Balance Sheet

As of December 31, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Operating Cash	
Synovus Bank - Operating	0.00
Truist 3519 - Operating Account	10,311.86
2023 Insurance SA	13,774.84
Total Truist 3519 - Operating Account	24,086.70
Total Operating Cash	24,086.70
Savings Cash	
Sunrise Bank Savings	1,250.00
Synovus Bank Passbook Savings	0.00
Truist 3527 - Savings Account	53,338.42
Total Savings Cash	54,588.42
Total Bank Accounts	\$78,675.12
Accounts Receivable	
Accounts Receivable	38,400.25
Total Accounts Receivable	\$38,400.25
Other Current Assets	
Undeposited Funds	1,947.00
Total Other Current Assets	\$1,947.00
Total Current Assets	\$119,022.37
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	\$123,810.37

Balance Sheet

As of December 31, 2024

	TOTAL
IABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	1,338.56
Total Accounts Payable	\$1,338.56
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	\$2,913.56
Long-Term Liabilities	
Mortgage Payable 118 - Syn Bank	11,278.68
Note Payable - SBA Disaster Ass	269,740.00
Reserve Deferred Maint Liab	57,588.42
Total Long-Term Liabilities	\$338,607.10

Balance Sheet

As of December 31, 2024

	TOTAL
Equity	
Operating Fund	-224,126.89
Net Income	6,416.60
Total Equity	\$ -217,710.29
TOTAL LIABILITIES AND EQUITY	\$123,810.37

Profit and Loss December 2024

	TOTAL
Income	
Condominium Fees & Assessments	22,525.00
Other Revenues	
Interest Income - Operating	0.28
Interest Income - Savings	0.46
Laundry	657.58
Other Revenues	25.42
Total Other Revenues	683.74
Rental Income	
Rental Income (Unit 118)	1,350.00
Total Rental Income	1,350.00
Total Income	\$24,558.74
GROSS PROFIT	\$24,558.74
Expenses	
Administrative Expenses	
Insurance-Liability & Casualty	7,435.67
Internet and Telephone	419.94
Management	1,250.00
Office Supplies & Postage	99.15
SBA Disaster Loan Repymnt Fund	2,722.00
Tenant Screening	171.60
Total Administrative Expenses	12,098.36
Association Owned Unit (118)	
Electricity	112.94
Real Estate Taxes	1,468.56
Total Association Owned Unit (118)	1,581.50
Direct Deposit Fees - Vendors	206.87
Repairs and Maintenance	
Building	5,012.88
Cleaning & Contract Maintenance	1,922.40
Elevator Contract	135.00
Landscaping and Groundskeeping	957.00
Pest Control	95.00
Plumbing	125.00
Pool	3,160.00
Supplies	186.59
Total Repairs and Maintenance	11,593.87
Reserve Contribution	5,000.00

Profit and Loss December 2024

	TOTAL
Utilities	
Electricity	1,391.68
Gas	122.75
Water, Sewer & Garbage	7,444.71
Total Utilities	8,959.14
Total Expenses	\$39,439.74
NET OPERATING INCOME	\$ -14,881.00
NET INCOME	\$ -14,881.00





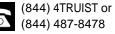
999-99-99 62206 15 C 001 30 S 55 004 THE COLONIAL HOUSE ASSOCIATION INC OPERATING ACCT C/O COASTAL LIVING COMMUNITY MGMT LLC PO BOX 505 CAPE CANAVERAL FL 32920-0505

Your account statement

For 12/31/2024







ASSOC SVCS INTEREST CHECKING 1100020003519

Account summary

Your previous balance as of 11/30/2024	\$37,383.55
Checks	- 8,767.36
Other withdrawals, debits and service charges	- 22,478.41
Deposits, credits and interest	+ 21,901.30
Your new balance as of 12/31/2024	= \$28,039.08

Interest summary

Interest paid this statement period	\$0.28
2024 interest paid year-to-date	\$6.54
Interest rate	0.01%

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
12/31	8093	125.00	12/09	8106	39.42	12/13	8119	135.00
12/03	*8095	1,250.00	12/12	8107	1,468.56	12/19	8120	846.72
12/03	*8102	100.00	12/11	8108	1,209.00	12/16	8121	125.00
12/10	8103	500.00	12/16	*8117	1,660.00	12/18	8122	957.00
12/11	*8105	206.87	12/18	8118	85.06	12/23	8123	59.73
* indica	tes a skip in seque	ntial check numbers a	bove this ite	m		Total ch	ecks	= \$8,767.36

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
12/03	ACH CORP DEBIT IPFSPMTFLS IPFS877-674-3076 THE COLONIAL HOUSE CON CUSTOMER ID 236313	7,435.67
12/06	TRUIST ONLINE TRANSFER ONLINE TO ****3527 -	5,000.00
12/09	ACH CORP DEBIT PAYMENT SBA LOAN THE COLONIAL HOUSE ASS CUSTOMER ID 0000	1,513.00
12/10	SPECTRUM SPECTRUM 0011 COLONIAL HOUSE ASSOCIA	209.97
12/20	UT BILL CITY OF COCOA 3282 COLONIAL HOUSE CONDO A	7,444.71
12/24	FLCityGas FLCityGas 4114 COLONIAL HOUSE ASSOCIA	57.00
12/24	FLCityGas FLCityGas 9332 COLONIAL HOUSE ASSOCIA	65.75
12/30	ELEC PYMT FPL DIRECT DEBIT PPDA THE COLONIAL HOUSE ASS	38.81
12/30	ELEC PYMT FPL DIRECT DEBIT PPDA THE COLONIAL HOUSE ASS	112.94
12/30	ELEC PYMT FPL DIRECT DEBIT PPDA THE COLONIAL HOUSE ASS	600.56
Total ot	her withdrawals, debits and service charges	= \$22,478.41

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
12/02	XXXXXXXXX BUILDIUM THE COLONIAL HOUSE ASS CUSTOMER ID CC-1201-686A2	300.73
12/02	XXXXXXXXX BUILDIUM THE COLONIAL HOUSE ASS CUSTOMER ID CC-1129-411CB	437.71
12/02	CONSOL ELEC BILL PAY DEPOSIT 4	3,385.00
12/03	CONSOL ELEC BILL PAY DEPOSIT 1	425.00
12/03	CONSOL ELEC DEPOSIT 9	3,825.00
		continued

ASSOC SVCS INTEREST CHECKING 1100020003519 (continued)

DATE	DESCRIPTION	AMOUNT(\$)
12/04	FUNDING BUILDIUM THE COLONIAL HOUSE ASS CUSTOMER ID ACH-1203-46B36	1,700.00
12/05	CONSOL ELEC BILL PAY DEPOSIT 1	425.00
12/06	CONSOLIDATED COUPON PAYMENT 1	425.00
12/06	FUNDING BUILDIUM THE COLONIAL HOUSE ASS CUSTOMER ID ACH-1205-A3675	425.00
12/09	FUNDING BUILDIUM THE COLONIAL HOUSE ASS CUSTOMER ID ACH-1206-BAE32	425.00
12/09	COUNTER DEPOSIT	5,770.58
12/11	FUNDING BUILDIUM THE COLONIAL HOUSE ASS CUSTOMER ID ACH-1210-D1932	425.00
12/12	FUNDING BUILDIUM THE COLONIAL HOUSE ASS CUSTOMER ID ACH-1211-48313	425.00
12/16	CONSOLIDATED COUPON PAYMENT 1	488.00
12/17	CONSOLIDATED COUPON PAYMENT 1	450.00
12/17	COUNTER DEPOSIT	844.00
12/23	CONSOL ELEC BILL PAY DEPOSIT 1	425.00
12/27	COUNTER DEPOSIT	450.00
12/30	CONSOL ELEC BILL PAY DEPOSIT 1	425.00
12/31	CONSOL ELEC BILL PAY DEPOSIT 1	425.00
12/31	INTEREST PAYMENT	0.28
Total de	posits, credits and interest	= \$21,901.30

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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.)

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Fraud Management

P.O. Box 1014

Charlotte, NC 28201

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

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Card and Direct to Consumer Lending PO Box 200

Wilson NC 27894-0200

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Change of address

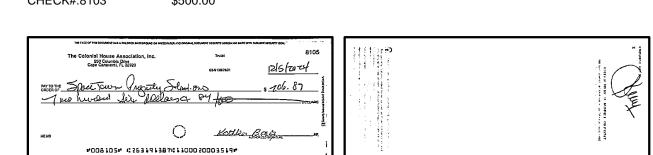
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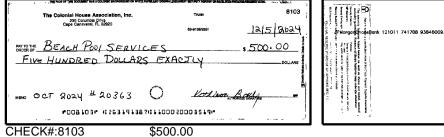
	How to Reconcile Your Account	Outstand	Outstanding Checks and Other Debits (Section A)			
1.	List the new balance of your account from your latest statement here:	Date/Check #	Amount	Date/Check#	Amount	
2.	 Record any outstanding debits (checks, check card purchases, ATM withdrawals, electronic transactions, 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



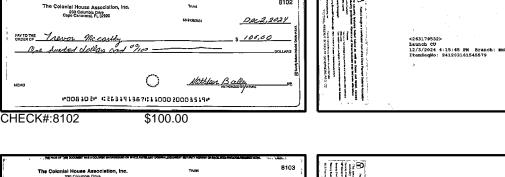
CHECK#:8105



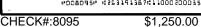


\$206.87

Truist



8102



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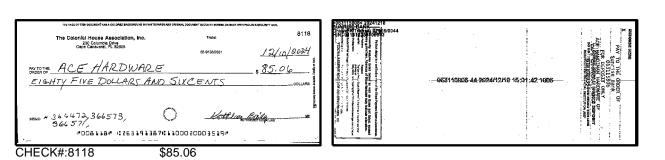
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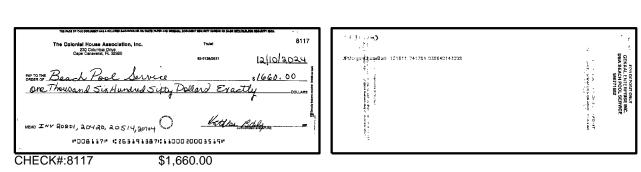
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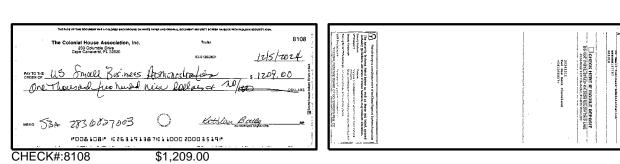


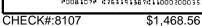


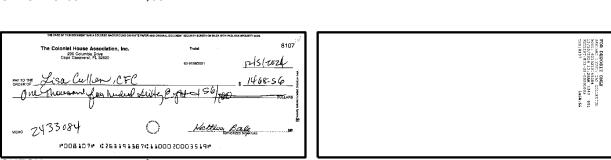


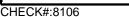


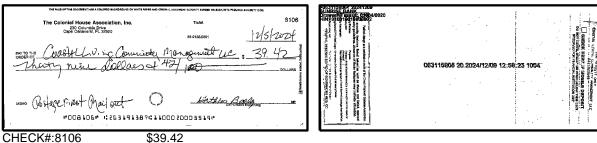






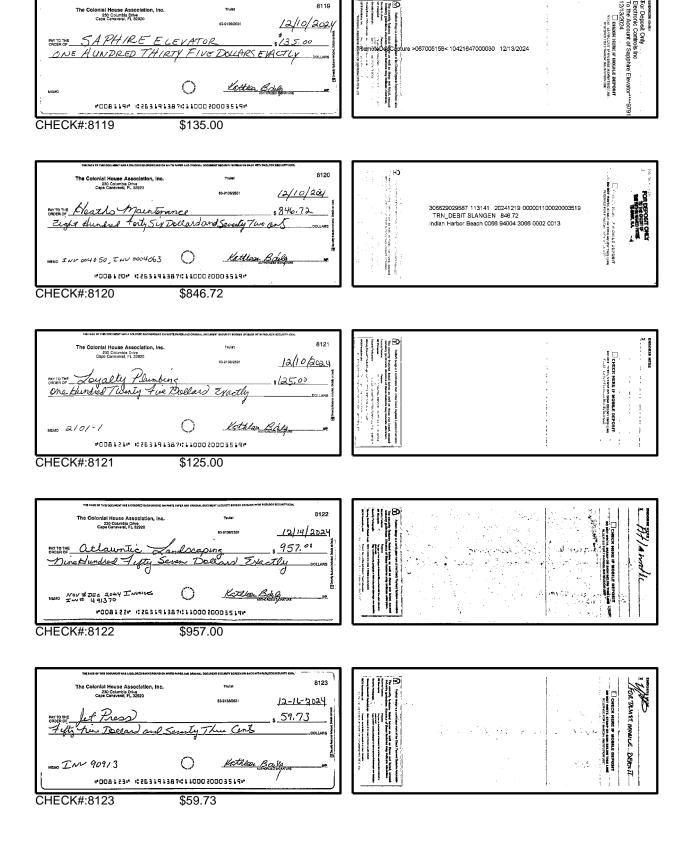






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999-99-99 62206 1 C 001 30 S 66 002 THE COLONIAL HOUSE ASSOCIATION INC RESERVE ACCT C/O COASTAL LIVING COMMUNITY MGMT LLC PO BOX 505 CAPE CANAVERAL FL 32920-0505

Your account statement

For 12/31/2024





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

ASSOC SVCS MONEY MKT SAVINGS 1100020003527

Account summary

Deposits, credits and interest

Your previous balance as of 11/30/2024	\$52,588.42
Checks	- 4,250.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 5,000.46
Your new balance as of 12/31/2024	= \$53,338.88

Checks

DATE	CHECK #	AMOUNT(\$)
12/16	1006	4,250.00
Total cheo	cks	= \$ 4,250.00

Interest summary

Interest paid this statement period	\$0.46
2024 interest paid year-to-date	\$4.27
Interest rate	0.01%
Annual percentage yield (APY) earned	0.01%

DATE	DESCRIPTION	AMOUNT(\$)
12/06	TRUIST ONLINE RECURRING TXFR ONLINE FROM ****3519 -	5,000.00
12/31	INTEREST PAYMENT	0.46
Total de	eposits, credits and interest	= \$5,000.46

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Wilson NC 27894-0200

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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)			
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 #

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