	(7,029.21)	93,174.00
Insurance							
5110 Insurance	46,043.14	45,705.42	(337.72)	331,408.99	319,937.94	(11,471.05)	548,465.00
Insurance Total	46,043.14	45,705.42	(337.72)	331,408.99	319,937.94	(11,471.05)	548,465.00
Employee Expenses							
5225 Payroll Service Fees	0.00	0.00	0.00	1,966.40	0.00	(1,966.40)	0.00
Employee Expenses Total	0.00	0.00	0.00	1,966.40	0.00	(1,966.40)	0.00
Utilities							
5301 Electricity	7,952.38	7,883.33	(69.05)	44,438.45	55,183.31	10,744.86	94,600.00
5302 Water & Sewer	10,595.04	10,000.00	(595.04)	72,528.62	70,000.00	(2,528.62)	120,000.00
5303 Telephone	158.23	326.33	168.10	2,310.51	2,284.31	(26.20)	3,916.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
5305 Gas / Fuel	3,421.26	2,083.33	(1,337.93)	12,088.95	14,583.31	2,494.36	25,000.00
5306 Cable Service	10,157.14	9,942.25	(214.89)	69,598.72	69,595.75	(2.97)	119,307.00
Utilities Total	32,284.05	30,235.24	(2,048.81)	200,965.25	211,646.68	10,681.43	362,823.00
Contract Services							
5402 HVAC	0.00	490.00	490.00	2,250.00	3,430.00	1,180.00	5,880.00
5403 Elevator	1,194.96	1,202.33	7.37	8,256.21	8,416.31	160.10	14,428.00
5404 Trash Removal	1,716.82	2,231.83	515.01	16,757.51	15,622.81	(1,134.70)	26,782.00
5407 Generator	323.23	103.92	(219.31)	323.23	727.44	404.21	1,247.00
5408 Alarm Services	0.00	833.33	833.33	4,424.28	5,833.31	1,409.03	10,000.00
5409 Fire Extinguish.	0.00	62.50	62.50	0.00	437.50	437.50	750.00
5410 Pool / Spa	960.00	528.00	(432.00)	7,461.32	3,696.00	(3,765.32)	6,336.00
5411 Lawn / Landscape Maintenance.	1,046.50	200.00	(846.50)	2,246.50	1,400.00	(846.50)	2,400.00
5414 Pest Control	390.00	410.00	20.00	2,730.00	2,870.00	140.00	4,920.00
5415 Management Services	3,865.00	3,612.00	(253.00)	24,415.00	25,284.00	869.00	43,344.00
5417 Janitorial	7,972.14	8,030.50	58.36	55,918.38	56,213.50	295.12	96,366.00
5418 Uniforms	0.00	100.00	100.00	0.00	700.00	700.00	1,200.00
5419 Beach Chair Service	5,095.60	4,712.67	(382.93)	32,974.30	32,988.69	14.39	56,552.00
5420 Lobby & Floor Polishing	0.00	775.00	775.00	0.00	5,425.00	5,425.00	9,300.00
5421 Chemical Service Cooling Tower	315.00	315.00	0.00	2,520.00	2,205.00	(315.00)	3,780.00
5422 Administration Services	16,441.49	17,155.25	713.76	123,100.01	120,086.75	(3,013.26)	205,863.00
5423 Front Desk Services	21,997.83	19,614.83	(2,383.00)	140,529.72	137,303.81	(3,225.91)	235,378.00
5424 Maintenance Services	6,364.41	10,486.67	4,122.26	43,151.21	73,406.69	30,255.48	125,840.00
5425 Health Benefits	2,364.00	4,710.00	2,346.00	19,306.00	32,970.00	13,664.00	56,520.00
5426 Mats Service	96.30	111.67	15.37	674.10	781.69	107.59	1,340.00
Contract Services Total	70,143.28	75,685.50	5,542.22	487,037.77	529,798.50	42,760.73	908,226.00
Repair & Maintenance							
5501 General Repairs & Maintenance	6,976.65	2,500.00	(4,476.65)	44,518.46	17,500.00	(27,018.46)	30,000.00
5502 Electrical	0.00	291.67	291.67	265.00	2,041.69	1,776.69	3,500.00
5503 Elevator	0.00	833.33	833.33	0.00	5,833.31	5,833.31	10,000.00
5504 Plumbing	0.00	666.67	666.67	1,750.00	4,666.69	2,916.69	8,000.00
5505 HVAC	0.00	833.33	833.33	9,410.00	5,833.31	(3,576.69)	10,000.00
5508 Security Equipment	0.00	500.00	500.00	5,340.00	3,500.00	(1,840.00)	6,000.00
5509 Pool / Spa	0.00	500.00	500.00	7,501.59	3,500.00	(4,001.59)	6,000.00
5510 Trash Chute	469.00	155.17	(313.83)	1,390.00	1,086.19	(303.81)	1,862.00
5513 Irrigation / Sprinkler	0.00	83.33	83.33	0.00	583.31	583.31	1,000.00
5514 Landscape	0.00	250.00	250.00	881.89	1,750.00	868.11	3,000.00
5515 Repairs / Maintenance	0.00	208.33	208.33	1,988.33	1,458.31	(530.02)	2,500.00
5516 General Supplies	7.40	0.00	(7.40)	7.40	0.00	(7.40)	0.00
5519 Fire Alarm	219.27	625.00	405.73	7,451.31	4,375.00	(3,076.31)	7,500.00
5520 Locksmith & Gates	225.00	166.67	(58.33)	1,713.32	1,166.69	(546.63)	2,000.00
5521 Fire Pump/Pipes/Sprinkler	0.00	825.00	825.00	3,333.05	5,775.00	2,441.95	9,900.00
5522 Cooling Towers	0.00	833.33	833.33	800.00	5,833.31	5,033.31	10,000.00
5523 Laundry	1,980.57	416.67	(1,563.90)	6,120.39	2,916.69	(3,203.70)	5,000.00
5598 Contingency	0.00	1,666.67	1,666.67	2,057.70	11,666.69	9,608.99	20,000.00
Repair & Maintenance Total	9,877.89	11,355.17	1,477.28	94,528.44	79,486.19	(15,042.25)	136,262.00
Building Support							
5600 Building Improvements	0.00	2,500.00	2,500.00	0.00	17,500.00	17,500.00	30,000.00
5601 Building Supplies	1,239.56	1,416.67	177.11	14,589.23	9,916.69	(4,672.54)	17,000.00
Building Support Total	1,239.56	3,916.67	2,677.11	14,589.23	27,416.69	12,827.46	47,000.00
Reserves							
5901 Reserves Transfer	8,500.00	0.00	(8,500.00)	59,500.00	0.00	(59,500.00)	0.00
Reserves Total	8,500.00	0.00	(8,500.00)	59,500.00	0.00	(59,500.00)	0.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Expense	177,520.49	174,662.50	(2,857.99)	1,251,376.79	1,222,637.50	(28,739.29)	2,095,950.00
Net Income	505.72	0.00	505.72	(12,725.39)	0.00	(12,725.39)	0.00

9500 Oceans Condominium, Inc.
As of 07/31/2025

Prepaid Expense Schedule [GL1202]

<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>
5407	Generator	11	103.88	1,142.67	08/25 - 06/26
	Total			<u>\$ 1,142.67</u>	
	GL			<u>1,142.67</u>	
	Difference			<u>\$ -</u>	

Accrued Expense Schedule [GL2005]

<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>
5301	Electricity	1.0	7,802.00	\$ 7,802.00	07/25
5302	Water Sewer	2.0	11,278.22	22,556.43	06/25 - 07/25
5403	Elevator	1	1,194.96	1,194.96	07/25
5404	Trash Removal 2025	3	2,128.86	5,974.54	04/25, 06/25 - 07/25
5411	Lawn	2	200.00	400.00	06/25 - 07/25
5417	Janitorial	2	7,972.14	15,944.28	06/25 - 07/25
5424	Maintenance services	1	2,651.39	3,778.87	07/25
	Total			<u>\$ 57,651.08</u>	
	GL			<u>57,651.08</u>	
	Difference			<u>\$ -</u>	

9500 Oceans Condominium, Inc.

AGED OWNER BALANCE

As of: 07/31/2025

Account #	Lot	Name/Address	Current	Over 30	Over 60	Over 90	Total
1105	1105	Agnes Abitbol 9511 Collins Avenue, #1105	\$1,522.60	\$1,450.10	\$0.00	\$0.00	\$2,972.70
502	502	Gamaliel & Maria Arias 9511 Collins Avenue, #502	\$2,927.48	\$0.00	\$0.00	\$0.00	\$2,927.48
811	811	Steven & Dorit Botton 9511 Collins Avenue, #811	\$2,397.60	\$2,283.43	\$0.00	\$1,544.67	\$6,225.70
1209	1209	Yaakov & Jenine-Cohen Choueka 9511 Collins Avenue, #1209	\$249.93	\$0.00	\$0.00	\$0.00	\$249.93
701	701	A & J Surf Condo LLC 9511 Collins Avenue, #701	\$1,846.70	\$0.00	\$0.00	\$0.00	\$1,846.70
503	503	Eva E Deutsch 9511 Collins Avenue, #503	\$2,187.49	\$2,083.34	\$0.00	\$826.42	\$5,097.25
704	704	Albert & Rochelle Fisher 9511 Collins Avenue, #704	\$465.72	\$0.00	\$0.00	\$0.00	\$465.72
1206	1206	Maria Garcia & Ines Van Arcken 9511 Collins Avenue, #1206	\$24.40	\$0.00	\$0.00	\$0.00	\$24.40
1102	1102	Stuart & Llana Goldberg 9511 Collins Avenue, #1102	\$0.51	\$0.00	\$0.00	\$0.00	\$0.51
511	511	Michael & Dina Halpern 9511 Collins Avenue, #511	\$5,555.13	\$0.00	\$0.00	\$0.00	\$5,555.13
907	907	Joyce Hine 9511 Collins Avenue, #907	\$4,781.29	\$0.00	\$0.00	\$0.00	\$4,781.29
801	801	Marjorie Hirsch 9511 Collins Avenue, #801	\$407.86	\$0.00	\$0.00	\$0.00	\$407.86
910	910	Jennifer & Pei Yao Huang 9511 Collins Avenue, #910	\$2,315.61	\$2,083.34	\$0.00	\$0.00	\$4,398.95
402	402	Stuart & Yocheved Jacobs 9511 Collins Avenue, #402	\$1,522.60	\$1,450.10	\$0.00	\$44.59	\$3,017.29
1207	1207	Noam & Laurie Jaffa 9511 Collins Avenue, #1207	\$1,605.28	\$0.00	\$0.00	\$0.00	\$1,605.28
804	804	Basia & Isaac Jesin 9511 Collins Avenue, #804	\$4,493.77	\$0.00	\$0.00	\$0.00	\$4,493.77
1111	1111	9511 MC LLC 9511 Collins Avenue, #1111	\$114.17	\$0.00	\$0.00	\$0.00	\$114.17
403	403	Surfside 403 LLC 9511 Collins Avenue, #403	\$6,869.20	\$0.00	\$0.00	\$0.00	\$6,869.20
611	611	Anthony & Kathryn Loscalzo 9511 Collins Avenue, #611	\$0.16	\$0.00	\$0.00	\$0.00	\$0.16
1106	1106	Hilla Management LLC 9511 Collins Avenue, #1106	\$4,781.29	\$1,450.10	\$0.00	\$0.00	\$6,231.39
1505	1505	Phillip Jacobs & Marjorie Jacobs 9511 Collins Avenue, #1505	\$2,325.92	\$2,215.16	\$0.00	\$0.00	\$4,541.08
707	707	Ella Suionov TRS Paradise Irrevocable Trust Mazal Berdugo TRS 9511 Collins Avenue 707	(\$3,078.51)	\$0.00	\$0.00	\$0.00	(\$3,078.51)
1006	1006	Fred & Marian Meshekow 9511 Collins Avenue, #1006	\$317.24	\$0.00	\$0.00	\$0.00	\$317.24
310	310	Sidney & Babbitt Mindy Elmann 9511 Collins Avenue, #310	\$6,428.26	\$0.00	\$0.00	\$0.00	\$6,428.26
1205	1205	Uwe Mueller 9511 Collins Avenue, #1205	\$1,547.50	\$0.00	\$0.00	\$0.00	\$1,547.50
1204	1204	Joel & Veronica Pinsky 9511 Collins Avenue, 1204	\$1,282.28	\$0.00	\$0.00	\$0.00	\$1,282.28

Account #	Lot	Name/Address	Current	Over 30	Over 60	Over 90	Total
1108	1108	Faye Ran 9511 Collins Avenue, #1108	\$1,522.60	\$0.00	\$0.00	\$0.01	\$1,522.61
601	601	Ariella & Yaffa Raviv 9511 Collins Avenue, #601	\$0.10	\$0.00	\$0.00	\$0.00	\$0.10
610	610	OLIVIA KIRSCHNER LE 9511 Collins Avenue, #610	\$7,571.43	\$1,362.02	\$0.00	\$0.00	\$8,933.45
408	408	Aurelio Riancho 9511 Collins Avenue 408	\$1,522.60	\$1,450.10	\$0.00	\$0.00	\$2,972.70
309	309	Jack & Linda Sadacka 9511 Collins Avenue, #309	\$6,869.20	\$2,083.34	\$0.00	\$7,665.98	\$16,618.52
1405	1405	Clement & Hana Salama 9511 Collins Avenue, #1405	\$1,522.60	\$0.00	\$0.00	\$0.00	\$1,522.60
1210	1210	Scott Sall & Samantha Freeman 9511 Collins Avenue, #1210	\$2,187.49	\$2,083.34	\$0.00	\$0.00	\$4,270.83
501	501	Guillermo & Maria San Martin 9511 Collins Avenue, #501	\$24.50	\$0.00	\$0.00	\$0.00	\$24.50
702	702	Morris & Victoria Savoy 9511 Collins Avenue, #702	\$488.00	\$0.00	\$0.00	\$0.00	\$488.00
908	908	Michael & Leanne Schanzer 9511 Collins Avenue, #908	\$1,522.60	\$0.00	\$0.00	\$0.00	\$1,522.60
901	901	Eitan & Orna Shoshan 9511 Collins Avenue, #901	\$1,252.59	\$0.00	\$0.00	\$0.00	\$1,252.59
703	703	Charles & Hindy Silberberg 9511 Collins Avenue, #703	\$781.41	\$0.00	\$0.00	\$0.00	\$781.41
510	510	Gloria Slawin 9511 Collins Avenue, #510	\$0.03	\$0.00	\$0.00	\$0.00	\$0.03
1403	1403	Kevin Slawin 9511 Collins Avenue, #1403	\$2,187.49	\$0.00	\$0.00	\$0.00	\$2,187.49
304	304	Joseph & Miriam Steinberg 9511 Collins Avenue, #304	\$2,185.12	\$0.00	\$0.00	\$0.00	\$2,185.12
Lobby Unit	Lobby Unit	Lobby Unit 9511 Collins Ave	\$0.00	\$0.00	\$0.00	\$1,755.66	\$1,755.66
1507	1507	Leon & Miriam Weinschneider 9511 Collins Avenue, #1507	\$1,729.13	\$1,317.45	\$1,317.45	\$2,983.59	\$7,347.62
507	507	Alex & Michael Weiss 9511 Collins Avenue, #507	\$1,522.60	\$0.00	\$0.00	\$0.00	\$1,522.60
405	405	Margareta Wolf 9511 Collins Avenue, #405	\$1,522.60	\$1,450.10	\$0.00	\$2,901.62	\$5,874.32
1107	1107	Gabriel Berenfus & Zoraida Del Pilar 9511 Collins Avenue, #1107	\$707.17	\$0.00	\$0.00	\$0.00	\$707.17
Community Total			\$88,010.74	\$22,761.92	\$1,317.45	\$17,722.54	\$129,812.65

Report Summary

Code	Account#	Current	Over 30	Over 60	Over 90	Total
A1 - Qrtly Maintenance	1100	\$28,491.01	\$0.00	\$0.00	\$4,458.77	\$32,949.78
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	\$2,308.82	\$1,923.50	\$1,254.71	\$2,395.94	\$7,882.97
S#3 - SA#3 [3/2024-2/2025]	1113	\$0.00	\$0.00	\$0.00	\$4,901.44	\$4,901.44
SA25 - SA25 [6/2025-1/2026]	1115	\$51,704.99	\$20,742.24	\$0.00	\$0.00	\$72,447.23
01 - Late Fee	1153	\$5,430.92	\$96.18	\$62.74	\$1,259.11	\$6,848.95
02 - NSF Fee	1153	\$75.00	\$0.00	\$0.00	\$50.00	\$125.00
MISC 1 - Misc Owner Charge	1198	\$0.00	\$0.00	\$0.00	\$2,901.62	\$2,901.62
Grand Total:		\$88,010.74	\$22,761.92	\$1,317.45	\$17,722.54	\$129,812.65

Account#	Account Description	Delinquency Amount
1100	AR: Maintenance Fees	\$34,705.44
1110	AR: SA21 (12/2025)	\$7,882.97
1113	AR: SA#3 [3/2024-2/2025]	\$4,901.44
1115	AR: SA25 [6/2025-1/2026]	\$72,447.23
1153	AR: Late Fee / Interest	\$6,973.95
1198	AR: Miscellaneous Income	\$2,901.62
Total:		\$129,812.65

Total Number of Homes: 46

AP Open Items

9500 Oceans Condominium, Inc.

As of: 07/31/2025

Run Date: 08/14/2025

Run Time: 12:35 PM

Vendor		Item #	Invoice	Date	Reference	Amount
FIRSTS	FIRSTSERVICE RE...	2478692	11076481	7/30/2025	Medical Insurance	\$2,364.00
AGI	AGI INC.	2480753	131275	7/30/2025	Cooling Tower water tr...	\$315.00
BEST D	BEST ROLLING DO...	2482051	9567	7/30/2025	Repair roll up gate door	\$585.00
SILPAI	Silver Paint &...	2482153	414503/1	7/30/2025	Building supplies	\$75.72
GOLCOA	GOLD COAST TECH...	2482512	INV124867	7/30/2025	Printing - 06/28/25-07...	\$54.83
GOLCOA	GOLD COAST TECH...	2482513	INV123800	7/30/2025	Printing - 05/28/25-06...	\$49.29
BEST D	BEST ROLLING DO...	2483024	9574	7/30/2025	Repair door grill	\$225.00
EXCELLENCE	EXCELLENCE LOCK...	2484694	INV-006904	7/31/2025	Installation of two do...	\$636.65
						\$4,305.49

9500 Oceans Condominium, Inc.

PREPAID OWNERS

As of: 07/31/2025

Owner	Address	Account #	Lot #		Prepaid Balance
Lillian & Fredy Iny	9511 Collins Avenue, #301	301	301	PP - General	\$3,921.19
				Total	\$3,921.19
Melvin & Marilyn Carroll	9511 Collins Avenue, #302	302	302	PP - General	\$5,475.00
				PP - A1 - Qrtly Maintenance	\$3,103.51
				Total	\$8,578.51
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	\$450.82
				Total	\$450.82
Marilyn Carroll	9511 Collins Avenue, #401	401	401	PP - General	\$8,578.51
				Total	\$8,578.51
Rotem Rachel Abakasis Vagon	9511 Collins Avenue, #407	407	407	PP - General	\$155.08
				Total	\$155.08
Lidia & Giuseppe Pasquale	9511 Collins Avenue, #411	411	411	PP - SA25 - SA25	\$15,713.01
				[6/2025-1/2026]	\$3,441.48
				PP - General	\$19,154.49
				Total	
Jerry& Barbara Kil	9511 Collins Avenue, #504	504	504	PP - General	\$2,083.34
				PP - SA25 - SA25	\$99.94
				[6/2025-1/2026]	\$2,183.28
				Total	
Andrea Tilis	9511 Collins Avenue, #508	508	508	PP - SA25 - SA25	\$1,450.10
				[6/2025-1/2026]	\$1,923.56
				PP - General	\$3,373.66
				Total	
Louis & Vivian Godesteanu	9511 Collins Avenue, #509	509	509	PP - SA25 - SA25	\$12,713.99
				[6/2025-1/2026]	\$12,713.99
				Total	
MARILYN CARROLL REVOCABLE TRUST	9511 Collins Avenue, #605	605	605	PP - A1 - Qrtly Maintenance	\$3,103.51
				PP - General	\$5,475.00
				Total	\$8,578.51
Pablo & Marta Chemerinski	9511 Collins Avenue, #606	606	606	PP - SA25 - SA25	\$2,900.20
				[6/2025-1/2026]	\$1,653.41
				PP - General	\$4,553.61
				Total	
Anne Abromovitch & Jerome Schrier	9511 Collins Avenue 608	608	608	PP - General	\$277.87
				Total	\$277.87
Moshe & Miriam Nachum	9511 Collins Avenue, #609	609	609	PP - General	\$172.45
				Total	\$172.45
A & J Surf Condo LLC	9511 Collins Avenue, #701	701	701	PP - General	\$3,103.50
				Total	\$3,103.50
Zoltan Lebovitch	9511 Collins Avenue, #705	705	705	PP - General	\$8,259.67
				Total	\$8,259.67
Jerry Rodriguez & Caridad Lara	9511 Collins Avenue, #706	706	706	PP - General	\$8,528.51
				Total	\$8,528.51
Ella Suionov TRS Paradise Irrevocable Trust Mazal Berdugo TRS	9511 Collins Avenue 707	707	707	PP - A1 - Qrtly Maintenance	(\$3,103.51)
				Total	(\$3,103.51)
Lillian & Fredy Iny	9511 Collins Avenue, #708	708	708	PP - General	\$4,374.80
				Total	\$4,374.80
Rolando & Marsha Maya	9511 Collins Avenue, #709	709	709	PP - SA25 - SA25	\$12,252.76
				[6/2025-1/2026]	\$12,252.76
				Total	
Daniel Gielchinsky	9511 Collins Avenue, #711	711	711	PP - General	\$2,283.43
				Total	\$2,283.43

Owner	Address	Account #	Lot #		Prepaid Balance
Marjorie Hirsch	9511 Collins Avenue, #801	801	801	PP - SA25 - SA25 [6/2025-1/2026] Total	\$8,528.51 \$8,528.51
Timur & Bella Hanan	9511 Collins Avenue, #802	802	802	PP - General Total	\$1,450.10 \$1,450.10
The Cohen Family	9511 Collins Avenue, #803	803	803	PP - General Total	\$1,774.33 \$1,774.33
Carlos & Margarita Celaya	9511 Collins Avenue, #805	805	805	PP - General Total	\$1,450.10 \$1,450.10
Martin & Jeri Goodman	9511 Collins Avenue, #806	806	806	PP - General Total	\$2,900.20 \$2,900.20
Michel Levesque & Danielle Arsenault	9511 Collins Avenue, #808	808	808	PP - A1 - Qrtly Maintenance PP - General Total	\$3,103.51 \$5,425.00 \$8,528.51
Morris & Judie Weinbach	9511 Collins Avenue, #809	809	809	PP - General Total	\$12,921.55 \$12,921.55
Rosa del Carmen Reimon	9511 Collins Avenue, #810	810	810	PP - General PP - SA25 - SA25 [6/2025-1/2026] Total	\$721.29 \$2,083.34 \$2,804.63
Balvaneda Sobozinsky & Marta Escobar	9511 Collins Avenue, #902	902	902	PP - SA25 - SA25 [6/2025-1/2026] Total	\$8,528.51 \$8,528.51
Matilda & Marvin Anhalt	9511 Collins Avenue, #904	904	904	PP - General Total	\$2,083.34 \$2,083.34
Matilda & Marvin Anhalt	9511 Collins Avenue, #905	905	905	PP - General Total	\$1,450.10 \$1,450.10
Marilyn Carroll	9511 Collins Avenue, #906	906	906	PP - A1 - Qrtly Maintenance PP - General Total	\$3,103.51 \$5,475.00 \$8,578.51
Michael & Leanne Schanzer	9511 Collins Avenue, #908	908	908	PP - A1 - Qrtly Maintenance Total	\$1,450.10 \$1,450.10
Diana Bercun & Andres Kaufman	9511 Collins Avenue, #909	909	909	PP - General Total	\$0.12 \$0.12
Hector & Isabel Lovio	9511 Collins Avenue, #911	911	911	PP - SA25 - SA25 [6/2025-1/2026] Total	\$13,429.58 \$13,429.58
Massimo & Julia Magnani	9511 Collins Avenue, #1001	1001	1001	PP - General Total	\$7,982.81 \$7,982.81
The Elvira R. Vergelli Revocable Trust	9511 Collins Avenue, #1002	1002	1002	PP - General Total	\$1,450.10 \$1,450.10
Rolando & Maria Acevedo	9511 Collins Avenue, #1003	1003	1003	PP - General Total	\$12,479.07 \$12,479.07
Stephanie E.R. Jesin	9511 Collins Avenue, #1004	1004	1004	PP - General Total	\$12,252.76 \$12,252.76
Jed & Jessica Abraham	9511 Collins Avenue, #1005	1005	1005	PP - General Total	\$950.52 \$950.52
Richard I & June A Rudy	9511 Collins Avenue, #1007	1007	1007	PP - General Total	\$5,425.57 \$5,425.57
Raquel Loll	9511 Collins Avenue, #1008	1008	1008	PP - General Total	\$1,607.84 \$1,607.84
Milton & Esther Weinstock	9511 Collins Avenue, #1011	1011	1011	PP - General Total	\$2,012.40 \$2,012.40
Mehran & Mojdeh Bassali	9511 Collins Avenue, #1101	1101	1101	PP - A1 - Qrtly Maintenance PP - General Total	\$3,103.51 \$5,425.00 \$8,528.51
Jennifer Lieberman	9511 Collins Avenue, #1104	1104	1104	PP - General Total	\$222.68 \$222.68
Faye Ran	9511 Collins Avenue, #1108	1108	1108	PP - A1 - Qrtly Maintenance	\$2,900.20

Owner	Address	Account #	Lot #		Prepaid Balance
				Total	\$2,900.20
Neal Rosenbloom	9511 Collins Avenue, #1109	1109	1109	PP - General	\$12,252.78
				Total	\$12,252.78
Silvia Andrea Lopez Tartonne	9511 Collins Avenue, #1110	1110	1110	PP - S1 - SA21 (12/2025)	\$4,501.88
				PP - General	\$3,059.47
				Total	\$7,561.35
Judith & Sam Gelernter	9511 Collins Avenue, #1201	1201	1201	PP - SA25 - SA25	\$9,978.61
				[6/2025-1/2026]	\$854.00
				PP - General	\$10,832.61
				Total	
Uwe Mueller	9511 Collins Avenue, #1203	1203	1203	PP - SA25 - SA25	\$12,252.76
				[6/2025-1/2026]	\$4,458.77
				PP - A1 - Qrtly Maintenance	\$16,711.53
				Total	
Uwe Mueller	9511 Collins Avenue, #1205	1205	1205	PP - A1 - Qrtly Maintenance	\$3,103.51
				PP - SA25 - SA25	(\$1,450.10)
				[6/2025-1/2026]	\$1,653.41
				Total	
Noam & Laurie Jaffa	9511 Collins Avenue, #1207	1207	1207	PP - SA25 - SA25	\$9,978.60
				[6/2025-1/2026]	\$9,978.60
				Total	
Michael Meade & Oscar Freixas de la Fuente	9511 Collins Avenue, #1208	1208	1208	PP - General	\$5,751.38
				Total	\$5,751.38
Brendan & Veronica Straw	9511 Collins Avenue, #1402	1402	1402	PP - General	\$891.77
				Total	\$891.77
Michael & Cecilia Boutilier	9511 Collins Avenue, #1404	1404	1404	PP - A1 - Qrtly Maintenance	\$4,458.77
				PP - General	\$7,171.05
				Total	\$11,629.82
Allen Packer	9511 Collins Avenue, #1407	1407	1407	PP - SA25 - SA25	\$9,744.74
				[6/2025-1/2026]	\$9,744.74
				Total	
Allen Packer	9511 Collins Avenue, #1408	1408	1408	PP - SA25 - SA25	\$9,744.74
				[6/2025-1/2026]	\$9,744.74
				Total	
Allen Packer	9511 Collins Avenue, #1409	1409	1409	PP - SA25 - SA25	\$13,468.99
				[6/2025-1/2026]	\$13,468.99
				Total	
Antonio & Veronica Cespedes	9511 Collins Avenue, #1410	1410	1410	PP - General	\$0.09
				Total	\$0.09
Jack & Esther Strick	9511 Collins Avenue, #1411	1411	1411	PP - General	\$2,876.16
				Total	\$2,876.16
Sharon & Mark Manewitz	9511 Collins Avenue, #1501	1501	1501	PP - General	\$4,885.16
				Total	\$4,885.16
Adrian & Sandra Lechter	9511 Collins Avenue, #1503	1503	1503	PP - SA25 - SA25	\$0.54
				[6/2025-1/2026]	\$13,206.35
				PP - General	\$13,206.89
				Total	
Hilario Martinez	9511 Collins Avenue, #1504	1504	1504	PP - General	\$490.42
				Total	\$490.42
Allen Packer Trustee	9511 Collins Avenue, #1506	1506	1506	PP - SA25 - SA25	\$22,468.14
				[6/2025-1/2026]	\$22,468.14
				Total	
Lillian & Norman Glowinsky	9511 Collins Avenue, #1508	1508	1508	PP - SA25 - SA25	\$6,714.84
				[6/2025-1/2026]	\$6,714.84
				Total	
				PP - General	\$198,636.36
				PP - A1 - Qrtly Maintenance	\$28,785.39
				PP - S1 - SA21 (12/2025)	\$4,501.88
				PP - SA25 - SA25	\$170,601.80

Owner	Address	Account #	Lot #	Prepaid Balance
			[6/2025-1/2026]	
			Total	\$402,525.43

9500 Oceans Condominium, Inc.

BANK RECONCILIATION

Statement Date: 7/31/2025

Run Date: 08/14/2025
Run Time: 12:39 PM

Reconciliation Summary: TFC - Truist			GL Account: 1001 - Truist Oper [1955]	
Bank Statement Balance	\$619,898.22	Account Balance	\$619,524.78	
GL Account Balance	\$619,524.78	+ Uncleared Payments	\$373.44	
Difference	\$373.44	- Uncleared Deposits	\$0.00	
		Reconciling Balance	\$619,898.22	
		- Statement Balance	\$619,898.22	
		Difference	\$0.00	

Check #	Date	Source / Batch	Reference	Status	Deposits	Payments
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					\$0.00	\$373.44



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

Your account statement

For 07/31/2025

Contact us



Truist.com



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

■ ASSOC SVCS INTEREST CHECKING 1100013321955

Account summary

Your previous balance as of 06/30/2025	\$439,481.96
Checks	- 0.00
Other withdrawals, debits and service charges	- 229,594.02
Deposits, credits and interest	+ 410,010.28
Your new balance as of 07/31/2025	= \$619,898.22

Interest summary

Interest paid this statement period	\$5.70
2025 interest paid year-to-date	\$31.33
Interest rate	0.01%
Annual percentage yield (APY) earned	0.01%

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
07/01	ACH CORP DEBIT IPFSPMTFLS IPFS877-674-3076 9500 OCEANS CONDOMINIUCUSTOMER ID 244197	3,035.67
07/02	DEBIT CARD PURCHASE Amazon.com*N39VL08 07-01 Amzn.com/bill WA 7245	16.04
07/03	DEBIT CARD PURCHASE AMAZON MKTPL*N35GQ 07-02 Amzn.com/bill WA 7245	10.69
07/03	DEBIT CARD PURCHASE AMAZON MKTPL*N3869 07-02 Amzn.com/bill WA 7245	10.69
07/03	ACH CORP DEBIT GRANDTELEC GRAND TELECOM, L 9500 OCEANSCUSTOMER ID M121108328668	158.23
07/07	DEBIT CARD PURCHASE AMAZON MKTPL*N32I6 07-02 Amzn.com/bill WA 7245	18.45
07/07	CM ON-LINE ACCT TRANSFER TRANSFER TO CHECKING 1100040444082 07-07-25	8,500.00
07/08	ASSOC PAY ACH RETURN FEE AUTOPAY ADJUSTMENT 707 707	3,115.51
07/09	DEBIT CARD PURCHASE-PIN 07-08-25 HALLANDALE BE FL 7245 SAV-QUICK PRINTING INC	76.24
07/09	ELEC PYMT FPL DIRECT DEBIT PPDA 9500 OCEANS CONDOMINIU	7,314.38
07/10	DEBIT CARD PURCHASE WASH LAUNDRY COIN 07-09 800-4216897 CA 7245	1,980.57
07/10	ACH CORP DEBIT BATCH FUND Paymerang, LLC 9500 Oceans CondominiuCUSTOMER ID 9878	9,710.47
07/11	DEBIT CARD PURCHASE POPS NURSERY - HOL 07-10 954-432-7302 FL 7245	846.50
07/11	DEBIT CARD PURCHASE-PIN 07-10-25 HALLANDALE BE FL 7245 SAV-QUICK PRINTING INC	189.39
07/11	TRUIST ONLINE TRANSFER MOBILE TO ****2022 -	2,900.20
07/14	DEBIT CARD PURCHASE AMAZON MKTPL*NL6SF 07-11 Amzn.com/bill WA 7245	7.84
07/14	DEBIT CARD PURCHASE Amazon.com*NR7OB2O 07-11 Amzn.com/bill WA 7245	41.01
07/14	DEBIT CARD PURCHASE AMAZON MKTPL*NR67V 07-12 Amzn.com/bill WA 7245	46.20
07/14	DEBIT CARD PURCHASE AMAZON MKTPL*548UA 07-12 Amzn.com/bill WA 7245	22.62
07/14	DEBIT CARD PURCHASE AMAZON MKTPL*NR7K4 07-13 Amzn.com/bill WA 7245	17.27
07/15	DEBIT CARD PURCHASE Amazon.com*V017K20 07-14 Amzn.com/bill WA 7245	71.14
07/15	DEBIT CARD PURCHASE SQ *FIRESCAN ALARM 07-14 877-417-4551 FL 7245	219.27
07/15	RETURN DEPOSIT ITEM 99000645	5,800.18
07/16	DEBIT CARD PURCHASE AMAZON MKTPL*LQ92F 07-14 Amzn.com/bill WA 7245	255.94
07/18	DEBIT CARD PURCHASE Amazon.com*DS2RP7C 07-16 Amzn.com/bill WA 7245	7.40
07/21	INTERNET PAYMENT ELECTRIC NEXTERA FL 9391917	827.31
07/21	UTILITYBIL TECO/PEOPLE GAS 8547 9500 OCEANS COND	679.00
07/21	INTERNET PAYMENT ELECTRIC NEXTERA FL 9807019	1,914.95
07/21	ACH CORP DEBIT BATCH FUND Paymerang, LLC 9500 Oceans CondominiuCUSTOMER ID 9878	38,362.45

continued

■ ASSOC SVCS INTEREST CHECKING 1100013321955 (continued)

DATE	DESCRIPTION	AMOUNT(\$)
07/24	DEBIT CARD PURCHASE AMAZON MKTPL*769N5 07-24 Amzn.com/bill WA 7245	547.59
07/24	DEBIT CARD PURCHASE AMAZON MKTPL*DK5BW 07-23 Amzn.com/bill WA 7245	384.32
07/24	DEBIT CARD PURCHASE-PIN 07-23-25 SURFSIDE FL 7245 PUBLIX SUPER MAR 9400 HAR	4.27
07/24	DEBIT CARD PURCHASE Amazon.com*UK80D98 07-24 Amzn.com/bill WA 7245	53.49
07/25	ACH CORP DEBIT BATCH FUND Paymerang, LLC 9500 Oceans CondominiuCUSTOMER ID 9878	88,800.69
07/28	DEBIT CARD PURCHASE AMAZON MKTPL*F61IY 07-25 Amzn.com/bill WA 7245	51.27
07/28	DEBIT CARD PURCHASE AMAZON MKTPL*FK93F 07-27 Amzn.com/bill WA 7245	21.92
07/28	DEBIT CARD RECURRING PYMT PADDLE.NET* CHATBO 07-27 New York NY 7245	19.99
07/28	ACH CORP DEBIT INSURANCE FIRST INSURANCE 9500 Oceans CondominiuCUSTOMER ID 900-102565520	39,926.94
07/29	DEBIT CARD PURCHASE AMAZON MKTPL*9E6F8 07-28 Amzn.com/bill WA 7245	11.76
07/29	DEBIT CARD PURCHASE AMAZON MKTPL*QC7E3 07-29 Amzn.com/bill WA 7245	63.96
07/30	INTERNET PAYMENT EFTPAYMENT BREEZELINE FL 335400040006216	10,157.14
07/31	DEBIT CARD PURCHASE 1-800-FLOWERS.COM, 07-31 800-468-1141 NY 7245	128.38
07/31	DEBIT CARD PURCHASE AMAZON MKTPL*A26QE 07-30 Amzn.com/bill WA 7245	47.68
07/31	DEBIT CARD PURCHASE AMAZON MKTPL*AX75P 07-31 Amzn.com/bill WA 7245	22.93
07/31	DEBIT CARD PURCHASE HOMEGOODS #0202 07-30 HOLLYWOOD FL 7245	160.41
07/31	ACH CORP DEBIT IPFSPMTFLS IPFS877-674-3076 9500 OCEANS CONDOMINIUCUSTOMER ID 244197	3,035.67
Total other withdrawals, debits and service charges		= \$229,594.02

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
07/01	CONSOL ELEC BILL PAY DEPOSIT 2	7,562.28
07/01	CONSOL ELEC DEPOSIT 2	7,562.28
07/02	CONSOL ELEC DEPOSIT 1	4,458.70
07/02	CONSOLIDATED COUPON PAYMENT 1	4,458.77
07/02	CONSOL ELEC BILL PAY DEPOSIT 6	18,322.91
07/03	CONSOL ELEC BILL PAY DEPOSIT 2	7,990.53
07/03	CONSOLIDATED COUPON PAYMENT 3	11,094.04
07/03	CONSOL ELEC DEPOSIT 21	84,505.09
07/07	DEBIT CARD RETURN Amazon.com 07-05 Amzn.com/bill WA 7245	16.04
07/07	CONSOLIDATED COUPON PAYMENT 1	3,103.51
07/08	CONSOL ELEC DEPOSIT 1	4,458.77
07/08	CONSOLIDATED COUPON PAYMENT 1	4,740.90
07/08	REMOTE DEPOSIT	5,000.00
07/08	REMOTE DEPOSIT	16,872.81
07/08	REMOTE DEPOSIT	18,399.36
07/08	REMOTE DEPOSIT	18,621.06
07/08	CONSOL ELEC BILL PAY DEPOSIT 4	31,921.03
07/09	CONSOL ELEC DEPOSIT 1	1,629.01
07/09	CONSOLIDATED COUPON PAYMENT 1	4,458.77
07/09	CONSOL ELEC DEPOSIT 1	4,740.90
07/09	REMOTE DEPOSIT	19,773.01
07/09	REMOTE DEPOSIT	21,412.32
07/10	CONSOL ELEC BILL PAY DEPOSIT 1	4,458.77
07/10	REMOTE DEPOSIT	12,021.05
07/11	CONSOL ELEC DEPOSIT 2	7,562.28
07/11	REMOTE DEPOSIT	7,733.57
07/11	CONSOLIDATED COUPON PAYMENT 2	9,345.79
07/14	DEBIT CARD RETURN AMAZON MKTPLPLACE PM 07-13 Amzn.com/bill WA 7245	10.69
07/14	CONSOL ELEC BILL PAY DEPOSIT 1	3,103.51
07/14	CONSOLIDATED COUPON PAYMENT 1	4,458.77
07/14	CONSOL ELEC DEPOSIT 1	7,455.97
07/15	CONSOL ELEC DEPOSIT 1	4,458.77
07/16	REMOTE DEPOSIT	1,200.00
07/16	REMOTE DEPOSIT	4,458.77
07/16	CONSOL ELEC BILL PAY DEPOSIT 2	5,661.32
07/16	CONSOLIDATED COUPON PAYMENT 2	6,207.02
07/17	DEBIT CARD RETURN AMAZON MKTPLPLACE PM 07-15 Amzn.com/bill WA 7245	29.09
07/18	CONSOLIDATED COUPON PAYMENT 1	4,459.00
07/21	REMOTE DEPOSIT	328.43
07/22	DEBIT CARD RETURN AMAZON MKTPLPLACE PM 07-21 Amzn.com/bill WA 7245	91.43

continued



■ ASSOC SVCS INTEREST CHECKING 1100013321955 (continued)

DATE	DESCRIPTION	AMOUNT(\$)
07/22	DEBIT CARD RETURN AMAZON MKTPLACE PM 07-21 Amzn.com/bill WA 7245	91.43
07/22	DEBIT CARD RETURN AMAZON MKTPLACE PM 07-21 Amzn.com/bill WA 7245	91.43
07/22	DEBIT CARD RETURN AMAZON MKTPLACE PM 07-21 Amzn.com/bill WA 7245	91.43
07/22	CONSOLIDATED COUPON PAYMENT 2	5,908.87
07/24	REMOTE DEPOSIT	6,956.06
07/24	REMOTE DEPOSIT	8,903.68
07/28	DEBIT CARD RETURN AMAZON MKTPLACE PM 07-27 Amzn.com/bill WA 7245	10.69
07/28	DEBIT CARD RETURN Amazon.com 07-27 Amzn.com/bill WA 7245	71.14
07/28	CONSOLIDATED COUPON PAYMENT 1	1,450.10
07/30	CONSOL ELEC BILL PAY DEPOSIT 1	2,283.43
07/31	INTEREST PAYMENT	5.70
Total deposits, credits and interest		= \$410,010.28



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](https://www.truist.com).

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

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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

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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)			
1. List the new balance of your account from your latest statement here:		Date/Check #	Amount	Date/Check #	Amount
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:					
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.					
		Outstanding Deposits and Other Credits (Section B)			
		Date/Type	Amount	Date/Type	Amount

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9500 Oceans Condominium, Inc.Run Date: 08/14/2025
Run Time: 12:40 PM**BANK RECONCILIATION**

Statement Date: 7/31/2025

Reconciliation Summary: TFC - Truist		GL Account: 1002 - Truist SD [1439]	
Bank Statement Balance	\$42,913.77	Account Balance	\$42,913.77
GL Account Balance	\$42,913.77	+ Uncleared Payments	\$0.00
Difference	\$0.00	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$42,913.77
		- Statement Balance	\$42,913.77
		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 07/31/2025

Contact us



Truist.com



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

■ ASSOC SVCS INTEREST CHECKING 0000241931439

Account summary

Your previous balance as of 06/30/2025	\$42,913.41
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 0.36
Your new balance as of 07/31/2025	= \$42,913.77

Interest summary

Interest paid this statement period	\$0.36
2025 interest paid year-to-date	\$2.59
Interest rate	0.01%
Annual percentage yield (APY) earned	0.01%

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
07/31	INTEREST PAYMENT	0.36
Total deposits, credits and interest		= \$0.36



Questions, comments or errors?

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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

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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

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Change of address

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How to Reconcile Your Account		Outstanding Checks and Other Debits (Section A)			
1. List the new balance of your account from your latest statement here:		Date/Check #	Amount	Date/Check #	Amount
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:					
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.					
		Outstanding Deposits and Other Credits (Section B)			
		Date/Type	Amount	Date/Type	Amount

For more information, please contact your local Truist branch, visit [Truist.com](https://www.truist.com) or contact us at 1-844-4TRUIST (1-844-487-8478). MEMBER FDIC

9500 Oceans Condominium, Inc.Run Date: 08/14/2025
Run Time: 12:43 PM**BANK RECONCILIATION**

Statement Date: 7/31/2025

Reconciliation Summary: TFC - Truist		GL Account: 1003 - Truist SPA 2020 [2022]	
Bank Statement Balance	\$458,745.54	Account Balance	\$464,745.54
GL Account Balance	\$464,745.54	+ Uncleared Payments	\$0.00
Difference	(\$6,000.00)	- Uncleared Deposits	\$6,000.00
		Reconciling Balance	\$458,745.54
		- Statement Balance	\$458,745.54
		Difference	\$0.00

Check #	Date	Source / Batch	Reference	Status	Deposits	Payments
	7/11/2025	AR 2501123	Cash Receipts - Manual	Uncleared	6,000.00	0.00
Totals					\$6,000.00	\$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 07/31/2025

Contact us



Truist.com



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

■ ASSOC SVCS INTEREST CHECKING 1100009042022

Account summary

Your previous balance as of 06/30/2025	\$553,645.36
Checks	- 0.00
Other withdrawals, debits and service charges	- 266,085.76
Deposits, credits and interest	+ 171,185.94
Your new balance as of 07/31/2025	= \$458,745.54

Interest summary

Interest paid this statement period	\$4.76
2025 interest paid year-to-date	\$22.45
Interest rate	0.01%
Annual percentage yield (APY) earned	0.01%

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
07/01	RETURN DEPOSIT ITEM 99000501	11,428.71
07/10	ACH CORP DEBIT BATCH FUND Paymerang, LLC 9500 Oceans Condominiu CUSTOMER ID 9878	1,382.00
07/15	ACH CORP DEBIT COMM LOANS TRUIST 9700772484/0000000002CUSTOMER ID 1020000367413	93,400.05
07/21	ACH CORP DEBIT BATCH FUND Paymerang, LLC 9500 Oceans Condominiu CUSTOMER ID 9878	31,975.00
07/28	ACH CORP DEBIT BATCH FUND Paymerang, LLC 9500 Oceans Condominiu CUSTOMER ID 9878	127,900.00
Total other withdrawals, debits and service charges		= \$266,085.76

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
07/02	CONSOL ELEC BILL PAY DEPOSIT 2	3,533.44
07/03	CONSOL ELEC DEPOSIT 1	2,083.34
07/03	CONSOLIDATED COUPON PAYMENT 3	4,350.30
07/03	CONSOL ELEC DEPOSIT 5	8,648.80
07/07	CONSOLIDATED COUPON PAYMENT 2	3,533.44
07/07	CONSOL ELEC DEPOSIT 3	6,650.20
07/08	CONSOL ELEC DEPOSIT 1	1,450.10
07/08	CONSOLIDATED COUPON PAYMENT 3	4,350.20
07/08	REMOTE DEPOSIT	4,566.86
07/08	CONSOL ELEC DEPOSIT 3	6,248.60
07/08	REMOTE DEPOSIT	7,528.11
07/09	CONSOLIDATED COUPON PAYMENT 1	2,083.34
07/09	CONSOL ELEC DEPOSIT 1	2,283.43
07/09	REMOTE DEPOSIT	5,064.10
07/09	REMOTE DEPOSIT	8,517.64
07/09	REMOTE DEPOSIT	12,085.97
07/11	CONSOLIDATED COUPON PAYMENT 1	631.82
07/11	TRUIST ONLINE TRANSFER MOBILE FROM ****1955 -	2,900.20
07/11	REMOTE DEPOSIT	4,101.46
07/11	REMOTE DEPOSIT	5,000.00

continued

■ ASSOC SVCS INTEREST CHECKING 1100009042022 (continued)

DATE	DESCRIPTION	AMOUNT(\$)
07/11	REMOTE DEPOSIT	5,248.00
07/11	REMOTE DEPOSIT	6,000.00
07/11	REMOTE DEPOSIT	6,150.00
07/14	CONSOL ELEC BILL PAY DEPOSIT 1	1,450.00
07/15	CONSOLIDATED COUPON PAYMENT 2	938.82
07/15	CONSOL ELEC DEPOSIT 3	7,650.12
07/16	CONSOL ELEC BILL PAY DEPOSIT 2	2,400.33
07/16	REMOTE DEPOSIT	6,004.43
07/17	REMOTE DEPOSIT	3,613.46
07/18	CONSOLIDATED COUPON PAYMENT 1	2,083.00
07/21	CREDIT PAYLEASE.COM Sharma & Associates, I CUSTOMER ID 434820331	772.91
07/21	REMOTE DEPOSIT	1,450.10
07/22	CONSOLIDATED COUPON PAYMENT 2	2,900.20
07/23	CONSOLIDATED COUPON PAYMENT 1	440.94
07/25	CONSOL ELEC DEPOSIT 1	1,450.10
07/25	CONSOLIDATED COUPON PAYMENT 2	2,900.20
07/28	REMOTE DEPOSIT	16,233.48
07/30	CONSOL ELEC BILL PAY DEPOSIT 2	2,900.20
07/31	CONSOL ELEC BILL PAY DEPOSIT 1	1,450.10
07/31	CONSOL ELEC DEPOSIT 2	3,533.44
07/31	INTEREST PAYMENT	4.76
Total deposits, credits and interest		= \$171,185.94



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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:

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If you wish to mail a deposit, please send a deposit ticket and check to your local Truist branch. Visit [Truist.com](https://www.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)			
1. List the new balance of your account from your latest statement here:		Date/Check #	Amount	Date/Check #	Amount
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:					
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.					
		Outstanding Deposits and Other Credits (Section B)			
		Date/Type	Amount	Date/Type	Amount

For more information, please contact your local Truist branch, visit [Truist.com](https://www.truist.com) or contact us at 1-844-4TRUIST (1-844-487-8478). MEMBER FDIC

9500 Oceans Condominium, Inc.

Run Date: 08/14/2025
Run Time: 12:40 PM

BANK RECONCILIATION

Statement Date: 7/31/2025

Reconciliation Summary: TFC - Truist		GL Account: 1006 - TRST Rsrv NON SIRS MM [4082]	
Bank Statement Balance	\$60,012.14	Account Balance	\$60,012.14
GL Account Balance	\$60,012.14	+ Uncleared Payments	\$0.00
Difference	\$0.00	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$60,012.14
		- Statement Balance	\$60,012.14
		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 07/31/2025

Contact us



Truist.com



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

■ ASSOC SVCS MONEY MKT SAVINGS 1100040444082

Account summary

Your previous balance as of 06/30/2025	\$51,341.88
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 8,670.26
Your new balance as of 07/31/2025	= \$60,012.14

Interest summary

Interest paid this statement period	\$170.26
2025 interest paid year-to-date	\$512.14
Interest rate	3.44%
Annual percentage yield (APY) earned	3.50%

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
07/07	CM ON-LINE ACCT TRANSFER TRANSFER FROM CHECKING 1100013321955 07-07-25	8,500.00
07/31	INTEREST PAYMENT	170.26
Total deposits, credits and interest		= \$8,670.26



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](https://www.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

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Wilson NC 27894-0200

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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:					
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.					
		Outstanding Deposits and Other Credits (Section B)			
		Date/Type	Amount	Date/Type	Amount

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Business Loan Statement



5042 8780789 100-50-02-57
9500 OCEANS CONDOMINIUM INC
3363 W COMMERCIAL BLVD STE 105
FT LAUDERDALE FL 33309-3470

Statement Date: 07/31/2025

Page 1 of 3

Loan Summary

Account Number.....9700772484-00002
Current Loan Amount.....\$1,287,805.67
Current Principal Balance.....\$973,482.42
Interest Rate.....3.25000%
Daily Interest Charge.....\$87.8838
Interest Paid YTD.....\$23,710.43
Maturity Date.....02/15/2026

Promissory Note #9700772484/00001

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

For over 135 years, through good times and turbulent times, through depressions and recessions, Truist has remained a solid, consistent guiding light for our clients. Despite the very challenging economic environment, Truist's financial performance remains strong. We have avoided the major problems being experienced by many of our competitors by making sound investments and decisions that are in your best interest. So no matter what your next financial need may be, you can take comfort in knowing that Truist is where it has always been, right by your side. Stop by your local branch, visit TRUIST.com, or call 844.4TRUIST to experience the Truist difference.

Billing Summary

Payment Due Date 08/15/2025
Current Principal Due.....\$90,675.65
Current Interest Due.....\$2,724.40
Current Late Fees Due.....\$0.00
Current Other Fees Due.....\$0.00
Past Due Date 00/00/0000
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	
07/15/25	PRINCIPAL PAYMENT PRINCIPAL	90,518.38				973,482.42
07/15/25	INTEREST PAYMENT INTEREST		2,881.67			

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	07/31/2025	08/15/2025

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

3986

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
07/15/25	CHARGES THIS PERIOD INTEREST		2,724.40			
07/31/25	PRIN DUE THIS PERIOD	90,675.65				973,482.42

