The Colonial House Association Inc Balance Sheet

As of February 28, 2025

		Total
ASSETS		
Current Assets		
Bank Accounts		
Operating Cash		
Synovus Bank - Operating		0.00
Truist 3519 - Operating Account		7.17
2023 Insurance SA		6,339.17
Total Truist 3519 - Operating Account	\$	6,346.34
Total Operating Cash	\$	6,346.34
Savings Cash		
Sunrise Bank Savings		1,250.00
Synovus Bank Passbook Savings		0.00
Truist 3527 - Savings Account		63,338.42
Total Savings Cash	\$	64,588.42
Total Bank Accounts	\$	70,934.76
Accounts Receivable		
Accounts Receivable		22,805.29
Total Accounts Receivable	\$	22,805.29
Other Current Assets		
Undeposited Funds		-200.00
Total Other Current Assets	-\$	200.00
Total Current Assets	\$	93,540.05
Other Assets		
Note Receivable - Shoals - 101		0.00
Utililty Dep - City of Cocoa		4,468.00
Utility Deposit - Unit 118		0.00
Utility Deposit-FL City Gas 14		130.00
Utility Deposit-FL City Gas 32		190.00
Total Other Assets	\$	4,788.00
TOTAL ASSETS	\$	98,328.05
LIABILITIES AND EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
Accounts Payable		438.56
Total Accounts Payable	\$	438.56
Other Current Liabilities		
Note payable - Barfield Cont		0.00
Tenant Key Deposits Held		

Other		-25.00
Unit 105 - Key Deposit - Burnet		25.00
Unit 105 Key Deposit - Urquhart		75.00
Unit 110 Key Deposit-Abeicher		50.00
Unit 112 - Key Deposit-Delcazal		25.00
Unit 117 Key Deposit - Reich		25.00
Unit 203 Key Deposit - Martin		25.00
Unit 203- Key Deposit - Beaty		25.00
Unit 203- Key Deposit - Clair,		25.00
Unit 208 Key Deposit - Lust		25.00
Unit 216 Key Deposit-Daniels		25.00
Unit 310 Key Deposit - Godbout		0.00
Unit 312 Key Deposit - Miner		0.00
Unit 313 - Key Deposit		25.00
Unit 314 Key Deposit - Scotti		0.00
Total Tenant Key Deposits Held	\$	325.00
Tenant Security Deposits Held		0.00
Unit#118 Security Deposit		1,250.00
Witt-#118		0.00
Total Tenant Security Deposits Held	\$	1,250.00
Total Other Current Liabilities	\$	1,575.00
Total Current Liabilities	\$	2,013.56
Long-Term Liabilities		
Mortgage Payable 118 - Syn Bank		11,278.68
Note Payable - SBA Disaster Ass		269,740.00
Reserve Deferred Maint Liab		67,588.42
Total Long-Term Liabilities	\$	348,607.10
Total Liabilities	\$	350,620.66
Equity		
Opening Balance Equity		1,275.00
Operating Fund		-216,210.00
Net Income		-37,357.61
Total Equity	-\$	252,292.61
TOTAL LIABILITIES AND EQUITY	\$	98,328.05

Friday, Mar 14, 2025 01:47:29 PM GMT-7 - Accrual Basis

The Colonial House Association Inc Profit and Loss

February 2025

		Total
Income		
Condominium Fees & Assessments		22,525.00
Other Revenues		
Application Fees		284.75
Interest Income - Operating		0.11
Laundry		998.36
Total Other Revenues	\$	1,283.22
Total Income	\$	23,808.22
Gross Profit	\$	23,808.22
Expenses		
Administrative Expenses		
Bank Service Charges		254.40
Fire & Elevator Monitoring		223.30
Gov't Fees / Licenses / Taxes		70.00
Insurance-Liability & Casualty		12,029.47
Management		1,350.00
Office Supplies & Postage		53.53
SBA Disaster Loan Repymnt Fund		1,513.00
Total Administrative Expenses	\$	15,493.70
Association Owned Unit (118)		95.00
Repairs & Maintenance		525.00
Total Association Owned Unit (118)	\$	620.00
Repairs and Maintenance		24.59
Building		2,925.08
Cleaning & Contract Maintenance		1,099.68
Landscaping and Groundskeeping		2,022.00
Pest Control		125.00
Plumbing		1,700.00
Pool		525.00
Security Cameras		253.00
Total Repairs and Maintenance	\$	8,674.35
Reserve Contribution		5,000.00
Utilities		
Gas		148.33
Water, Sewer & Garbage		7,255.52
Total Utilities	\$	7,403.85
Total Expenses	\$	37,191.90
Net Operating Income	-\$	13,383.68
Net Income	-\$	13,383.68

Friday, Mar 14, 2025 01:49:56 PM GMT-7 - Accrual Basis





999-99-99 62206 21 C 001 30 S 55 004 THE COLONIAL HOUSE ASSOCIATION INC OPERATING ACCT C/O COASTAL LIVING COMMUNITY MGMT LLC PO BOX 505 CAPE CANAVERAL FL 32920-0505

Your account statement

For 02/28/2025



Interest paid this statement period

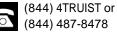
2025 interest paid year-to-date

Interest summary

Interest rate



Total checks



\$0.11

\$0.31

0.01%

= \$13,298.51

ASSOC SVCS INTEREST CHECKING 1100020003519

Account summary

Your previous balance as of 01/31/2025	\$14,197.91
Checks	- 13,298.51
Other withdrawals, debits and service charges	- 24,062.01
Deposits, credits and interest	+ 31,856.89
Your new balance as of 02/28/2025	= \$8,694.28

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
02/04	8135	1,952.33	02/10	8159	957.00	02/25	8170	253.00
02/03	*8137	750.00	02/14	8160	40.83	02/26	8171	28.00
02/21	* 8151	550.00	02/24	8161	45.00	02/25	*8173	525.00
02/11	*8154	1,350.00	02/24	8162	50.00	02/25	*8175	2,381.00
02/05	8155	53.53	02/18	8163	499.84	02/25	8176	250.00
02/06	*8157	100.00	02/14	*8165	223.30	02/25	8177	315.00
02/05	8158	1,450.00	02/25	*8169	525.00	02/25	8178	999.68

* indicates a skip in sequential check numbers above this item

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
02/04	ACH CORP DEBIT IPFSPMTFLS IPFS877-674-3076 THE COLONIAL HOUSE CON CUSTOMER ID 236313	7,435.67
02/06	TRUIST ONLINE TRANSFER ONLINE TO ****3527 -	5,000.00
02/07	ACH CORP DEBIT BUS INSUR TRAVELERS THE COLONIAL HOUSE ASS CUSTOMER ID 8757226	2,245.12
02/10	SPECTRUM SPECTRUM 5576 COLONIAL HOUSE ASSOCIA	209.97
02/10	ACH CORP DEBIT PAYMENT SBA LOAN THE COLONIAL HOUSE ASS CUSTOMER ID 0000	1,513.00
02/10	ASSN PER UNIT FEE 626303519	254.40
02/21	UT BILL CITY OF COCOA 3282 COLONIAL HOUSE CONDO A	7,255.52
02/26	FLCityGas FLCityGas 4114 COLONIAL HOUSE ASSOCIA	69.15
02/26	FLCityGas FLCityGas 9332 COLONIAL HOUSE ASSOCIA	79.18
Total ot	her withdrawals, debits and service charges	= \$24,062.01

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
02/03	CONSOL ELEC BILL PAY DEPOSIT 1	425.00
02/03	CONSOL ELEC DEPOSIT 9	3,825.00
02/03	COUNTER DEPOSIT	12,917.78
02/04	DEPOSIT	175.00
		continued

ASSOC SVCS INTEREST CHECKING 1100020003519 (continued)

1.000		
DATE	DESCRIPTION	AMOUNT(\$)
02/04	DEPOSIT	425.00
02/04	CONSOL ELEC BILL PAY DEPOSIT 1	425.00
02/04	DEPOSIT	850.00
02/05	CONSOLIDATED COUPON PAYMENT 1	425.00
02/06	DEPOSIT	850.00
02/10	CONSOL ELEC BILL PAY DEPOSIT 1	90.00
02/10	COUNTER DEPOSIT	3,155.00
02/11	CONSOL ELEC DEPOSIT 1	425.00
02/18	COUNTER DEPOSIT	847.00
02/18	CONSOL ELEC BILL PAY DEPOSIT 1	1,220.00
02/19	CONSOL ELEC BILL PAY DEPOSIT 1	608.00
02/21	CONSOLIDATED COUPON PAYMENT 1	488.00
02/21	CONSOL ELEC BILL PAY DEPOSIT 1	608.00
02/24	COUNTER DEPOSIT	450.00
02/27	CONSOL ELEC BILL PAY DEPOSIT 2	3,648.00
02/28	INTEREST PAYMENT	0.11
Total de	posits, credits and interest	= \$31,856.89

Effective March 2025, the first \$100 of your total check deposit will no longer be made immediately available for check deposits made at the ATM. All deposits are subject to the Funds Availability Policy found in the Commercial Bank Services Agreement and the Business Deposit Accounts Fee Schedule at www.truist.com/businessdepositsfeeschedule.

Changes will be effective March 18, 2025 to the Commercial Bank Services Agreement ("CBSA") that governs your account, including revisions under Section J (Availability of Funds). Continued use of your account constitutes your acceptance of the changes. The current version of the CBSA can be obtained at any Truist branch or online at <u>www.truist.com/CBSA</u>. All future transactions on your account will be governed by the amended CBSA. If you have questions about these changes, contact your local Truist Branch, your relationship manager, or call 844-4TRUIST (844-487-8478).



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 8 am 8pm EST Monday-Friday and 8 am 5pm EST on Saturday. You may also contact your local Truist branch. To locate a Truist branch in your area, please visit Truist.com.

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

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

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

Fraud Management

P.O. Box 1014

Charlotte, NC 28201

Tell us as soon as you can, if you think your statement or receipt is wrong, or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than sixty (60) days after we sent the FIRST statement on which the problem or error appeared.

- Tell us your name and deposit account number (if any)
- Describe the error or transfer you are unsure of, and explain as clearly as you can why you believe it is an error or why you need more information
- Tell us the dollar amount of the suspected error

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

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

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

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

Important information about your Truist Ready Now Credit Line Account

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

Billing Rights Summary

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

Card and Direct to Consumer Lending PO Box 200

Wilson NC 27894-0200

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

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

During our investigation process, you are not responsible for paying any amount in question; you are, however, obligated to pay the items on your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount in question.

Mail-in deposits

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

Change of address

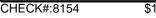
If you need to change your address, please visit your local Truist branch or call Truist Contact Center at 1-844-4TRUIST (1-844-487-8478).

	How to Reconcile Your Account	Outstand	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:	Outstandi	ng Deposits an	d Other Credits (Section B)		
5.	Add the amount in Line 4 to the amount in Line 3 to find your balance. Enter the sum here. This amount should match the balance in your register.	Date/Type	Amount	Date/Type	Amount		

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

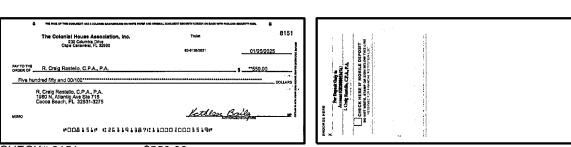
The Colonial House Association, Inc. 230 Columbia Drive Cape Canaveral, FL 32920 8155 Truiet 03-9138/2631 02/05/2025 PAY TO THE Pamela Ella **53.53 Fifty-three and 53/100** Rometa Filia Vatlas <u>Ball</u> *008155# 126319138701100020003519# CHECK#:8155 \$53.53





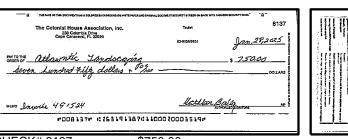


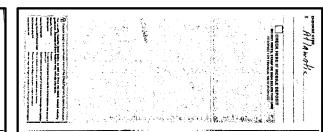




CHECK#:8137

\$750.00





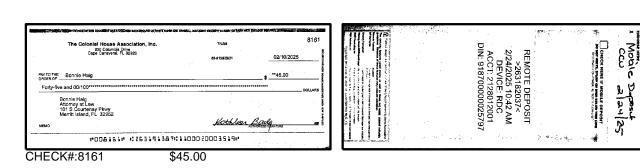
CHECK#:8135



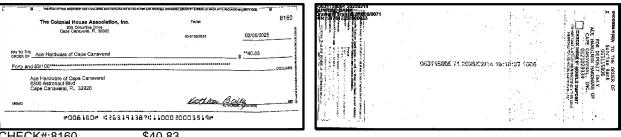






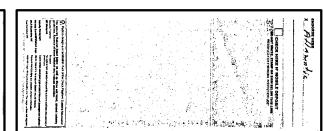














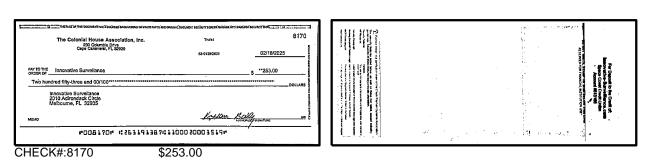




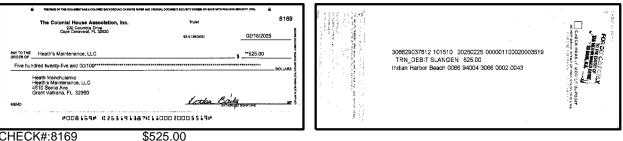










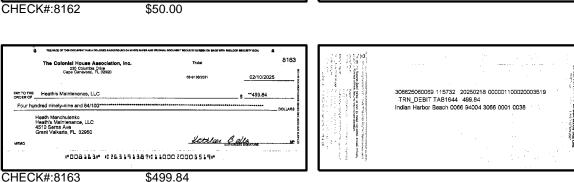


CHECK#:8165 \$223.30



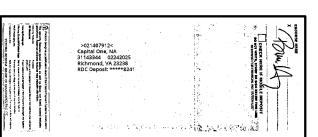
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CHECK#:8163



CHECK#:8162





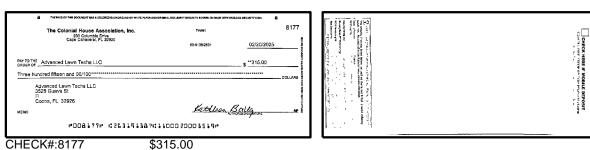


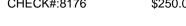
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18/2025 381.00	8175	And the second sec		 Check of the second seco	X PAY TO THE ORDER OF WELLS FARGO BANK, NA. ORDERSTORY FOR DEPOSIT OWN, NA. FOR DEPOSIT OWN, NA.





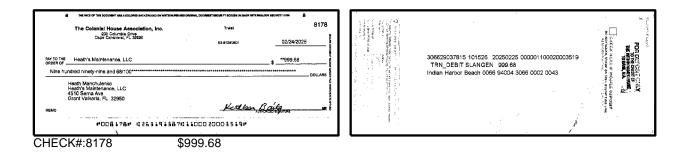


CHECK#:8171 \$28.00



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999-99-99 62206 0 C 001 30 S 66 002 THE COLONIAL HOUSE ASSOCIATION INC RESERVE ACCT C/O COASTAL LIVING COMMUNITY MGMT LLC PO BOX 505 CAPE CANAVERAL FL 32920-0505

Your account statement

For 02/28/2025



Interest paid this statement period

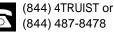
Annual percentage yield (APY) earned

2025 interest paid year-to-date

Interest summary

Interest rate





\$0.48

\$0.97

0.01%

0.01%

ASSOC SVCS MONEY MKT SAVINGS 1100020003527

Account summary

Your previous balance as of 01/31/2025	\$58,339.37
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 5,000.48
Your new balance as of 02/28/2025	= \$63,339.85

Deposits, credits and interest

DATE DESCRIPTION AMOUNT(\$) 02/06 TRUIST ONLINE RECURRING TXFR ONLINE FROM ****3519 5,000.00 02/28 INTEREST PAYMENT 0.48 Total deposits, credits and interest = \$5,000.48

Effective March 2025, the first \$100 of your total check deposit will no longer be made immediately available for check deposits made at the ATM. All deposits are subject to the Funds Availability Policy found in the Commercial Bank Services Agreement and the Business Deposit Accounts Fee Schedule at <u>www.truist.com/businessdepositsfeeschedule</u>.

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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.

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

During our investigation process, you are not responsible for paying any amount in question; you are, however, obligated to pay the items on your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount in question.

Mail-in deposits

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

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)			
List the new balance of your account from your latest statement here:		Date/Check #	Amount	Date/Check #	Amount
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:					
Subtract the amount in Line 2 above from the amount in Line 1 above and enter the total here:					
 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
	List the new balance of your account from your latest statement here: 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: Subtract the amount in Line 2 above from the amount in Line 1 above and enter the total here: 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:	List the new balance of your account from your latest statement here: 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: Subtract the amount in Line 2 above from the amount in Line 1 above and enter the total here: 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: Add the amount in Line 4 to the amount in Line 3 to find your balance. Enter	List the new balance of your account from your latest statement here: Date/Check # 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: Subtract the amount in Line 2 above from the amount in Line 1 above and enter the total here: 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: Outstand Add the amount in Line 4 to the amount in Line 3 to find your balance. Enter	List the new balance of your account from your latest statement here: Date/Check # Amount 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. Image: Check det Check	List the new balance of your account from your latest statement here: Date/Check # Amount Date/Check # 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: Image: Check # Subtract the amount in Line 2 above from the amount in Line 1 above and enter the total here: Image: Check # 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: Image: Check # Add the amount in Line 4 to the amount in Line 3 to find your balance. Enter Image: Check #

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