



KINGS CREEK VILLAGE ASSOCIATION
8333 S.W. 81 Avenue
Miami, FL 33143
(305) 279-2101

KCVA ANNUAL BOARD MEETING AGENDA
Kings Creek Village Community Center Building
Thursday, 23 April 2026, 6:30 PM

1. CALL TO ORDER

2. PROOF OF NOTICE POSTED 48 HOURS PRIOR TO MEETING

3. ROLL CALL

4. APPROVAL OF 26 JANUARY BOARD MEETING MINUTES

5. REPORTS

5.1. MANAGER'S REPORTS – Mariafernanda Vera

5.1.1. MANAGER'S REPORT

5.1.2. VIOLATIONS - None

5.1.3. OFFICIAL INFORMATION REQUESTS - None

5.2. FINANCIAL & INVESTMENT REPORT - Pablo Perez-Arias

5.2.1. LATEST AVAILABLE MONTHLY FINANCIAL DOCUMENTS

5.3. SUB-ASSOCIATION REPORTS - None

6. ARCHITECTURAL AND LANDSCAPE REQUESTS

6.1. RATIFICATION OF "PRE-APPROVED" REQUESTS SINCE LAST MEETING

6.2. REQUESTS REQUIRING BOARD APPROVAL - None

7. OLD BUSINESS

7.1. CAPITAL PROJECTS FOR 2026

7.2. STORAGE BUILDING (WEST END OF GREENBELT) WALL MAINTENANCE PROJECT

8. NEW BUSINESS

NOTICE OF MEETINGS IS POSTED 48 HOURS IN ADVANCE OF THE MEETING ON THE COMMUNITY CENTER BULLETIN BOARD, PROMINENT LOCATIONS AT SUB-ASSOCIATIONS AND THE KCVA WEB-SITE. EMERGENCY MEETINGS POSTED AT LEAST 48 HOURS IN ADVANCE WHENEVER POSSIBLE. KCVA BOARD MEMBERS AND STAFF MAY SUBMIT AGENDA ITEMS NO LESS THAN ONE BUSINESS WEEK IN ADVANCE OF DATE THE MEETING AND AGENDA ARE POSTED. HOMEOWNERS MAY SUBMIT AGENDA ITEMS DIRECTLY TO THE BOARD FOR THE JANUARY ANNUAL MEETING. MEETINGS ARE CONDUCTED BY MODIFIED ROBERTS RULES. OPEN FORUM DISCUSSION LIMITED TO 2 MINUTES PER PERSON PER AGENDA ITEM.



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9. OPEN FORUM AND OWNER REQUESTED AGENDA

10. ADJOURNMENT

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KCVA ANNUAL BOARD MEETING AGENDA *MINUTES*

Kings Creek Village Community Center Building

Monday, 26 January 2026, 7:30 PM

PLEASE NOTE THAT

AGENDA IS IN THIS FONT

AND

MINUTES ARE IN THIS FONT

1. CALL TO ORDER

Meeting called to order at 7:33PM.

2. PROOF OF NOTICE POSTED 48 HOURS PRIOR TO MEETING

Notice posted timely, verified by M Vera.

3. ROLL CALL

In attendance : J Muniz, L Bean, L Corona, M Essig, M Hernandez, M Villaverde, and P Perez-Arias. Quorum achieved with seven (7) members.

Also attending : Patty Pardo (Camino Circle)

4. APPROVAL OF 15 OCTOBER BOARD MEETING MINUTES

Approval motion by J Muniz, seconded by L Corona. Minutes approved unanimously.

5. ARCHITECTURAL AND LANDSCAPE REQUESTS

No requests requiring Board approval.

6. RATIFICATION OF "PRE-APPROVED" REQUESTS SINCE LAST MEETING

Pages 14 and 15 of the information packet list architectural requests reviewed during KCVA's regular course of business, as they met all requirements. P Perez-Arias moved to approve, M Villaverde seconded. The motion passed unanimously.

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7. REPORTS

7.1. MANAGER'S REPORTS – Mariafernanda Vera

- 7.1.1. MANAGER'S REPORT
- 7.1.2. VIOLATIONS
- 7.1.3. OFFICIAL INFORMATION REQUESTS

M Vera reviewed her Manager's Report. No violations nor Official Information Requests for Board review.

7.2. FINANCIAL & INVESTMENT REPORT - Pablo Perez-Arias

7.2.1. LATEST AVAILABLE MONTHLY FINANCIAL STATEMENT

P Perez-Arias reviewed excerpts from the latest (31 December 2025) bank and brokerage accounts. P Perez-Arias reviewed the 2025 financial statements. P Perez-Arias reported that the expense for Security was under budget by \$14,445.00. That amount will be transferred from the Operating Fund to the Reserve Fund, as approved in the 27 January 2025 Board Meeting. The fund transfer will be made 1 January 2026 by Padron, Montoro and Hartney.

7.3. SUB-ASSOCIATION REPORTS - NONE

No sub-association reports.

8. OLD BUSINESS

8.1. RATIFICATION OF 2026 BUDGET

- 8.1.1. \$54.00 per month full unit assessment

P Perez-Arias moved to ratify, L Corona seconded. The motion passed unanimously.

8.2. ASPHALT TAR SEALING OF CLUBHOUSE DRIVEWAY AND PARKING

The clubhouse parking and driveway were renovated in 2025. As part of that renovation, the Board would entertain sealing the areas within a few months. M Vera shared the estimate for sealing the clubhouse driveway and parking areas, renovated in 2025. NOAH, the same vendor, provided an estimate for seven thousand three hundred seventy dollars

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(\$7,370.00). There was discussion regarding the effect of sealing, whether it would protect the work done, be purely aesthetic, or both. There was discussion regarding getting quotes from other vendors. P Perez-Arias reminded Board that the original warranty from NOAH would be void, if we used another vendor for sealing. P Perez-Arias also mentioned this is an operating expense and there is no budget for it. There was no vote, since there are no funds to do it. If our financial results later in the year show the capacity for this project, it will be brought up again. Board asked M Vera to verify the warranty concern, with NOAH.

Board member change : Patty Pardo, President of Camino Circle HOA, officially passed along Phil Seipp's immediate resignation from the KCVA Board. P Seipp could not make this meeting. P Pardo will replace P Seipp in the KCVA Board. P Perez-Arias moved to approve the change, L Corona seconded, and it was approved unanimously. Camino Circle will meet in February and possibly select another representative, who will replace P Pardo at the next KCVA Board meeting. For all votes below, P Pardo replaces P Seipp. The Board recognized P Seipp's dedication and hard work through the many years he served.

9. ELECTION OF 2026 BOARD MEMBERS AND OFFICERS - INCUMBENTS LISTED BELOW

9.1. CAMINO COURT - Jessica Muniz

Jessica Muniz (Vice-President)

9.2. CAMINO CIRCLE - Phil Seipp

Patty Pardo

9.3. SINGLE FAMILY HOMES – Pablo Perez-Arias (President)

Pablo Perez-Arias (President)

9.4. SHOPPING CENTER - Pilar Moore

Pilar Moore

9.5. TOWNHOUSES

9.5.1. Marelú Essig

Marelú Essig

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9.5.2. Marta Hernandez

Lillian Bean

9.6. VILLAGE OF KINGS CREEK

9.6.1. Lillian Bean (Vice-President)

Alejandra Avedano

9.6.2. Lourdes Corona

Lourdes Corona

9.6.3. Mireya Villaverde (Treasurer)

Mireya Villaverde (Treasurer)

Please see new Board members and officers above in this font.

Each sub-association brought up their member(s) except for the Shopping Center. P Moore has informed us she'll be representing the Shopping Center until further notice. P Moore and Alejandra Avedano could not make the Board Meeting. The nine (9) new members were read out and voted as a slate. P Perez-Arias motioned for the approval of the slate, J Muniz seconded, and it was approved unanimously.

For officers, the incumbents are voted on first, if they are nominated :

J Muniz nominated P Perez-Arias for President, seconded by L Corona. The nomination was unanimously approved.

L Bean nominated herself for Vice-President, seconded by M Essig. The nomination did not pass. The vote was three (3) in favor (L Bean, M Essig, P Pardo) and four (4) against (J Muniz, L Corona, M Villaverde, P Perez-Arias).

J Muniz nominated herself for Vice-President, seconded by M Villaverde. The nomination was approved unanimously.

There were no nominations for Secretary. The election of Secretary will be in next meeting's agenda.

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10. NEW BUSINESS

10.1. CAPITAL PROJECTS FOR 2026

P Perez-Arias reviewed the projects in the Manager's Report, page 12 of the information packet, that meet the criteria for reserves. They are the renovation of the community fences, new clubhouse pool fence, new tennis court fences and re-plastering the clubhouse fountain. P Perez-Arias asked the Board to be ready to vote on the next meeting on what projects to do, and their prioritization. There was discussion on the re-plastering of the clubhouse fountain, and if it should just be repaired or, re-done entirely. Repairing the sections that need it now will not save much, as compared to re-plastering the fountain entirely. Doing the complete job will also extend the life of the fountain, which makes it qualify for reserve funding. It will also save money in the long run, as another repairs, after the one being considered, will cost much more than re-doing it all now. The cost of repairing the problem areas is seven thousand dollars (\$7,000.00); re-plastering the entire fountain is ten thousand dollars (\$10,000.00). J Muniz moved to re-plaster the fountain entirely, funding it from reserves. L Bean seconded the motion. Motion was approved unanimously.

11. OPEN FORUM AND OWNER REQUESTED AGENDA

There was no owner requested agenda items.

There were about ten (10) guests in attendance, which chimed in at various points during the meeting. Their questions on agenda items were answered. Luis Garcia, a single family home (SFH) owner spoke at length about the state of various houses in the community. P Perez-Arias explained the process KCVA follows, actions taken, the effect of State laws and County ordinances on HOAs and specific situations, and the challenges in enforcing HOA rules in general, and KCVA's in particular. Pat Brid, owner in Camino Circle and VKC, asked for updates on the canal "bike" path, and the County's Comprehensive Development Master Plan (EAR). P Perez-Arias reported that KCVA received information regarding the EAR the prior Saturday (two days before), and that those were shared with the Board. There are public workshops in various locations, one past, one the day of the Board meeting, more to come. P Perez-Arias encouraged anyone interested to attend, and share what they learn. P Perez-Arias informed the Board that he has no update on the canal "bike" path since he

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reported on it last year but, he'd stay to share that with whoever would stay behind, to allow the Board to adjourn. The Board and guests agreed

12. ADJOURNMENT

The meeting adjourned at 8:38PM.

P Perez-Arias stayed behind to provide the canal "bike" path information, and to speak with several guests that had questions or comments.

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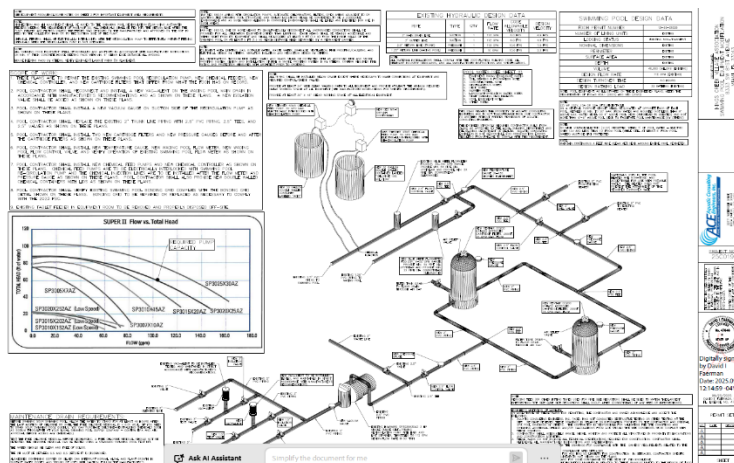
KCVA MANAGER REPORT APRIL 2026

- 1. PROJECT STATUS** -Status of projects in addition to routine maintenance and administrative tasks.
 - a. Maintenance and Administrative Project Status
 - b. Finance
 - c. Security
- 2. SINGLE FAMILY HOMES**
 - a. Delinquency Report
- 3. ARCHITECTURAL AND LANDSCAPE REQUESTS SINCE LAST BOARD MEETING.**
- 4. KCVA AMENITY USE REPORT.**

MAINTENANCE & ADMINISTRATIVE PROJECTS STATUS

Pending Projects 2026.

1. **Community Fences:** The perimeter fences of the association are in very poor condition and deteriorated. The situation has been discussed but no conclusion has yet been reached.
2. **New Pool Fences:** Replacing the pool fence and installing a new model would cost around **\$12,000.00.**
3. **New Tennis Court Fence:** Replacing the fencing around the tennis court with new fencing of the same design will cost approximately **\$56,000.00- \$58,000.00**
4. **KCVA Pool:** We need to modify our current filtration system because it is very old, and Miami-Dade County no longer allows this type of system. The cost is between **\$9,000.00** and **\$10,000.00**



KCVA MANAGER REPORT APRIL 2026

5. **KCVTA T11:** Restructuring and repair of the T11 located in the west pool as it is riddled with termites and in very poor condition. **1st Estimate \$23,500.00.**



6. **The tennis courts** are starting to show some scratches; the company has already been called, and a visit is expected soon to find out what will be done (Pending)



Pending Maintenance Projects 2026:

- 1- Hurricane Tree Trimming** on 82nd Street. (May 2026)
- 2- Paint and repair the fences** on 82nd Street. (April- May. 2026)
- 3- Community Lights:** Three solar lights were purchased to resolve the problem we are experiencing on 82nd Street. We are currently awaiting the lights for installation to see if they work. (April end 2026)

Completed projects 2026.

- 1- Clubhouse Fountain Plaster:** Done February 2026.

KCVA MANAGER REPORT APRIL 2026

SINGLE FAMILY HOMES

Delinquency Reports April 2026.

0108D	1.00	
0109D	799.00	
0112D	1.00	
0113D	97.00	First notice mailed: 3/17/2026
0115D	531.00	30 DAY LTR EXP-10/15/2025
0119D	775.09	
01210	1.00	
0128D	25.00	First notice mailed: 1/17/2026
0205D	262.00	First notice mailed: 3/17/2026
0301D	1.00	
0318D	1.00	
TOTAL	6,157.09	

ARCHITECTURAL REQUEST APPROVED SINCE LAST BOARD MEETING.

February 2026.

1) **From:** Kurt and Nancy Bayer (SFH)

Address: 8204 SW 83rd Ct.

Request for the following: Roof Replacement.

Approved by: Pablo Perez-Arias (KCVA President/ Mireya Villaverde KCVA Board Director)

April 2026.

1) **From:** Omar & Marta Perez (Townhouse)

Address: 8125 SW 83rd Place.

Request for the following: Aluminum Pergola 10*12*7 Hight.

NOT Approved by: Pablo Perez-Arias (KCVA President/ Mireya Villaverde KCVA Board Director)

KINGS CREEK VILLAGE ASSOCIATION, INC.
BALANCE SHEET
February 28, 2026

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Total</u>
ASSETS			
Cash in banks	\$ 124,046	\$ 401,777	\$ 525,823
Assessments receivable-owners	7,397	-	7,397
Assessments receivable- sub-assoc.	71,482	-	71,482
Prepaid expenses	75,169	-	75,169
Property & equipment	27,442	-	27,442
Accumulated depreciation	(27,442)	-	(27,442)
Utility deposits	600	-	600
Due from operating fund	-	153,599	153,599
Total	<u>\$ 278,694</u>	<u>\$ 555,376</u>	<u>\$ 834,070</u>
LIABILITIES AND FUND BALANCE			
Accounts payable and accrued expenses	\$ 4,825	\$ -	\$ 4,825
Credit Card - 9912	1,379	-	1,379
Assessments received in advance	20,635	-	20,635
Clubhouse Security deposits	3,950	-	3,950
Due to replacement fund	153,599	-	153,599
Total Liabilities	<u>184,388</u>	<u>-</u>	<u>184,388</u>
FUND BALANCE			
Fund balance	<u>94,306</u>	<u>555,376</u>	<u>649,682</u>
	<u>94,306</u>	<u>555,376</u>	<u>649,682</u>
Total	<u>\$ 278,694</u>	<u>\$ 555,376</u>	<u>\$ 834,070</u>

KINGS CREEK VILLAGE ASSOCIATION, INC.
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND BALANCE
TWO MONTHS ENDED FEBRUARY 28, 2026

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Total</u>
REVENUES			
Maintenance assessments	\$ 94,253	\$ 15,043	\$ 109,296
Interest	8	1,756	1,764
Late charges	325	-	325
Other	3,363	-	3,363
Total	<u>97,949</u>	<u>16,799</u>	<u>114,748</u>
EXPENSES			
Administrative	4,126	-	4,126
Insurance	18,007	-	18,007
Utilities	4,374	-	4,374
Property Expenses	27,191	-	27,191
Personnel expenses	26,625	-	26,625
Maintenance & service	9,473	10,700	20,173
Total	<u>89,796</u>	<u>10,700</u>	<u>100,496</u>
SURPLUS OF REVENUES OVER EXPENSES	8,153	6,099	14,252
Fund balance - beginning	<u>86,153</u>	<u>549,277</u>	<u>635,430</u>
FUND BALANCE - ENDING	<u>\$ 94,306</u>	<u>\$ 555,376</u>	<u>\$ 649,682</u>

KINGS CREEK VILLAGE ASSOCIATION, INC.
STATEMENT OF DEFERRED MAINTENANCE AND REPLACEMENT FUND
TWO MONTHS ENDED FEBRUARY 28, 2026

	<u>Fund Balance 12/31/2025</u>	<u>Additions</u>	<u>Payments</u>	<u>Transfers</u>	<u>Interest</u>	<u>Fund Balance 2/28/2026</u>
Pool	\$ 31,911	\$ 1,067	\$ -	\$ -	\$ -	\$ 32,978
Comm. Building	156,557	5,472	-	-	-	162,029
Truck	28,383	572	-	-	-	28,955
Parking & Recreational Areas	53,617	2,117	-	-	-	55,734
Roof	46,935	134	-	-	-	47,069
Tennis Court	24,061	2,006	-	-	-	26,067
Street Lighting	3,937	1,341	-	-	-	5,278
Trees & Landcaping	8,617	1,551	-	-	-	10,168
Contingency & Other	153,705	783	10,700	14,445	-	158,233
Interest	27,109	-	-	-	1,756	28,865
Total	\$ 534,832	\$ 15,043	\$ 10,700	\$ 14,445	\$ 1,756	\$ 555,376



100 S.E. 2nd Street, 19th Floor
Miami, FL 33131-2151
833-448-6500
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Page:
Account:

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KINGS CREEK VILLAGE ASSOCIATION INC
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MIAMI FL 33143-6604

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Association Interest Checking

Account Summary

Account:	Beginning Balance:	\$156,004.10
Last Statement: January 30, 2026	Ending Balance:	\$123,028.09
This Statement: February 27, 2026	Average Ledger Balance:	\$138,905.26
	Low Balance:	\$122,968.76
	Interest Earned This Period:	\$5.33
	Interest Earned 2026:	\$7.84
	Days of Interest This Period:	28
	Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
01-31	Beginning Balance			\$156,004.10
02-02	LOCKBOX DEPOSIT	\$1,078.00		\$157,082.10
02-02	CITY NATIONAL BA EBP PAYMEN 000585	\$215.00		\$157,297.10
02-02	CR OFFSET KINGS CREEK VILL ACHplus OrigSet# 1591437869	\$1,026.00		\$158,323.10
02-02	DENOVO ADMINISTR SALE		\$140.00	\$158,183.10
02-02	Payables Anvicas Pool Ser Anvicas Pool Service, Inc. Bill.com P26013002 - 4745		\$630.00	\$157,553.10
02-03	LOCKBOX DEPOSIT	\$107.00		\$157,660.10
02-04	LOCKBOX DEPOSIT	\$53.00		\$157,713.10
02-04	OFFICE DEPOSIT	\$53.00		\$157,766.10

Institute of
Contemporary
Art Miami



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Account Summary

Active Assets Account

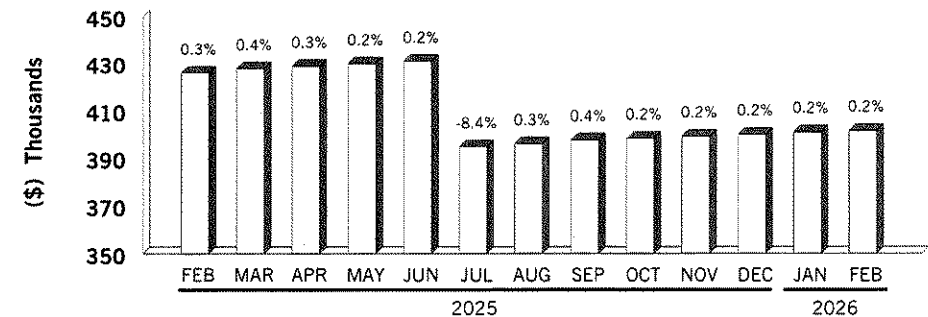
KINGS CREEK VILLAGE ASSOC C/O PABLO
PEREZ-ARIAS, MIREYA VILLAVERDE &

CHANGE IN VALUE OF YOUR ACCOUNT (includes accrued interest)

	This Period (2/1/26-2/28/26)	This Year (1/1/26-2/28/26)
TOTAL BEGINNING VALUE	\$401,048.70	\$400,210.46
Credits	—	—
Debits	—	—
Security Transfers	—	—
Net Credits/Debits/Transfers	—	—
Change in Value	684.72	1,522.96
TOTAL ENDING VALUE	\$401,733.42	\$401,733.42

MARKET VALUE OVER TIME

The below chart displays the most recent thirteen months of Market Value.

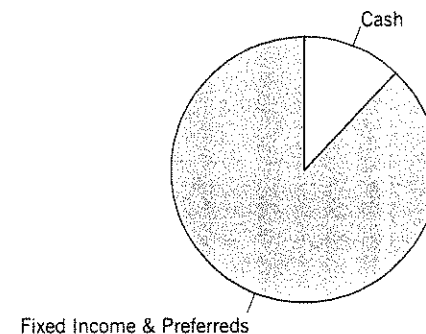


The percentages above represent the change in dollar value from the prior period. They do not represent account investment performance, as they do not consider the impact of contributions and withdrawals, nor other factors that may have affected performance calculations. No percentage will be displayed when the previous month reflected no value.

ASSET ALLOCATION (includes accrued interest)

	Market Value	Percentage
Cash	\$48,041.26	11.96
Fixed Income & Preferreds	353,692.16	88.04
TOTAL VALUE	\$401,733.42	100.00%

FDIC rules apply and Bank Deposits are eligible for FDIC insurance but are not covered by SIPC. Cash and securities (including MMFs) are eligible for SIPC coverage. See Expanded Disclosures. Values may include assets externally held, as a courtesy, and may not be covered by SIPC. Foreign Exchange (FX) is neither FDIC nor SIPC insured. For additional information, refer to the corresponding section of this statement.



This asset allocation represents holdings on a trade date basis, and projected settled Cash/BDP and MMF balances. These classifications do not constitute a recommendation and may differ from the classification of instruments for regulatory or tax purposes.



100 S.E. 2nd Street, 19th Floor
Miami, FL 33131-2151
833-448-6500
citynational.com

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Account:

Client Services



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1-800-762-CITY (2489)



Your Banking Center
HOA
P.O. Box 025620
Miami, FL 33102-5620



Telephone
305-577-7336
800-435-8839



Your Banking Center Hours
Lobby: Monday - Friday: 9:00am - 5:00pm

KINGS CREEK VILLAGE ASSOCIATION INC
8333 SW 81ST AVE
MIAMI FL 33143-6604

For additional locations
and hours, please visit
citynational.com/locations

NMLS412469
Member
FDIC



Association Interest Checking

Account Summary

Account:		Beginning Balance:	\$123,028.09
Last Statement:	February 27, 2026	Ending Balance:	\$173,164.09
This Statement:	March 31, 2026	Average Ledger Balance:	\$158,603.51
		Low Balance:	\$113,907.01
		Interest Earned This Period:	\$6.95
		Interest Earned 2026:	\$14.79
		Days of Interest This Period:	32
		Annual Percentage Yield	0.05%
		Earned:	

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
02-28	Beginning Balance			\$123,028.09
03-02	LOCKBOX DEPOSIT	\$369.00		\$123,397.09
03-02	CITY NATIONAL BA EBP PAYMEN 000585	\$269.00		\$123,666.09
03-02	ADMINISTR SALE		\$140.00	\$123,526.09
03-03	LOCKBOX DEPOSIT	\$588.00		\$124,114.09
03-03	CR OFFSET KINGS CREEK VILL ACHplus OrigSettl 1591437869	\$1,026.00		\$125,140.09
03-04	LOCKBOX DEPOSIT	\$162.00		\$125,302.09
03-04	CITY NATIONAL BA EBP PAYMEN 000585	\$54.00		\$125,356.09
03-04	ACH RTN KINGS CREEK VILL ACHplus RTN 1591437869		\$54.00	\$125,302.09



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Disclosures:

Subject to credit approval and program guidelines. Terms and conditions apply.
This is not a commitment to lend. Loan programs, terms, rates, and conditions are subject to change without notice.

Borrowers may be required to maintain an active depository relationship for the duration of each Business Term Loan, Revolving Line of Credit, or Cash Secured Line of Credit.

Annual renewals for the Revolving Line of Credit are subject to formal credit approval, which includes a review of the borrower's financial condition and compliance with loan terms.

The content should not be taken as advice coming from City National Bank of Florida. City National Bank of Florida does not offer tax, legal or accounting advice.

Account Detail

Active Assets Account

KINGS CREEK VILLAGE ASSOC C/O PABLO
PEREZ-ARIAS, MIREYA VILLAVERDE &

Investment Objectives (in order of priority): Income

Brokerage Account

Inform us if your investment objectives, as defined in the Expanded Disclosures, change.

HOLDINGS

This section reflects positions purchased/sold on a trade date basis. "Market Value" and "Unrealized Gain/(Loss)" may not reflect the value that could be obtained in the market. Your actual investment return may differ from the unrealized gain/(loss) displayed. Fixed Income securities are sorted by maturity or pre-refunding date, and alphabetically within date. Estimated Annual Income a) is calculated on a pre-tax basis, b) does not include any reduction for applicable non-US withholding taxes, c) may include return of principal or capital gains which could overstate such estimates, and d) for holdings that have a defined maturity date within the next 12 months, is reflected only through maturity date. Actual income or yield may be lower or higher than the estimates. Current Yield is an estimate for informational purposes only. It reflects the income generated by an investment, and is calculated by dividing the total estimated annual income by the current market value of the entire position. It does not reflect changes in its price. Structured Investments, identified on the Position Description Details line as "Asset Class: Struct Inv," may appear in various statement product categories. When displayed, the accrued interest, annual income and current yield for those with a contingent income feature (e.g., Range Accrual Notes or Contingent Income Notes) are estimates and assume specified accrual conditions are met during the relevant period and payment in full of all contingent interest. For Floating Rate Securities, the accrued interest, annual income and current yield are estimates based on the current floating coupon rate and may not reflect historic rates within the accrual period. For more information on how we price securities, go to www.morganstanley.com/wealth/disclosures/disclosures.asp.

CASH, BANK DEPOSIT PROGRAM AND MONEY MARKET FUNDS

Cash, Bank Deposit Program, and Money Market Funds are generally displayed on a settlement date basis. You have the right to instruct us to liquidate your bank deposit balance(s) or shares of any money market fund balance(s) at any time and have the proceeds of such liquidation remitted to you. Estimated Annual Income, Accrued Interest, and APY% will only be displayed for fully settled positions. Under the Bank Deposit Program, free credit balances held in an account(s) at Morgan Stanley Smith Barney LLC are automatically deposited into an interest-bearing deposit account(s), at Morgan Stanley Bank, N.A. and/or Morgan Stanley Private Bank, National Association, each a national bank, FDIC member and an affiliate of Morgan Stanley. Under certain circumstances, deposits may be held at other FDIC insured Program Banks. For more information regarding the Bank Deposit Program and the Program Banks, go to https://www.morganstanley.com/content/dam/msdotcom/en/wealth-disclosures/pdfs/BDP_disclosure.pdf

Description	Market Value	7-Day Current Yield %	Est Ann Income	APY %
MORGAN STANLEY PRIVATE BANK NA	\$48,240.71	—	\$4.82	0.010

	Percentage of Holdings	Market Value	Est Ann Income
CASH, BDP, AND MMFs	11.98%	\$48,240.71	\$4.82

CERTIFICATES OF DEPOSIT

Security Description	Face Value	Unit Price	Orig Total Cost Adj Total Cost	Market Value	Unrealized Gain/(Loss)	Est Ann Income Accrued Interest	Current Yield %
BANK AMER CALIF N San Francisco CA CD	50,000.000	\$100.018	\$50,000.00			\$1,514.59	3.03
Coupon Rate 4.050%; Matures 05/13/2026; CUSIP 06053CFE1			\$50,000.00	\$50,008.85	\$8.85	\$1,276.03	
Interest Paid at Maturity; Yield to Maturity 3.898%; Issued 08/13/25; Maturity Value = \$50,000.00; Asset Class: FI & Pref							
BANK OZK LITTLE ROCK AR CD	130,000.000	99.927	130,000.00			1,137.50	0.88
Coupon Rate 3.500%; Matures 07/02/2026; CUSIP 06419BSU2			130,000.00	129,904.45	(95.55)	330.17	
Interest Paid Monthly; Yield to Maturity 3.791%; Issued 02/04/26; Maturity Value = \$130,000.00; Asset Class: FI & Pref							
GOLDMAN SACHS NEW YORK NY CD	100,000.000	100.036	100,000.00			4,000.00	4.00
Coupon Rate 4.000%; Matures 08/12/2026; CUSIP 38150V4M8			100,000.00	100,035.70	35.70	2,531.51	

Account Detail

Active Assets Account

KINGS CREEK VILLAGE ASSOC C/O PABLO
PEREZ-ARIAS, MIREYA VILLAVARDE &

Security Description	Face Value	Unit Price	Orig Total Cost Adj Total Cost	Market Value	Unrealized Gain/(Loss)	Est Ann Income Accrued Interest	Current Yield %
<i>Interest Paid at Maturity; Yield to Maturity 3.901%; Issued 08/12/25; Maturity Value = \$100,000.00; Asset Class: FI & Pref</i>							
SECURITY B&T CD PARIS TN CD	70,000.000	99.886	70,000.00			2,625.00	3.75
Coupon Rate 3.750%; Matures 02/12/2027; CUSIP 814010DX9			70,000.00	69,919.85	(80.15)	338.01	
<i>Interest Paid at Maturity; Callable \$100.00 on 05/12/26; Yield to Maturity 3.885%; Issued 02/12/26; Maturity Value = \$70,000.00; Asset Class: FI & Pref</i>							

	Percentage of Holdings	Face Value	Orig Total Cost Adj Total Cost	Market Value	Unrealized Gain/(Loss)	Est Ann Income Accrued Interest	Current Yield %
CERTIFICATES OF DEPOSIT		350,000.000	\$350,000.00			\$9,277.09	2.65%
			\$350,000.00	\$349,868.85	\$(131.15)	\$4,475.72	

TOTAL CERTIFICATES OF DEPOSIT **88.02%** **\$354,344.57**
(includes accrued interest)

	Percentage of Holdings	Total Cost	Market Value	Unrealized Gain/(Loss)	Est Ann Income Accrued Interest	Current Yield %
TOTAL VALUE		\$350,000.00	\$398,109.56	\$(131.15)	\$9,281.91	2.31%
					\$4,475.72	

TOTAL VALUE (includes accrued interest) **100.00%** **\$402,585.28**

Unrealized Gain/(Loss) totals only reflect positions that have both cost basis and market value information available. Cash, MMF, Deposits and positions stating 'Please Provide' or 'Pending Corporate Actions' are not included.

ALLOCATION OF ASSETS (^ includes accrued interest)

	Cash	Equities	Fixed Income & Preferred Securities	Alternatives	Structured Investments	Other
Cash, BDP, MMFs	\$48,240.71	—	—	—	—	—
Certificates of Deposit ^	—	—	\$354,344.57	—	—	—
TOTAL ALLOCATION OF ASSETS ^	\$48,240.71	—	\$354,344.57	—	—	—