Nautica
MANAGEMENT

Breeze Condominium

Financial Report
December 2025

Breeze Condominium Assoc., Inc.
A/R Aging Summary
As of December 31, 2025

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
TH1 Alejandro Aveledo	0.00	1,370.00	1,234.00	0.00	1,276.00	3,880.00
407 Soto, Rafael	0.00	969.00	0.00	0.00	0.00	969.00
505 Garcia, William	0.00	865.52	0.00	0.00	-2.58	862.94
310 Evana Valenzuela Scheker	0.00	136.00	136.00	136.00	136.00	544.00
411 Fernandez, Amada & Leiter, Marta	0.00	136.00	136.00	0.00	-4.25	267.75
514 Vacada, LLC	0.00	135.00	0.00	0.00	73.00	208.00
201 Hype Properties LLC	0.00	83.00	0.00	0.00	0.00	83.00
507 Ninfole, Emanuele	0.00	0.00	0.00	0.00	0.40	0.40
303 Torres, Elisa	0.00	0.48	0.00	0.00	-0.12	0.36
213 Tracy D. Larkee / Carlos Lara	0.00	-0.05	-0.05	-0.05	-0.20	-0.35
414 Martin, Andrea	0.00	0.00	0.00	0.00	-0.55	-0.55
413 Ojman, Pablo	0.00	-128.99	0.00	0.00	126.34	-2.65
508 Catherine Rincon	0.00	0.00	0.00	0.00	-2.88	-2.88
406 Alfaro, Nancy	0.00	-0.52	-0.52	-0.52	-1.56	-3.12
TH5 Tamara Santos	0.00	0.00	0.00	0.00	-10.03	-10.03
302 Herrera Maya, Maria Helena	0.00	0.00	0.00	0.00	-55.26	-55.26
309 Diaz, Tanya	0.00	0.00	0.00	0.00	-100.00	-100.00
312 Kushi, Erika	0.00	0.00	0.00	0.00	-100.00	-100.00
502 Rivera, Carmen	0.00	0.00	0.00	0.00	-137.61	-137.61
301 Carib Sampson/ Ivette Colon	0.00	-155.00	0.00	0.00	0.00	-155.00
207 Lubin, Jose F	0.00	-867.00	0.00	0.00	-0.06	-867.06
215 Pao, Boanerge Jr. / Pao, Lilian	0.00	0.00	0.00	-1,022.00	0.00	-1,022.00
TH3 Maximiliano G. Sierra & Jannet Ghoray	0.00	0.00	0.00	-1,667.00	0.00	-1,667.00
TH4 Maxilimiliano G. Sierra	0.00	0.00	0.00	-1,634.50	-32.50	-1,667.00
TOTAL	**0.00**	**2,543.44**	**1,505.43**	**-4,188.07**	**1,164.14**	**1,024.94**

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Accrual Basis

Breeze Condominium Assoc., Inc.
Balance Sheet
As of December 31, 2025

		Dec 31, 25
ASSETS		
Current Assets		
Checking/Savings		
1002 · Operating - New		-7,745.06
1010 · Reserve Account		124,956.13
1030 · POP SA account		78,182.73
1040 · POP debt service account		21,537.15
1050 · Security Account		19,559.77
1070 · Loan Proceeds		343,790.00
Total Checking/Savings		580,280.72
Accounts Receivable		
1200 · Accounts Receivable		1,024.94
Total Accounts Receivable		1,024.94
Other Current Assets		
1300 · Prepaid Insurance		17,030.62
1400 · Prepaid Elevator Maintenance		0.48
1600 · Prepaid Expense		-1,100.00
1900 · Allowance for Bad Debt		4,688.90
Total Other Current Assets		20,620.00
Total Current Assets		601,925.66
Other Assets		
1500 · Utility Deposits		306.72
Total Other Assets		306.72
TOTAL ASSETS		**602,232.38**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
2000 · Accounts Payable		13,966.45
Total Accounts Payable		13,966.45
Other Current Liabilities		
Opening Accounts Payable		-0.40
2100 · Insurance Payable		13,267.00
2200 · Prepaid Owner Assessments		-0.36
2300 · Security Deposits		23,113.36
2400 · Payroll Liabilities		-553.47
Total Other Current Liabilities		35,826.13
Total Current Liabilities		49,792.58
Long Term Liabilities		
1100 · Popular Bank Loan		343,790.00
6000 · Reserves		
6005 · Pool Reserves	10,563.07	
6010 · Roof Reserves	74,980.72	
6020 · Pavement Reserves	6,964.70	
6025 · Structural Reserves	54,204.77	
6030 · Building Painting Reserves	50,165.71	
6035 · Windows & Doors Reserves	107,660.58	
6045 · Exterior Slab Reserves	47,796.04	
6050 · Heating/Cooling System Reserves	2,343.36	
6060 · Electrical Systems Reserves	6,816.92	
6070 · Plumbing Reserves	51,050.50	
6075 · Carpet Reserves	3,307.90	
6080 · Elevator Modern. Reserves	68,530.44	

Breeze Condominium Assoc., Inc.
Balance Sheet
As of December 31, 2025

	Dec 31, 25
6085 · Fence Reserves	23,140.08
6099 · Reserve Interest	19,466.30
Total 6000 · Reserves	526,991.09
Total Long Term Liabilities	870,781.09
Total Liabilities	920,573.67
Equity	
3000 · Open balance equity	-0.26
30000 · Opening Bal Equity	-0.04
3100 · Prior Period Adjustments	-13,358.59
3200 · Retained Earnings	-314,956.84
3210 · Opening Retained Earnings	0.32
3300 · Fund Balance	-20,840.00
Net Income	30,814.12
Total Equity	-318,341.29
TOTAL LIABILITIES & EQUITY	**602,232.38**

Breeze Condominium Assoc., Inc.
Profit & Loss Budget vs. Actual
December 2025

	Dec 25	Budget	$ Over Bud...	% of Budget
Ordinary Income/Expense				
Income				
4010 · Maintenance Fee Income	53,164.48	52,890.00	274.48	100.5%
4040 · Interest Income	43.69			
4300 · Miscellaneous Income	300.00			
Total Income	53,508.17	52,890.00	618.17	101.2%
Gross Profit	53,508.17	52,890.00	618.17	101.2%
Expense				
5000 · Administrative				
5010 · Management fee	3,000.00	3,000.00	0.00	100.0%
5020 · Accounting Fees	0.00	750.00	-750.00	0.0%
5030 · Legal Fees	300.00	400.00	-100.00	75.0%
5035 · Fees to Division	0.00	22.00	-22.00	0.0%
5050 · Postage & Mailings	391.02	100.00	291.02	391.0%
5060 · License, Fees & Permits	261.78	385.00	-123.22	68.0%
5100 · Insurance Expense				
5101 · Multiperil Insurance	19,541.24			
5100 · Insurance Expense - Other	0.00	14,850.00	-14,850.00	0.0%
Total 5100 · Insurance Expense	19,541.24	14,850.00	4,691.24	131.6%
5190 · Misc. Expenses	1,362.45	20.00	1,342.45	6,812.3%
Total 5000 · Administrative	24,856.49	19,527.00	5,329.49	127.3%
5200 · Utility Services				
5210 · Electric	2,894.21	1,650.00	1,244.21	175.4%
5220 · Water & Sewer	14,698.08	14,150.00	548.08	103.9%
5225 · Cable/Satellite	6,845.52	6,988.00	-142.48	98.0%
5235 · Telephone	173.49	295.00	-121.51	58.8%
Total 5200 · Utility Services	24,611.30	23,083.00	1,528.30	106.6%
5300 · Contract Services				
5310 · Elevator Maintenance Contract	2,240.78	1,080.00	1,160.78	207.5%
5320 · Pest Control	328.40	175.00	153.40	187.7%
5330 · Landscaping	700.00	910.00	-210.00	76.9%
5335 · Pool Contract Service	260.00	260.00	0.00	100.0%
5340 · Fire Alarm Services	347.75	350.00	-2.25	99.4%
5345 · Gym Equipment Maintenance	149.80	45.00	104.80	332.9%
5360 · Janitorial & Maintenace Service	6,880.00	3,200.00	3,680.00	215.0%
Total 5300 · Contract Services	10,906.73	6,020.00	4,886.73	181.2%
5400 · Repairs & Maintenance				
5410 · Electric Repairs	0.00	350.00	-350.00	0.0%
5420 · Repair & Maintenance Supplies	534.71	420.00	114.71	127.3%
5425 · Lock & Gate Repair	1,345.00	300.00	1,045.00	448.3%
5430 · Plumbing	0.00	375.00	-375.00	0.0%
5435 · Misc. Repairs and Maintenance	0.00	765.00	-765.00	0.0%
5445 · Pool Repairs & Maintenance	0.00	150.00	-150.00	0.0%
5450 · Air Conditioning	1,920.28			
5465 · Landscaping R&M	3,900.00	1,900.00	2,000.00	205.3%
Total 5400 · Repairs & Maintenance	7,699.99	4,260.00	3,439.99	180.8%
Total Expense	68,074.51	52,890.00	15,184.51	128.7%
Net Ordinary Income	-14,566.34	0.00	-14,566.34	100.0%
Net Income	**-14,566.34**	**0.00**	**-14,566.34**	**100.0%**

Breeze Condominium Assoc., Inc.
Profit & Loss Budget vs. Actual
January through December 2025

	Jan - Dec 25	Budget	$ Over Bud...	% of Budget
Ordinary Income/Expense				
Income				
4010 · Maintenance Fee Income	620,841.04	624,584.00	-3,742.96	99.4%
4040 · Interest Income	469.52			
4060 · Access Device Income	550.00			
4300 · Miscellaneous Income	14,176.00			
Total Income	636,036.56	624,584.00	11,452.56	101.8%
Gross Profit	636,036.56	624,584.00	11,452.56	101.8%
Expense				
5000 · Administrative				
5010 · Management fee	35,500.00	35,500.00	0.00	100.0%
5020 · Accounting Fees	2,950.00	9,000.00	-6,050.00	32.8%
5030 · Legal Fees	2,104.44	4,800.00	-2,695.56	43.8%
5035 · Fees to Division	264.00	264.00	0.00	100.0%
5050 · Postage & Mailings	1,895.62	1,200.00	695.62	158.0%
5060 · License, Fees & Permits	5,770.94	4,350.00	1,420.94	132.7%
5100 · Insurance Expense				
5101 · Multiperil Insurance	191,922.56			
5102 · Flood Insurance	12,255.84			
5100 · Insurance Expense - Other	3.00	173,910.00	-173,907.00	0.0%
Total 5100 · Insurance Expense	204,181.40	173,910.00	30,271.40	117.4%
5190 · Misc. Expenses	4,957.24	2,700.00	2,257.24	183.6%
Total 5000 · Administrative	257,623.64	231,724.00	25,899.64	111.2%
5200 · Utility Services				
5210 · Electric	18,958.05	19,800.00	-841.95	95.7%
5220 · Water & Sewer	172,974.03	163,500.00	9,474.03	105.8%
5225 · Cable/Satellite	82,159.08	82,920.00	-760.92	99.1%
5235 · Telephone	3,668.97	3,490.00	178.97	105.1%
Total 5200 · Utility Services	277,760.13	269,710.00	8,050.13	103.0%
5300 · Contract Services				
5310 · Elevator Maintenance Contract	13,116.52	12,900.00	216.52	101.7%
5320 · Pest Control	2,920.80	2,100.00	820.80	139.1%
5330 · Landscaping	10,850.00	10,500.00	350.00	103.3%
5335 · Pool Contract Service	3,120.00	3,120.00	0.00	100.0%
5340 · Fire Alarm Services	4,173.00	4,200.00	-27.00	99.4%
5345 · Gym Equipment Maintenance	601.30	540.00	61.30	111.4%
5360 · Janitorial & Maintenace Service	34,880.00	38,400.00	-3,520.00	90.8%
Total 5300 · Contract Services	69,661.62	71,760.00	-2,098.38	97.1%
5400 · Repairs & Maintenance				
5410 · Electric Repairs	1,275.00	4,200.00	-2,925.00	30.4%
5420 · Repair & Maintenance Supplies	2,206.37	5,040.00	-2,833.63	43.8%
5425 · Lock & Gate Repair	7,373.10	3,600.00	3,773.10	204.8%
5430 · Plumbing	0.00	4,500.00	-4,500.00	0.0%
5435 · Misc. Repairs and Maintenance	3,840.46	9,450.00	-5,609.54	40.6%
5440 · Janitorial Supplies	28.21			
5445 · Pool Repairs & Maintenance	7,216.43	1,800.00	5,416.43	400.9%
5450 · Air Conditioning	10,419.80			
5460 · Fire System R&M	1,455.00			
5465 · Landscaping R&M	18,530.00	22,800.00	-4,270.00	81.3%

Breeze Condominium Assoc., Inc.
Profit & Loss Budget vs. Actual
January through December 2025

	Jan - Dec 25	Budget	$ Over Bud...	% of Budget
5470 · Elevator Repairs	5,205.63			
5400 · Repairs & Maintenance - Other	1,775.00			
Total 5400 · Repairs & Maintenance	59,325.00	51,390.00	7,935.00	115.4%
Total Expense	664,370.39	624,584.00	39,786.39	106.4%
Net Ordinary Income	-28,333.83	0.00	-28,333.83	100.0%
Net Income	**-28,333.83**	**0.00**	**-28,333.83**	**100.0%**

Breeze Condominium Assoc., Inc.
Last Month Transaction List by Vendor
December 2025

Type	Date	Num	Memo	Split	Amount
AT&T					
Bill	12/07/2025	Dec.7,...	Acct# 831-001-3018 587 - Service Period: Dec.7,...	5235 · ...	-173.49
Bill Pmt -Check	12/08/2025	ECheck	Acct# 831-001-3018 587 - Service Period: Nov.7 ...	2000 · ...	-173.49
Becker & Poliakoff, P. A.					
Bill	12/10/2025	B1298...	2026 Annual Retainer Fee	5030 · ...	-300.00
Bill Pmt -Check	12/10/2025	1503	2026 Annual Retainer Fee	2000 · ...	-300.00
Breezeline					
Bill Pmt -Check	12/11/2025	Online	Acct. #8335 40 002 0010188 - Cable Service: De...	2000 · ...	-6,845.52
Bill	12/25/2025	Jan.5 ...	Acct. #8335 40 002 0010188 - Cable Service: Ja...	5225 · ...	-6,845.52
DBPR					
Bill Pmt -Check	12/29/2025	ECheck	MA64062 Project # PR69106 - Annual Fee: Jan.1 ...	2000 · ...	-264.00
Emergency Check Printing					
Bill	12/17/2025	820892	Top Blue Linen Checks (500) - OPE Acct. 8493	5040 · ...	-106.00
Bill Pmt -Check	12/17/2025	1505	Top Blue Linen Checks (500) - OPE Acct. 8493	2000 · ...	-106.00
Engineering Systems Technology Inc					
Bill	12/01/2025	C-177...	December 2025 - Alarm Service	5340 · ...	-347.75
Bill Pmt -Check	12/22/2025	ECheck	December 2025 - Alarm Service	2000 · ...	-347.75
Fitness Source					
Bill Pmt -Check	12/01/2025	ECheck	Quarterly Services: Oct. - Dec, 2025	2000 · ...	-149.80
FPL					
Bill	12/02/2025			5210 · ...	-37.33
Bill	12/02/2025			5210 · ...	-1,430.40
Bill Pmt -Check	12/02/2025	ACH	Acct#	2000 · ...	-37.33
Bill Pmt -Check	12/02/2025	ACH	Acct#	2000 · ...	-1,430.40
Bill	12/30/2025			5210 · ...	-37.68
Bill	12/30/2025			5210 · ...	-1,388.80
Bill Pmt -Check	12/30/2025	ACH	Acct#	2000 · ...	-37.68
Bill Pmt -Check	12/30/2025	ACH	Acct#	2000 · ...	-1,388.80
International Supplies of Miami, Inc.					
Bill	12/11/2025	INV-4...	Light Bulbs & Para Block Deodorant Giant 20 lb	5420 · ...	-457.00
Bill Pmt -Check	12/11/2025	ECheck	Light Bulbs & Para Block Deodorant Giant 20 lb	2000 · ...	-457.00
IPFS Corporation					
Bill Pmt -Check	12/23/2025	ACH	Property, wind and package insurance premium	2000 · ...	-18,179.49
Bill	12/26/2025		Property, wind and package insurance premium	5101 · ...	-18,179.49
Bill	12/29/2025		Flood insurance 2025	5101 · ...	-1,361.75
Bill Pmt -Check	12/30/2025	ACH	Flood insurance 2025	2000 · ...	-1,361.75
ITU Cleaning Services					
Bill	12/29/2025	00223	December 2025	5360 · ...	-3,680.00
Bill Pmt -Check	12/29/2025	ACH	November 2025	2000 · ...	-3,200.00
Bill Pmt -Check	12/29/2025	ACH	December 2025	2000 · ...	-3,680.00
Juliao Garage Doors, Inc.					
Bill Pmt -Check	12/01/2025	ACH	Entrance Gate Repair & Maint on both Gates	2000 · ...	-425.00
Bill	12/10/2025	66385	Performed full maintenance on exit West Side	5425 · ...	-250.00
Bill Pmt -Check	12/11/2025	ACH	Performed full maintenance on exit West Side	2000 · ...	-250.00
Bill	12/12/2025	66233	New Multicode Receiver installed on Exit West Side	5425 · ...	-245.00
Bill Pmt -Check	12/30/2025	ACH	New Multicode Receiver installed on Exit West Side	2000 · ...	-245.00
L.A. Pool Service					
Bill	12/29/2025	43263	January 2026 Services	5335 · ...	-260.00
Bill Pmt -Check	12/30/2025	ACH	January 2026 Services	2000 · ...	-260.00
Miami-Dade Exterminators					
Bill Pmt -Check	12/01/2025	ECheck	November 2025 Services	2000 · ...	-153.40
Bill	12/23/2025	21143	December 2025 Services	5320 · ...	-163.40
Miami-Dade Fire Rescue Department					
Bill Pmt -Check	12/02/2025	Online	Permit Number: 13124-00540 Life Safety Permit ...	2000 · ...	-79.78
Bill Pmt -Check	12/02/2025	Online	Permit Number: 07124-01040 Life Safety Permit ...	2000 · ...	-182.00
Nautica Management LLC					
Bill Pmt -Check	12/17/2025	1501	December 2025 - MGMT Fee	2000 · ...	-3,000.00
Bill	12/25/2025	19010	December 2025 - MGMT Fee	5010 · ...	-3,000.00
North Bay Village					
Bill	12/01/2025	Oct.31...	Acct# 03-0198-01 - Service From: Oct.31 - Nov.30...	5220 · ...	-1,717.90
Bill	12/01/2025	Oct.31...	Acct# 03-0199-01 - Service From: Oct.31 - Nov.30...	5220 · ...	-7,429.16
Bill	12/01/2025	Oct.31...	Acct# 03-0200-01 - Service From: Oct.31 - Nov.30...	5220 · ...	-5,551.02
Bill Pmt -Check	12/17/2025	1500		2000 · ...	-14,698.08
Nuke Appliance Serives					
Bill	12/12/2025	03096...	Lobby AC replacement - Final Payment	5450 · ...	-1,920.28
Bill Pmt -Check	12/15/2025	ACH	Lobby AC replacement - Final Payment	2000 · ...	-1,920.28

Breeze Condominium Assoc., Inc.
Last Month Transaction List by Vendor
December 2025

Type	Date	Num	Memo	Split	Amount
One Two Tree					
Bill	12/09/2025	286872	Lawn Pest Control - December 2025	-SPLIT-	-175.00
Bill Pmt -Check	12/09/2025	Online	Lawn Pest Control - December 2025	2000 · ...	-175.00
OTIS Elevator Company					
Bill Pmt -Check	12/01/2025	ECheck	Cust. #405738 - Building ID: TAO442987 - Dece...	2000 · ...	-1,120.39
Bill	12/15/2025	10040...	Cust. #405738 - Building ID: TAO442987 - Janua...	5310 · ...	-1,120.39
Bill Pmt -Check	12/29/2025	Echeck	Cust. #405738 - Building ID: TAO442987 - Janua...	2000 · ...	-1,120.39
Popular Bank					
Bill	12/01/2025			5140 · ...	-1,757.06
Bill Pmt -Check	12/01/2025	ACH		2000 · ...	-1,757.06
RD Landscape Service, LLC					
Bill Pmt -Check	12/01/2025	ACH	Services Dates: Nov. 13 & 27, 2025	2000 · ...	-700.00
Bill Pmt -Check	12/01/2025	ACH	Final Payment Mulching - Total Job $1,500	2000 · ...	-750.00
Bill	12/19/2025	00064...	Extra Trimming & Sprinkler Repair	-SPLIT-	-1,150.00
Bill Pmt -Check	12/22/2025	ACH	Extra Trimming & Sprinkler Repair	2000 · ...	-1,150.00
Bill	12/22/2025	00064...	Services Dates: Dec. 11 & 22, 2025	5330 · ...	-700.00
Roka-Tech					
Bill Pmt -Check	12/10/2025	1499	Lobby Door Maglock Installation	2000 · ...	-425.00
Sav-Quick Printing					
Bill	12/08/2025	78460	Notice of Annual Meeting & Election 2026	5050 · ...	-391.02
Bill Pmt -Check	12/08/2025	1490	Notice of Annual Meeting & Election 2026	2000 · ...	-391.02
Silver Paint & Hardware Supply					
Bill Pmt -Check	12/10/2025	1502		2000 · ...	-77.71
Stanley Steemer of South Florida					
Bill	12/08/2025	35033...	Customer #: 2886775 - Carpet Cleaning	9075 · ...	-3,359.20
Bill Pmt -Check	12/08/2025	1489	Customer #: 2886775 - Carpet Cleaning	2000 · ...	-3,359.20
Bill	12/08/2025	35046...	Customer #: 2886775 - Recreation Room Furnitur...	9075 · ...	-485.74
Bill Pmt -Check	12/08/2025	1491	VOID: Customer #: 2886775 - Recreation Room F...	2000 · ...	0.00
Bill Pmt -Check	12/08/2025	1496	Customer #: 2886775 - Recreation Room Furnitur...	2000 · ...	-485.74
Tamara Feola					
Bill	12/10/2025	Holida...	Holiday Supplies Party - Date: 12/13/25	5190 · ...	-262.45
Bill Pmt -Check	12/11/2025	ACH	Holiday Supplies Party - Date: 12/13/25	2000 · ...	-262.45
The Green Team Advance Tree Service Inc					
Bill	12/12/2025	Tree T...	Tree Trimming - Deposit (Total Job: $7,200)	5465 · ...	-2,000.00
Bill Pmt -Check	12/15/2025	ACH	Tree Trimming - Deposit (Total Job: $7,200)	2000 · ...	-2,000.00