

**Galen Breakers Condominium Association, Inc.**

**Financial Statements**

**December 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  
Galen Breakers Condominium Association, Inc.  
Key Biscayne, FL

The accompanying financial statements of Galen Breakers Condominium Association as of and for the period ended December 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. Accrued & Prepaid Expense Report
6. Bank Reconciliations and Statements

These reports, along with a complete set of all bank statements and their corresponding reconciliation statement for the period referenced above, will be forwarded to your Association Office this week with the regular scheduled weekly courier.

### **Key Financial Metrics for the month**

1. Operating Cash on hand as of the period reporting is approx. **\$855k.**
2. Reserve Cash on hand of the period reporting is approx. **\$109k.**
3. Actual YTD Gain/Loss is approx. **\$9k** as of this period.
4. Total Accounts Receivables are approx. **\$41k.**
5. The Association finances their annual insurance premiums through IPFS coverage beginning on August 31, 2025 and ending on July 31, 2026. Total balance outstanding as of this period is approx. **\$181k** [GL2501].
6. On May 16, 2022, the Association entered a loan facility with Truist Bank for \$1,000,000.00 ending 0002 with a loan maturity date of 05/25/37; interest rate set at 4.750%. The total balance outstanding as of this period is approx. **\$725k** GL2502.
7. On August 16, 2023. The Association entered a loan facility with Truist Bank for \$760,000.00 ending 0004 with a loan maturity date of 08/25/26, interest rate set at 6.990%. The total balance outstanding as of this period is approx. **\$265k** GL2504.

### **Notes This Period**

1. GL7003 reflects an unbudgeted expense.
2. GL7203 & 7302 reflect a large variance to the budget this period.

### **Notes This Year**

1. On May 19, 2025 the Board of Directors approved a Special Assessment in the amount of \$464,000.00 for the purpose of paying the balance on the loans incurred to complete 50- year re-certification repairs and to partially replenish the Operating account. The total amount each unit as to pay is \$7,250.00, payable in full or in 12 monthly payments of \$604.17. The first payment is due on July 1, 2025.

Enumerate Financial Services.

Ft. Lauderdale, FL  
January 30, 2026

# Galen Breakers Condominium Asn

## FUND BALANCE SHEET

As of: 12/31/2025

### Assets

Account	Operating	Reserves	Special Assessment	Total
<b>Cash</b>				
01037 Truist Rsrv [3662]	\$0.00	\$108,961.70	\$0.00	\$108,961.70
01038 Truist New Oprt [9554]	\$854,861.77	\$0.00	\$0.00	\$854,861.77
<b>Cash Total</b>	<b>\$854,861.77</b>	<b>\$108,961.70</b>	<b>\$0.00</b>	<b>\$963,823.47</b>
<b>Accounts Receivable</b>				
01100 AR: Maintenance Fees	\$6,159.61	\$0.00	\$0.00	\$6,159.61
01115 AR: SA 2022 50 yr Cert To Be Billed	\$0.00	\$0.00	\$13,824.68	\$13,824.68
01116 AR: SA2022 50yr Cert	\$0.00	\$0.00	\$997.50	\$997.50
01120 AR: Late Fees	\$450.00	\$0.00	\$0.00	\$450.00
01121 AR SA23 Hallway/Rug [9/23-8/26]	\$0.00	\$0.00	\$9,462.65	\$9,462.65
01122 AR: SA23 Hallway/Rug [9/23-8/26] To Be Bille...	\$0.00	\$0.00	\$42,914.47	\$42,914.47
01123 AR: Special Assessment 2025 [7/25-6/26]	\$0.00	\$0.00	\$24,504.93	\$24,504.93
01124 AR: Special Assessment 2025 To Be Billed	\$0.00	\$0.00	\$205,415.52	\$205,415.52
<b>Accounts Receivable Total</b>	<b>\$6,609.61</b>	<b>\$0.00</b>	<b>\$297,119.75</b>	<b>\$303,729.36</b>
<b>Other Assets</b>				
01200 Prepaid Insurance	\$217,603.58	\$0.00	\$0.00	\$217,603.58
01210 Prepaid Expenses	\$5,349.30	\$0.00	\$0.00	\$5,349.30
<b>Other Assets Total</b>	<b>\$222,952.88</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$222,952.88</b>
<b>Total Assets:</b>	<b>\$1,084,424.26</b>	<b>\$108,961.70</b>	<b>\$297,119.75</b>	<b>\$1,490,505.71</b>

### Liabilities

Account	Operating	Reserves	Special Assessment	Total
<b>Liability</b>				
02000 Accounts Payable	\$2,281.53	\$0.00	\$0.00	\$2,281.53
02005 Accrued Expenses	\$37,687.49	\$0.00	\$0.00	\$37,687.49
02060 Prepaid Maintenance Fees	\$52,563.83	\$0.00	\$0.00	\$52,563.83
02501 Loan Payable: Insurance	\$181,490.04	\$0.00	\$0.00	\$181,490.04
02502 Loan Payable: BB&T Bank - 00002	\$0.00	\$0.00	\$724,798.79	\$724,798.79
02504 Loan Payable: Truist Bank - 00004	\$0.00	\$0.00	\$265,434.48	\$265,434.48
<b>Liability Total</b>	<b>\$274,022.89</b>	<b>\$0.00</b>	<b>\$990,233.27</b>	<b>\$1,264,256.16</b>
<b>Total Liabilities:</b>	<b>\$274,022.89</b>	<b>\$0.00</b>	<b>\$990,233.27</b>	<b>\$1,264,256.16</b>

### Equity

Account	Operating	Reserves	Special Assessment	Total
<b>Reserves</b>				
03001 Reserves-Unallocated	\$0.00	\$109,166.70	\$0.00	\$109,166.70

Account	Operating	Reserves	Special Assessment	Total
03099 Reserve- Interest	\$0.00	\$2,841.09	\$0.00	\$2,841.09
<b>Reserves Total</b>	<b>\$0.00</b>	<b>\$112,007.79</b>	<b>\$0.00</b>	<b>\$112,007.79</b>
<b>Special Assessment</b>				
03219 SA Loan Interest Expense	\$0.00	\$0.00	(\$169,263.86)	(\$169,263.86)
03220 SA2018 Income	\$0.00	\$0.00	\$138,707.31	\$138,707.31
03223 SA2018 Expense	\$0.00	\$0.00	(\$1,188.16)	(\$1,188.16)
03225 SA 2022 50 yr Cert Income	\$0.00	\$0.00	\$750,000.00	\$750,000.00
03226 SA 2022 Unit Owner Interest	\$0.00	\$0.00	\$41,266.47	\$41,266.47
03227 SA2022 50 yr Cert Expense	\$0.00	\$0.00	(\$1,656,074.48)	(\$1,656,074.48)
03228 SA23 Hallway/Rug [9/23-8/26]	\$0.00	\$0.00	\$760,000.00	\$760,000.00
03230 SA2023 Expense	\$0.00	\$0.00	(\$291,301.40)	(\$291,301.40)
03240 SA 2025 50yr Cert Income	\$0.00	\$0.00	\$464,000.00	\$464,000.00
<b>Special Assessment Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$36,145.88</b>	<b>\$36,145.88</b>
<b>Members Equity</b>				
03900 Operating Fund	\$8,797.12	\$0.00	\$0.00	\$8,797.12
03905 Prior Year Adjustments	\$60,020.81	\$0.00	\$0.00	\$60,020.81
<b>Members Equity Total</b>	<b>\$68,817.93</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$68,817.93</b>
Current Year Net Income/(Loss)	\$9,277.95	\$0.00	\$0.00	\$9,277.95
<b>Total Equity:</b>	<b>\$78,095.88</b>	<b>\$112,007.79</b>	<b>\$36,145.88</b>	<b>\$226,249.55</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$352,118.77</b>	<b>\$112,007.79</b>	<b>\$1,026,379.15</b>	<b>\$1,490,505.71</b>

# Galen Breakers Condominium Asn

## INCOME STATEMENT

Start: 12/01/2025 | End: 12/31/2025

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
04050 Maintenance Fee Income	90,436.63	90,436.63	0.00	1,085,240.00	1,085,240.00	0.00	1,085,240.00
04060 Application/Doc's/keys/Late Fees	1,151.00	0.00	1,151.00	9,406.00	0.00	9,406.00	0.00
04062 Interest Income	7.65	0.00	7.65	85.66	0.00	85.66	0.00
04064 Insurance Prem Claims/Refund	0.00	0.00	0.00	154.00	0.00	154.00	0.00
04066 Laundry Income	1,299.81	0.00	1,299.81	13,570.59	0.00	13,570.59	0.00
04090 Prior Year Expense Recovery	329.00	0.00	329.00	811.77	0.00	811.77	0.00
04099 Miscellaneous Income	0.00	0.00	0.00	1,203.79	0.00	1,203.79	0.00
<b>Income Total</b>	<b>93,224.09</b>	<b>90,436.63</b>	<b>2,787.46</b>	<b>1,110,471.81</b>	<b>1,085,240.00</b>	<b>25,231.81</b>	<b>1,085,240.00</b>
<b>Total Income</b>	<b>93,224.09</b>	<b>90,436.63</b>	<b>2,787.46</b>	<b>1,110,471.81</b>	<b>1,085,240.00</b>	<b>25,231.81</b>	<b>1,085,240.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Administrative &amp; Insuranc</b>							
07001 Accounting Fees	1,885.00	1,250.00	(635.00)	15,693.76	15,000.00	(693.76)	15,000.00
07002 Audit	291.67	291.63	(0.04)	3,500.04	3,500.00	(0.04)	3,500.00
07003 Bad debt	4.63	0.00	(4.63)	56.00	0.00	(56.00)	0.00
07006 Legal & Professional Fees	910.74	250.00	(660.74)	1,756.74	3,000.00	1,243.26	3,000.00
07007 Licenses, Fees & Permits	327.45	166.63	(160.82)	1,682.40	2,000.00	317.60	2,000.00
07008 Office Expenses - Supplies	40.00	250.00	210.00	4,971.33	3,000.00	(1,971.33)	3,000.00
07011 Screening Fees	0.00	25.00	25.00	625.45	300.00	(325.45)	300.00
07110 Insurance	30,364.35	37,500.00	7,135.65	425,161.29	450,000.00	24,838.71	450,000.00
<b>Administrative &amp; Insuranc Total</b>	<b>33,823.84</b>	<b>39,733.26</b>	<b>5,909.42</b>	<b>453,447.01</b>	<b>476,800.00</b>	<b>23,352.99</b>	<b>476,800.00</b>
<b>Contract Services</b>							
07201 Cable TV	5,509.30	5,483.37	(25.93)	65,846.92	65,800.00	(46.92)	65,800.00
07202 Elevator Service	285.00	333.37	48.37	24,284.67	4,000.00	(20,284.67)	4,000.00
07203 Landscape Maintenance	2,895.00	791.63	(2,103.37)	12,737.00	9,500.00	(3,237.00)	9,500.00
07204 Pest Control	267.34	316.63	49.29	3,623.40	3,800.00	176.60	3,800.00
07205 Pool Service	300.00	333.37	33.37	5,067.00	4,000.00	(1,067.00)	4,000.00
07206 Water Treatment	602.25	433.37	(168.88)	6,957.00	5,200.00	(1,757.00)	5,200.00
07207 Window Cleaning	1,444.50	166.63	(1,277.87)	2,769.50	2,000.00	(769.50)	2,000.00
07210 Trash Removal	2,364.36	2,250.00	(114.36)	28,494.93	27,000.00	(1,494.93)	27,000.00
07213 Alarm Monitoring/Maintenance	819.00	833.37	14.37	11,291.68	10,000.00	(1,291.68)	10,000.00
<b>Contract Services Total</b>	<b>14,486.75</b>	<b>10,941.74</b>	<b>(3,545.01)</b>	<b>161,072.10</b>	<b>131,300.00</b>	<b>(29,772.10)</b>	<b>131,300.00</b>
<b>Repairs &amp; Maintenance</b>							
07302 Repairs & Maintenance	11,834.19	7,083.37	(4,750.82)	91,168.51	85,000.00	(6,168.51)	85,000.00
07311 General Supplies	476.38	1,666.63	1,190.25	10,170.92	20,000.00	9,829.08	20,000.00
<b>Repairs &amp; Maintenance Total</b>	<b>12,310.57</b>	<b>8,750.00</b>	<b>(3,560.57)</b>	<b>101,339.43</b>	<b>105,000.00</b>	<b>3,660.57</b>	<b>105,000.00</b>
<b>Utilities</b>							
07401 Electricity	6,932.22	6,375.00	(557.22)	74,603.29	76,500.00	1,896.71	76,500.00
07402 Water/Sewer	3,123.87	3,000.00	(123.87)	42,114.97	36,000.00	(6,114.97)	36,000.00
07404 Telephone	1,433.62	1,333.37	(100.25)	17,273.29	16,000.00	(1,273.29)	16,000.00
<b>Utilities Total</b>	<b>11,489.71</b>	<b>10,708.37</b>	<b>(781.34)</b>	<b>133,991.55</b>	<b>128,500.00</b>	<b>(5,491.55)</b>	<b>128,500.00</b>

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Payroll</b>							
07501 Payroll Office	3,388.69	3,250.00	(138.69)	42,797.27	39,000.00	(3,797.27)	39,000.00
07502 Payroll - Maintenance	3,499.38	3,166.63	(332.75)	47,430.49	38,000.00	(9,430.49)	38,000.00
07504 Payroll - Janitorial	1,601.17	1,560.00	(41.17)	22,122.21	18,720.00	(3,402.21)	18,720.00
07510 Employee Health Insurance	0.00	360.00	360.00	0.00	4,320.00	4,320.00	4,320.00
07511 Worker's Compensation	146.00	250.00	104.00	2,173.01	3,000.00	826.99	3,000.00
07512 Payroll Taxes & Fees	621.90	800.00	178.10	5,820.79	9,600.00	3,779.21	9,600.00
<b>Payroll Total</b>	<b>9,257.14</b>	<b>9,386.63</b>	<b>129.49</b>	<b>120,343.77</b>	<b>112,640.00</b>	<b>(7,703.77)</b>	<b>112,640.00</b>
<b>Reserve Transfer</b>							
07901 Reserve Transfer	10,916.63	10,916.63	0.00	131,000.00	131,000.00	0.00	131,000.00
<b>Reserve Transfer Total</b>	<b>10,916.63</b>	<b>10,916.63</b>	<b>0.00</b>	<b>131,000.00</b>	<b>131,000.00</b>	<b>0.00</b>	<b>131,000.00</b>
<b>Total Expense</b>	<b>92,284.64</b>	<b>90,436.63</b>	<b>(1,848.01)</b>	<b>1,101,193.86</b>	<b>1,085,240.00</b>	<b>(15,953.86)</b>	<b>1,085,240.00</b>
<b>Net Income</b>	<b>939.45</b>	<b>0.00</b>	<b>939.45</b>	<b>9,277.95</b>	<b>0.00</b>	<b>9,277.95</b>	<b>0.00</b>

**Galen Breakers Condominium Association  
As of 12/31/2025**

**Prepaid Expenses Schedule [GL1210]**

<u>GL</u>		<u>No. of</u>				
<u>Acct.</u>	<u>Description</u>	<u>Months</u>	<u>Amount</u>	<u>Total</u>		<u>Comments</u>
7006	Legal Fees	1	\$ 300.00	\$ 300.00		01/26
7007	Licenses, Fees & Permits	12	\$ 21.33	\$ 256.00		01/26-12/26
7202	Elevator Service -Otis Elevator	3	\$ 285.00	\$ 855.00		01/26-03/26
7204	Pest control - Termites -Truly Nolen	4	\$ 56.67	\$ 226.67		05/25-04/26
7204	Pest control - Termites -Truly Nolen	8	\$ 38.67	\$ 309.33		09/25-08/26
7205	Pool Service	1	\$ 300.00	\$ 300.00		01/26
7210	Trash Removal	1	\$ 2,664.36	\$ 2,664.36		01/26
7511	Worker's Compensation	3	\$ 146.00	\$ 438.00		04/25-03/26
	Total			<u>\$ 5,349.30</u>		
	GL			<u>5,349.30</u>		
	Difference			<u>\$ -</u>		

**Accrual Schedule [GL2005]**

<u>GL</u>		<u>No. of</u>				
<u>Acct.</u>	<u>Description</u>	<u>Months</u>	<u>Amount</u>	<u>Total</u>		<u>Comments</u>
7002	Audit (2024)	12	\$ 279.17	\$ 3,350.04		2024
7002	Audit (2025)	12	\$ 291.67	\$ 3,500.04		2025
7202	Elevator Service	3	\$ 285.00	\$ 855.00		10/25-12/25
7205	Pool Service	1	\$ 300.00	\$ 300.00		02/25
7213	Alarm Monitoring/Maintenance	4	\$ 819.00	\$ 3,276.00		09/25-12/25
7401	Electricity	1		\$ 4,573.11		12/25
7901	Reserve Transfer	2	\$ 10,916.67	\$ 21,833.30		11/25-12/25
	Total			<u>\$ 37,687.49</u>		
	GL			<u>37,687.49</u>		
	Difference			<u>\$ -</u>		

# Galen Breakers Condominium Asn

## AGED OWNER BALANCE

As of: 12/31/2025

Account #	Lot	Name/Address	Current	Over 30	Over 60	Over 90	Total
5A		Pedro Alzola 550 Ocean Drive 5A	\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
8A		Mr & Mrs. Edmund Blondell 550 Ocean Drive 8A	\$604.17	\$604.17	\$0.00	\$964.87	\$2,173.21
8D		Francisco P Brandao Aragao 550 Ocean Drive 8D	\$7.00	\$0.00	\$0.00	\$0.00	\$7.00
3H		Paula Brezavscek 550 Ocean Drive 3H	\$1,070.78	\$970.78	\$0.00	\$0.00	\$2,041.56
6B		Ms. Rosa Del La Camara 550 Ocean Drive 6B	\$2,433.78	\$2,433.78	\$0.00	\$949.57	\$5,817.13
5E		Pablo & Mirta Canton 550 Ocean Drive 5E	\$754.17	\$604.17	\$0.00	\$0.00	\$1,358.34
9H		Mr & Mrs Julio Carrillo 550 Ocean Drive 9H	\$604.17	\$350.00	\$0.00	\$0.00	\$954.17
3C		Alberto De Armas & Christina Perez De Armas 550 Ocean Drive 3C	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
2G		CINQ LLC 550 Ocean Drive 2G	\$729.17	\$604.17	\$0.00	\$2,786.23	\$4,119.57
8H		Robert Spranger Correia 550 Ocean Drive 8H	\$629.17	\$100.09	\$0.00	\$0.00	\$729.26
7H		Elena-Maria A. Freyre & Juan 550 Ocean Drive 7H	\$1,020.78	\$919.24	\$0.00	\$0.00	\$1,940.02
4F		Mr. & Mrs. Oscar Fumagali 550 Ocean Drive 4F	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
3F		Alan Garavito 550 Ocean Drive 3F	\$369.00	\$0.00	\$0.00	\$0.00	\$369.00
6A		Mr & Mrs Oscar Guerra 550 Ocean Drive 6A	\$400.00	\$0.00	\$0.00	\$0.00	\$400.00
5D		Alvaro Hernandez Blanco 550 Ocean Drive 5D	\$1,070.78	\$970.78	\$0.00	\$0.00	\$2,041.56
8G		Lourdes Krause 550 Ocean Drive 8G	\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
7G		IFMB LLC 550 Ocean Drive 7G	\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
8E		Ernesto Lloreda/Cristina Llore 550 Ocean Drive 8E	\$125.00	\$0.00	\$0.00	\$0.00	\$125.00
2A		Mr Ernesto Lloreda 550 Ocean Drive 2A	\$125.00	\$0.00	\$0.00	\$0.00	\$125.00
6G		Rebecca A Quesada 550 Ocean Drive 6G	\$804.17	\$604.17	\$0.00	\$2,066.77	\$3,475.11
9G		Gaston Ricardes 550 Ocean Drive 9G	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
5F		Angelica N. Rice 550 Ocean Drive 5F	\$2,433.78	\$2,433.78	\$0.00	\$8,843.33	\$13,710.89
2E		Silvia Rojas 550 Ocean Drive 2E	\$350.09	\$0.00	\$0.00	\$0.00	\$350.09
5H		Mr & Mrs Jesus Tonarely 550 Ocean Drive 5H	\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
6H		Clayton C. Tootle and 550 Ocean Drive 6H	\$604.17	\$158.70	\$0.00	\$0.00	\$762.87
5G		Enrique Alejandro Valenzuela 550 Ocean Drive 5G	\$604.17	\$195.74	\$0.00	\$0.00	\$799.91
<b>Community Total</b>			<b>\$15,014.35</b>	<b>\$10,949.57</b>	<b>\$0.00</b>	<b>\$15,610.77</b>	<b>\$41,574.69</b>



**Report Summary**

<b>Code</b>	<b>Account#</b>	<b>Current</b>	<b>Over 30</b>	<b>Over 60</b>	<b>Over 90</b>	<b>Total</b>
A1 - Maint. Assmt.	01100	\$3,108.00	\$2,826.00	\$0.00	\$225.61	\$6,159.61
S22 - SA2022 50 yr Cert	01116	\$0.00	\$0.00	\$0.00	\$997.50	\$997.50
01 - Late Fees	01120	\$350.00	\$100.00	\$0.00	\$0.00	\$450.00
S23 - SA23 Hallway/Rug [9/23-8/26]	01121	\$2,108.05	\$1,781.51	\$0.00	\$5,573.09	\$9,462.65
S25 - S/A 2025 [7/25-6/26]	01123	\$9,448.30	\$6,242.06	\$0.00	\$8,814.57	\$24,504.93
<b>Grand Total:</b>		<b>\$15,014.35</b>	<b>\$10,949.57</b>	<b>\$0.00</b>	<b>\$15,610.77</b>	<b>\$41,574.69</b>

<b>Account#</b>	<b>Account Description</b>	<b>Delinquency Amount</b>
01100	AR: Maintenance Fees	\$6,159.61
01116	AR: SA2022 50yr Cert	\$997.50
01120	AR: Late Fees	\$450.00
01121	AR SA23 Hallway/Rug [9/23-8/26]	\$9,462.65
01123	AR: Special Assessment 2025 [7/25-6/26]	\$24,504.93
Total:		\$41,574.69

**Total Number of Homes: 26**

## AP Open Items

Galen Breakers Condominium Asn  
As of: 12/31/2025

Run Date: 01/29/2026  
Run Time: 04:17 PM

<b>Vendor</b>		<b>Item #</b>	<b>Invoice</b>	<b>Date</b>	<b>Reference</b>	<b>Amount</b>
HCH	Helen C Hernandez	2775152	208408	12/31/2025	Reimb for Permit	<b>\$110.50</b>
ALDP	ALL DADE POOLS	2785011	33974	12/31/2025	Pool Maintenance Jan 2026	<b>\$300.00</b>
SMS	SOUTHEAST MECHA...	2805242	0000153205	12/31/2025	A/C Maintenance	<b>\$1,871.03</b>
						<b>\$2,281.53</b>

# Galen Breakers Condominium Asn

## PREPAID OWNERS

As of: 12/31/2025

Owner	Address	Account #	Lot #	Prepaid Balance
Ms Mirta F Macia	550 Ocean Drive 2B	2B		PP - General \$2.00 <b>Total \$2.00</b>
Barbara M. Waicman	550 Ocean Drive 2C	2C		PP - General \$1,683.73 <b>Total \$1,683.73</b>
Kelly Pacheco	550 Ocean Drive 2D	2D		PP - General \$2,708.29 <b>Total \$2,708.29</b>
Jacqueline Gonzalez	550 Ocean Drive 2F	2F		PP - General \$1,296.69 <b>Total \$1,296.69</b>
The Price Family Trust	550 Ocean Drive 3A	3A		PP - General \$9.16 <b>Total \$9.16</b>
Marcos Perez and	550 Ocean Drive 3B	3B		PP - General \$374.91 <b>Total \$374.91</b>
Alberto & Christine De Armas	550 Ocean Drive 3D	3D		PP - General \$3,439.93 <b>Total \$3,439.93</b>
James Benjamin Wolfson & Maria Andrea Espinal Sosa	550 Ocean Drive 3E	3E		PP - General \$1,074.83 <b>Total \$1,074.83</b>
Pablo & Marisa Rodriguez	550 Ocean Drive 3G	3G		PP - General \$1,400.52 <b>Total \$1,400.52</b>
Juan Gutierrez	550 Ocean Drive 4A	4A		PP - S23 - SA23 Hallway/Rug [9/23-8/26] \$733.20 PP - General \$5,139.29 <b>Total \$5,872.49</b>
Dr. & Mrs Juan Hernandez	550 Ocean Drive 4B	4B		PP - General \$1,032.01 <b>Total \$1,032.01</b>
Bernardo De La Espriella	550 Ocean Drive 4C	4C		PP - General \$3,616.42 <b>Total \$3,616.42</b>
Natacha Alonso	550 Ocean Drive 4D	4D		PP - General \$349.91 <b>Total \$349.91</b>
Tawa LLC	550 Ocean Drive 4E	4E		PP - General \$0.05 <b>Total \$0.05</b>
Mr & Mrs Dirceu Pinto Magalhae	550 Ocean Drive 4G	4G		PP - General \$252.90 <b>Total \$252.90</b>
Abilo & Margarita Coello	550 Ocean Drive 4H	4H		PP - General \$349.91 <b>Total \$349.91</b>
Jonathan Ross & Jessica Ashley Seligman	550 Ocean Drive 5B	5B		PP - General \$4,204.15 <b>Total \$4,204.15</b>
George A. Zeik	550 Ocean Drive 6D	6D		PP - General \$3,625.02 <b>Total \$3,625.02</b>
Carlos Dolabella	550 Ocean Drive 6E	6E		PP - General \$960.08 <b>Total \$960.08</b>
Michael & Stephanie Garcia	550 Ocean Drive 6F	6F		PP - General \$345.87 <b>Total \$345.87</b>
Jose & Angelica Lopez and	550 Ocean Drive 7A	7A		PP - General \$313.27 <b>Total \$313.27</b>
Maria E. Romero	550 Ocean Drive 7B	7B		PP - General \$2,017.17 <b>Total \$2,017.17</b>
Carina Murdoch	550 Ocean Drive 7C	7C		PP - General \$1,320.69 <b>Total \$1,320.69</b>
Scot & Marinan Fischer	550 Ocean Drive 7D	7D		PP - General \$5,651.98 <b>Total \$5,651.98</b>
Raul Blanco	550 Ocean Drive 7E	7E		PP - General \$24.91 <b>Total \$24.91</b>
Dr & Mrs Gustavo Padron	550 Ocean Drive 7F	7F		PP - General \$349.91 <b>Total \$349.91</b>

<b>Owner</b>	<b>Address</b>	<b>Account #</b>	<b>Lot #</b>	<b>Prepaid Balance</b>
Mr & Mrs Alberto Maresma	550 Ocean Drive 8B	8B	PP - General	\$554.17
			<b>Total</b>	<b>\$554.17</b>
Amarylli Fridgegotto	550 Ocean Drive 8F	8F	PP - General	\$360.91
			<b>Total</b>	<b>\$360.91</b>
Lourdes Krause	550 Ocean Drive 8G	8G	PP - S23 - SA23 Hallway/Rug [9/23-8/26]	\$349.91
			<b>Total</b>	<b>\$349.91</b>
Elena Cancio Bello	550 Ocean Drive 9A	9A	PP - General	\$349.91
			<b>Total</b>	<b>\$349.91</b>
Silvia M.Garrido Duran Irv Trs	550 Ocean Drive 9B	9B	PP - General	\$1,228.88
			<b>Total</b>	<b>\$1,228.88</b>
Jorge & Silvia Bertran	550 Ocean Drive 9E	9E	PP - General	\$2,449.37
			<b>Total</b>	<b>\$2,449.37</b>
Mr & Mrs Hernandez	550 Ocean Drive 9F	9F	PP - General	\$324.90
			<b>Total</b>	<b>\$324.90</b>
Gaston Ricardes	550 Ocean Drive 9G	9G	PP - S25 - S/A 2025 [7/25-6/26]	\$4,668.98
			<b>Total</b>	<b>\$4,668.98</b>
			PP - General	\$46,811.74
			PP - S23 - SA23 Hallway/Rug [9/23-8/26]	\$1,083.11
			PP - S25 - S/A 2025 [7/25-6/26]	\$4,668.98
			<b>Total</b>	<b>\$52,563.83</b>

**Galen Breakers Condominium Asn**  
**BANK RECONCILIATION**  
Statement Date: 12/31/2025

Run Date: 01/29/2026  
Run Time: 09:27 AM

Reconciliation Summary: TFC - Truist		GL Account: 01037 - Truist Rsrv [3662]	
Bank Statement Balance	\$108,961.70	Account Balance	\$108,961.70
GL Account Balance	\$108,961.70	+ Uncleared Payments	\$0.00
Difference	\$0.00	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$108,961.70
		- Statement Balance	\$108,961.70
		Difference	\$0.00

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



999-99-99-99 41140 0 C 001 30 50 004  
GALEN BREAKERS A CONDOMINIUM INC  
RESERVE  
C/O SHARMA & ASSOCIATES INC  
3363 W COMMERCIAL BLVD STE 105  
FORT LAUDERDALE FL 33309-3470

# Your account statement

For 12/31/2025

## Contact us



Truist.com



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

### ■ ASSOC SVCS MONEY MKT SAVINGS 1100034173662

#### Account summary

Your previous balance as of 11/30/2025	\$54,148.11
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 54,813.59
<b>Your new balance as of 12/31/2025</b>	<b>= \$108,961.70</b>

#### Interest summary

Interest paid this statement period	\$230.24
2025 interest paid year-to-date	\$1,739.20
Interest rate	2.41%
Annual percentage yield (APY) earned	2.52%
On 12/11/2025 the interest rate changed from 2.66% to 2.41%	

#### Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
12/01	CM ON-LINE ACCT TRANSFER TRANSFER FROM CHECKING 1100034489554 12-01-25	54,583.35
12/31	INTEREST PAYMENT	230.24
<b>Total deposits, credits and interest</b>		<b>= \$54,813.59</b>



## 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](http://Truist.com).

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

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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](http://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](http://Truist.com) or contact us at 1-844-4TRUIST (1-844-487-8478). MEMBER FDIC

**Galen Breakers Condominium Asn**  
**BANK RECONCILIATION**  
Statement Date: 12/31/2025

Run Date: 01/29/2026  
Run Time: 09:38 AM

Reconciliation Summary: TFC - Truist		GL Account: 01038 - Truist New Opt [9554]	
Bank Statement Balance	\$856,939.91	Account Balance	\$854,861.77
GL Account Balance	\$854,861.77	+ Uncleared Payments	\$2,078.14
Difference	\$2,078.14	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$856,939.91
		- Statement Balance	\$856,939.91
		Difference	\$0.00

Check #	Date	Source / Batch	Reference	Status	Deposits	Payments
91468	12/29/2025	AP 2774098	NALCO COMP - NALCO COMPANY LLC	Uncleared	0.00	602.25
1134	12/24/2025	AP 2771085	EXOTIC PARADISE GARDENS, CORP	Uncleared	0.00	95.00
1135	12/24/2025	AP 2771091	AL - AGAVE LANDSCAPING	Uncleared	0.00	700.00
1134	12/16/2025	AP 2759572	STAFLO - STATE OF FLORIDA DEPA...	Uncleared	0.00	256.00
1043	2/12/2025	AP 2213448	WATER - MIAMI DADE WATER & SEW...	Uncleared	0.00	391.56
1022	11/21/2024	AP 1919195	MIADAD - MIAMI-DADE WATER & SE...	Uncleared	0.00	12.65
1026	11/21/2024	AP 1919208	MIADAD - MIAMI-DADE WATER & SE...	Uncleared	0.00	20.68
<b>Totals</b>					<b>\$0.00</b>	<b>\$2,078.14</b>



999-99-99 41140 6 C 001 30 S 55 004  
 GALEN BREAKERS A CONDOMINIUM INC  
 OPERATING ACCT  
 C/O SHARMA & ASSOCIATES INC  
 3363 W COMMERCIAL BLVD STE 105  
 FORT LAUDERDALE FL 33309-3470

# Your account statement

For 12/31/2025

## Contact us



Truist.com



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

### ■ ASSOC SVCS INTEREST CHECKING 1100034489554

#### Account summary

Your previous balance as of 11/30/2025	\$886,357.86
Checks	- 2,290.00
Other withdrawals, debits and service charges	- 180,897.37
Deposits, credits and interest	+ 153,769.42
<b>Your new balance as of 12/31/2025</b>	<b>= \$856,939.91</b>

#### Interest summary

Interest paid this statement period	\$7.65
2025 interest paid year-to-date	\$85.62
Interest rate	0.01%
Annual percentage yield (APY) earned	0.01%

#### Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	
12/11	1124	50.00	12/11	1126	50.00	12/11	*1132	1,310.00	
12/11	1125	50.00	12/11	1127	50.00	12/18	1133	780.00	
								<b>Total checks</b>	<b>= \$2,290.00</b>

\* indicates a skip in sequential check numbers above this item

#### Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
12/01	CM ON-LINE ACCT TRANSFER TRANSFER TO CHECKING 1100034173662 12-01-25	54,583.35
12/02	PAYMENT ATT PAYE GALEN BREAKERS	347.56
12/04	PAYMENT ATT PAYH Galen Breakers Condo	235.89
12/08	ACH CORP DEBIT FUND PMTS GALEN BREAKERS C GALEN BREAKERS CONDOMI CUSTOMER ID 820959731	3,125.45
12/09	RETURN DEPOSIT ITEM 99000009	604.17
12/09	RETURN DEPOSIT ITEM 99000010	604.17
12/10	ASSN PER UNIT FEE 22952580	216.95
12/11	PAYMENT ATT PAYO GALEN BREAKERS CONDOM	850.17
12/11	TELEPHONE PAYMENT M-DWASDPMT MDWS 000001797154431	4.87
12/11	TELEPHONE PAYMENT M-DWASDPMT MDWS 000001797154432	12.65
12/12	ACH CORP DEBIT Bill.com Dash Door & Glas Galen Breakers Condo ACUSTOMER ID 015FNLGPGXS2ZAZ	1,095.00
12/12	ACH CORP DEBIT ADP Tax ADP Tax GALEN BREAKERS CONDOMI CUSTOMER ID KWC5S 121225A01	844.12
12/12	TELEPHONE PAYMENT M-DWASDPMT MDWS 000001797455147	3,106.35
12/12	ACH CORP DEBIT WAGE PAY ADP WAGE PAY GALEN BREAKERS CONDOMI CUSTOMER ID 933938769861C5S	3,531.45
12/17	ACH CORP DEBIT BT1216 HD SUPPLY FM GALEN BREAKERS CONDOMI CUSTOMER ID 000000343400235	153.67
12/18	ACH CORP DEBIT FUND PMTS GALEN BREAKERS C GALEN BREAKERS CONDOMI CUSTOMER ID 820959731	5,156.16
12/18	ACH CORP DEBIT SALE CALC ENGINEERING GALEN BREAKERS A CONDOCUSTOMER ID	2,675.00
12/18	ACH CORP DEBIT IPFSPMTFLS IPFS877-674-3076 GALEN BREAKERS , A CONDCUSTOMER ID 288831	28,116.61

continued

■ ASSOC SVCS INTEREST CHECKING 1100034489554 (continued)

DATE	DESCRIPTION	AMOUNT(\$)
12/19	INTERNET PAYMENT WEB_PAY WASTE CONNECTION 08448643121825	412.02
12/19	INTERNET PAYMENT WEB_PAY WASTE CONNECTION 08446765121825	2,252.34
12/22	CABLE SVCS COMCAST-XFINITY 4675 GALEN BREAKERS CONDOMI	5,509.30
12/23	ELEC PYMT FPL DIRECT DEBIT PPDA GALEN BREAKERS CONDOMI	6,315.25
12/23	ACH CORP DEBIT IPFSPMTFLS IPFS877-674-3076 GALEN BREAKERS , A CONCUSTOMER ID 290143	8,692.47
12/26	ACH CORP DEBIT ADP Tax ADP Tax GALEN BREAKERS CONDOMI CUSTOMER ID KWC5S 122626A01	844.13
12/26	ACH CORP DEBIT WAGE PAY ADP WAGE PAY GALEN BREAKERS CONDOMI CUSTOMER ID 045077204285C5S	3,891.44
12/26	ACH CORP DEBIT FUND PMTS GALEN BREAKERS C GALEN BREAKERS CONDOMI CUSTOMER ID 820959731	137.00
12/26	ACH CORP DEBIT COMM LOANS TRUIST 9700939570/0000000002CUSTOMER ID 1020000499016	8,197.29
12/26	ACH CORP DEBIT COMM LOANS TRUIST 9700939570/0000000004CUSTOMER ID 1020000527507	34,058.04
12/30	INTERNET PAYMENT ELEVATORS OTIS ELEVATORS 0013532	855.00
12/31	ACH CORP DEBIT FUND PMTS GALEN BREAKERS C GALEN BREAKERS CONDOMI CUSTOMER ID 820959731	1,444.50
12/31	ACH CORP DEBIT FUND PMTS GALEN BREAKERS C GALEN BREAKERS CONDOMI CUSTOMER ID 820959731	3,025.00

**Total other withdrawals, debits and service charges = \$180,897.37**

**Deposits, credits and interest**

DATE	DESCRIPTION	AMOUNT(\$)
12/01	CONSOLIDATED COUPON PAYMENT 3	1,337.39
12/02	CONSOL ELEC BILL PAY DEPOSIT 3	2,367.08
12/03	CONSOL ELEC BILL PAY DEPOSIT 4	2,750.39
12/03	CONSOL ELEC DEPOSIT 63	63,283.48
12/04	CONSOL ELEC DEPOSIT 3	2,383.78
12/04	CONSOLIDATED COUPON PAYMENT 4	2,987.95
12/05	REMOTE DEPOSIT	225.00
12/05	REMOTE DEPOSIT	250.00
12/05	CONSOL ELEC BILL PAY DEPOSIT 1	349.91
12/05	CONSOL ELEC DEPOSIT 2	970.78
12/05	REMOTE DEPOSIT	1,574.95
12/05	CONSOLIDATED COUPON PAYMENT 4	3,225.51
12/05	REMOTE DEPOSIT	6,101.51
12/05	REMOTE DEPOSIT	17,981.55
12/08	CONSOLIDATED COUPON PAYMENT 3	3,430.17
12/08	CONSOL ELEC BILL PAY DEPOSIT 2	3,430.17
12/09	CONSOL ELEC BILL PAY DEPOSIT 3	2,383.78
12/09	CONSOLIDATED COUPON PAYMENT 6	3,721.17
12/11	CONSOL ELEC BILL PAY DEPOSIT 1	1,413.00
12/15	CONSOL ELEC DEPOSIT 2	716.52
12/15	CONSOLIDATED COUPON PAYMENT 1	1,413.00
12/16	CONSOLIDATED COUPON PAYMENT 2	2,826.00
12/17	CONSOLIDATED COUPON PAYMENT 1	366.61
12/17	CONSOL ELEC DEPOSIT 1	604.17
12/18	CONSOLIDATED COUPON PAYMENT 1	604.17
12/19	CONSOLIDATED COUPON PAYMENT 1	1,413.00
12/23	CONSOLIDATED COUPON PAYMENT 2	970.78
12/23	REMOTE DEPOSIT	1,628.81
12/23	REMOTE DEPOSIT	3,387.46
12/23	REMOTE DEPOSIT	10,052.95
12/24	CONSOLIDATED COUPON PAYMENT 3	2,383.78
12/26	CONSOLIDATED COUPON PAYMENT 3	2,383.78
12/29	CONSOL ELEC BILL PAY DEPOSIT 1	1,413.00
12/30	CONSOLIDATED COUPON PAYMENT 2	2,017.17
12/31	CONSOL ELEC BILL PAY DEPOSIT 1	1,413.00
12/31	INTEREST PAYMENT	7.65

**Total deposits, credits and interest = \$153,769.42**



## Questions, comments or errors?

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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
- 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](http://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](http://Truist.com) or contact us at 1-844-4TRUIST (1-844-487-8478). MEMBER FDIC





Galen Breakers Condominium Assn  
 550 Ocean Drive  
 Key Biscayne FL 33149

Trust

CHECK NO. 1124 CHECK DATE 11/24/2025 VENDOR NO. CASHGBC

Pay: FIFTY DOLLARS AND 00/100 CENTS \*\*\*

Memo: 11/24/25

CASH  
 550 OCEAN DRIVE  
 KEY BISCAYNE FL 33149

*Priscilla P. ...*  
*Helen ...*  
 AUTHORIZED SIGNATURE

⑆001124⑆ ⑆263191387⑆ ⑆100034489554⑆

⑆053101121⑆ 12/11/2025 003693001  
 ⑆54130800300004⑆

CHECK HERE IF MOBILE DEPOSIT

*Priscilla P. ...*  
 AUTHORIZED SIGNATURE

CHECK#:1124 \$50.00

Galen Breakers Condominium Assn  
 550 Ocean Drive  
 Key Biscayne FL 33149

Trust

CHECK NO. 1125 CHECK DATE 11/24/2025 VENDOR NO. CASHGBC

Pay: FIFTY DOLLARS AND 00/100 CENTS \*\*\*

Memo: 11/24/25

CASH  
 550 OCEAN DRIVE  
 KEY BISCAYNE FL 33149

*Priscilla P. ...*  
*Helen ...*  
 AUTHORIZED SIGNATURE

⑆001125⑆ ⑆263191387⑆ ⑆100034489554⑆

⑆053101121⑆ 12/11/2025 003693002  
 ⑆54130800300004⑆

CHECK HERE IF MOBILE DEPOSIT

*Priscilla P. ...*  
 AUTHORIZED SIGNATURE

CHECK#:1125 \$50.00

Galen Breakers Condominium Assn  
 550 Ocean Drive  
 Key Biscayne FL 33149

Trust

CHECK NO. 1126 CHECK DATE 11/24/2025 VENDOR NO. CASHGBC

Pay: FIFTY DOLLARS AND 00/100 CENTS \*\*\*

Memo: 11/24/25

CASH  
 550 OCEAN DRIVE  
 KEY BISCAYNE FL 33149

*Priscilla P. ...*  
*Helen ...*  
 AUTHORIZED SIGNATURE

⑆001126⑆ ⑆263191387⑆ ⑆100034489554⑆

⑆053101121⑆ 12/11/2025 003693003  
 ⑆54130800300004⑆

CHECK HERE IF MOBILE DEPOSIT

*Priscilla P. ...*  
 AUTHORIZED SIGNATURE

CHECK#:1126 \$50.00

Galen Breakers Condominium Assn  
 550 Ocean Drive  
 Key Biscayne FL 33149

Trust

CHECK NO. 1127 CHECK DATE 11/24/2025 VENDOR NO. CASHGBC

Pay: FIFTY DOLLARS AND 00/100 CENTS \*\*\*

Memo: 11/24/25

CASH  
 550 OCEAN DRIVE  
 KEY BISCAYNE FL 33149

*Priscilla P. ...*  
*Helen ...*  
 AUTHORIZED SIGNATURE

⑆001127⑆ ⑆263191387⑆ ⑆100034489554⑆

⑆053101121⑆ 12/11/2025 003693004  
 ⑆54130800300004⑆

CHECK HERE IF MOBILE DEPOSIT

*Priscilla P. ...*  
 AUTHORIZED SIGNATURE

CHECK#:1127 \$50.00

Galen Breakers Condominium Assn  
 550 Ocean Drive  
 Key Biscayne FL 33149

Trust

CHECK NO. 1132 CHECK DATE 11/26/2025 VENDOR NO. YEASER

Pay: ONE THOUSAND THREE HUNDRED TEN DOLLARS AND 00/100 CENTS \*\*\*

Memo: 2013

YERBILLA SERVICE INC  
 22820 SW 43RD DRIVE APT 235B  
 MIAMI, FL 33175

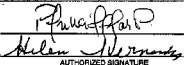
*Priscilla P. ...*  
*Helen ...*  
 AUTHORIZED SIGNATURE

⑆001132⑆ ⑆263191387⑆ ⑆100034489554⑆

CHECK HERE IF MOBILE DEPOSIT

*Priscilla P. ...*  
 AUTHORIZED SIGNATURE

CHECK#:1132 \$1,310.00

Galen Breakers Condominium Ass 550 Ocean Drive Key Biscayne FL 33149		Tuit	
Pay: SEVEN HUNDRED EIGHTY DOLLARS AND 00/100 CENTS ***		CHECK NO. 1133	CHECK DATE 12/11/2025
		CHECK AMOUNT ** \$780.00 **	
Memo: 12112025			
PAY TO THE ORDER OF	ANDRES MENDEZ 596 NW 6 Street Miami FL 33136	 AUTHORIZED SIGNATURE	
⑆001133⑆ ⑆2631913874⑆ 110003448554⑆			

**Check Information**

1.  **Check Here if Mobile Deposit**  
 Do not write, stamp or sign below this line and return to your financial institution.

2.  **Check Here if Mobile Deposit**  
 Do not write, stamp or sign below this line and return to your financial institution.

3.  **Check Here if Mobile Deposit**  
 Do not write, stamp or sign below this line and return to your financial institution.

4.  **Check Here if Mobile Deposit**  
 Do not write, stamp or sign below this line and return to your financial institution.

5.  **Check Here if Mobile Deposit**  
 Do not write, stamp or sign below this line and return to your financial institution.

6.  **Check Here if Mobile Deposit**  
 Do not write, stamp or sign below this line and return to your financial institution.

7.  **Check Here if Mobile Deposit**  
 Do not write, stamp or sign below this line and return to your financial institution.

8.  **Check Here if Mobile Deposit**  
 Do not write, stamp or sign below this line and return to your financial institution.

9.  **Check Here if Mobile Deposit**  
 Do not write, stamp or sign below this line and return to your financial institution.

10.  **Check Here if Mobile Deposit**  
 Do not write, stamp or sign below this line and return to your financial institution.

CHECK#:1133 \$780.00



# Business Loan Statement

5042 8770689 100-50-02-57  
GALEN BREAKERS A CONDOMINIUM  
3363 W COMMERCIAL BLVD STE 105  
FORT LAUDERDALE FL 33309-3470

Statement Date: 12/10/2025

## Loan Summary

Account Number .....9700939570-00002  
Current Loan Amount .....\$847,184.93  
Current Principal Balance.....\$730,106.07  
Interest Rate .....4.75000%  
Daily Interest Charge.....\$96.3334  
Interest Paid YTD.....\$36,943.60  
Maturity Date .....05/25/2037

Promissory Note #9700939570/00001

Your payment is being drafted from account #####9554.

## Billing Summary

Payment Due Date ..... 12/25/2025  
Current Principal Due.....\$5,307.28  
Current Interest Due.....\$2,890.01  
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.....\$8,197.29

Equal Housing Lender

Member FDIC

## Transaction History

Date	Description	Principal	Interest	Fees	Interest Rate	Principal Balance
	CURRENT RATE				4.75	
11/25/25	PRINCIPAL PAYMENT PRINCIPAL	5,189.73				730,106.07
11/25/25	INTEREST PAYMENT INTEREST		3,007.56			

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
9700939570 00002	84	12/10/2025	12/25/2025

102970093957000002000000008197290507

Check here if you prefer to have your payment drafted.

GALEN BREAKERS A CONDOMINIUM  
Total Amount Due: \$8,197.29  
Amount Enclosed \$ .

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



⑈0000 2⑈ ⑆5 260 2 2 2 29⑆ 9700939570⑈ 84

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*Helpful Information:*

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*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.*

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*Messages:*

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Member FDIC

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*Automatic Payment Authorization*

9700939570-00002

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

9700939570-00002  
GALEN BREAKERS A CONDOMINIUM

Page 3 of 3

## Transaction History

Date	Description	Principal	Interest	Fees	Interest Rate	Principal Balance
11/25/25	CHARGES THIS PERIOD INTEREST		2,890.01			
12/10/25	PRIN DUE THIS PERIOD	5,307.28				730,106.07





# Business Loan Statement

5042 8770689 100-50-02-57  
GALEN BREAKERS A CONDOMINIUM  
3363 W COMMERCIAL BLVD STE 105  
FORT LAUDERDALE FL 33309-3470

Statement Date: 12/10/2025

## Loan Summary

Account Number .....9700939570-00004  
Current Loan Amount .....\$298,267.58  
Current Principal Balance.....\$297,758.08  
Interest Rate .....6.99000%  
Daily Interest Charge.....\$57.8146  
Interest Paid YTD.....\$36,253.12  
Maturity Date .....08/25/2026

Promissory Note #9700939570/00003

Your payment is being drafted from account #####9554.

## Billing Summary

Payment Due Date ..... 12/25/2025  
Current Principal Due.....\$32,323.60  
Current Interest Due.....\$1,734.44  
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 .....\$34,058.04

Equal Housing Lender

Member FDIC

## Transaction History

Date	Description	Principal	Interest	Fees	Interest Rate	Principal Balance
	CURRENT RATE				6.99	
11/25/25	PRINCIPAL PAYMENT PRINCIPAL	32,072.73				297,758.08
11/25/25	INTEREST PAYMENT INTEREST		1,985.31			

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
9700939570 00004	84	12/10/2025	12/25/2025

102970093957000004600000034058040501

Check here if you prefer to have your payment drafted.

GALEN BREAKERS A CONDOMINIUM  
Total Amount Due: \$34,058.04  
Amount Enclosed \$ .

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



⑈00004⑈ ⑆5 260 2 2 2 29⑆ 9700939570⑈ 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*

9700939570-00004

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

9700939570-00004  
GALEN BREAKERS A CONDOMINIUM

Page 3 of 3

## Transaction History

Date	Description	Principal	Interest	Fees	Interest Rate	Principal Balance
11/25/25	CHARGES THIS PERIOD INTEREST		1,734.44			
12/10/25	PRIN DUE THIS PERIOD	32,323.60				297,758.08



**Galen Breakers Condominium Association  
Insurance Expense Schedule  
Fiscal Year 2025-2026**

Type		Begin Term	End Term	2024-25 Policy Cost	2025-26 Policy Cost	2025-26 Annual Insurance Expense	2025-26 Monthly Insurance Expense	PrePaid at 12/31/25
7110	Windstorm [incl finance costs]	[a] 07/31/25	07/31/26	\$ 266,239	\$ -	\$ 154,637	\$ 12,886.45	\$ -
7110	Property [incl finance costs]	[a] 07/31/25	05/31/26	39,118	220,954	115,340	9,611.63	128,334.84
7110	General Liability	[a] 07/31/25	07/31/26	15,177	15,607	15,357	1,279.76	9,065
7110	Umbrella	[a] 07/31/25	07/31/26	3,231	3,231	3,231	269.21	1,876
7110	D&O	[a] 07/31/25	05/31/26	3,301	3,608	3,430	285.81	2,095
7110	Boiler & Machinery	[a] 07/31/25	05/31/26	1,513	1,303	1,425	118.74	757
7110	Crime	[a] 07/31/25	05/31/26	483	594	529	44.11	345
7110	Finance Cost	[a] 07/31/25	07/31/26	13,546	11,318	12,612	1,051.00	6,574
7110	Flood [incl finance costs]	[b] 10/01/25	10/01/26	91,325	91,325	91,325	7,610.42	68,556
<b>Total</b>				<b>\$ 433,932</b>	<b>\$ 347,939</b>	<b>\$ 397,886</b>	<b>\$ 33,157.14</b>	<b>\$ 217,604</b>

Monthly Expense - GL7110 \$ 33,157.14

Notes:

- [a] Insurance financed through AFCO (See Below).
- [b] Flood insurance coverage Insurance renewed in 10/25.

**GL2501**

	<u>Total Premium</u>	<u>Down payment</u>	<u>Total Finance Charge</u>	<u>Total Payment</u>	<u>Monthly Installment</u>	<u># of payments</u>	<u>Starting date</u>
[a]	245,295.95	-	7,708.54	253,004.49	28,111.61	9	08/31/25
[b]	91,325.00	-	3,609.95	94,934.95	8,630.45	11	10/01/25