BAYSHORE EMBASSY CONDOMINIUM, INC

550 BAYSHORE DRIVE

FORT LAUDERDALE, FL 33304

JANUARY 1 – 31, 2026

FINANCIAL STATEMENTS

Balance Sheet

BAYSHORE EMBASSY CONDOMINIUM, INC.

As of January 31, 2026

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
10 - BANKING	$0.00
1000 - WELLS FARGO OPERATING	160,574.32
1030 - WELLS FARGO SPECIAL ASSESSMENTS	135,055.90
1040 - SECURITY DEPOSIT	0.00
1100 - WELLS FARGO RESERVE	347,875.53
Total for 10 - BANKING	**$643,505.75**
Total for Bank Accounts	**$643,505.75**
Accounts Receivable	
12 - ACCOUNTS RECEIVABLE	
1200 - ACCOUNTS RECEIVABLES	22,941.13
Total for 12 - ACCOUNTS RECEIVABLE	**$22,941.13**
Total for Accounts Receivable	**$22,941.13**
Other Current Assets	
13 - OTHER CURRENT ASSETS	
1300 - PREPAID EXPENSES	685.00
1310 - PREPAID INSURANCE	119,898.88
1350 - UTILITY DEPOSITS	707.00
Total for 13 - OTHER CURRENT ASSETS	**$121,290.88**
Total for Other Current Assets	**$121,290.88**
Total for Current Assets	**$787,737.76**
Total for Assets	**$787,737.76**
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
20 - ACCOUNTS PAYABLE	
2000 - ACCOUNTS PAYABLE	2,578.12
2005 - ACCRUED EXPENSES	7,149.79
Total for 20 - ACCOUNTS PAYABLE	**$9,727.91**
Total for Accounts Payable	**$9,727.91**
Other Current Liabilities	
21 - OTHER CURRENT LIABILITIES	
2110 - INSURANCE PAYABLE	94,000.19
2120 - SECURITY DEPOSITS	0.00
2125- PREPAID MAINTENANCE	4,186.03
Total for 21 - OTHER CURRENT LIABILITIES	**$98,186.22**
Total for Other Current Liabilities	**$98,186.22**

Balance Sheet

BAYSHORE EMBASSY CONDOMINIUM, INC.

As of January 31, 2026

DISTRIBUTION ACCOUNT	TOTAL
Total for Current Liabilities	**$107,914.13**
Long-term Liabilities	
23 - SPECIAL ASSESSMENTS	
2300 - SA 2023 INCOME	122,505.63
2301 - SA 2023 EXPENSES	-89,876.00
2302 - SA 2024 INCOME	299,994.57
2303 - SA 2024 EXPENSES	-238,112.45
Total for 23 - SPECIAL ASSESSMENTS	**$94,511.75**
Total for Long-term Liabilities	**$94,511.75**
Total for Liabilities	**$202,425.88**
Equity	
26 - RESERVES EQUITY	
2605 - ROOF	220,228.84
2606 - STRUCTURE EXTERIOR	18,455.53
2607 - FIRE PROTECTION SYSTEM	2,169.12
2608 - PLUMBING	26,055.77
2609 - ELECTRICAL SYSTEM	11,299.91
2610 - EXTERIOR PAINTING	994.53
2611 - WINDOWS AND EXTERIOR DOORS	8,166.48
2612 - BALCONY RAILINGS	6,481.44
2620 - FLOORING	9,371.52
2621 - DRIVEWAY PAVING	6,958.04
2622 - POOL HEATER	6,797.82
2623 - POOL RESURFACING	2,576.70
2624 - INTERIOR PAINTING	14,696.67
2640 - RESERVE INTEREST	13,622.97
Total for 26 - RESERVES EQUITY	**$347,875.34**
2700 - RETAINED EARNINGS	106,001.00
Net Income	131,435.54
Total for Equity	**$585,311.88**
Total for Liabilities and Equity	**$787,737.76**

Profit and Loss

BAYSHORE EMBASSY CONDOMINIUM, INC.

January 1-31, 2026

DISTRIBUTION ACCOUNT	TOTAL
Income	
40 - Sales	
4000 - MAINTENANCE FEES	89,410.27
4005 - RESERVE FUNDING	44,344.82
4010 - INTEREST INCOME	2.40
4030 - INTERNET INCOME	7,104.00
4035 - RENTAL INCOME	2,500.00
4060 - SCREENING FEES	300.00
4095 - REIMBURSEMENTS	0.00
Total for 40 - Sales	**$143,661.49**
Total for Income	**$143,661.49**
Gross Profit	**$143,661.49**
Expenses	
50 - ADMINISTRATION AND GENERAL EXPENSES	
5010 - BANK FEES	8.00
5080 - OFFICE AND ADMIN EXPENSES	650.60
Total for 50 - ADMINISTRATION AND GENERAL EXPENSES	**$658.60**
70 - REPAIRS AND MAINTENANCE	
7025 - POOL	275.00
7040 - LOCKSMITH	1,998.69
7070 - GENERAL AND SUPPLIES	5,793.77
Total for 70 - REPAIRS AND MAINTENANCE	**$8,067.46**
75 - UTILITIES	
7500 - ELECTRICITY	1,503.32
Total for 75 - UTILITIES	**$1,503.32**
Total for Expenses	**$10,229.38**
Net Operating Income	**$133,432.11**
Other Expenses	
60 - CONTRACTED EXPENSES	
6030 - JANITORAL MAINTENANCE	1,346.57
6065 - PROPERTY MANAGEMENT SERVIVES	650.00
Total for 60 - CONTRACTED EXPENSES	**$1,996.57**
Total for Other Expenses	**$1,996.57**
Net Other Income	**-$1,996.57**
Net Income	**$131,435.54**

A/R Aging Summary Report

BAYSHORE EMBASSY CONDOMINIUM, INC.

As of January 31, 2026

CUSTOMER	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
201 - TOMPKINS, DAVID		353.94				353.94
204 - HAYWARD, CHRISTOPHER			16.77			16.77
205 - CIPOLLONE, ANTONIO &PASQUALINA		1,807.00				1,807.00
206 - MARCON, RACHEL		0.00	52.08			52.08
207 - CHRISTOFFERSON, MARY		0.00				0.00
210 - MOY, ROY		0.00				0.00
214 - COLETTA, GIUSEPPE & ANNA		2,375.45				2,375.45
308 - MELCHER, ROBERT & PATRICIA		0.00				0.00
310 - ANGELOVSKI, ILIJA		0.00				0.00
314 - SINGH, CHABILALL & LORETTA		0.00				0.00
315 - ZARATE, CLYDE & RICARDO			11.92			11.92
317 - SULLIVAN, DENNIS			0.51			0.51
402 - MCLANEY, KYLE		2,291.19	8,788.75			11,079.94
404 - GAUTHIER, ANDRE		2,558.69				2,558.69
408 - VALLE, GIUSEPPA		0.00				0.00
409 - ZARUSO, ADELAIDE			17.26			17.26
411 - TODD, BRADLEY		0.00				0.00
501 - PERSI, CRISTINA		2,375.45				2,375.45
502 - MANCINELLI, ROSA		2,291.19				2,291.19
503 - TURNER, KAREN		0.00				0.00
508 - BREIDBORD, VILMA		0.00				0.00
509 - ANGELOVSKI, ILIJA		0.00				0.00
511 - TODOROV, IVA			0.93			0.93
512 - KUNA, HELEN		0.00				0.00
514 - BREIDBORD, VILMA		0.00				0.00
515 - WOLFF, ROBERT		0.00				0.00
TOTAL		**14,052.91**	**8,888.22**			**$22,941.13**

BAYSHORE EMBASSY CONDOMINIUM, INC

550 BAYSHORE DRIVE

FORT LAUDERDALE, FL 33304

FEBRUARY 1 – 28, 2026

FINANCIAL STATEMENTS

Balance Sheet

BAYSHORE EMBASSY CONDOMINIUM, INC.

As of February 28, 2026

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
10 - BANKING	$0.00
1000 - WELLS FARGO OPERATING	102,942.35
1030 - WELLS FARGO SPECIAL ASSESSMENTS	35,056.28
1040 - SECURITY DEPOSIT	0.00
1100 - WELLS FARGO RESERVE	447,878.85
Total for 10 - BANKING	**$585,877.48**
Total for Bank Accounts	**$585,877.48**
Accounts Receivable	
12 - ACCOUNTS RECEIVABLE	
1200 - ACCOUNTS RECEIVABLES	19,011.47
Total for 12 - ACCOUNTS RECEIVABLE	**$19,011.47**
Total for Accounts Receivable	**$19,011.47**
Other Current Assets	
13 - OTHER CURRENT ASSETS	
1300 - PREPAID EXPENSES	2,492.00
1310 - PREPAID INSURANCE	119,898.88
1350 - UTILITY DEPOSITS	707.00
Total for 13 - OTHER CURRENT ASSETS	**$123,097.88**
Undeposited funds	1.00
Total for Other Current Assets	**$123,098.88**
Total for Current Assets	**$727,987.83**
Total for Assets	**$727,987.83**
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
20 - ACCOUNTS PAYABLE	$0.00
2000 - ACCOUNTS PAYABLE	0.00
2005 - ACCRUED EXPENSES	7,149.79
Total for 20 - ACCOUNTS PAYABLE	**$7,149.79**
Total for Accounts Payable	**$7,149.79**
Other Current Liabilities	
21 - OTHER CURRENT LIABILITIES	
2110 - INSURANCE PAYABLE	77,915.41
2120 - SECURITY DEPOSITS	0.00
2125- PREPAID MAINTENANCE	4,186.03
Total for 21 - OTHER CURRENT LIABILITIES	**$82,101.44**
Total for Other Current Liabilities	**$82,101.44**
Total for Current Liabilities	**$89,251.23**

Balance Sheet

BAYSHORE EMBASSY CONDOMINIUM, INC.

As of February 28, 2026

DISTRIBUTION ACCOUNT	TOTAL
Long-term Liabilities	
23 - SPECIAL ASSESSMENTS	
2300 - SA 2023 INCOME	122,505.63
2301 - SA 2023 EXPENSES	-89,876.00
2302 - SA 2024 INCOME	299,994.57
2303 - SA 2024 EXPENSES	-238,112.45
Total for 23 - SPECIAL ASSESSMENTS	**$94,511.75**
Total for Long-term Liabilities	**$94,511.75**
Total for Liabilities	**$183,762.98**
Equity	
26 - RESERVES EQUITY	
2605 - ROOF	220,228.84
2606 - STRUCTURE EXTERIOR	18,455.53
2607 - FIRE PROTECTION SYSTEM	2,169.12
2608 - PLUMBING	26,055.77
2609 - ELECTRICAL SYSTEM	10,289.91
2610 - EXTERIOR PAINTING	858.92
2611 - WINDOWS AND EXTERIOR DOORS	8,166.48
2612 - BALCONY RAILINGS	6,481.44
2620 - FLOORING	9,371.52
2621 - DRIVEWAY PAVING	6,958.04
2622 - POOL HEATER	6,797.82
2623 - POOL RESURFACING	2,576.70
2624 - INTERIOR PAINTING	14,696.67
2640 - RESERVE INTEREST	13,622.97
Total for 26 - RESERVES EQUITY	**$346,729.73**
2700 - RETAINED EARNINGS	106,001.00
Net Income	91,494.12
Total for Equity	**$544,224.85**
Total for Liabilities and Equity	**$727,987.83**

Profit and Loss

BAYSHORE EMBASSY CONDOMINIUM, INC.

February 1-28, 2026

DISTRIBUTION ACCOUNT	TOTAL
Income	
40 - Sales	
4010 - INTEREST INCOME	4.63
4035 - RENTAL INCOME	1,250.00
4095 - REIMBURSEMENTS	25.00
Total for 40 - Sales	**$1,279.63**
Sales of Product Income	1.00
Total for Income	**$1,280.63**
Gross Profit	**$1,280.63**
Expenses	
50 - ADMINISTRATION AND GENERAL EXPENSES	
5005 - ACCOUNTING AND AUDIT	1,050.00
5020 - QUICKBOOK PAYMENT FEES	0.01
5080 - OFFICE AND ADMIN EXPENSES	376.86
5090 - PRINTING AND POSTAGE	195.00
Total for 50 - ADMINISTRATION AND GENERAL EXPENSES	**$1,621.87**
70 - REPAIRS AND MAINTENANCE	
7030 - PLUMBING	6,275.00
7040 - LOCKSMITH	549.00
7065 - PAINTING	360.59
7070 - GENERAL AND SUPPLIES	5,802.31
Total for 70 - REPAIRS AND MAINTENANCE	**$12,986.90**
75 - UTILITIES	
7500 - ELECTRICITY	1,511.62
7515 - TELEPHONE	133.48
7520 - TRASH REMOVAL	3,168.50
7525 - WATER AND SEWER	12,893.18
Total for 75 - UTILITIES	**$17,706.78**
Total for Expenses	**$32,315.55**
Net Operating Income	**-$31,034.92**
Other Expenses	
60 - CONTRACTED EXPENSES	
6005 - ELEVATOR	7,106.50
6065 - PROPERTY MANAGEMENT SERVIVES	650.00
6080 - POOL MAINTENANCE	980.00
6090 - PEST CONTROL	170.00
Total for 60 - CONTRACTED EXPENSES	**$8,906.50**
Total for Other Expenses	**$8,906.50**
Net Other Income	**-$8,906.50**
Net Income	**-$39,941.42**

Profit and Loss

BAYSHORE EMBASSY CONDOMINIUM, INC.

January 1-February 28, 2026

DISTRIBUTION ACCOUNT	TOTAL
Income	
40 - Sales	
4000 - MAINTENANCE FEES	89,410.27
4005 - RESERVE FUNDING	44,344.82
4010 - INTEREST INCOME	7.03
4030 - INTERNET INCOME	7,104.00
4035 - RENTAL INCOME	3,750.00
4060 - SCREENING FEES	300.00
4095 - REIMBURSEMENTS	25.00
Total for 40 - Sales	**$144,941.12**
Sales of Product Income	1.00
Total for Income	**$144,942.12**
Gross Profit	**$144,942.12**
Expenses	
50 - ADMINISTRATION AND GENERAL EXPENSES	
5005 - ACCOUNTING AND AUDIT	1,050.00
5010 - BANK FEES	8.00
5020 - QUICKBOOK PAYMENT FEES	0.01
5080 - OFFICE AND ADMIN EXPENSES	1,027.46
5090 - PRINTING AND POSTAGE	195.00
Total for 50 - ADMINISTRATION AND GENERAL EXPENSES	**$2,280.47**
70 - REPAIRS AND MAINTENANCE	
7025 - POOL	275.00
7030 - PLUMBING	6,275.00
7040 - LOCKSMITH	2,547.69
7065 - PAINTING	360.59
7070 - GENERAL AND SUPPLIES	11,596.08
Total for 70 - REPAIRS AND MAINTENANCE	**$21,054.36**
75 - UTILITIES	
7500 - ELECTRICITY	3,014.94
7515 - TELEPHONE	133.48
7520 - TRASH REMOVAL	3,168.50
7525 - WATER AND SEWER	12,893.18
Total for 75 - UTILITIES	**$19,210.10**
Total for Expenses	**$42,544.93**
Net Operating Income	**$102,397.19**
Other Expenses	
60 - CONTRACTED EXPENSES	
6005 - ELEVATOR	7,106.50
6030 - JANITORAL MAINTENANCE	1,346.57
6065 - PROPERTY MANAGEMENT SERVIVES	1,300.00
6080 - POOL MAINTENANCE	980.00

Profit and Loss

BAYSHORE EMBASSY CONDOMINIUM, INC.

January 1-February 28, 2026

DISTRIBUTION ACCOUNT	TOTAL
6090 - PEST CONTROL	170.00
Total for 60 - CONTRACTED EXPENSES	**$10,903.07**
Total for Other Expenses	**$10,903.07**
Net Other Income	**-$10,903.07**
Net Income	**$91,494.12**

BAYSHORE EMBASSY CONDOMINIUM, INC

550 BAYSHORE DRIVE

FORT LAUDERDALE, FL 33304

MARCH 1 – 31, 2026

FINANCIAL STATEMENTS

Balance Sheet

BAYSHORE EMBASSY CONDOMINIUM, INC.

As of Mar 31, 2026

	TOTAL
Assets	
Current Assets	
Bank Accounts	
10 - BANKING	$0.00
1000 - WELLS FARGO OPERATING	145,071.73
1030 - WELLS FARGO SPECIAL ASSESSMENTS	35,056.58
1040 - SECURITY DEPOSIT	0.00
1100 - WELLS FARGO RESERVE	447,882.66
Total for 10 - BANKING	**$628,010.97**
Total for Bank Accounts	**$628,010.97**
Accounts Receivable	
12 - ACCOUNTS RECEIVABLE	
1200 - ACCOUNTS RECEIVABLES	-5,965.44
Total for 12 - ACCOUNTS RECEIVABLE	**-$5,965.44**
Total for Accounts Receivable	**-$5,965.44**
Other Current Assets	
13 - OTHER CURRENT ASSETS	
1300 - PREPAID EXPENSES	4,919.53
1310 - PREPAID INSURANCE	119,898.88
1350 - UTILITY DEPOSITS	707.00
Total for 13 - OTHER CURRENT ASSETS	**$125,525.41**
Undeposited funds	1.00
Total for Other Current Assets	**$125,526.41**
Total for Current Assets	**$747,571.94**
Total for Assets	**$747,571.94**
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
20 - ACCOUNTS PAYABLE	$1,650.00
2000 - ACCOUNTS PAYABLE	0.00
2005 - ACCRUED EXPENSES	7,149.79
Total for 20 - ACCOUNTS PAYABLE	**$8,799.79**
Total for Accounts Payable	**$8,799.79**
Other Current Liabilities	
21 - OTHER CURRENT LIABILITIES	
2110 - INSURANCE PAYABLE	59,252.51
2120 - SECURITY DEPOSITS	0.00
2125- PREPAID MAINTENANCE	52,879.53
Total for 21 - OTHER CURRENT LIABILITIES	**$112,132.04**
Total for Other Current Liabilities	**$112,132.04**
Total for Current Liabilities	**$120,931.83**

Balance Sheet

BAYSHORE EMBASSY CONDOMINIUM, INC.

As of Mar 31, 2026

	TOTAL
Long-term Liabilities	
23 - SPECIAL ASSESSMENTS	
2300 - SA 2023 INCOME	122,505.63
2301 - SA 2023 EXPENSES	-89,876.00
2302 - SA 2024 INCOME	299,994.57
2303 - SA 2024 EXPENSES	-238,112.45
Total for 23 - SPECIAL ASSESSMENTS	**$94,511.75**
Total for Long-term Liabilities	**$94,511.75**
Total for Liabilities	**$215,443.58**
Equity	
26 - RESERVES EQUITY	
2605 - ROOF	320,149.88
2606 - STRUCTURE EXTERIOR	18,455.53
2607 - FIRE PROTECTION SYSTEM	2,169.12
2608 - PLUMBING	19,430.77
2609 - ELECTRICAL SYSTEM	10,289.91
2610 - EXTERIOR PAINTING	840.73
2611 - WINDOWS AND EXTERIOR DOORS	8,166.48
2612 - BALCONY RAILINGS	6,481.44
2620 - FLOORING	9,371.52
2621 - DRIVEWAY PAVING	6,958.04
2622 - POOL HEATER	6,797.82
2623 - POOL RESURFACING	2,576.70
2624 - INTERIOR PAINTING	14,336.08
2640 - RESERVE INTEREST	13,630.29
Total for 26 - RESERVES EQUITY	**$439,654.31**
2700 - RETAINED EARNINGS	6,001.00
Net Income	86,473.05
Total for Equity	**$532,128.36**
Total for Liabilities and Equity	**$747,571.94**

Profit and Loss

BAYSHORE EMBASSY CONDOMINIUM, INC.

January 1-March 31, 2026

	TOTAL
Income	
40 - Sales	
4000 - MAINTENANCE FEES	89,410.27
4005 - RESERVE FUNDING	44,344.82
4010 - INTEREST INCOME	4.58
4025 - LAUNDRY INCOME	1,037.03
4030 - INTERNET INCOME	7,104.00
4035 - RENTAL INCOME	5,000.00
4050 - BARCODES / ACCESS CARD INCOME	50.00
4060 - SCREENING FEES	300.00
4095 - REIMBURSEMENTS	25.99
Total for 40 - Sales	**$147,276.69**
Sales of Product Income	1.00
Total for Income	**$147,277.69**
Gross Profit	**$147,277.69**
Expenses	
50 - ADMINISTRATION AND GENERAL EXPENSES	
5005 - ACCOUNTING AND AUDIT	2,100.00
5010 - BANK FEES	18.00
5020 - QUICKBOOK PAYMENT FEES	0.01
5075 - LEGAL AND PROFESSIONAL FEES	1,235.00
5080 - OFFICE AND ADMIN EXPENSES	1,545.26
5090 - PRINTING AND POSTAGE	226.64
Total for 50 - ADMINISTRATION AND GENERAL EXPENSES	**$5,124.91**
70 - REPAIRS AND MAINTENANCE	
7025 - POOL	275.00
7035 - IRRIGATION	675.00
7040 - LOCKSMITH	2,997.69
7060 - FIRE SYSTEM	2,016.25
7070 - GENERAL AND SUPPLIES	12,330.12
Total for 70 - REPAIRS AND MAINTENANCE	**$18,294.06**
75 - UTILITIES	
7500 - ELECTRICITY	4,491.48
7515 - TELEPHONE	266.96
7520 - TRASH REMOVAL	4,116.94
7525 - WATER AND SEWER	5,678.18
7530 - BULK INTERNET	7,215.00
Total for 75 - UTILITIES	**$21,768.56**
QuickBooks Payments Fees	332.04
Total for Expenses	**$45,519.57**
Net Operating Income	**$101,758.12**

Profit and Loss

BAYSHORE EMBASSY CONDOMINIUM, INC.

January 1-March 31, 2026

	TOTAL
Other Expenses	
60 - CONTRACTED EXPENSES	
6005 - ELEVATOR	7,438.50
6030 - JANITORAL MAINTENANCE	3,946.57
6040 - LAWN SERVICE	715.00
6065 - PROPERTY MANAGEMENT SERVIVES	1,950.00
6080 - POOL MAINTENANCE	980.00
6090 - PEST CONTROL	255.00
Total for 60 - CONTRACTED EXPENSES	**$15,285.07**
Total for Other Expenses	**$15,285.07**
Net Other Income	**-$15,285.07**
Net Income	**$86,473.05**

BAYSHORE EMBASSY CONDOMINIUM, INC

550 BAYSHORE DRIVE

FORT LAUDERDALE, FL 33304

APRIL 1 – 30, 2026

FINANCIAL STATEMENTS

BAYSHORE EMBASSY CONDOMINIUM, INC.

Balance Sheet

As of Apr 30, 2026

	TOTAL
Assets	
Current Assets	
Bank Accounts	
10 - BANKING	$0.00
1000 - WELLS FARGO OPERATING	84,199.81
1030 - WELLS FARGO SPECIAL ASSESSMENTS	35,056.87
1040 - SECURITY DEPOSIT	0.00
1100 - WELLS FARGO RESERVE	536,575.10
Total for 10 - BANKING	**$655,831.78**
Total for Bank Accounts	**$655,831.78**
Accounts Receivable	
12 - ACCOUNTS RECEIVABLE	
1200 - ACCOUNTS RECEIVABLES	18,708.63
Total for 12 - ACCOUNTS RECEIVABLE	**$18,708.63**
Total for Accounts Receivable	**$18,708.63**
Other Current Assets	
13 - OTHER CURRENT ASSETS	
1300 - PREPAID EXPENSES	685.00
1310 - PREPAID INSURANCE	119,898.88
1350 - UTILITY DEPOSITS	707.00
Total for 13 - OTHER CURRENT ASSETS	**$121,290.88**
Undeposited funds	0.00
Total for Other Current Assets	**$121,290.88**
Total for Current Assets	**$795,831.29**
Total for Assets	**$795,831.29**
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
20 - ACCOUNTS PAYABLE	$0.00
2000 - ACCOUNTS PAYABLE	0.00
2005 - ACCRUED EXPENSES	7,149.79
Total for 20 - ACCOUNTS PAYABLE	**$7,149.79**
Total for Accounts Payable	**$7,149.79**
Other Current Liabilities	
21 - OTHER CURRENT LIABILITIES	
2110 - INSURANCE PAYABLE	34,716.61
2120 - SECURITY DEPOSITS	0.00
2125- PREPAID MAINTENANCE	1,470.42
Total for 21 - OTHER CURRENT LIABILITIES	**$36,187.03**
Total for Other Current Liabilities	**$36,187.03**
Total for Current Liabilities	**$43,336.82**

BAYSHORE EMBASSY CONDOMINIUM, INC.

Balance Sheet

As of Apr 30, 2026

	TOTAL
Long-term Liabilities	
23 - SPECIAL ASSESSMENTS	
2300 - SA 2023 INCOME	122,505.63
2301 - SA 2023 EXPENSES	-89,876.00
2302 - SA 2024 INCOME	299,994.57
2303 - SA 2024 EXPENSES	-238,112.45
Total for 23 - SPECIAL ASSESSMENTS	**$94,511.75**
Total for Long-term Liabilities	**$94,511.75**
Total for Liabilities	**$137,848.57**
Equity	
26 - RESERVES EQUITY	
2605 - ROOF	320,149.88
2606 - STRUCTURE EXTERIOR	18,455.53
2607 - FIRE PROTECTION SYSTEM	2,169.12
2608 - PLUMBING	19,430.77
2609 - ELECTRICAL SYSTEM	10,289.91
2610 - EXTERIOR PAINTING	840.73
2611 - WINDOWS AND EXTERIOR DOORS	8,166.48
2612 - BALCONY RAILINGS	6,481.44
2620 - FLOORING	9,371.52
2621 - DRIVEWAY PAVING	6,958.04
2622 - POOL HEATER	6,797.82
2623 - POOL RESURFACING	2,576.70
2624 - INTERIOR PAINTING	14,336.08
2640 - RESERVE INTEREST	13,634.23
Total for 26 - RESERVES EQUITY	**$439,658.25**
2700 - RETAINED EARNINGS	6,001.00
Net Income	212,323.47
Total for Equity	**$657,982.72**
Total for Liabilities and Equity	**$795,831.29**

BAYSHORE EMBASSY CONDOMINIUM, INC.

Profit and Loss

January 1-April 30, 2026

	TOTAL
Income	
40 - Sales	
4000 - MAINTENANCE FEES	178,820.54
4005 - RESERVE FUNDING	88,689.64
4010 - INTEREST INCOME	6.03
4025 - LAUNDRY INCOME	1,661.44
4030 - INTERNET INCOME	14,208.00
4035 - RENTAL INCOME	5,000.00
4050 - BARCODES / ACCESS CARD INCOME	50.00
4060 - SCREENING FEES	300.00
4095 - REIMBURSEMENTS	25.99
Total for 40 - Sales	**$288,761.64**
Sales of Product Income	1.00
Uncategorized Income	0.00
Total for Income	**$288,762.64**
Gross Profit	**$288,762.64**
Expenses	
50 - ADMINISTRATION AND GENERAL EXPENSES	
5005 - ACCOUNTING AND AUDIT	2,100.00
5010 - BANK FEES	25.16
5020 - QUICKBOOK PAYMENT FEES	684.69
5075 - LEGAL AND PROFESSIONAL FEES	1,235.00
5080 - OFFICE AND ADMIN EXPENSES	1,568.59
5090 - PRINTING AND POSTAGE	226.64
Total for 50 - ADMINISTRATION AND GENERAL EXPENSES	**$5,840.08**
70 - REPAIRS AND MAINTENANCE	
7025 - POOL	450.00
7030 - PLUMBING	600.00
7035 - IRRIGATION	675.00
7040 - LOCKSMITH	2,997.69
7060 - FIRE SYSTEM	2,016.25
7070 - GENERAL AND SUPPLIES	12,660.24
Total for 70 - REPAIRS AND MAINTENANCE	**$19,399.18**
75 - UTILITIES	
7500 - ELECTRICITY	4,521.74
7515 - TELEPHONE	400.44
7520 - TRASH REMOVAL	5,016.66
7525 - WATER AND SEWER	7,383.50
7530 - BULK INTERNET	7,215.00
Total for 75 - UTILITIES	**$24,537.34**
Total for Expenses	**$49,776.60**
Net Operating Income	**$238,986.04**

BAYSHORE EMBASSY CONDOMINIUM, INC.

Profit and Loss

January 1-April 30, 2026

	TOTAL
Other Expenses	
60 - CONTRACTED EXPENSES	
6005 - ELEVATOR	14,586.00
6030 - JANITORAL MAINTENANCE	5,251.57
6040 - LAWN SERVICE	2,355.00
6065 - PROPERTY MANAGEMENT SERVIVES	2,600.00
6080 - POOL MAINTENANCE	1,530.00
6090 - PEST CONTROL	340.00
Total for 60 - CONTRACTED EXPENSES	**$26,662.57**
Total for Other Expenses	**$26,662.57**
Net Other Income	**-$26,662.57**
Net Income	**$212,323.47**

BAYSHORE EMBASSY CONDOMINIUM, INC.

A/R Aging Summary Report

As of Apr 30, 2026

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
311 - KEILER, RINA		1,807.00				1,807.00
402 - MCLANEY, KYLE		2,291.19			11,079.94	13,371.13
501 - PERSI, CRISTINA		861.75			861.75	1,723.50
507 - BOLGAR, GLORIA		1,807.00				1,807.00
TOTAL		**6,766.94**			**11,941.69**	**$18,708.63**

UNITS 311, 501 AND 507 ARE PAID IN FULL AS OF 05/15/2026

UNIT 402 HAS PAID $5,000 TOWARDS THE OUTSTANDING $13,371.13

Navigate Business Checking SM

BAYSHORE EMBASSY CONDOMINIUM INC
550 BAYSHORE DR OFC
FORT LAUDERDALE FL 33304-3982

Questions?

Available by phone Mon-Sat 7:00am-11:00pm Eastern Time, Sun 9:00am-10:00pm Eastern Time:
We accept all relay calls, including 711
1-800-CALL-WELLS (1-800-225-5935)

En español: 1-877-337-7454

Online: wellsfargo.com/biz

Write: Wells Fargo Bank, N.A. (287)
P.O. Box 6995
Portland, OR 97228-6995

Your Business and Wells Fargo

Thank you for being a loyal Wells Fargo customer. We value your trust in our company and look forward to continuing to serve you with your financial needs.

Other Wells Fargo Benefits

Spot the latest tax scam

Scammers posing as a tax consulting service are calling claiming you owe back taxes or have missed filings. They urge you to call them back immediately to "resolve" your tax debt. They often insist this is your "only chance" to avoid penalties.

Red Flags
- Unexpected calls regarding a tax issue.
- Claims of notices sent that you never received.
- Messages saying press a number to "be removed," a common scammer tactic to confirm working phone numbers.

What to Do
- Let unknown callers go to voicemail.
- Do NOT call back or share personal information.
- If you have concerns, contact the IRS directly - never use the number left on a voicemail.

For more information go to wellsfargo.com/spottaxscams

WELLS FARGO

Statement period activity summary

Beginning balance on 4/1	$141,589.92
Deposits/Credits	73,817.30
Withdrawals/Debits	- 131,100.86
Ending balance on 4/30	$84,306.36

Account number: 2989887191 (primary account)
BAYSHORE EMBASSY CONDOMINIUM INC
Florida account terms and conditions apply
For Direct Deposit use
Routing Number (RTN): 063107513
For Wire Transfers use
Routing Number (RTN): 121000248

Overdraft Protection

This account is not currently covered by Overdraft Protection. If you would like more information regarding Overdraft Protection and eligibility requirements please call the number listed on your statement or visit your Wells Fargo branch.

Interest summary

Interest paid this statement	$1.16
Average collected balance	$141,168.15
Annual percentage yield earned	0.01%
Interest earned this statement period	$1.16
Interest paid this year	$4.98

Transaction history

Date	*Check Number*	*Description*	*Deposits/ Credits*	*Withdrawals/ Debits*	*Ending daily balance*
4/1		Intuit 99960183 Deposit 260401 524771480612876 Bayshore Embassy Condo	6,909.67		
4/1		Deposit Made In A Branch/Store	9,254.84		
4/1	<	Business to Business ACH Debit - Intuit 04387533 Tran Fee 260401 524771480612876 Bayshore Embassy Condo		69.09	
4/1	<	Business to Business ACH Debit - Payroll Payroll 260401 19993485 Bayshore Embassy Condo		650.00	
4/1	<	Business to Business ACH Debit - Ipfs877-674-3076 Ipfspmtfls 292913 Bayshore Embassy Condo		18,662.90	138,372.44
4/2		Intuit 03673783 Deposit 260402 524771480612876 Bayshore Embassy Condo	4,241.30		
4/2	<	Business to Business ACH Debit - Intuit 08032723 Tran Fee 260402 524771480612876 Bayshore Embassy Condo		42.41	
4/2	2457	Check		348.50	
4/2	2460	Check		1,300.00	140,922.83
4/3		Intuit 09753993 Deposit 260403 524771480612876 Bayshore Embassy Condo	9,659.63		
4/3	<	Business to Business ACH Debit - Intuit 15043843 Tran Fee 260403 524771480612876 Bayshore Embassy Condo		96.59	
4/3	2454	Check		275.00	150,210.87
4/6		Intuit 13209803 Deposit 260404 524771480612876 Bayshore Embassy Condo	5,288.08		
4/6		Deposit Made In A Branch/Store	4,534.22		
4/6	2459	Check		350.00	
4/6	<	Business to Business ACH Debit - Intuit 18444803 Tran Fee 260404 524771480612876 Bayshore Embassy Condo		52.88	159,630.29
4/7	2463	Check		213.61	159,416.68
4/8		Intuit 25277363 Deposit 260408 524771480612876 Bayshore Embassy Condo	8,280.64		
4/8	<	Business to Business ACH Debit - Intuit 30217673 Tran Fee 260408 524771480612876 Bayshore Embassy Condo		82.80	167,614.52
4/9		Intuit 28799393 Deposit 260409 524771480612876 Bayshore Embassy Condo	4,182.45		
4/9	<	Business to Business ACH Debit - Intuit 33690963 Tran Fee 260409 524771480612876 Bayshore Embassy Condo		41.82	171,755.15

WELLS FARGO

Transaction History (continued)

Date	Check Number	Description	Deposits/ Credits	Withdrawals/ Debits	Ending daily balance
4/10		Deposit Made In A Branch/Store	17,226.90		188,982.05
4/13		1 Canadian Dep Items @ 5.00 Per Item		5.00	
4/13		ATT Payment 041126 502084001Epayg Bayshore Embassy Condo		133.48	
4/13	<	Business to Business ACH Debit - Fort Lauderdale Utilities 260411 4966644 Bayshore Embassy *Cond		1,705.32	187,138.25
4/14		Intuit 44660503 Deposit 260414 524771480612876 Bayshore Embassy Condo	1,807.00		
4/14	<	Business to Business ACH Debit - Intuit 49161323 Tran Fee 260414 524771480612876 Bayshore Embassy Condo		18.07	
4/14		Fpl Direct Debit Elec Pymt 04/26 9344748349 Ppda Bayshore Embassy Condo		30.26	
4/14	2461	Check		600.00	188,296.92
4/15	<	Business to Business ACH Debit - Waste Management Payment 260414 000035776082007 Log IN to The My WM Account Page for Payment Deta		899.72	187,397.20
4/16		Intuit 51497313 Deposit 260416 524771480612876 Bayshore Embassy Condo	1,807.00		
4/16	<	Business to Business ACH Debit - Intuit 55847003 Tran Fee 260416 524771480612876 Bayshore Embassy Condo		18.07	189,186.13
4/17	2465	Check		85.00	189,101.13
4/20		Online Transfer to Bayshore Embassy Condominium, Inc. Ref #lb0Xqhlmbp Business Platinum Savings Transfer From Checking to Reserves		88,688.50	
4/20	2468	Check		450.00	99,962.63
4/22	2467	Check		6,442.50	93,520.13
4/23	2464	Check		40.24	
4/23	2009	Check		23.33	93,456.56
4/27		Deposit Made In A Branch/Store	624.41		94,080.97
4/28	2011	Check		356.50	
4/28	2007	Check		1,000.00	
4/28	2462	Check		76.27	
4/28	2013	Check		1,305.00	91,343.20
4/30	<	Business to Business ACH Debit - Payroll Payroll 260430 19993485 Bayshore Embassy Condo		525.00	
4/30	<	Business to Business ACH Debit - Brown & Brown of Payments 260429 31027229 Wells Fargo		5,873.00	
4/30	2008	Check		640.00	
4/30		Interest Payment	1.16		84,306.36
Totals			$73,817.30	$131,100.86	

The Ending Daily Balance does not reflect any pending withdrawals or holds on deposited funds that may have been outstanding on your account when your transactions posted. If you had insufficient available funds when a transaction posted, fees may have been assessed.

< *Business to Business ACH: If this is a business account, this transaction has a return time frame of one business day from post date. This time frame does not apply to consumer accounts.*

Summary of checks written *(checks listed are also displayed in the preceding Transaction history)*

Number	Date	Amount	Number	Date	Amount	Number	Date	Amount
2007	4/28	1,000.00	2013 *	4/28	1,305.00	2460	4/2	1,300.00
2008	4/30	640.00	2454 *	4/3	275.00	2461	4/14	600.00
2009	4/23	23.33	2457 *	4/2	348.50	2462	4/28	76.27
2011 *	4/28	356.50	2459 *	4/6	350.00	2463	4/7	213.61

WELLS FARGO

Summary of checks written(continued)

Number	Date	Amount	Number	Date	Amount	Number	Date	Amount
2464	4/23	40.24	2467 *	4/22	6,442.50	2468	4/20	450.00
2465	4/17	85.00						

** Gap in check sequence.*

Monthly service fee summary

For a complete list of fees and detailed account information, see the disclosures applicable to your account or talk to a banker. Go to wellsfargo.com/feefaq for a link to these documents, and answers to common monthly service fee questions.

Fee period 04/01/2026 - 04/30/2026	Standard monthly service fee $25.00	You paid $0.00
How to avoid the monthly service fee	Minimum required	This fee period
Have any ONE of the following each fee period		
• Minimum daily balance	$10,000.00	$84,305.20 ÷
• Combined balance in linked accounts, which may include	$15,000.00	$658,991.70 ÷
- Average ledger balance in your Navigate Business Checking, Initiate Business Checking, and Additional Navigate Business Checking, plus		
- Average ledger balance in your Business Market Rate Savings and Business Platinum Savings, plus		
- Average ledger balance in your Business Time Account (CD)		

WK/WK

Account transaction fees summary

Service charge description	*Units used*	*Units included*	*Excess units*	*Service charge per excess units ($)*	*Total service charge ($)*
Cash Deposited ($)	0	20,000	0	0.0030	0.00
Transactions	49	250	0	0.50	0.00
Total service charges					$0.00

IMPORTANT ACCOUNT INFORMATION

Effective July 1, 2026, the fee for stop payment requests on checks drawn on your account, or on pre-authorized (Automated Clearing House) items, will be $30 per item. The fee may not be applicable to all customers depending on the type of account you have. For more details, refer to the Fee and Information Schedule applicable to your account.

NEW YORK CITY CUSTOMERS ONLY -- Pursuant to New York City regulations, we request that you contact us at 1-800-TO WELLS (1-800-869-3557) to share your language preference.

Other Wells Fargo Benefits

Wells Fargo is serious about security.



Keeping your accounts and information secure is our priority. We use sophisticated tools to help safeguard your money - 24/7 fraud monitoring, data encryption, secure technology, and protection against suspicious activity. Visit our Security Center at wellsfargo.com/security to learn more.

WELLS FARGO

Important Information You Should Know

- To dispute or report inaccuracies in information we have furnished to a Consumer Reporting Agency about your accounts: Wells Fargo Bank, N.A. may furnish information about deposit accounts to Early Warning Services. You have the right to dispute the accuracy of information that we have furnished to a consumer reporting agency by writing to us at Wells Fargo Bank N.A. Attn: Deposit Furnishing Disputes MAC F2304-019 PO Box 50947 Des Moines, IA 50340. Include with the dispute the following information as available: Full name (First, Middle, Last), Complete address, The account number or other information to identify the account being disputed, Last four digits of your social security number, Date of Birth. Please describe the specific information that is inaccurate or in dispute and the basis for the dispute along with supporting documentation. If you believe the information furnished is the result of identity theft, please provide us with an identity theft report.
- In case of errors or questions about other transactions (that are not electronic transfers): Promptly review your account statement within 30 days after we made it available to you, and notify us of any errors.
- If your account has a negative balance: Please note that an account overdraft that is not resolved 60 days from the date the account first became overdrawn will result in closure and charge off of your account. In this event, it is important that you make arrangements to redirect recurring deposits and payments to another account. The closure will be reported to Early Warning Services. We reserve the right to close and/or charge-off your account at an earlier date, as permitted by law. The laws of some states require us to inform you that this communication is an attempt to collect a debt and that any information obtained will be used for that purpose.
- To download and print an Account Balance Calculation Worksheet(PDF) to help you balance your checking or savings account, enter www.wellsfargo.com/balancemyaccount in your browser on either your computer or mobile device.

Account Balance Calculation Worksheet

1. Use the following worksheet to calculate your overall account balance.
2. Go through your register and mark each check, withdrawal, ATM transaction, payment, deposit or other credit listed on your statement. Be sure that your register shows any interest paid into your account and any service charges, automatic payments or ATM transactions withdrawn from your account during this statement period.
3. Use the chart to the right to list any deposits, transfers to your account, outstanding checks, ATM withdrawals, ATM payments or any other withdrawals (including any from previous months) which are listed in your register but not shown on your statement.

ENTER

A. The ending balance shown on your statement ..... $ _____

ADD

B. Any deposits listed in your register or transfers into your account which are not shown on your statement. $ _____ $ _____ $ _____ + $ _____

..... TOTAL $ _____

CALCULATE THE SUBTOTAL
(Add Parts A and B)
..... TOTAL $ _____

SUBTRACT

C. The total outstanding checks and withdrawals from the chart above ..... - $ _____

CALCULATE THE ENDING BALANCE
(Part A + Part B - Part C)
This amount should be the same as the current balance shown in your check register ..... $ _____

Number	Items Outstanding	Amount

Business Platinum Savings

BAYSHORE EMBASSY CONDOMINIUM INC
550 BAYSHORE DR OFC
FORT LAUDERDALE FL 33304-3982

Questions?

Available by phone Mon-Sat 7:00am-11:00pm Eastern Time, Sun 9:00am-10:00pm Eastern Time:
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- Do NOT call back or share personal information.
- If you have concerns, contact the IRS directly - never use the number left on a voicemail.

For more information go to wellsfargo.com/spottaxscams

WELLS FARGO

Statement period activity summary

Beginning balance on 4/1	$447,882.66
Deposits/Credits	88,692.44
Withdrawals/Debits	- 0.00
Ending balance on 4/30	$536,575.10

Account number: 6813011589 (primary account)
BAYSHORE EMBASSY CONDOMINIUM INC
Florida account terms and conditions apply
For Direct Deposit use
Routing Number (RTN): 063107513
For Wire Transfers use
Routing Number (RTN): 121000248

Interest summary

Interest paid this statement	$3.94
Average collected balance	$480,401.77
Annual percentage yield earned	0.01%
Interest earned this statement period	$3.94
Interest paid this year	$11.26

Transaction history

Date	*Description*	*Deposits/ Credits*	*Withdrawals/ Debits*	*Ending daily balance*
4/20	Online Transfer From Bayshore Embassy Condominium, Inc. Ref #lb0Xqhlmbp Business Checking Transfer From Checking to Reserves	88,688.50		536,571.16
4/30	Interest Payment	3.94		536,575.10
Totals		$88,692.44	$0.00	

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Fee period 04/01/2026 - 04/30/2026	Standard monthly service fee $15.00	You paid $0.00

The fee is waived this fee period because the account is linked to a Navigate Business Checking account or Optimize Business Checking account.

How to avoid the monthly service fee	Minimum required	This fee period
Have any ONE of the following each fee period		
• Minimum daily balance	$10,000.00	$447,882.66 ÷
• The fee is waived when linked to a Navigate Business Checking account or Optimize Business Checking account		

YQ/YQ

IMPORTANT ACCOUNT INFORMATION

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3. Use the chart to the right to list any deposits, transfers to your account, outstanding checks, ATM withdrawals, ATM payments or any other withdrawals (including any from previous months) which are listed in your register but not shown on your statement.

ENTER

A. The ending balance shown on your statement ..... $ _____

ADD

B. Any deposits listed in your register or transfers into your account which are not shown on your statement.
$ _____
$ _____
$ _____
+ $ _____

..... TOTAL $ _____

CALCULATE THE SUBTOTAL
(Add Parts A and B)
..... TOTAL $ _____

SUBTRACT

C. The total outstanding checks and withdrawals from the chart above ..... - $ _____

CALCULATE THE ENDING BALANCE
(Part A + Part B - Part C)
This amount should be the same as the current balance shown in your check register ..... $ _____

Number	Items Outstanding	Amount
	Total amount $	

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