

GALLOWAY GLEN HOMES ASSOCIATION, INC.

REVIEWED FINANCIAL STATEMENTS

**For The Year Ended
December 31, 2025**

GALLOWAY GLEN HOMES ASSOCIATION, INC.

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GALLOWAY GLEN HOMES ASSOCIATION, INC.

INDEPENDENT ACCOUNTANT'S REVIEW REPORT

**For The Year Ended
December 31, 2025**

VIGO & VIGO, LLP

Certified Public Accountants

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INDEPENDENT ACCOUNTANT'S REVIEW REPORT

TO THE BOARD OF DIRECTORS AND MEMBERS:

Galloway Glen Homes Association, Inc.

2811 Ponce De Leon Blvd. Suite #500

Coral Gables, Florida 33134

We have reviewed the accompanying financial statements of Galloway Glen Homes Association Inc (a Non-Profit Florida corporation) ("the Association"), which comprise the balance sheet as of December 31, 2025, and the related statements of revenues and expenses, changes in fund balances, and cash flows for the year then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of company management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Accountant's Responsibility

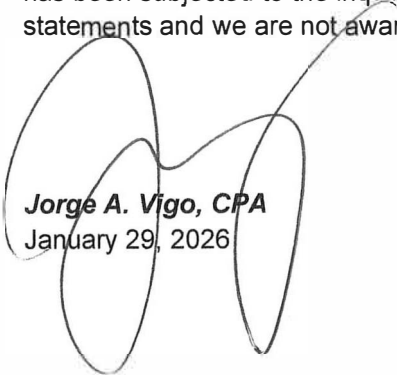
Our responsibility is to conduct the reviews in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. Those standards require us to perform procedures to obtain limited assurance that there are no material modifications that should be made to the financial statements. We believe that the results of our procedures provide a reasonable basis for our report.

Accountant's Conclusion

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in conformity with accounting principles generally accepted in the United States of America.

Supplemental Information

The accompanying supplemental information (Page 12-13) is presented for the purposes of additional analysis and is not a required part of the basic financial statements of the Association. Such information has been subjected to the inquiry and analytical procedures applied in the review of the basic financial statements and we are not aware of any material modifications that should be made thereto.



Jorge A. Vigo, CPA
January 29, 2026

GALLOWAY GLEN HOMES ASSOCIATION, INC.

FINANCIAL STATEMENTS

**For The Year Ended
December 31, 2025**

GALLOWAY GLEN HOMES ASSOCIATION, INC.
Balance Sheet as of
December 31, 2025

	Operating Fund	Reserve Fund	Total
ASSETS			
Current Assets			
Cash & Cash Equivalents	\$ 1,791	\$ 228,214	\$ 230,005
Due to (from) Funds	62,400	(62,400)	-
Total Current Assets	64,191	165,814	230,005
TOTAL ASSETS	64,191	165,814	230,005
LIABILITIES & FUND BALANCES			
Current Liabilities			
Accounts Payable and Other Accrued Liabilities	62,400	-	62,400
Total Current Liabilities	62,400	-	62,400
Total Liabilities	62,400	-	62,400
Fund Balances			
Operating	1,791	-	1,791
Reserve	-	165,814	165,814
Total Fund Balances	1,791	165,814	167,605
TOTAL LIABILITIES & FUND BALANCES	\$ 64,191	\$ 165,814	\$ 230,005

*See accountant's review report and accompanying notes to financial statements.

GALLOWAY GLEN HOMES ASSOCIATION, INC.
Statement of Revenues and Expenses for the Year Ended
December 31, 2025

	Operating Fund	Reserve Fund	Total
<hr/>			
Revenues			
Assessments	\$ 656,600	\$ -	\$ 656,600
Late Fees	3,358	-	3,358
Interest Income	6	1,108	1,114
Estoppel Letter Fees	1,200	-	1,200
<hr/>			
Total Revenues	661,164	1,108	662,272
 Expenses			
Accounting & Professional	30,844	-	30,844
Bank Charges	75	-	75
Information Technology Expenses	1,197	-	1,197
Insurance	12,814	-	12,814
Lawn Maintenance	30,040	-	30,040
Miscellaneous Expenses	109	-	109
Security Services	549,828	-	549,828
Taxes and Licenses	61	-	61
Telephone	1,259	-	1,259
Utilities	5,462	-	5,462
<hr/>			
Total Expenses	631,689	-	631,689
<hr/>			
Net Income	\$ 29,475	\$ 1,108	\$ 30,583
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*See accountant's review report and accompanying notes to financial statements.

GALLOWAY GLEN HOMES ASSOCIATION, INC.
Statement of Changes in Fund Balances for the Year Ended
December 31, 2025

	Operating Fund	Reserve Fund	Total
Balance at December 31, 2024	\$ 263	\$ 136,758	\$ 137,021
 Excess of Revenues over Expenses for year ended December 31, 2025	 29,475	 1,108	 30,583
 Transfers between funds 2025	 (27,947)	 27,947	 -
Balance at December 31, 2025	\$ 1,791	\$ 165,814	\$ 167,605

*See accountant's review report and accompanying notes to financial statements.

GALLOWAY GLEN HOMES ASSOCIATION, INC.
Statement of Cash Flows for the Year Ended
December 31, 2025

	Operating Fund	Reserve Fund	Total
OPERATING ACTIVITIES			
Net Income	\$ 29,475	\$ 1,108	\$ 30,583
Adjustments to reconcile Net Income to net cash provided by operations:			
Increase in Due to Funds	(24,047)	-	(24,047)
Increase in Due from Funds	-	24,047	24,047
Decrease in Assessment Receivable	7,932	-	7,932
Increase in Accounts Payable and Other Accrued Liabilities	16,115	-	16,115
Net cash provided by Operating Activities	29,475	25,155	54,630
FINANCING ACTIVITIES			
Net interfund transfers	(27,947)	27,947	-
Net cash provided by (used in) Financing Activities	(27,947)	27,947	-
Net cash increase for period	1,528	53,102	54,630
Cash at beginning of period	263	175,111	175,374
Cash at end of period	\$ 1,791	\$ 228,214	\$ 230,005

*See accountant's review report and accompanying notes to financial statements.

GALLOWAY GLEN HOMES ASSOCIATION, INC.

NOTES TO THE FINANCIAL STATEMENTS

**For The Year Ended
December 31, 2025**

GALLOWAY GLEN HOMES ASSOCIATION, INC.
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2025

A. Nature of Activity

Galloway Glen Homes Association, Inc., (“the Association”), was incorporated on November 9th, 1972. The Association is a Non-Profit Corporation that is responsible for the operation and maintenance of the common property within the development. The property consists of several homes within a development located in Miami, Florida.

B. Significant Accounting Policies

This summary of significant accounting policies of the Association is presented to assist in understanding the Association’s financial statements. These financial statements are representations of the Association’s management who is responsible for their integrity and objectivity.

Basis of Presentation

The accompanying financial statements of the Association are presented in conformity with U.S. generally accepted accounting principles (US GAAP). They have been prepared on the accrual basis of accounting in accordance with Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC) Topic 105, *Generally Accepted Accounting Principles*, and accordingly reflect all significant receivables, payables, and other liabilities. Under the accrual basis of accounting, revenues are recorded when earned and expenses are recorded when incurred.

Fund Accounting

The Association’s governing documents provide certain guidelines for governing its financial activities. To ensure observance of limitations and restrictions on the use of financial resources, the Association maintains its accounts using fund accounting. Financial resources are classified for accounting and reporting purposes in the following funds established according to their nature and purpose:

Operating Fund– This fund is used to account for financial resources available for the general operations of the Association.

Reserve Fund– This fund is used to accumulate financial resources to be used at the discretion of the board for any operating expense deficit as well as future major repairs and replacements.

Cash & Cash Equivalents

The Association considers all short-term, highly liquid investments, which are readily convertible into cash within three (3) months or less to be cash equivalents. For the purpose of these financial statements, cash consists of money held in two (2) bank accounts.

GALLOWAY GLEN HOMES ASSOCIATION, INC.
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2025

B. Significant Accounting Policies (continued)

Revenue Recognition

Homeowner assessments are budgeted annually and due annually in February into the Operating Fund. The Association recognizes revenue from homeowner assessments each month, which is considered the period the assessment is earned regardless of when the assessment is paid.

Assessments were assessed through the budgeting process at \$3,350 annually per homeowner for the fiscal year 2025. Allocation by owner is based upon the total number of homeowners, totaling 196.

The Association has the right, subject to Board approval, to levy special or supplemental fee assessments for major operating items, or capital outlays. The Association recognizes revenue in these instances when the assessment is billed. This assessment offsets the liability that will be recorded for the defect.

Assessments Receivable

Members of the Association are subject to assessments to provide funds for the Association's operating expenses, future capital acquisitions, and major repairs and replacements. Assessments receivable at the balance sheet date represent fees due from homeowners. The Association's Declaration provides for various collection remedies for delinquent assessments including the filing of liens and obtaining judgement in the assets of the homeowner.

The Association evaluates prospective credit losses on accounts receivable in accordance with FASB ASC Topic 326, *Measurement of Credit Losses on Financial Instruments* and FASB ASU 2016-13, *Financial Instruments – Credit Losses*. Under these standards, Current Expected Credit Losses (CECL) methodology is used to estimate expected credit losses on accounts receivable over their life and record such losses at inception. The Company considers assessments receivable to be fully collectible based on this methodology; accordingly, no allowance for credit losses is required.

At the beginning of the year, the amount of assessments receivable was \$7,932 and there was no allowance for credit losses. As of December 31, 2025, there were no assessments receivable and there was no allowance for credit losses.

Capitalization

Real property and common areas acquired from the developer and related improvements to such property are not recorded in the Association's financial statements because those properties are owned by the individual homeowners in common and not by the Association. the Association capitalizes any material, personal property to which it has title at cost, and depreciates it using the straight line and accredited methods over the useful lives of the assets.

GALLOWAY GLEN HOMES ASSOCIATION, INC.
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2025

B. Significant Accounting Policies (continued)

Use of Estimates

The preparation of financial statements in conformity with U.S. generally accepted accounting principles requires that management make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Accordingly, actual results could differ from those estimates.

Concentration of Risk

Financial instruments that potentially subject the Association to concentration of credit risk consist principally of temporary cash investments and assessments receivable. The Association places its temporary cash investments in two (2) accounts held within one (1) financial institution. Cash held in the financial institution was insured by the FDIC for up to \$250,000. While cash balances may exceed insured limits at times during the year, as of December 31, 2025, these cash accounts did not include any amounts in excess of insured limits.

C. Current Liabilities

Current liabilities of the Association consist of accounts payable and accrued liabilities. As of December 31, 2025, accounts payable and other accrued liabilities totaled \$62,400.

Included in accounts payable and other accrued liabilities are \$12,125 which was collected on behalf of members of the Association to be subsequently gifted to security personnel. These gift amounts are merely collected and later disbursed in full and are not considered income to nor an expense of the Association.

D. Income Taxes

Associations may be taxed either as homeowner's associations or regular corporations. The Association had previously elected and continues to file as a homeowner's association using Form 1120-H under Internal Revenue Code Section 528 ("The Section"). Under The Section, the Association is not taxed on income and expenses related to its exempt purpose, which is the acquisition, construction, management, maintenance and care of Association property. Net nonexempt function income, which includes interest, user fees and revenues from non-members, is taxed at a rate of thirty percent (30%). The Association's federal tax return is subject to audit by the internal Revenue Service. The tax returns for the current and prior two fiscal years remain open for examination by the IRS. In evaluation the Association's tax positions and accruals, the Association believes that its estimates are appropriate based on the current facts and circumstances.

GALLOWAY GLEN HOMES ASSOCIATION, INC.
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2025

E. Commitment and Contingencies

Common areas and other property (specifically the exterior wall) for which the Association is responsible is inherently at risk to structural defects resulting from faulty workmanship or wear and tear. These defects are not always immediately apparent, and quite often, replacement reserve fund balances have not been earmarked or are not sufficient to cure the defect. Although the amount of liability resulting from such situations, if any, at year end cannot be determined, the Association believes that any resulting liability, if any, should not materially affect the financial statements as of December 31, 2025. In those situations where replacement reserves are lacking, a special assessment is normally authorized to fund the amounts necessary to cure the defect.

The Association is subject to various other legal proceedings and claims, either asserted or unasserted, which arise in the ordinary course of operations. While the outcome of these other potential claims cannot be predicted with certainty, management does not believe that the outcome of any of these other matters will have a material adverse effect on the Association's financial position or results of operations.

F. Future Major Repairs and Replacements and Reserves

The Association's governing documents do not require funds to be accumulated for future major repairs and replacements. Reserve funds are held in separate accounts and can be used at the discretion of the board for operating and other purposes.

The Association has not engaged an independent study to estimate the remaining useful lives and the replacement costs of the common property components (specifically the exterior wall) relative to the replacement reserve fund. A summary schedule of management's estimates has been included in a report entitled Supplemental Information on Future Major Repairs and Replacements and can be reviewed on page 13. The actual expenditures may vary from estimated amounts, and variations may be material. The Association is funding for such major repairs and replacements over the estimated useful lives of the components based on the management's estimates of current replacement costs, considering amounts previously accumulated in the replacement fund. Accordingly, actual future expenditures may exceed the amounts accumulated and as a result the amounts accumulated may not be adequate to meet future needs.

If additional funds are required, the Association has the right, subject to Board approval, to increase regular assessments, levy special assessments, borrow funds, or it may delay major repairs and replacements until funds are available.

GALLOWAY GLEN HOMES ASSOCIATION, INC.
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2025

G. Statement of Cash Flows – Supplemental Information

For the year ended December 31, 2025, the Association made no cash payments for interest. There were no other significant noncash financing or investing activities that occurred during the year ended December 31, 2025.

H. Subsequent Events

In preparing the financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through January 29, 2026, the date the financial statements were available to be issued. No material events or transactions which would require disclosure had occurred subsequent to the end of the period.

GALLOWAY GLEN HOMES ASSOCIATION, INC.

SUPPLEMENTARY INFORMATION

**For The Year Ended
December 31, 2025**

GALLOWAY GLEN HOMES ASSOCIATION, INC.
Schedule of Actual and Budgeted Revenues and Expenses for the Year Ended
December 31, 2025

	Actual	Yearly Budget	Favorable (Unfavorable) Variance
Revenues			
Assessments	\$ 656,600	\$ 656,600	\$ -
Late and NSF Fees	3,358	1,000	2,358
Interest Income	1,114	350	764
Other Income	1,200	1,000	200
Total Revenues	662,272	658,950	3,321
Expenses			
Accounting & Professional	30,844	36,000	5,156
Bank Charges	75	100	25
Information Technology Expenses	1,197	500	
Insurance	12,814	15,000	2,186
Lawn Maintenance	30,040	31,000	960
Miscellaneous	109	-	(109)
Repairs & Maintenance	-	55,500	55,500
Security Services	549,828	577,320	27,492
Taxes and Licenses	61	61	-
Telephone	1,259	1,300	41
Utilities	5,462	3,450	(2,012)
Total Expenses	631,689	720,231	89,239
Net Income	\$ 30,583	\$ (61,281)	\$ 91,864

*See accountant's review report and accompanying notes to financial statements.

GALLOWAY GLEN HOMES ASSOCIATION, INC.
Supplementary Information on Future Major Repairs and Replacements
December 31, 2025

The following is based on The Association's best estimate of current and remaining useful lives and current replacements costs of its common property. Replacement costs are based on the anticipated costs to repair or replace the common property components at the date of these estimates. The following information is based on these preliminary estimates and presents significant information about the components of common property.

Component	Estimated Remaining Useful Life	Estimated Future Replacement Costs	Fund Balance at Year End
Exterior Wall	20	\$ 200,000	\$ 165,814
Sub Total		\$ 200,000	\$ 165,814

*See accountant's review report and accompanying notes to financial statements.