STANTON HOUSE ASSOCIATION, INC.
6900 Bay Dr, Miami Beach, FL 33141 USA

NOTICE OF BOARD OF DIRECTORS BUDGET MEETING

SPECIAL ASSESSMENT WILL BE CONSIDERED

NOTICE IS HEREBY GIVEN, in accordance with the Bylaws of the Association and Florida's Condominium Act, that the Board of Directors of the Association will conduct its budget meeting to consider the adoption of the budget for the upcoming 2026 fiscal year and a proposed special assessment for Stanton House Association, Inc. on **Thursday, December 11, 2025, at 7:00 P.M. located at the Stanton House Condominium Card Room at 6900 Bay Dr, Miami Beach, FL 33141 and via Video Conference**. A copy of the proposed 2026 budget and the proposed special assessment are enclosed with this Notice. Please see the agenda below.

A quorum of the Board of Directors, which consists of a majority of the entire Board of Directors, must be present to conduct business.

The Florida Statutes require that all condominium associations set aside an annual reserve for the replacement and maintenance of the physical properties in the common areas. This reserve shall include, but is not limited to, roof replacements, building painting, and pavement resurfacing. Such annual reserves shall be based upon the life expectancy and replacement costs of such physical properties.

All owners are welcome to attend this and all meetings of the Board of Directors.

BOARD OF DIRECTORS BUDGET MEETING AGENDA

1. Call to Order
2. Certifying of Quorum
3. Proof of Notice of the Meeting
4. Reading and Disposal of Any Unapproved Meeting Minutes
5. Consideration and Adoption of Proposed Budget for 2026
6. Discussion and Vote on Proposed Special Assessment
   Purpose of Proposed Special Assessment: The Special Assessment is pursuant to the financing offer from Valley National Bank for the estimated cost of $3,000,000.00 beginning January 1, 2026, to repay the loan from Valley National Bank and to fund the Engineered Life Safety System (ELSS) and related hallway beautification work, including fire alarm/sprinkler upgrades and associated construction and soft costs. Please see the attached special assessment documents for the breakdown of the special assessment amount.

7. Adjournment

Below please find the instructions to join the Board of Directors' Budget Meeting via Video Conference:

Instructions to Join via Microsoft Teams

1. Go to https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting
2. Click on "Join a Meeting."
3. Enter the Meeting ID: 220 202 286 188 20
4. Enter the Passcode: KZ22Ld2J
5. Enter your name as it appears on your Deed for the Unit.

Teams Hyperlink: https://teams.microsoft.com/l/meetup-join/19%3ameeting_OGI2MmRhNjktZDkzYS00NDllLWE4OTgtZTMyMzAzOTg0ZjA3%40thread.v2/0?context=%7b%22Tid%22%3a%22f64372d3-dd67-4d80-be2d-f02f017d9dc2%22%2c%22Oid%22%3a%229aee6d43-13ba-42fa-b5bd-92148f02ddde%22%7d

Dial-in by Phone:
+1 347-943-4287,,9890049# (United States – New York City)

Phone Conference ID: 989 004 9#

Copies of this Notice are available through the Board of Directors. This notice is being posted and mailed a minimum of fourteen (14) days in advance of the meeting. Should you have any questions or concerns, please contact any member of the Board of Directors.

Dated: ____________________, 2025

____

BY ORDER OF THE BOARD OF DIRECTORS

Enclosed:
Proposed Budget Documents

Proposed Special Assessment

STANTON HOUSE ASSOCIATION, INC.
6900 Bay Dr, Miami Beach, FL 33141 USA

PROOF OF NOTICE AFFIDAVIT

STATE OF FLORIDA
MIAMI- DADE COUNTY

The undersigned Community Association Manager of the Association, being first duly sworn, deposes and says that the Notice of Board of Directors' Budget Meeting to Vote on the Adoption of the 2026 Proposed Budget was mailed, or hand-delivered, to each unit owner at the address last furnished to the Association in accordance with the requirements of Section §718.112(2)(e), Florida Statutes, at least fourteen (14) days prior to the Board of Directors' meeting at which a proposed annual budget of the Association will be considered.

Dated this _____ day of _______________, 2025.

By: ____
Community Association Manager Stanton House Association, Inc.

STATE OF FLORIDA
MIAMI-DADE COUNTY

The foregoing instrument was acknowledged before me this _____ day of _______________, 2025, by _____________________________________, the Community Association Manager of Stanton House Association, Inc., who is personally known to me or who has produced ___________________________ as identification.

[Notary Seal]

____
Notary Public

Printed Name: ______________________________

My Commission Expires: ______________________

STANTON HOUSE ASSOCIATION ANNUAL BUDGET 2026

ACCOUNT	BUDGET 2026 FY	BUDGET 2026 MONTHLY	BUDGET 2025 FY	VAR. BUD. 26/25 FY	VAR. % BUD. 26/25 FY	ACTUAL YTD 09/30/2025
Association Fee Income	876,735	73,061	1,006,235	(129,500)	-13%	754,683
Convenience Fee	0	0	0	0		0
Gate/Key Income	0	0	0	0		350
Interest Income	0	0	0	0		524
Late Fee Income	0	0	0	0		3,425
Laundry Income	22,200	1,850	21,600	600	3%	18,790
Legal Fee Reimbursement	0	0	0	0		1,500
Parking Income	2,000	167	3,440	(1,440)	-42%	600
Other Income	0	0	0	0		7,128
Storage Room Rental	0	0	0	0		0
Violation Fine	0	0	0	0		2,600
Total for Operating Income	900,935	75,078	1,031,275	(130,340)	-13%	789,599
Accounting	4,600	383	4,500	100	2%	3,375
Bank Charges	100	8	100	0	0%	375
Legal and Professional Fees	10,000	833	9,300	700	8%	9,798
Licenses, Fees & Dues	2,500	208	2,400	100	4%	1,721
Office Expense	500	42	500	0	0%	1,026
Printing & Postage	700	58	700	0	0%	1,249
Reserve Study	950	79	2,000	(1,050)	-53%	4,450
Total for Administrative Expenses	19,350	1,613	19,500	(150)	-1%	21,993
Bad Debt	12,000	1,000	12,000	0	0%	9,000
Elevator Maintenance Contract	27,300	2,275	26,500	800	3%	19,115
Fire Alarm Contract	3,600	300	4,400	(800)	-18%	3,791
Garbage Removal Contract	22,000	1,833	21,300	700	3%	17,518
Janitorial & Light Maintenance Contract	50,400	4,200	28,000	22,400	80%	23,721
Landscaping Contract	4,750	396	6,700	(1,950)	-29%	4,635
Laundry Loan Reiumbursment Contract	12,500	1,042	12,500	0	0%	9,328
Management Contract	64,800	5,400	83,375	(18,575)	-22%	63,260
Pest Control Contract	5,000	417	4,300	700	16%	3,825
Pool Maintenance Contract	7,000	583	10,400	(3,400)	-33%	1,560
Telephone/Internet Contract	3,000	250	8,400	(5,400)	-64%	1,828
Total for Contracts	200,350	16,696	205,875	(5,525)	-3%	148,581
Insurance Policy	407,035	33,920	540,000	(132,965)	-25%	343,756
AC R&M	12,600	1,050	12,200	400	3%	1,320
Camera R&M	7,200	600	7,000	200	3%	1,082
Electric R&M	3,900	325	3,800	100	3%	8,003
Elevator R&M	1,000	83	1,000	0	0%	3,202
Entry System R&M	2,000	167	5,200	(3,200)	-62%	3,735
Fire Equipment R&M	1,300	108	1,300	0	0%	7,992
General R&M	28,900	2,408	31,000	(2,100)	-7%	48,786
Generator R&M	3,000	250	5,000	(2,000)	-40%	1,111
Janitorial Supplies	1,000	83	1,000	0	0%	1,667
Laundry R&M	5,000	417	10,000	(5,000)	-50%	940
Plumbing R&M	28,900	2,408	30,000	(1,100)	-4%	4,500
Pool R&M	1,200	100	1,200	0	0%	1,466
Roof R&M	3,500	292	8,300	(4,800)	-58%	0
Total for Maintenance & Repairs	86,900	7,242	104,800	(17,900)	-17%	82,483
Bulk Disposal	500	42	500	0	0%	0
Electricity	25,100	2,092	24,400	700	3%	16,495
Gas	2,100	175	2,000	100	5%	1,359
Water & Sewer	135,000	11,250	110,000	25,000	23%	92,526
Total for Utilities	162,700	13,558	136,900	25,800	19%	110,380
Total for Operating Expense	888,335	74,028	1,019,075	(130,740)	-13%	716,193
Net Operating Income	12,600	1,050	12,200	400	3%	73,406
Reserve Fee Income	286,000	23,833	322,701	(36,701)	-11%	242,026
Total for Reserve Fee Income	286,000	23,833	322,701	(36,701)	-11%	242,026
Net Reserve Income	286,000	23,833	322,701	(36,701)	-11%	242,026
Net Income	298,600	24,883	334,901	(36,301)	-11%	315,433

Danniel Torna, President
11/20/2025

Loic Poitou,Treasurer
11/20/2025

Board members signatures:

TOTAL MONTHLY DUES BY UNIT

Unit #	% of Ownership	Monthly Assessment 2025
3A	0.00915	886.59
3B	0.00915	886.59
3C	0.00915	886.59
3D	0.01020	988.34
3E	0.00915	886.59
3F	0.00915	886.59
3G	0.00915	886.59
3H	0.00915	886.59
3I	0.00940	910.82
3J	0.00992	961.20
3K	0.00940	910.82
4A	0.00915	886.59
4B	0.00915	886.59
4C	0.00915	886.59
4D	0.01020	988.34
4E	0.00915	886.59
4F	0.00915	886.59
4G	0.00915	886.59
4H	0.00915	886.59
4I	0.00940	910.82
4J	0.00992	961.20
4K	0.00940	910.82
4L	0.00915	886.59
5A	0.00915	886.59
5B	0.00915	886.59
5C	0.00915	886.59
5D	0.01020	988.34
5E	0.00915	886.59
5F	0.00915	886.59
5G	0.00915	886.59
5H	0.00915	886.59
5I	0.00940	910.82
5J	0.00992	961.20
5K	0.00940	910.82
5L	0.00915	886.59
6A	0.00915	886.59
6B	0.00915	886.59
6C	0.00915	886.59
6D	0.01020	988.34
6E	0.00915	886.59
6F	0.00915	886.59
6G	0.00915	886.59
6H	0.00915	886.59
6I	0.00940	910.82
6J	0.00992	961.20
6K	0.00940	910.82
6L	0.00915	886.59
7A	0.00915	886.59
7B	0.00915	886.59
7C	0.00915	886.59
7D	0.01020	988.34
7E	0.00915	886.59
7F	0.00915	886.59

Unit #	% of Ownership	Monthly Assessment 2025
7G	0.00915	886.59
7H	0.00915	886.59
7I	0.00940	910.82
7J	0.00992	961.20
7K	0.00940	910.82
7L	0.00915	886.59
8A	0.00915	886.59
8B	0.00915	886.59
8C	0.00915	886.59
8D	0.01020	988.34
8E	0.00915	886.59
8F	0.00915	886.59
8G	0.00915	886.59
8H	0.00915	886.59
8I	0.00940	910.82
8J	0.00992	961.20
8K	0.00940	910.82
8L	0.00915	886.59
9A	0.00915	886.59
9B	0.00915	886.59
9C	0.00915	886.59
9D	0.01020	988.34
9E	0.00915	886.59
9F	0.00915	886.59
9G	0.00915	886.59
9H	0.00915	886.59
9I	0.00940	910.82
9J	0.00992	961.20
9K	0.00940	910.82
9L	0.00915	886.59
10A	0.00915	886.59
10B	0.00915	886.59
10C	0.00915	886.59
10D	0.01020	988.34
10E	0.00915	886.59
10F	0.00915	886.59
10G	0.00915	886.59
10H	0.00915	886.59
10I	0.00940	910.82
10J	0.00992	961.20
10K	0.00940	910.82
10L	0.00915	886.59
11A	0.00915	886.59
11B	0.00915	886.59
11C	0.00915	886.59
11D	0.01020	988.34
11E	0.00915	886.59
11F	0.01376	1,333.28
11G	0.01376	1,333.28
11I	0.00940	910.82
11J	0.00992	961.20
11K	0.00940	910.82
11L	0.00915	886.59
Total	1.0000	96,895.30

STRUCTURAL INTEGRITY RESERVE STUDY - Version 10/28/2025

Pooled Funding/ Cash Flow/Threshold Analysis

Fiscal Year	FY Starting Balance	Interest Earned	Reserve Allocation	Allocation Increase Rate	Special Assessment	Disbursement	Pooled Funding/ Fully Funded Balance	Straight Line/ 100% Funded Balance	Percent Funded
2026	$469,570	$14,087	$210,000	-14.88%	$0	$463,899	$229,758	$812,122	28.29%
2027	$229,758	$6,893	$210,000	0.00%	$0	$378,374	$68,277	$586,513	11.64%
2028	$68,277	$2,048	$210,000	0.00%	$0	$6,191	$274,134	$741,645	36.96%
2029	$274,134	$8,224	$210,000	0.00%	$0	$6,376	$485,982	$905,553	53.67%
2030	$485,982	$14,579	$210,000	0.00%	$0	$6,567	$703,995	$1,078,632	65.27%
2031	$703,995	$21,120	$210,000	0.00%	$0	$6,765	$928,349	$1,261,280	73.60%

Disbursement By Year

ASSET №	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2026 (Year 1)						
1.08	Electrical Allowance	$2,652.00	1 Allow	$2,652	1y	2027
1.05	Plumbing Allowance	$3,183.00	1 Allow	$3,183	1y	2027
1.06	Roof Replacement	$15.91	28,800 SF	$458,064	33y	2046
2026 (Year 1) Total				$463,899		

TRADITIONAL RESERVE STUDY - Version 12/18/2024

Cash Flow/Threshold Analysis

Fiscal Year	FY Starting Balance	Interest Earned	Reserve Allocation	Allocation Increase Rate	Special Assessment	Disbursement	Fully Funded Balance	100% Funded Balance	Percent Funded
2025	$128,760	$64	$76,000	N/A	$0	$10,000	$194,824	$359,241	54.23%
2026	$194,824	$97	$76,000	0.00%	$0	$85,896	$185,026	$416,095	44.47%
2027	$185,026	$93	$76,000	0.00%	$0	$10,609	$250,509	$484,041	51.75%
2028	$250,509	$125	$76,000	0.00%	$0	$10,927	$315,708	$555,685	56.81%
2029	$315,708	$158	$76,000	0.00%	$0	$11,255	$380,610	$631,194	60.30%
2030	$380,610	$190	$76,000	0.00%	$0	$11,593	$445,208	$710,735	62.64%

Disbursement By Year

ASSET №	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2025 (Year 1)						
1.23	Interior Finishes Allowance	$10,000.00	1 Ea	$10,000	0y 1m	2026
2025 (Year 1) Total				$10,000		
2026 (Year 2)						
1.02	Concrete Repair Allowance	$37,132.00	1 Ea	$37,132	5y	2031
1.06	Entrance Keypad	$7,540.00	1 Ea	$7,540	15y	2046
1.23	Interior Finishes Allowance	$10,300.00	1 Ea	$10,300	1y	2027
1.13	Landscaping Allowance	$30,924.00	1 Ea	$30,924	10y	2036
2026 (Year 2) Total				$85,896		

STANTON HOUSE ASSOCIATION - SPECIAL ASSESSMENT 2026
ELLS & HALLWAY BEAUTIFICATION

PROJECTED CASH FLOW BY PROJECTS:

Sum of NET AMOUNT (IN K USD)	**YEAR**	**MONTH**															**ADDITIONAL**
	2026												**2027**			**Grand Total**	**FUNDS**
PROJECT	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**1**	**2**	**3**		**COME FROM**
BUDGET PREPARATION	0															0	
BID MANAGEMENT	(24)	(24)														(48)	
ASSESSMENT	3,000															3,000	
LOAN COSTS	(20)															(20)	
PHASE 3 PROJECT SUPERVISION			(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)				(50)	
HALLWAY DESIGNS	7			(18)												(10)	TRS 2025
DRIER SMOKE EVAC FAN				(30)		(45)		(75)								(150)	
FIRE SPRINKLER SYSTEM				(72)		(108)		(180)								(360)	
STAIR PRESSURIZATION				(30)		(45)		(75)								(150)	
FIRE ALARM						(33)	(33)									(65)	
GENERATOR	112								(265)							(153)	TRS 2025
FIRE PUMP	20								(340)							(320)	SA 2023
ELEVATOR FAN										(200)						(200)	
HALLWAY GENERAL REQUIREMENTS	(30)							(60)		(90)		(90)		(30)		(298)	
HALLWAY CEILINGS	(23)							(47)		(70)		(70)		(23)		(233)	
HALLWAY WALLS	(4)							(7)		(11)		(11)		(4)		(37)	
HALLWAY LIGHTING	27			(7)				(13)		(20)		(20)		(7)		(38)	TRS 2025
HALLWAY FLOORING	19			(4)				(9)		(13)		(13)		(4)		(25)	TRS 2025
HALLWAY PAINTING	99			(24)				(47)		(71)		(71)		(24)		(136)	TRS 2025
CONTINGENCY						(66)	(66)	(66)	(66)	(66)	(66)	(66)	(66)	(66)	(66)	(663)	
CONCRETE STAIRS REPAIR	31											(74)				(43)	TRS 2025
Grand Total	**3,216**	**(24)**	**(5)**	**(189)**	**(5)**	**(302)**	**(104)**	**(584)**	**(677)**	**(545)**	**(71)**	**(420)**	**(66)**	**(158)**	**(66)**	**(0)**	

MONTHLY INTERESTS DUE BY UNIT FOR PROJECT DURATION - JANUARY 2026 TO MARCH 2027:

MONTHLY INTERESTS	**Line**												
Level	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**Grand Total**
3	(50.86)	(50.86)	(50.86)	(56.70)	(50.86)	(50.86)	(50.86)	(50.86)	(52.25)	(55.14)	(52.25)		(572.38)
4	(50.86)	(50.86)	(50.86)	(56.70)	(50.86)	(50.86)	(50.86)	(50.86)	(52.25)	(55.14)	(52.25)	(50.86)	(623.24)
5	(50.86)	(50.86)	(50.86)	(56.70)	(50.86)	(50.86)	(50.86)	(50.86)	(52.25)	(55.14)	(52.25)	(50.86)	(623.24)
6	(50.86)	(50.86)	(50.86)	(56.70)	(50.86)	(50.86)	(50.86)	(50.86)	(52.25)	(55.14)	(52.25)	(50.86)	(623.24)
7	(50.86)	(50.86)	(50.86)	(56.70)	(50.86)	(50.86)	(50.86)	(50.86)	(52.25)	(55.14)	(52.25)	(50.86)	(623.24)
8	(50.86)	(50.86)	(50.86)	(56.70)	(50.86)	(50.86)	(50.86)	(50.86)	(52.25)	(55.14)	(52.25)	(50.86)	(623.24)
9	(50.86)	(50.86)	(50.86)	(56.70)	(50.86)	(50.86)	(50.86)	(50.86)	(52.25)	(55.14)	(52.25)	(50.86)	(623.24)
10	(50.86)	(50.86)	(50.86)	(56.70)	(50.86)	(50.86)	(50.86)	(50.86)	(52.25)	(55.14)	(52.25)	(50.86)	(623.24)
11	(50.86)	(50.86)	(50.86)	(56.70)	(50.86)	(76.49)	(76.49)		(52.25)	(55.14)	(52.25)	(50.86)	(623.63)
Grand Total	**(457.76)**	**(457.76)**	**(457.76)**	**(510.29)**	**(457.76)**	**(483.39)**	**(483.39)**	**(406.90)**	**(470.27)**	**(496.28)**	**(470.27)**	**(406.90)**	**(5,558.72)**

November 18th, 2025

Attn: Board Members of Stanton House
Stanton House Association, Inc.
6900 Bay Dr.
Miami Beach, FL 33141

Re: Bank Commitment Letter for Loan Request (New)

Dear Board Members:

We are pleased to inform you that Valley National Bank (hereinafter called "Lender" or "Bank") has approved a new Loan to Stanton House Association, Inc. (the "Borrower"), subject to the following terms and conditions:

I. TERMS:

1. Loan Amount: Up to a $3,000,000.00 Non-Revolving Line of Credit/Term Loan ("Loan").

2. Loan Purposes: To assist the community in financing its upcoming projects related to the Engineered Life Safety System "ELSS". Projects to include fire alarm, fire sprinkler, framing/soffit and other items included in the master plan. Loan to include professional fees and closing costs.

3. Interest Rate: 6.50% Fixed for the term of the loan. Interest rate will be valid until 01/18/2026. If the loan closes after 01/18/2026, Valley Bank may adjust the interest rate accordingly.

4. Term: Up to 138 months from the date of closing

5. Repayment Schedule: Monthly payments of interest only for the first 18 months, during the construction period, followed by 120 monthly principal and interest payments based on a straight 10-year mortgage style amortization.

6. Bank Commitment Fee: 0.25% of the Final Loan Amount

7. Guarantors: None

8. Collateral: Lender will secure this request with an assignment and UCC-1 filing on the Borrower's general assessments, annual dues, and fees in conjunction only with the special assessment levied for the repayment of this request. Any other special assessments and funds from special assessments that were levied for purposes other than the repayment of the loan will be excluded. Furthermore, Reserves and funds collected for reserves will be excluded, and additionally any Insurance proceeds to repair the property after a casualty will be excluded.

9. Documents: Lender's attorney shall prepare the necessary documentation in order to comply with all the terms and conditions of this commitment. All documentation must be satisfactory to Lender and properly executed prior to closing. Legal costs, if any, shall be borne by Borrower. Lender's attorney shall prepare the documents to be executed at closing, including, but not limited to the following:

    (a) Corporate Resolution to Borrow/Grant Collateral
    (b) Business Loan Agreement
    (c) Promissory Note
    (d) Commercial Security Agreement
    (e) Agreement to Cooperate
    (f) No Pending or Outstanding Lawsuit Affidavit
    (g) Cross-Collateralization and Cross-Defaulted Agreements

    The foregoing documents, together with all documents and instruments required by Lender to be executed in connection with the Loan shall be collectively referred to as "Loan Documents".

10. Prepayment Penalties: There will be no prepayment penalties on this Loan request.

II. GENERAL PROVISIONS:

1. Expenses: Borrower shall bear all expenses incurred in connection with the Loan, including forfeiting of the Bank Commitment Fee, if this commitment is accepted and not closed.

2. Waiver of Trial by Jury: The Loan Documents will contain the following language. LENDER AND BORROWER HEREBY KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY WAIVE THE RIGHT EITHER MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION BASED HEREON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS AGREEMENT AND ANY AGREEMENT TO BE CONTEMPLATED TO BE EXECUTED IN CONJUNCTION HEREWITH, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF EITHER PARTY. THIS PROVISION IS A MATERIAL INDUCEMENT FOR LENDER ENTERING INTO THIS LOAN AND AGREEMENTS.

3. <u>Financial Statements, Operating Statements</u>: Borrower shall provide Lender (no later than thirty (30) days after completion) their annual reviewed statement, internal financial statements, aging schedules, insurance, and an annual operating budget upon approval from the Board. Other financial items may also be required by Lender from time to time.

4. <u>Late Charges</u>: If the Note payment is not received on or before ten (10) days of the due date (except for the payment due on the maturity date for which there is no grace period), a late charge in the amount of five percent (5%) of the amount due shall be due from Borrower to Lender. The Loan Documents will provide that Lender will give Borrower written notice and a cure period of 10 business days for non-monetary default(s).

III. <u>SPECIAL REQUIREMENTS:</u>

1. <u>Depository Relationship</u>: Borrower will maintain a minimum of 75% of its deposit account(s) with the Bank with compensating balance(s), The applicable Loan interest rate provided to the Borrower is in consideration of the relationship maintained with the Bank (subject to Annual Review). Accordingly, if the deposit requirement is not maintained as agreed, the loan Interest Rate will increase by 0.25%. Accounts need to be established prior to closing.

2. <u>Insurance</u>: Prior to Closing, Lender shall receive proper and satisfactory evidence of insurance coverage in accordance with the Lender's policy guidelines. The Lender is not requiring to be added as an additional Mortgagee; however, it is Bank policy to review to the insurance to ensure that the replacement coverage meets or exceeds policy, which the borrower has already satisfied.

3. <u>Lawsuits:</u> Prior to closing, Lender shall have received, reviewed, and approved an affidavit from the Borrower confirming there are no pending lawsuits. If any lawsuits are disclosed, they are to be reviewed and approved by Lender.

4. <u>Opinion Letter:</u> Borrower's attorney to review the By-laws, declaration of condominium or restrictive covenants, loan documents, the notice to association members of special meeting and minutes of Board meetings approving the $3,000,000.00 special assessment and financing from the Bank.

5. <u>Prepayments:</u> All prepayment proceeds from the owners towards the special assessment, if applicable, will be required to be applied as a principal reduction to the outstanding balance of the Loan. Also, in the event an unscheduled principal reduction is made during the term of the loan, Lender agrees to re-amortize the outstanding principal balance based on the remaining amortization and adjust the monthly principal and interest payments, as long as the Loan is considered to be "in good standing" by Lender. It is the responsibility of Borrower to notify Lender of their intent to exercise this option at least fifteen (15) days following the principal paydown. This option shall be limited to four times per year during the

term of the Loan. All other terms and conditions of the Loan shall remain the same.

6. Construction Advances: All draw requests will be prepared using either AIA format or other acceptable forms (Contracts/Invoices) to the Bank. Disbursements to be made upon written request for an advance that will be signed by two association officers and accompanied by receipt of the approved AIA forms or approved billing invoices for project related expenses. Also, the Bank will require approval from the Borrower's Project Manager Signature to be included with each draw request.

7. Project: Formal Credit review and approval of the final restoration budget and engineering report of the work to be financed by the Bank.

8. Debt Service Coverage (DSC) Ratio: Borrower to maintain a minimal annual DSC ratio of 1.0x.

9. Other Bank Commitments: Prior to closing this Loan, all other outstanding Bank commitments to the Borrower to be closed.

10. Audited Financials: Borrower will be required to provide 2022-2024 audited business financial statements when they are finalized.

IV. CLOSING: If the Loan does not close within 60 DAYS from the day of acceptance of this commitment letter, the initial Loan Interest Rate and "Floor" may be adjusted and a new Commitment Letter may be re-issued for signature.

The terms of this Commitment Letter may not be waived, modified or in any way changed unless such waiver, modification or change is made in the form of an amendment to this Commitment Letter in writing and agreed to by both parties. Valley National Bank and I very much appreciate the opportunity to service your future banking needs and we look forward to an ongoing mutually satisfactory relationship.

Sincerely,

LENDER:	**BORROWER:**
VALLEY NATIONAL BANK	**STANTON HOUSE ASSOCIATION, INC.**
By: Sergio Montiel	By: ______________________________
Name: Sergio Montiel	Name: ______________________________
Title: AVP Relationship Manager	Title: ______________________________
Date: November 18th, 2025	Date: ______________, 2025