

GABLES TERRACE CONDOMINIUM ASSOCIATION, INC.

PREPARED FINANCIAL STATEMENTS

April 30, 2022



**Padron, Montoro & Hartney & LLP
Certified Public Accountants
13358 Southwest 128 Street
Miami, Florida 33186
(305) 253 - 2000**

GABLES TERRACE CONDOMINIUM ASSOCIATION, INC.
PREPARED FINANCIAL STATEMENTS
April 30, 2022

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PADRON, MONTORO & HARTNEY, LLP
Certified Public Accountants
13358 Southwest 128th Street
Miami, Florida 33186



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ACCOUNTANT'S PREPARATION REPORT

To the Board of Directors
Gables Terrace Condominium Association, Inc
Miami, Florida

The accompanying financial statements and supplementary information of Gables Terrace Condominium Association, Inc. as of April 30, 2022 and for the ten months then ended, were not subjected to an audit, review, or compilation by us and, accordingly, we do not express an opinion, a conclusion, nor provide any assurance on them.

Management has elected to omit substantially all of the disclosures and the statement of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included with the financial statements, they might influence the user's conclusions about the Association's financial condition and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

Padron, Montoro & Hartney, LLP

May 4, 2022
Miami, Florida

**GABLES TERRACE CONDOMINIUM ASSOCIATION, INC.
STATEMENT OF DEFERRED MAINTENANCE AND REPLACEMENT FUND
TEN MONTHS ENDED APRIL 30, 2022**

	Fund Balance <u>6/30/2021</u>	<u>Additions</u>	<u>Payments</u>	<u>Transfer</u>	<u>Interest</u>	Fund Balance <u>4/30/2022</u>
Street pavement	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ 4,000
Pool	6,291	-	-	-	-	6,291
Lobby furniture	8,000	-	-	-	-	8,000
Generator	15,867	-	-	-	-	15,867
Painting-Interior	5,981	-	-	-	-	5,981
Pool furniture	822	-	-	-	-	822
Flooring	5,764	-	(1,700)	-	-	4,064
Awning	16,910	-	-	-	-	16,910
Garage gate	830	-	-	-	-	830
Water pump	-	-	-	-	-	-
HVAC	2,020	-	-	-	-	2,020
Pooled	111,878	67,500	(3,000)	-	-	176,378
Interest-net of bank of charges	758	-	-	-	221	979
Total	\$ 179,121	\$ 67,500	\$ (4,700)	\$ -	\$ 221	\$ 242,142

GABLES TERRACE CONDOMINIUM ASSOCIATION, INC.

SUPPLEMENTARY INFORMATION

Notes to supplementary information:

Information for Management: Unless separate arrangements have been made with the financial institution, all bank balances are insured through the Federal Deposit Insurance Corporation (FDIC) up to \$250,000 per institution. Please review the bank balances on the balance sheet to make certain FDIC insurance covers all bank balances.

An independent study to determine a current funding program for the future replacement of Association common areas has not been conducted. Accordingly the current regular assessments and cash in savings may not be sufficient to meet all future replacement costs. Therefore, when replacement funds are needed, the Association has the right to increase the regular assessment, pass special assessments, or delay replacements until funds are available.

GABLES TERRACE CONDOMINIUM ASSOCIATION, INC.
BALANCE SHEET
April 30, 2022

	<u>Operating Fund</u>	<u>Special Assessment Fund</u>	<u>Replacement Fund</u>	<u>Total</u>
ASSETS				
Cash in banks	\$ 191,440	\$ 135,710	\$ 151,371	\$ 478,521
Assessments receivable	3,724	6,772	-	10,496
Prepaid expenses/PPD Ins	99,621	-	-	99,621
Federal Tax Withheld	66	-	-	66
Due from operating fund	-	8,176	90,771	98,947
Total	<u>\$ 294,851</u>	<u>\$ 150,658</u>	<u>\$ 242,142</u>	<u>\$ 687,651</u>
LIABILITIES AND FUND BALANCE				
Accounts payable and accrued expenses	\$ 13,197	\$ 6,663	\$ -	\$ 19,860
Assessments received in advance	21,973	75	-	22,048
Short term borrowing-insurance	99,289	-	-	99,289
Security deposit	60,370	-	-	60,370
Contract liabilities S/A-2019	-	143,920	-	143,920
Due to replacement fund	90,771	-	-	90,771
Total Liabilities	<u>293,776</u>	<u>150,658</u>	<u>-</u>	<u>444,434</u>
FUND BALANCE				
Fund balance	<u>1,075</u>	<u>-</u>	<u>242,142</u>	<u>243,217</u>
Total Fund Balance	<u>1,075</u>	<u>-</u>	<u>242,142</u>	<u>243,217</u>
Total	<u>\$ 294,851</u>	<u>\$ 150,658</u>	<u>\$ 242,142</u>	<u>\$ 687,651</u>

**GABLES TERRACE CONDOMINIUM ASSOCIATION, INC.
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND BALANCE
TEN MONTHS ENDED APRIL 30, 2022**

REVENUES	Operating Fund	Special Assessment Fund	Replacement Fund	Total
Maintenance assessments	\$ 417,420	\$ 44,640	\$ 67,500	\$ 484,920
Late charges	985	-	-	985
Interest	143	-	221	364
Parking and space rental income	10,011	-	-	10,011
Screening Fees	1,100	-	-	1,100
Gate Cards	646	-	-	646
Insurance claim	6,400	-	-	6,400
Other	10,362	-	-	10,362
Total	447,067	44,640	67,721	514,788
EXPENSES				
Administrative	52,189	568	-	52,757
Insurance	108,595	-	-	108,595
Utilities	84,000	-	-	84,000
Property expenses	146,508	-	-	146,508
Repairs and maintenance	78,208	44,072	4,700	126,980
Total	469,500	44,640	4,700	474,200
EXCESS (DEFICIT) OF REVENUES AND EXPENSES	(22,433)	-	63,021	40,588
Fund balance - beginning	23,508	-	179,121	202,629
FUND BALANCE - ENDING	\$ 1,075	\$ -	\$ 242,142	\$ 243,217

GABLES TERRACE CONDOMINIUM ASSOC., INC.
Statement of Assets and Liabilities
As of April 30, 2022

	<u>Apr 30, 22</u>	<u>Mar 31, 22</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
103.01 · City Natl Bank 9906 -Operati...	130,459	126,250	4,209
103.06 · City Natl Bank-1014-Sec Dep	60,981	59,979	1,002
104.01 · City Natl bank S/A -2019 62...	135,710	135,769	-60
105.08 · City Natl Bank Reserve 4369	151,371	151,359	12
Total Checking/Savings	<u>478,521</u>	<u>473,357</u>	<u>5,163</u>
Total Current Assets	478,521	473,357	5,163
Other Assets			
112 · Assessment receivable	3,724	2,978	746
111 · Special assessment	6,772	6,772	0
115 · Prepaid insurance	99,308	112,039	-12,731
116 · Prepaid expenses	313	3,349	-3,036
125 · Federal Tax Withheld	66	66	0
Total Other Assets	<u>110,183</u>	<u>125,204</u>	<u>-15,021</u>
TOTAL ASSETS	<u><u>588,704</u></u>	<u><u>598,562</u></u>	<u><u>-9,858</u></u>

GABLES TERRACE CONDOMINIUM ASSOC., INC.
Statement of Assets and Liabilities
As of April 30, 2022

	<u>Apr 30, 22</u>	<u>Mar 31, 22</u>	<u>\$ Change</u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
202 · Accounts payable	7,329	13,398	-6,069
Total Accounts Payable	7,329	13,398	-6,069
Other Current Liabilities			
203 · Accrued expenses	12,531	11,956	575
206 · Prepaid assessments	21,973	23,898	-1,925
207 · Prepaid special assessment	75	75	0
210 · Security Deposit	60,370	60,370	0
212 · Insurance payable	99,289	113,371	-14,082
Total Other Current Liabilities	194,239	209,671	-15,432
Total Current Liabilities	201,568	223,069	-21,501
Long Term Liabilities			
243 · Contract Liabilities S/A 2019	143,920	143,920	0
Total Long Term Liabilities	143,920	143,920	0
Total Liabilities	345,487	366,988	-21,501
Equity			
271 · Fund balance - reserves	242,142	235,380	6,762
274.1 · Fund balance - operating	23,508	23,508	0
Net Income	-22,433	-27,314	4,881
Total Equity	243,217	231,574	11,643
TOTAL LIABILITIES & EQUITY	<u>588,704</u>	<u>598,562</u>	<u>-9,858</u>

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Revenues and Expenses - Budget Performance

April 2022

	Apr 22	Budget	\$ Over Budget	Jul '21 - Apr 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
301 · Maintenance assessments	48,492	48,492	-0	484,920	484,923	-3	581,908
310 · Screening fees	0	167	-167	1,100	1,667	-567	2,000
315 · Late charges	-55	4	-59	985	42	943	50
320 · Interest	14	4	10	143	42	101	50
334 · Parking space & Storage rental	2,542	833	1,709	10,011	8,333	1,678	10,000
335 · Gate cards	0	42	-42	646	417	229	500
339 · Insurance Claim Water Pump	0	0	0	6,400	0	6,400	0
340 · Other income	498	167	331	10,362	1,667	8,695	2,000
Total Income	51,491	49,709	1,782	514,567	497,090	17,477	596,508
Expense							
1 · Administrative Expenses							
505 · Accounting	400	400	0	4,000	4,000	0	4,800
510 · Audit and Tax returns	0	200	-200	0	2,000	-2,000	2,400
515 · Office expenses	0	208	-208	3,027	2,083	943	2,500
520 · Bad debt	0	250	-250	898	2,500	-1,602	3,000
522 · Bank Charges	130	83	47	1,310	833	477	1,000
525 · Miscellaneous	0	0	0	650	0	650	0
540 · Legal	0	292	-292	4,822	2,917	1,905	3,500
544 · Corporate Filing Fees	0	6	-6	0	63	-63	75
545 · Licenses & permits	61	208	-147	1,826	2,083	-257	2,500
546 · Licenses - Fla. condo fee	36	36	0	144	360	-216	432
550 · Management Services	6,000	3,000	3,000	33,000	30,000	3,000	36,000
582 · Postage & printing	550	208	341	2,211	2,083	128	2,500
592 · Screening service	0	0	0	300	0	300	0
Total 1 · Administrative Expenses	7,177	4,892	2,285	52,189	48,922	3,266	58,707
2 · Insurance							
615.01 · Insurance - Property/Lia...	12,243	9,583	2,660	104,283	95,833	8,449	115,000
615.07 · Insurance-Umbrella	175	128	47	1,492	1,283	210	1,539
615.09 · Insurance-Boiler & Mac...	263	203	60	2,082	2,029	53	2,435
615.11 · Workers Compensation	51	53	-2	738	525	213	630
Total 2 · Insurance	12,731	9,967	2,764	108,595	99,670	8,925	119,604
3 · Utilities							
585 · Telephone	504	608	-105	5,231	6,083	-852	7,300
610 · Electricity	2,639	2,667	-28	26,355	26,667	-311	32,000
690 · Waste removal	1,198	2,500	-1,302	20,826	25,000	-4,174	30,000
695 · Water & sewer	2,388	3,687	-1,279	31,588	36,667	-5,079	44,000
Total 3 · Utilities	6,728	9,442	-2,714	84,000	94,417	-10,417	113,300
4 · Property Expenses							
604 · Security/ Concierge	9,770	9,750	20	95,851	97,500	-1,649	117,000
608 · Elevator service	0	1,500	-1,500	14,177	15,000	-823	18,000
613 · Fire alarm service	187	183	4	1,872	1,833	39	2,200
614 · Generator/Fire Pump Maint.	0	150	-150	1,573	1,500	73	1,800
619 · Handyman Services	0	417	-417	3,620	4,167	-547	5,000
625 · Lawn maintenance	200	200	0	2,500	2,000	500	2,400
626 · Maintenance Service	1,589	1,708	-119	16,107	17,083	-977	20,500
664 · Window Cleaning	0	292	-292	3,100	2,917	183	3,500
663 · Roof PM	0	208	-208	0	2,083	-2,083	2,500
665 · Pest Control	0	125	-125	1,129	1,250	-121	1,500
667 · HVAC Service	0	175	-175	1,520	1,750	-230	2,100
670 · Pool service	0	465	-465	1,060	4,650	-3,590	5,580
650.7 · Bonuses	0	417	-417	4,000	4,167	-167	5,000
Total 4 · Property Expenses	11,746	15,590	-3,844	146,508	155,900	-9,392	187,080
6 · Repairs and Maintenance							
675.02 · Repairs - electrical	0	167	-167	0	1,667	-1,667	2,000
675.03 · Repairs - general	1,477	921	556	37,673	9,214	28,459	11,057
675.04 · Repairs - plumbing	0	167	-167	0	1,667	-1,667	2,000
675.05 · Landscaping	0	208	-208	3,068	2,083	985	2,500
675.08 · Repairs - pool	0	167	-167	9,164	1,667	7,497	2,000
675.10 · Garage Gate	0	250	-250	8,215	2,500	5,715	3,000
675.15 · Repairs- HVAC	0	250	-250	10,320	2,500	7,820	3,000
675.17 · Life Safety Equipment	0	417	-417	3,060	4,167	-1,107	5,000
675.91 · Maintenance Supplies	0	167	-167	2,793	1,667	1,126	2,000
675.93 · Carpet Cleaning	0	355	-355	3,915	3,550	365	4,260
Total 6 · Repairs and Maintenance	1,477	3,068	-1,591	78,208	30,681	47,527	36,817

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Revenues and Expenses - Budget Performance

April 2022

	<u>Apr 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jul '21 - Apr 22</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
720 · Reserve transfers	6,750	6,750	0	67,500	67,500	0	81,000
Total Expense	46,610	49,709	-3,099	537,000	497,090	39,910	596,508
Net Ordinary Income	4,881	0	4,881	-22,433	0	-22,433	0
Net Income	4,881	0	4,881	-22,433	0	-22,433	0

GABLES TERRACE CONDOMINIUM ASSOC., INC.
 Revenues and Expenses - Operating Fund - month by month
 July 2021 through April 2022

	Jul 21	Aug 21	Sep 21	Oct 21	Nov 21	Dec 21	Jan 22	Feb 22	Mar 22	Apr 22	TOTAL
Ordinary Income/Expense											
Income											
301 · Maintenance assessments	48,492	48,492	48,492	48,492	48,492	48,492	48,492	48,492	48,492	48,492	484,920
310 · Screening fees	0	300	0	0	200	0	100	500	0	0	1,100
315 · Late charges	30	135	195	180	195	165	240	165	-265	-55	985
320 · Interest	15	15	14	14	15	14	15	13	15	14	143
334 · Parking space & Storage rental	495	450	2,121	0	810	330	1,853	1,245	165	2,542	10,011
335 · Gate cards	187	0	261	0	0	0	0	148	50	0	646
336 · Storage Space	135	135	-270	0	0	0	0	0	0	0	0
339 · Insurance Claim Water Pump	0	0	0	0	0	0	6,400	0	0	0	6,400
340 · Other income	566	320	967	1,683	1,879	0	296	4,153	0	498	10,362
Total Income	49,920	49,847	51,780	50,369	51,591	49,001	57,396	54,716	48,457	51,491	514,567
Expense											
1 · Administrative Expenses											
505 · Accounting	400	400	400	400	400	400	400	400	400	400	4,000
515 · Office expenses	728	536	953	196	506	108	0	0	0	0	3,027
520 · Bad debt	0	0	0	0	0	0	0	0	898	0	898
522 · Bank Charges	130	130	130	130	130	130	140	130	130	130	1,310
525 · Miscellaneous	0	0	0	650	0	0	0	0	0	0	650
540 · Legal	1,500	686	2,636	0	0	0	0	0	0	0	4,822
545 · Licenses & permits	0	504	0	0	897	0	0	0	0	61	1,826
546 · Licenses - Fla. condo fee	0	0	0	0	0	0	36	36	36	36	144
550 · Management Services	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	6,000	33,000
582 · Postage & printing	-75	75	562	75	571	0	454	0	0	550	2,211
592 · Screening service	0	140	60	0	20	40	0	40	0	0	300
Total 1 · Administrative Expenses	5,683	5,471	7,741	4,816	5,524	3,678	4,030	3,606	4,464	7,177	52,189
2 · Insurance											
615.01 · Insurance - Property/Liab...	8,891	8,891	8,605	8,891	9,101	10,225	13,356	11,427	12,651	12,243	104,283
615.07 · Insurance-Umbrella	131	131	127	131	127	147	181	163	181	175	1,492
615.09 · Insurance-Boiler & Machi...	207	207	200	207	200	230	271	245	52	263	2,082
615.11 · Workers Compensation	54	54	52	54	52	52	52	47	271	51	738
Total 2 · Insurance	9,283	9,283	8,983	9,283	9,480	10,654	13,860	11,883	13,156	12,731	108,595

GABLES TERRACE CONDOMINIUM ASSOC., INC.
Revenues and Expenses - Operating Fund - month by month
July 2021 through April 2022

	Jul 21	Aug 21	Sep 21	Oct 21	Nov 21	Dec 21	Jan 22	Feb 22	Mar 22	Apr 22	TOTAL
3 · Utilities											
585 · Telephone	516	518	480	480	588	476	588	502	577	504	5,231
610 · Electricity	2,281	3,124	2,883	2,575	3,109	2,187	2,791	1,770	2,996	2,639	26,355
690 · Waste removal	2,294	3,091	2,372	2,714	1,626	2,707	1,012	0	3,813	1,198	20,826
695 · Water & sewer	3,665	2,736	2,866	4,341	2,653	2,362	3,984	3,371	3,220	2,388	31,588
Total 3 · Utilities	8,757	9,469	8,602	10,111	7,976	7,732	8,375	5,643	10,606	6,728	84,000
4 · Property Expenses											
604 · Security/ Concierge	9,370	9,369	9,046	9,240	9,628	10,119	10,119	9,072	10,119	9,770	95,851
608 · Elevator service	1,576	1,576	1,576	1,576	0	4,729	5,022	-1,878	0	0	14,177
613 · Fire alarm service	187	187	187	187	187	187	187	187	187	187	1,872
614 · Generator/Fire Pump Maint.	0	0	0	0	321	0	0	1,252	0	0	1,573
619 · Handyman Services	0	0	0	780	0	2,060	780	0	0	0	3,620
625 · Lawn maintenance	200	100	800	200	200	200	200	200	200	200	2,500
626 · Maintenance Service	0	0	4,719	1,589	1,558	1,730	1,573	1,626	1,723	1,589	16,107
664 · Window Cleaning	0	1,659	-1,659	0	0	3,100	0	0	0	0	3,100
665 · Pest Control	141	91	184	160	172	110	160	110	0	0	1,129
667 · HVAC Service	0	380	0	380	0	380	0	380	0	0	1,520
670 · Pool service	365	0	330	365	0	0	0	0	0	0	1,060
650.7 · Bonuses	0	1,000	0	0	0	2,000	0	0	1,000	0	4,000
Total 4 · Property Expenses	11,839	14,362	15,184	14,478	12,066	24,615	18,041	10,950	13,229	11,746	146,508
6 · Repairs and Maintenance											
675.03 · Repairs - general	4,499	6,096	-1,187	3,697	4,215	2,788	6,107	2,605	7,376	1,477	37,673
675.05 · Landscaping.	396	0	2,500	0	0	0	0	0	172	0	3,068
675.08 · Repairs - pool	0	5,800	182	923	321	465	465	465	542	0	9,164
675.10 · Garage Gate	0	0	0	0	3,000	3,210	2,005	0	0	0	8,215
675.15 · Repairs- HVAC	0	3,070	0	0	0	0	0	7,250	0	0	10,320
675.17 · Life Safety Equipment	0	1,927	0	0	924	0	0	0	209	0	3,060
675.91 · Maintenance Supplies	0	0	93	0	2,700	0	0	0	0	0	2,793
675.93 · Carpet Cleaning	1,958	0	0	0	0	0	0	0	1,958	0	3,915
Total 6 · Repairs and Maintenance	6,853	16,893	1,589	4,620	11,161	6,463	8,577	10,320	10,256	1,477	78,208
720 · Reserve transfers	6,750	6,750	6,750	6,750	6,750	6,750	6,750	6,750	6,750	6,750	67,500
Total Expense	49,163	62,228	48,849	50,057	52,956	59,892	59,632	49,152	58,461	46,610	537,000
Net Ordinary Income	756	-12,381	2,931	312	-1,366	-10,890	-2,236	5,564	-10,004	4,881	-22,433
Net Income	756	-12,381	2,931	312	-1,366	-10,890	-2,236	5,564	-10,004	4,881	-22,433

CENTURY LAKES HOA

ACCOUNTS RECEIVABLE SCHEDULE - CONSOLIDATED

AS OF 04/30/2022

Padron & Montoro, LLP
Certified Public Accountants
13358 Southwest 128 Street
Miami, Florida 33186

CENTURY LAKES HOA
 ACCOUNTS RECEIVABLE SCHEDULE - CONSOLIDATED
 AS OF 04/30/2022

ACCT #	NAME	FUND #1	FUND #2	FUND #3	FUND #4
001	Antonio Jimenez	-440.00	0.00	0.00	0.00
002	Randolfo & Esther Munoz	-185.00	0.00	0.00	0.00
003	NANCY MARQUEZ	-415.00	0.00	0.00	0.00
004	Marco A. Capasso	25.00	0.00	0.00	0.00
007	Osmani & Luz Esther Perez	220.00	0.00	0.00	0.00
008	RELIANT HOMES LLC	-495.00	0.00	0.00	0.00
009	NANCY A. DONES	-87.00	0.00	0.00	0.00
011	MARTHA CAMEJO	400.00	0.00	0.00	0.00
012	YAMILE LOPEZ	-105.00	0.00	0.00	0.00
013	Charles & Lourdes M. Oquendo O	-490.00	0.00	0.00	0.00
014	William Avila & Ana M. Patters	-110.00	0.00	0.00	0.00
016	ELIZABETH CUEVAS	-100.00	0.00	0.00	0.00
017	GELSY SANTOS	-25.00	0.00	0.00	0.00
018	PABLO E. GOMEZ RUIZ	-440.00	0.00	0.00	0.00
019	DIEGO ARIZA	245.00	0.00	0.00	0.00
021	Rodrigo S. Donadio	-1,100.00	0.00	0.00	0.00
023	Carlota Alvarado & Carlos Alva	-236.80	0.00	0.00	0.00
025	Cesar David & Cecilia Borges	-610.00	0.00	0.00	0.00
028	Francisco X. & Kcenia L. Gaona	-40.02	0.00	0.00	0.00
030	Onidia Raya	-45.00	0.00	0.00	0.00
031	Ruth E. & Nestor A. Oporta	-530.00	0.00	0.00	0.00
032	Roberto & Zoraida Orta	-110.00	0.00	0.00	0.00
033	Zeneyda Alcequiez	-110.00	0.00	0.00	0.00
034	Merquide R. & Pura Leo	-415.00	0.00	0.00	0.00
036	WILLIAM MONTOTO	-165.00	0.00	0.00	0.00
037	Joseph G. Edwards	-25.00	0.00	0.00	0.00
038	NATALIA JAMES	-55.00	0.00	0.00	0.00
039	Silvio J. Ruiz & Maribel Alfon	-405.00	0.00	0.00	0.00
040	Afif AboulHosn	-520.00	0.00	0.00	0.00
042	Edward Dobrowolski & Ingrid D.	-384.18	0.00	0.00	0.00
043	Carlotta A. Flores & Gerardo M	-292.09	0.00	0.00	0.00
044	Juan A. Anillo Sarmiento	-415.00	0.00	0.00	0.00
045	Luis Alberto Penagos	-50.00	0.00	0.00	0.00
046	Emilo J. Ramon	-45.00	0.00	0.00	0.00
050	Hong Leng Hah	-355.20	0.00	0.00	0.00
051	KHONA & RIVA GRUBIN	-435.00	0.00	0.00	0.00
052	Giancarlo Annitto & Beatriz Pe	-360.00	0.00	0.00	0.00
054	ARMANDO S. ARAN & ELIZABETH A.	-55.00	0.00	0.00	0.00
055	MICHELLE REINIS	-140.00	0.00	0.00	0.00
056	MARIO PINO, MARIO RAFAEL PINO	335.00	0.00	0.00	0.00
059	Adrian L. Chung	-110.20	0.00	0.00	0.00
060	David & Yadiana Contreras	-189.05	0.00	0.00	0.00
061	Susan P. Summons & Erica L. Re	-129.09	0.00	0.00	0.00
062	Tanya A. & Ramon A. Lewis	-175.00	0.00	0.00	0.00
063	Ramon C. & Elizabeth M. Morale	2,258.87	0.00	0.00	0.00
064	Patricia C. Betancourt & Oscar	-5.00	0.00	0.00	0.00

CENTURY LAKES HOA
 ACCOUNTS RECEIVABLE SCHEDULE - CONSOLIDATED
 AS OF 04/30/2022

ACCT #	NAME	FUND #1	FUND #2	FUND #3	FUND #4
066	YENEY FIGUEREDO	-65.00	0.00	0.00	0.00
068	JOEAL & PAMELA RIVERA	-55.00	0.00	0.00	0.00
069	David Castellon & Yakeline Hue	-110.00	0.00	0.00	0.00
070	Manuel A. & Aida G. Bueso	-50.00	0.00	0.00	0.00
071	Dr. Albert & Teresita Armstron	-320.00	0.00	0.00	0.00
073	Danilo N. & Sandra E. Mejia	-12.00	0.00	0.00	0.00
074	MIGUEL A MACHIN, JR	-200.00	0.00	0.00	0.00
075	Maria Gloria & Leo Benita Berm	-30.00	0.00	0.00	0.00
078	PABLO AND YANET RIOS	-55.00	0.00	0.00	0.00
079	Nohora J. Lizarazo & Edgar O.	1,075.00	0.00	0.00	0.00
080	MARIELA MONTESINO	-623.52	0.00	0.00	0.00
081	Luisa F. Angel	80.00	0.00	0.00	0.00
084	David B. & Sharon N. Larrauri	-80.25	0.00	0.00	0.00
086	JORGE AND MARY CASTILLO	-50.00	0.00	0.00	0.00
087	JESSE & EUNICE LEON	-440.00	0.00	0.00	0.00
089	Humberto Fragela	320.00	0.00	0.00	0.00
999	unappla	-478.37	0.00	0.00	0.00
	TOTAL	-8,008.90	0.00	0.00	0.00
		=====	=====	=====	=====

FUND #1: MAINTENANCE FEES

FUND #2:

FUND #3:

FUND #4:

GABLES TERRACE CONDOMINIUM

MAINTENANCE FEES RECEIVABLE SCHEDULE

AS OF 04/30/2022

Padron & Montoro, LLP.
Certified Public Accountants
13358 Southwest 128 Street
Miami, Florida 33186

GABLES TERRACE CONDOMINIUM
MAINTENANCE FEES RECEIVABLE SCHEDULE
AS OF 04/30/2022

ACCT #	NAME	PAST DUE	COMMENTS
0606	MARTHA FRANCO	462.00	First Notice Mailed: 04/16/2022
0811	LUIS A & SOFIA DEL R JUGO	449.00	First Notice Mailed: 04/16/2022
0903	CAMILLY KAFKA	689.00	First Notice Mailed: 07/16/2021
0908	PATRICIA OLIVERA	477.95	First Notice Mailed: 04/16/2022
1004	JOSHUA PHILLIP ALLIOT	315.00	First Notice
1106	Andgla Investments INC	737.10	F/N EXP. 08/02/2021
1210	ARMANDO FUKUMA	130.00	F/N EXP. 10/29/2021 First Notice
1212	JOSE UGARTE	464.00	First Notice Mailed: 04/16/2022
	TOTAL	3,724.05	

GABLES TERRACE CONDOMINIUM
 MAINTENANCE FEES RECEIVABLE SCHEDULE
 AS OF 04/30/2022

ACCT #	NAME	PAST DUE	COMMENTS
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UNPAID ANALYSIS	# OF ACCTS	% OF ASSOC	PAST DUE AMOUNT	% OF TOTAL
LESS THAN \$3 BAL	0	0.0%	0.00	0.0%
FIRST NOTICE:	7	6.4%	2,986.95	80.2%
SECOND NOTICE:	0	0.0%	0.00	0.0%
FINAL LETTER:	1	0.9%	737.10	19.7%
PREPARE FOR ATTY:	0	0.0%	0.00	0.0%
ATTORNEY:	0	0.0%	0.00	0.0%
TOTAL	8	7.3%	3,724.05	100.0%

GABLES TERRACE CONDOMINIUM

PREPAID MAINTENANCE FEES SCHEDULE

AS OF 04/30/2022

Padron & Montoro, LLP
Certified Public Accountants
13358 Southwest 128 Street
Miami, Florida 33186

GABLES TERRACE CONDOMINIUM
 PREPAID MAINTENANCE FEES SCHEDULE
 AS OF 04/30/2022

ACCT #	NAME	PREPAID	COMMENTS
0502	LUIS ALBERTO TORO MARTINEZ	-25.00	
0504	ABEL FERNANDEZ & I GONZALEZ	-792.00	
0509	TERRA TEMPO DEVELOPMENT CORP.	-449.00	
0510	EDUARDO OLIVA	-989.00	
0511	ISIS B & PEDRO A PALICIO	-449.00	
0512	MARTIN X RIVAS	-185.18	
0602	ORLANDO RODRIGUEZ	-5.00	
0603	HECTOR CASTANEDA	-405.00	
0604	Isabel & Teresa Pena	-285.51	
0607	LIANA B. YACOUN	-1.00	
0608	BEATRIZ BACK	-368.00	
0609	ERIDANIA MERCEDES	-449.00	
0612	KIMBERLY MARTINEZ	-1,603.00	
0702	RICHARD BLANCO & ALEXANDRA	-823.00	
0704	PATRIMAR INVESTMENTS	-49.10	
0706	MARK MUGICA	-0.85	
0707	JOSE MANUEL BETANCOURT	-14.90	
0708	JEAN MARC CUVILLY	-15.00	
0801	JEAN MARC CUVILLY	-15.00	
0803	PATRICIA NANCY IBARRA ZERPA	-652.00	
0804	MATTHEW D. GABRIEL &	-449.00	
0808	ELA DOMINGUEZ	-898.00	
0809	Beatriz Back	-387.82	
0810	MICHAEL&CATARINA STUART-SMITH	-0.60	
0812	DIEGO GONZALEZ & OLGA BERMEO	-449.00	
0902	PAMELA &CHARLES AVAUNZAFF &	-650.00	
0904	FELIX/ MANUEL PADIN	-64.20	
0909	CARLA POUMIAN-RUIZ	-40.00	
0910	MARK C. YANG	-898.00	
1005	RODRIGO GARCIA & MIMSY FARMER	-3.00	
1006	LIUDMILA ORIZ	-420.10	
1011	Anders Alexandersson	-1,390.00	
1012	SOUREN AVAKIANTS	-44.10	
1101	ADRIAN ALFONSO	-1,763.00	
1103	BERNARDO ROMAN III	-570.10	
1104	LARA A. GONZALEZ RIVAS	-752.80	
1107	DAVID & NATALIE FRANCISCO	-15.00	
1109	ERIC LEWIS	-59.90	
1112	CHIQUIRRITIN, S.A.	-1,228.00	
1202	SERGIO ALONSO TORANZO	-1.18	
1203	Diego & Eliana Vargas	-19.80	
1204	Alexis Vldes-Barry	-115.95	
1205	DEL VALLE GROUP	-349.25	
1206	MARCO A. ROMERO	-15.00	
1208	Michelle Fernandez	-11.10	
1211	VERONICA RAMOS	-225.05	

GABLES TERRACE CONDOMINIUM
PREPAID MAINTENANCE FEES SCHEDULE
AS OF 04/30/2022

ACCT #	NAME	PREPAID	COMMENTS
1306	Andgla Investments INC	-10.10	
1308	TOMAS DAVID SIMON	-431.10	
1311	ALEIDA & JORGE LOPEZ-GARCIA	-898.00	
9999	unapplied paymen	-2,238.47	
	TOTAL	-21,973.16	

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GABLES TERRACE CONDOMINIUM

SPECIAL ASSESSMENT - 2019 RECEIVABLE SCHEDULE

AS OF 04/30/2022

Padron & Montoro, LLP.
Certified Public Accountants
13358 Southwest 128 Street
Miami, Florida 33186

GABLES TERRACE CONDOMINIUM
 SPECIAL ASSESSMENT - 2019 RECEIVABLE SCHEDULE
 AS OF 04/30/2022

ACCT #	NAME	PAST DUE	COMMENTS
0709	OSCAR J. ARELLANO	2,990.90	F/N-bal. paid next mo.
1210	ARMANDO FUKUMA	3,780.90	F/N EXP. 10/29/2021
TOTAL		6,771.80	

UNPAID ANALYSIS	# OF ACCTS	% OF ASSOC	PAST DUE AMOUNT	% OF TOTAL
LESS THAN \$3 BAL	0	0.0%	0.00	0.0%
FIRST NOTICE:	0	0.0%	0.00	0.0%
SECOND NOTICE:	0	0.0%	0.00	0.0%
FINAL LETTER:	2	1.8%	6,771.80	100.0%
PREPARE FOR ATTY:	0	0.0%	0.00	0.0%
ATTORNEY:	0	0.0%	0.00	0.0%
TOTAL	2	1.8%	6,771.80	100.0%

GABLES TERRACE CONDOMINIUM ASSOCIATION, INC.
INSURANCE SCHEDULE

MONTHLY EXPENSE - 2021 through 2022

EXISTING DESCRIPTION OLD	TERM	PREV. COST	NEW COST	PREPAID 6/30/2021	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	March	April	May	June	Prepaid
					31	31	30	31	30	31	31	31	31	28	31	30	
1 PROPERTY	12/20/2021	83,531.50	-	39,592.30	7,094.35	7,094.35	6,865.50	7,094.35	6,865.50	4,578.25	-	-	-	-	-	-	-
2 PACKAGE	12/20/2021	18,862.20	-	8,939.64	1,602.08	1,602.08	1,550.40	1,602.08	1,550.40	1,032.60	-	-	-	-	-	-	-
3 UMBRELLA	12/20/2021	1,539.00	-	728.76	130.82	130.82	126.60	130.82	126.60	83.10	-	-	-	-	-	-	-
4 B&M	12/20/2021	2,435.00	-	1,164.36	206.77	206.77	200.10	206.77	200.10	133.85	-	-	-	-	-	-	-
5 WORKMENS COMP	12/20/2021	630.00	-	297.84	53.63	53.63	51.90	53.63	51.90	33.15	-	-	-	-	-	-	-
6 FINANCE CHARGE	12/20/2021	2,295.11	-	1,087.43	194.99	194.99	188.70	194.99	188.70	125.06	-	-	-	-	-	-	-
NEW																	
1 PROPERTY	12/20/2022	-	121,125.50	-	-	-	-	-	-	3,650.35	10,287.35	9,291.80	10,287.35	9,955.50	-	-	77,653.15
2 PACKAGE	12/20/2022	-	24,697.00	-	-	-	-	-	-	744.26	2,097.46	1,894.48	2,097.46	2,029.80	-	-	15,833.54
3 UMBRELLA	12/20/2022	-	2,128.00	-	-	-	-	-	-	64.13	180.73	163.24	180.73	174.90	-	-	1,364.27
4 B&M	12/20/2022	-	3,185.00	-	-	-	-	-	-	96.25	271.25	245.00	271.25	262.50	-	-	2,048.75
5 WORKMENS COMP	12/20/2022	-	616.00	-	-	-	-	-	-	18.59	52.39	47.32	52.39	50.70	-	-	394.61
6 FINANCE CHARGE	12/20/2022	-	3,140.17	-	-	-	-	-	-	94.60	266.60	240.80	266.60	258.00	-	-	2,013.57
		109,292.81	154,901.67	51,800.33	9,282.64	9,282.64	8,983.20	9,282.64	8,983.20	10,654.19	13,155.78	11,892.64	13,155.78	12,731.40	-	-	99,307.89
Prepaid - balance beginning of month					51,800.33	42,517.69	33,235.05	24,251.85	14,989.21	5,986.01	150,233.49	137,077.71	125,195.07	112,039.29	99,307.89	-	-
New policies					-	-	-	-	-	154,901.67	-	-	-	-	-	-	-
Prepaid - balance - end of month					42,517.69	33,235.05	24,251.85	14,989.21	5,986.01	150,233.49	137,077.71	125,195.07	112,039.29	99,307.89	-	-	99,307.89

GABLES TERRACE CONDOMINIUM ASSOCIATION, INC.
Schedule of Prepaid Expenses
April 30, 2022

Description	Code	Dates	Term (In months)	Total	Monthly Expense	Amount Expense	Prepaid Balance
DBPR-Division of Florida	546	1/1/2022-12/31/2022	12	432.00	\$ 36.00	144.00	288.00
							<u>\$ 313.29</u>

GABLES TERRACE CONDOMINIUM ASSOC., INC.
Accounts Payable Schedule
As of April 30, 2022

	<u>Apr 30, 22</u>
Best Roofing Services	6,663
WM Corporate Services, Inc.	<u>666</u>
TOTAL	<u><u>7,329</u></u>

**GABLES TERRACE CONDOMINIUM
 ACCRUED EXPENSES
 April 30, 2022**

	<u>DESCRIPTION</u>		<u>CODE</u>	<u>AMOUNT PAID</u>	<u>DAILY AVERAGE</u>	<u>DAYS ACCRUED</u>	<u>AMOUNT ACCRUED</u>
MDWS	2/16/2022	3/16/2022	695	2,706.83	96.67	45	4,350.15
FPL	3/3/2022	4/4/2022	610	2,642.99	82.59	26	2,147.34
Security	4/2/2022	4/15/2022	604	4,536.00	348.92	15	5,233.76
Lawn maintenance*	9/1/2021	9/30/2021	625	200.00	0.00	60	400.00
Lawn maintenance*	2/1/2022	2/25/2022	625	200.00	0.00	60	400.00
						TOTAL	<u>12,531.25</u>

- * no invoice to cover October and November 2021, vendor Sherwood Forest.
- * no invoice to cover March and April 2022, vendor Sherwood Forest.

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Security Deposit- Schedule

As of April 30, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Security Deposit							58,370.00
Unit-2345							0.00
Check	04/07/2022	8779	Jade M. ...	Unit 2351 refund...	500.00		-500.00
Total Unit-2345					500.00	0.00	-500.00
Unit-0901							0.00
Deposit	04/26/2022	258		Sujit Shakya Uni...		500.00	500.00
Total Unit-0901					0.00	500.00	500.00
1110							500.00
Total 1110							500.00
0705							1,000.00
Total 0705							1,000.00
Unit 0606							500.00
Total Unit 0606							500.00
Unit PH03							1,000.00
Total Unit PH03							1,000.00
Unit PH02							500.00
Total Unit PH02							500.00
Unit 0240							500.00
Total Unit 0240							500.00
Unit 0502							500.00
Deposit	04/26/2022	118		Eduardo A Uribe...		500.00	1,000.00
Total Unit 0502					0.00	500.00	1,000.00
Unit 0505							1,500.00
Total Unit 0505							1,500.00
Unit 0508							500.00
Total Unit 0508							500.00
Unit 0509							1,000.00
Total Unit 0509							1,000.00
Unit 0511							1,000.00
Total Unit 0511							1,000.00
Unit 0607							1,000.00
Total Unit 0607							1,000.00
Unit 0608							1,000.00
Total Unit 0608							1,000.00
Unit 0611							500.00
Total Unit 0611							500.00
Unit-0702							2,000.00
Total Unit-0702							2,000.00

GABLES TERRACE CONDOMINIUM ASSOC., INC.**Security Deposit- Schedule****As of April 30, 2022**

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
Unit 0704							500.00
Total Unit 0704							500.00
Unit 0707							1,000.00
Total Unit 0707							1,000.00
Unit 0708							1,000.00
Total Unit 0708							1,000.00
Unit 0709							1,500.00
Total Unit 0709							1,500.00
Unit 0802							500.00
Total Unit 0802							500.00
Unit 0803							1,000.00
Total Unit 0803							1,000.00
Unit 0809							500.00
Total Unit 0809							500.00
Unit 0903							-1,000.00
Total Unit 0903							-1,000.00
Unit 0905							1,500.00
Total Unit 0905							1,500.00
Unit 0910							500.00
Total Unit 0910							500.00
Unit 0912							1,000.00
Total Unit 0912							1,000.00
Unit 0999							1,000.00
Total Unit 0999							1,000.00
Unit 1005							500.00
Total Unit 1005							500.00
Unit 1007							750.00
Total Unit 1007							750.00
Unit 1008							500.00
Total Unit 1008							500.00
Unit 1009							1,000.00
Total Unit 1009							1,000.00
Unit 1010							500.00
Total Unit 1010							500.00
Unit 1101							1,000.00
Total Unit 1101							1,000.00
Unit 1102							1,500.00
Total Unit 1102							1,500.00

GABLES TERRACE CONDOMINIUM ASSOC., INC.**Security Deposit- Schedule****As of April 30, 2022**

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
Unit 1202							1,500.00
Total Unit 1202							1,500.00
Unit 1205							1,000.00
Total Unit 1205							1,000.00
Unit 1301							500.00
Total Unit 1301							500.00
Unit 1302							500.00
Total Unit 1302							500.00
Unit 1306							500.00
Total Unit 1306							500.00
Unit 1307							500.00
Total Unit 1307							500.00
Unit 1310							500.00
Total Unit 1310							500.00
Unit 1312							1,000.00
Total Unit 1312							1,000.00
Unit 0510							1,000.00
Total Unit 0510							1,000.00
Unit 0601							1,000.00
Total Unit 0601							1,000.00
Unit 0602							500.00
Total Unit 0602							500.00
Unit 0603							500.00
Total Unit 0603							500.00
Unit 0605							500.00
Total Unit 0605							500.00
Unit 0701							1,000.00
Total Unit 0701							1,000.00
Unit 0702							500.00
Total Unit 0702							500.00
Unit 0703							500.00
Total Unit 0703							500.00
Unit 0706							1,000.00
Total Unit 0706							1,000.00
Unit 0710							1,700.00
Total Unit 0710							1,700.00
Unit 0805							1,500.00
Total Unit 0805							1,500.00

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Security Deposit- Schedule

As of April 30, 2022

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
Unit 0807							1,500.00
Total Unit 0807							1,500.00
unit 0908							500.00
Total unit 0908							500.00
Unit 1104							1,000.00
Total Unit 1104							1,000.00
Unit 1106							1,000.00
Total Unit 1106							1,000.00
Unit 1110							1,000.00
Total Unit 1110							1,000.00
Unit 1304							500.00
Total Unit 1304							500.00
Unit 9999							9,420.00
Total Unit 9999							9,420.00
Total Security Deposit					500.00	1,000.00	58,870.00
Unclassified							2,000.00
Check	04/07/2022	8779	Jade M. ...	Unit 2351 refund...	500.00		1,500.00
Total unclassified					500.00	0.00	1,500.00
TOTAL					1,000.00	1,000.00	60,370.00

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Contract Liabilities S/A 2019

As of April 30, 2022

Type	Date	Num	Adj	Name	Memo	Debit	Credit	Balance
104.01 · City Natl bank S/A -2019 6280								178,683.91
Deposit	07/08/2021	702		A/R Deposit	atty	3,856.10		182,540.01
Deposit	07/14/2021	714		A/R Deposit	Deposit	210.05		182,750.06
Check	07/15/2021			Maintenance Fee			65.00	182,685.06
Bill Pmt -Check	07/29/2021	1050		Padron, Montoro & H...	Inv. 18876		142.00	182,543.06
Bill Pmt -Check	07/29/2021	1051		SoFla Landscaping, I...	VOID: Inv. 2163 - Final Payment	0.00		182,543.06
Deposit	07/30/2021			Interest		7.47		182,550.53
Bill Pmt -Check	07/30/2021	1052		SoFla Landscaping, I...	50% Deposit Contract		15,662.50	166,888.03
Deposit	08/10/2021	810		A/R Deposit	Deposit	210.05		167,098.08
Check	08/16/2021			Maintenance Fee			65.00	167,033.08
Deposit	08/31/2021			Interest	Deposit	7.37		167,040.45
Bill Pmt -Check	09/09/2021	1053		Padron, Montoro & H...	Inv. 18953		142.00	166,898.45
Deposit	09/15/2021	915		A/R Deposit	Deposit	210.00		167,108.45
Check	09/15/2021			Maintenance Fee			65.00	167,043.45
Deposit	09/30/2021			Interest	Deposit	6.87		167,050.32
Deposit	10/05/2021	1005		A/R Deposit	Deposit	210.05		167,260.37
Deposit	10/12/2021	1012		A/R Deposit	Deposit	210.05		167,470.42
Check	10/15/2021			Maintenance Fee			65.00	167,405.42
Bill Pmt -Check	10/21/2021	1054		CRW of South Florid...	Inv. 80795		16,812.50	150,592.92
Deposit	10/29/2021			Interest	Deposit	6.65		150,599.57
Check	11/15/2021			Maintenance Fee			65.00	150,534.57
Bill Pmt -Check	11/17/2021	1055		SoFla Landscaping, I...	Inv.2299		14,534.60	135,999.97
Deposit	11/30/2021			Interest		6.85		136,006.82
Check	12/15/2021			Service Charge			65.00	135,941.82
Deposit	12/31/2021			Interest		5.77		135,947.59
Check	01/18/2022			Service Charge			65.00	135,882.59
Deposit	01/31/2022			Interest		5.77		135,888.36
Check	02/15/2022			Service Charge			65.00	135,823.36
Deposit	02/28/2022			Interest		5.21		135,828.57
Check	03/15/2022			Service Charge			65.00	135,763.57
Deposit	03/31/2022			Interest		5.77		135,769.34
Check	04/15/2022			Service Charge			65.00	135,704.34
Deposit	04/30/2022			Interest		5.39		135,709.73
Total 104.01 · City Natl bank S/A -2019 6280						4,969.42	47,943.60	135,709.73
243 · Contract Liabilities S/A 2019								-188,417.76
243.01 · S/A 2019 Revenues								-401,556.20
Total 243.01 · S/A 2019 Revenues								-401,556.20
243.02 · S/A 2019 Interest								-29.40
Total 243.02 · S/A 2019 Interest								-29.40
243.03 · Bank charges								109.25
Total 243.03 · Bank charges								109.25
243.05 · S/A 2019 Expenses								213,058.59
243.050 · Domestic water pum								7,529.00
Total 243.050 · Domestic water pum								7,529.00
243.051 · Life safety equipment								25,097.25
Total 243.051 · Life safety equipment								25,097.25
243.052 · Roof project								131,262.39
Bill	07/30/2021			SoFla Landscaping, I...	Roof project	9,397.50		140,659.89
Total 243.052 · Roof project						9,397.50	0.00	140,659.89
243.053 · Pool Repairs								4,424.05
Bill	08/23/2021	1889		Grove Properties LLC	Inv. 1889	600.00		5,024.05
Bill	09/07/2021	1890		Grove Properties LLC	-MULTIPLE-	2,727.57		7,751.62
Bill	11/17/2021	2299		SoFla Landscaping, I...	Pool project	14,534.60		22,286.22
Total 243.053 · Pool Repairs						17,862.17	0.00	22,286.22
243.054 · Garage project								24,485.40
Bill	09/24/2021	80795		CRW of South Florid...	Garage work	16,812.50		41,297.90
Total 243.054 · Garage project						16,812.50	0.00	41,297.90
243.05 · S/A 2019 Expenses - Other								20,260.50
General Journal	07/01/2021	1435R	*		Reverse of GJE 1435 – prepaid expe...	142.00		20,402.50
Bill	07/29/2021	18876	*	Padron, Montoro & H...	Inv. 18876 8/1	142.00		20,544.50
General Journal	07/31/2021	1407	*		prepaid expenses		142.00	20,402.50
General Journal	08/01/2021	1407R	*		prepaid expenses	142.00		20,544.50
Bill	09/01/2021	18953		Padron, Montoro & H...	Sep/2021	142.00		20,686.50
Total 243.05 · S/A 2019 Expenses - Other						568.00	142.00	20,686.50
Total 243.05 · S/A 2019 Expenses						44,640.17	142.00	257,556.76
Total 243 · Contract Liabilities S/A 2019						44,640.17	142.00	-143,919.59
TOTAL						49,609.59	48,085.60	-8,209.86

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Check Register

As of April 30, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
103.01 · City Natl Bank 9906 -Operating							126,250.40
Deposit	04/01/2022	401	A/R Deposit	Deposit	898.00		127,148.40
Deposit	04/01/2022	402	A/R Deposit	Deposit	22,001.00		149,149.40
Deposit	04/04/2022	404	A/R Deposit	Deposit	3,143.00		152,292.40
Deposit	04/04/2022	404	A/R Deposit	assoc	449.00		152,741.40
Deposit	04/04/2022	404	A/R Deposit	Online	449.00		153,190.40
Deposit	04/05/2022	405	A/R Deposit	Deposit	2,705.00		155,895.40
Deposit	04/05/2022	405	A/R Deposit	assoc	898.00		156,793.40
Deposit	04/05/2022	405	A/R Deposit	Online	449.00		157,242.40
Deposit	04/06/2022	406	A/R Deposit	Deposit	2,694.00		159,936.40
Check	04/06/2022	ACH	Waste Connections of Florida			74.40	159,862.00
Deposit	04/07/2022	407	A/R Deposit	Deposit	1,796.00		161,658.00
Bill Pmt -Check	04/07/2022	8773	DDCA Security Inc	Inv.11439		4,536.00	157,122.00
Bill Pmt -Check	04/07/2022	8774	Diversifire Systems, Inc	Inv.115434		187.20	156,934.80
Bill Pmt -Check	04/07/2022	8775	ECS Business Services	Inv.8005		757.20	156,177.60
Bill Pmt -Check	04/07/2022	8776	Padron, Montoro & Hartney, LLP	Inv.19856		400.00	155,777.60
Bill Pmt -Check	04/07/2022	8777	Sherwood Forest	Inv.03/22/2022		572.35	155,205.25
Bill Pmt -Check	04/07/2022	8778	Padron, Montoro & Hartney, LLP	Inv.19931		549.70	154,655.55
Check	04/07/2022	8779	Jade M. Leonart	Unit 2351 refund sec dep and common...		1,000.00	153,655.55
Deposit	04/08/2022	408	A/R Deposit	Deposit	1,347.00		155,002.55
Deposit	04/09/2022	409	A/R Deposit	Deposit	560.00		155,562.55
Deposit	04/11/2022	411	A/R Deposit	Deposit	1,347.00		156,909.55
Deposit	04/13/2022	413	A/R Deposit	Deposit	898.00		157,807.55
Deposit	04/13/2022	413	A/R Deposit	Deposit	464.00		158,271.55
Check	04/14/2022	ACH	Miami-Dade Water And Sewer Dept.	8787909438		12.65	158,258.90
Check	04/14/2022	ACH	Miami-Dade Water And Sewer Dept.	6931777355		200.26	158,058.64
Check	04/14/2022	ACH	Miami-Dade Water And Sewer Dept.	1748205455		2,493.92	155,564.72
Deposit	04/14/2022	414	A/R Deposit	Deposit	449.00		156,013.72
Check	04/15/2022	ACH	FPL			2,642.99	153,370.73
Deposit	04/15/2022	415	A/R Deposit	Deposit	449.00		153,819.73
Deposit	04/15/2022	415	A/R Deposit	Online	250.00		154,069.73
Check	04/15/2022			Service Charge		65.00	154,004.73
Deposit	04/18/2022	418	A/R Deposit	Deposit	449.00		154,453.73
Deposit	04/18/2022	418	A/R Deposit	Assoc	449.00		154,902.73
Check	04/19/2022	ACH	IPFS Corporation			14,081.97	140,820.76
Check	04/20/2022		Comcast			503.74	140,317.02
Deposit	04/20/2022	420	A/R Deposit	Deposit	464.00		140,781.02
Check	04/21/2022	8780	Florida Department of State	Doc.N9500000358 2022 Annual Re...		61.25	140,719.77
Bill Pmt -Check	04/21/2022	8781	BioResponse Corp	Inv.5794 10/13/21		1,841.75	138,878.02
Bill Pmt -Check	04/21/2022	8782	BioResponse Corp	Inv.5942 1/10/22		2,689.00	136,189.02
Bill Pmt -Check	04/21/2022	8783	DDCA Security Inc	Inv.11495		4,536.00	131,653.02
Bill Pmt -Check	04/21/2022	8784	Diversifire Systems, Inc	Inv.115383		208.65	131,444.37
Bill Pmt -Check	04/21/2022	8785	Grove Properties LLC	Inv.1907		627.65	130,816.72
Bill Pmt -Check	04/21/2022	8786	Grove Properties LLC	Inv.1908		3,000.00	127,816.72
Bill Pmt -Check	04/21/2022	8787	KJW Enterprizes, Inc.	Inv.0082		1,588.95	126,227.77
Bill Pmt -Check	04/21/2022	8788	TEM Systems, Inc	Inv.21267		849.75	125,378.02
Deposit	04/21/2022	421	A/R Deposit	Deposit	449.00		125,827.02
Deposit	04/25/2022	425	A/R Deposit	Deposit	913.00		126,740.02
Deposit	04/26/2022	426	A/R Deposit	E-check	449.00		127,189.02
Deposit	04/26/2022	426	A/R Deposit	Assoc	449.00		127,638.02
Deposit	04/26/2022			Deposit-Assoc	1,237.00		128,875.02
Deposit	04/28/2022	428	A/R Deposit	Deposit	449.00		129,324.02
Check	04/28/2022	ACH	Waste Connections of Florida			1,123.20	128,200.82
Deposit	04/29/2022	429	A/R Deposit	Online	449.00		128,649.82
Deposit	04/29/2022			Deposit	1,803.20		130,453.02
Deposit	04/30/2022			Interest	5.95		130,458.97
Total 103.01 · City Natl Bank 9906 -Operating					48,812.15	44,603.58	130,458.97
103.06 · City Natl Bank-1014-Sec Dep							59,978.51
Deposit	04/26/2022			Deposit	1,000.00		60,978.51
Deposit	04/30/2022			Interest	2.39		60,980.90
Total 103.06 · City Natl Bank-1014-Sec Dep					1,002.39	0.00	60,980.90
104.01 · City Natl bank S/A -2019 6280							135,769.34
Check	04/15/2022			Service Charge		65.00	135,704.34
Deposit	04/30/2022			Interest	5.39		135,709.73
Total 104.01 · City Natl bank S/A -2019 6280					5.39	65.00	135,709.73
105.08 · City Natl Bank Reserve 4369							151,359.18
Deposit	04/30/2022			Interest	12.03		151,371.21
Total 105.08 · City Natl Bank Reserve 4369					12.03	0.00	151,371.21
TOTAL					49,831.96	44,668.58	478,520.81

GABLES TERRACE CONDOMINIUM ASSOC., INC.
Reconciliation Summary
103.01 - City Natl Bank 9906 -Operating, Period Ending 04/30/2022

	<u>Apr 30, 22</u>
Beginning Balance	126,892.70
Cleared Transactions	
Checks and Payments - 19 items	-34,785.73
Deposits and Credits - 27 items	49,006.35
	<u>14,220.62</u>
Total Cleared Transactions	
Cleared Balance	<u>141,113.32</u>
Uncleared Transactions	
Checks and Payments - 8 items	-13,275.35
Deposits and Credits - 6 items	2,621.00
	<u>-10,654.35</u>
Total Uncleared Transactions	
Register Balance as of 04/30/2022	<u>130,458.97</u>
Ending Balance	130,458.97

GABLES TERRACE CONDOMINIUM ASSOC., INC.
Reconciliation Detail
103.01 · City Natl Bank 9906 -Operating, Period Ending 04/30/2022

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						126,892.70
Cleared Transactions						
Checks and Payments - 19 items						
Bill Pmt -Check	03/23/2022	8769	Rugsies Cleaners	X	-1,957.50	-1,957.50
Check	04/06/2022	ACH	Waste Connections ...	X	-74.40	-2,031.90
Bill Pmt -Check	04/07/2022	8773	DDCA Security Inc	X	-4,536.00	-6,567.90
Check	04/07/2022	8779	Jade M. Leonart	X	-1,000.00	-7,567.90
Bill Pmt -Check	04/07/2022	8775	ECS Business Servi...	X	-757.20	-8,325.10
Bill Pmt -Check	04/07/2022	8777	Sherwood Forest	X	-572.35	-8,897.45
Bill Pmt -Check	04/07/2022	8778	Padron, Montoro & ...	X	-549.70	-9,447.15
Bill Pmt -Check	04/07/2022	8776	Padron, Montoro & ...	X	-400.00	-9,847.15
Bill Pmt -Check	04/07/2022	8774	Diversifire Systems,...	X	-187.20	-10,034.35
Check	04/14/2022	ACH	Miami-Dade Water ...	X	-2,493.92	-12,528.27
Check	04/14/2022	ACH	Miami-Dade Water ...	X	-200.26	-12,728.53
Check	04/14/2022	ACH	Miami-Dade Water ...	X	-12.65	-12,741.18
Check	04/15/2022	ACH	FPL	X	-2,642.99	-15,384.17
Check	04/15/2022			X	-65.00	-15,449.17
Check	04/19/2022	ACH	IPFS Corporation	X	-14,081.97	-29,531.14
Check	04/20/2022		Comcast	X	-503.74	-30,034.88
Bill Pmt -Check	04/21/2022	8786	Grove Properties LLC	X	-3,000.00	-33,034.88
Bill Pmt -Check	04/21/2022	8785	Grove Properties LLC	X	-627.65	-33,662.53
Check	04/28/2022	ACH	Waste Connections ...	X	-1,123.20	-34,785.73
Total Checks and Payments					-34,785.73	-34,785.73
Deposits and Credits - 27 items						
Deposit	03/08/2022	308	A/R Deposit	X	1,500.00	1,500.00
Deposit	03/09/2022	309	A/R Deposit	X	896.20	2,396.20
Deposit	03/30/2022	330	A/R Deposit	X	419.00	2,815.20
Deposit	04/01/2022	401	A/R Deposit	X	898.00	3,713.20
Deposit	04/01/2022	402	A/R Deposit	X	22,001.00	25,714.20
Deposit	04/04/2022	404	A/R Deposit	X	449.00	26,163.20
Deposit	04/04/2022	404	A/R Deposit	X	3,143.00	29,306.20
Deposit	04/05/2022	405	A/R Deposit	X	898.00	30,204.20
Deposit	04/05/2022	405	A/R Deposit	X	2,705.00	32,909.20
Deposit	04/06/2022	406	A/R Deposit	X	2,694.00	35,603.20
Deposit	04/07/2022	407	A/R Deposit	X	1,796.00	37,399.20
Deposit	04/08/2022	408	A/R Deposit	X	1,347.00	38,746.20
Deposit	04/11/2022	411	A/R Deposit	X	1,347.00	40,093.20
Deposit	04/13/2022	413	A/R Deposit	X	898.00	40,991.20
Deposit	04/14/2022	414	A/R Deposit	X	449.00	41,440.20
Deposit	04/15/2022	415	A/R Deposit	X	449.00	41,889.20
Deposit	04/18/2022	418	A/R Deposit	X	449.00	42,338.20
Deposit	04/18/2022	418	A/R Deposit	X	449.00	42,787.20
Deposit	04/20/2022	420	A/R Deposit	X	464.00	43,251.20
Deposit	04/21/2022	421	A/R Deposit	X	449.00	43,700.20
Deposit	04/25/2022	425	A/R Deposit	X	913.00	44,613.20
Deposit	04/26/2022	426	A/R Deposit	X	449.00	45,062.20
Deposit	04/26/2022	426	A/R Deposit	X	449.00	45,511.20
Deposit	04/26/2022			X	1,237.00	46,748.20
Deposit	04/28/2022	428	A/R Deposit	X	449.00	47,197.20
Deposit	04/29/2022			X	1,803.20	49,000.40
Deposit	04/30/2022			X	5.95	49,006.35
Total Deposits and Credits					49,006.35	49,006.35
Total Cleared Transactions					14,220.62	14,220.62

GABLES TERRACE CONDOMINIUM ASSOC., INC.
Reconciliation Detail
103.01 - City Natl Bank 9906 -Operating, Period Ending 04/30/2022

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Clr</u>	<u>Amount</u>	<u>Balance</u>
Cleared Balance					14,220.62	141,113.32
Uncleared Transactions						
Checks and Payments - 8 items						
Bill Pmt -Check	12/01/2021	8671	Top Garage Door		-1,500.00	-1,500.00
Bill Pmt -Check	04/21/2022	8783	DDCA Security Inc		-4,536.00	-6,036.00
Bill Pmt -Check	04/21/2022	8782	BioResponse Corp		-2,689.00	-8,725.00
Bill Pmt -Check	04/21/2022	8781	BioResponse Corp		-1,841.75	-10,566.75
Bill Pmt -Check	04/21/2022	8787	KJW Enterprizes, Inc.		-1,588.95	-12,155.70
Bill Pmt -Check	04/21/2022	8788	TEM Systems, Inc		-849.75	-13,005.45
Bill Pmt -Check	04/21/2022	8784	Diversifire Systems,...		-208.65	-13,214.10
Check	04/21/2022	8780	Florida Department ...		-61.25	-13,275.35
Total Checks and Payments					-13,275.35	-13,275.35
Deposits and Credits - 6 items						
Deposit	04/04/2022	404	A/R Deposit		449.00	449.00
Deposit	04/05/2022	405	A/R Deposit		449.00	898.00
Deposit	04/09/2022	409	A/R Deposit		560.00	1,458.00
Deposit	04/13/2022	413	A/R Deposit		464.00	1,922.00
Deposit	04/15/2022	415	A/R Deposit		250.00	2,172.00
Deposit	04/29/2022	429	A/R Deposit		449.00	2,621.00
Total Deposits and Credits					2,621.00	2,621.00
Total Uncleared Transactions					-10,654.35	-10,654.35
Register Balance as of 04/30/2022					3,566.27	130,458.97
Ending Balance					3,566.27	130,458.97



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GABLES TERRACE CONDOMINIUM
ASSOCIATION INC
OPERATING ACCOUNT
C/O PADRON MONTORO & HARTNEY
13358 SW 128 ST
MIAMI FL 33186-5807



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and hours, please visit
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Association Interest Checking

Account Summary

Account:	XXXXX9906	Beginning Balance:	\$126,892.70
Last Statement:	March 31, 2022	Ending Balance:	\$141,113.32
This Statement:	April 29, 2022	Average Ledger Balance:	\$149,716.76
		Low Balance:	\$127,790.70
		Interest Earned This Period:	\$5.95
		Interest Earned 2022:	\$24.92
		Days In Period:	29
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
03-31	Beginning balance			126,892.70
04-01	Lockbox Deposit	898.00		127,790.70
04-04	Lockbox Deposit	1,796.00		129,586.70
04-04	Office Deposit	449.00		130,035.70
04-04	City National Ba Ebp Paymen 000475	1,347.00		131,382.70
04-04	Cr Offset Gables Terrace Achplus Origsetl 1650362324	22,001.00		153,383.70
04-05	Lockbox Deposit	2,705.00		156,088.70
04-05	Office Deposit	898.00		156,986.70
04-06	Lockbox Deposit	898.00		157,884.70
04-06	City National Ba Ebp Paymen 000475	1,796.00		159,680.70
04-06	Waste Connection Web_pay 61825446040522		74.40	159,606.30
04-07	Lockbox Deposit	898.00		160,504.30
04-07	City National Ba Ebp Paymen 000475	898.00		161,402.30
04-07	Check # 8769		1,957.50	159,444.80
04-08	Lockbox Deposit	1,347.00		160,791.80

Continued on the next page

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Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
04-11	Lockbox Deposit	1,347.00		162,138.80
04-13	Lockbox Deposit	449.00		162,587.80
04-13	City National Ba Ebp Paymen 000475	449.00		163,036.80
04-14	Lockbox Deposit	449.00		163,485.80
04-14	Mdws M-dwasdpmt 000001425888139		12.65	163,473.15
04-14	Mdws M-dwasdpmt 000001425888138		200.26	163,272.89
04-14	Mdws M-dwasdpmt 000001425888137		2,493.92	160,778.97
04-15	Lockbox Deposit	449.00		161,227.97
04-15	Fpl Direct Debit Elec Pymt Xxxxxx0130 Ppda		2,642.99	158,584.98
04-15	Check # 8774		187.20	158,397.78
04-15	Check # 8775		757.20	157,640.58
04-15	Monthly Service Fee		65.00	157,575.58
04-18	Lockbox Deposit	449.00		158,024.58
04-18	Office Deposit	449.00		158,473.58
04-18	Check # 8776		400.00	158,073.58
04-18	Check # 8778		549.70	157,523.88
04-18	Check # 8779		1,000.00	156,523.88
04-18	Check # 8773		4,536.00	151,987.88
04-19	Check # 8777		572.35	151,415.53
04-20	Lockbox Deposit	464.00		151,879.53
04-20	Office Deposit	2,815.20		154,694.73
04-21	Lockbox Deposit	449.00		155,143.73
04-21	Comcast 8495600 Xxxxx1851 1248402		503.74	154,639.99
04-21	lpfs877-674-3076 lpfspmtfls 135261		14,081.97	140,558.02
04-25	Lockbox Deposit	913.00		141,471.02
04-26	Office Deposit	449.00		141,920.02
04-26	City National Ba Ebp Paymen 000475	449.00		142,369.02
04-26	Office Deposit	1,237.00		143,606.02
04-27	Check # 8785		627.65	142,978.37
04-27	Check # 8786		3,000.00	139,978.37
04-28	Lockbox Deposit	449.00		140,427.37
04-28	Waste Connection Web_pay 62119462042722		1,123.20	139,304.17
04-29	Paypal Transfer 1019799607015	1,803.20		141,107.37
04-29	Interest	5.95		141,113.32
04-29	Ending totals	49,006.35	34,785.73	141,113.32

Checks

Number	Date	Amount	Number	Date	Amount
8769*	04-07	1,957.50	8777	04-19	572.35
8773	04-18	4,536.00	8778	04-18	549.70
8774	04-15	187.20	8779*	04-18	1,000.00
8775	04-15	757.20	8785	04-27	627.65
8776	04-18	400.00	8786	04-27	3,000.00

* Skip In Check Sequence

Check # 8769 Amount: \$1,957.50 Date: 04/07/2022

WARNING THIS DOCUMENT HAS SECURITY FEATURES IN THE REAR

Gables Terrace Condominium Association
 City National Bank Operating Account
 8769
 3/23/2022

Pay to the Order of **Rugies Cleaners** **\$1,957.50**

One Thousand Nine Hundred Fifty Seven and 50/100 DOLLARS

Rugies Cleaners
 6795 Collins Avenue
 Miami Beach, FL 33141

Memo: 12577

#008769# 0066004367# 04237099#06

Check # 8769 Amount: \$1,957.50 Date: 04/07/2022

066004367#
 CNB - North Miami
 2022-04-07
 035524697
 Batch 155761258

008769# 0066004367# 04237099#06

Check # 8773 Amount: \$4,536.00 Date: 04/18/2022

Gables Terrace Condominium Association
 City National Bank Operating Account
 8773
 4/7/2022

Pay to the Order of **DDCA Security Inc** **\$4,536.00**

Four Thousand Five Hundred Thirty Six and 00/100 DOLLARS

DDCA Security Inc
 4905 NW 72 Avenue
 Unit 2
 Miami, FL 33166

Memo: Inv.11439

#008773# 0066004367# 04237099#06

Check # 8773 Amount: \$4,536.00 Date: 04/18/2022

008773# 0066004367# 04237099#06

Check # 8774 Amount: \$187.20 Date: 04/15/2022

Gables Terrace Condominium Association
 City National Bank Operating Account
 8774
 4/7/2022

Pay to the Order of **Diversefire Systems, Inc** **\$187.20**

One Hundred Eighty Seven and 20/100 DOLLARS

Diversefire Systems, Inc
 13850 NW 19th Ave
 Miami, FL 33054-4218

Memo: Inv.116434

#008774# 0066004367# 04237099#06

Check # 8774 Amount: \$187.20 Date: 04/15/2022

008774# 0066004367# 04237099#06

Check # 8775 Amount: \$757.20 Date: 04/15/2022

Gables Terrace Condominium Association
 City National Bank Operating Account
 8775
 4/7/2022

Pay to the Order of **ECS Business Services** **\$757.20**

Seven Hundred Fifty Seven and 20/100 DOLLARS

ECS Business Services
 5050 Biscayne Blvd, Suite 200
 Miami, FL 33137 US

Memo: Inv.8025

#008775# 0066004367# 04237099#06

Check # 8775 Amount: \$757.20 Date: 04/15/2022

008775# 0066004367# 04237099#06

Check # 8776 Amount: \$400.00 Date: 04/18/2022

Gables Terrace Condominium Association
 City National Bank Operating Account
 8776
 4/7/2022

Pay to the Order of **Padron, Montoro & Hartney, LLP** **\$400.00**

Four Hundred and 00/100 DOLLARS

Padron, Montoro & Hartney, LL
 12325 SW 128 Street
 Miami, FL 33186

Memo: Inv.19656

#008776# 0066004367# 04237099#06

Check # 8776 Amount: \$400.00 Date: 04/18/2022

0066004367#
 CNB - London Square
 2022-04-18
 037189660
 Batch 156904789

008776# 0066004367# 04237099#06

Check # 8777 Amount: \$572.35 Date: 04/19/2022

Gables Terrace Condominium Association
 City National Bank Operating Account
 8777
 4/7/2022

Pay to the Order of **Sherwood Forest** **\$572.35**

Five Hundred Seventy Two and 35/100 DOLLARS

Sherwood Forest
 Nursery and Landscaping
 10954 SW 55th Street
 Miami, FL 33166

Memo: Inv.0322022

#008777# 0066004367# 04237099#06

Check # 8777 Amount: \$572.35 Date: 04/19/2022

066004367#
 CNB - London Square
 2022-04-19
 0314101482
 Batch

008777# 0066004367# 04237099#06

Check # 8778 Amount: \$549.70 Date: 04/18/2022

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Gables Terrace Condominium Association
 City National Bank Operating Account
 8778
 4/17/2022

City National Bank
 Operating Account
 8778
 4/17/2022

Pay to the Order of **Padron, Montoro & Harney, LLP** \$549.70
 Five Hundred Forty-Nine and 70/100 DOLLARS

Padron, Montoro & Harney, LLP
 13356 SW 12th Street
 Miami, FL 33186

Memo: 10931

⑆008778⑆ ⑆066004367⑆ ⑆04237099⑆ ⑆06⑆

Check # 8778 Amount: \$549.70 Date: 04/18/2022

2066004367⑆
 CNB - London: 8gaazr
 2022-04-18
 2371826639
 Batch: 126904789

⑆008778⑆ ⑆066004367⑆ ⑆04237099⑆ ⑆06⑆

Check # 8779 Amount: \$1,000.00 Date: 04/18/2022

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Gables Terrace Condominium Association
 City National Bank Operating Account
 8779
 4/17/2022

City National Bank
 Operating Account
 8779
 4/17/2022

Pay to the Order of **Jade M. Leonart** \$1,000.00
 One Thousand and 00/100 DOLLARS

Jade M. Leonart
 2424 SW 19 Terrace
 Miami, FL 33145

Memo: Link: 2304-ret-nd-eco-dep-and-com

⑆008779⑆ ⑆066004367⑆ ⑆04237099⑆ ⑆06⑆

Check # 8779 Amount: \$1,000.00 Date: 04/18/2022

⑆008779⑆ ⑆066004367⑆ ⑆04237099⑆ ⑆06⑆

Check # 8785 Amount: \$627.65 Date: 04/27/2022

Image Front Unavailable

Check # 8785 Amount: \$627.65 Date: 04/27/2022

Image Back Unavailable

Check # 8786 Amount: \$3,000.00 Date: 04/27/2022

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GABLES TERRACE CONDOMINIUM ASSOCIATION
 CITY NATIONAL BANK Operating Account
 098786
 4/21/2022

City National Bank
 Operating Account
 098786
 4/21/2022

Pay to the Order of **Grove Properties LLC** \$3,000.00
 Three Thousand and 00/100 DOLLARS

Grove Properties LLC
 Management & Consulting
 2611 SW 24 Street
 Miami, FL 33145

Memo: 10908

⑆008786⑆ ⑆066004367⑆ ⑆04237099⑆ ⑆06⑆

Check # 8786 Amount: \$3,000.00 Date: 04/27/2022

For Deposit Only - JPM

⑆008786⑆ ⑆066004367⑆ ⑆04237099⑆ ⑆06⑆

GABLES TERRACE CONDOMINIUM ASSOC., INC.
Reconciliation Summary
103.06 · City Natl Bank-1014-Sec Dep, Period Ending 04/30/2022

	<u>Apr 30, 22</u>
Beginning Balance	59,978.51
Cleared Transactions	
Deposits and Credits - 2 items	<u>1,002.39</u>
Total Cleared Transactions	<u>1,002.39</u>
Cleared Balance	<u>60,980.90</u>
Register Balance as of 04/30/2022	60,980.90
Ending Balance	60,980.90

GABLES TERRACE CONDOMINIUM ASSOC., INC.
Reconciliation Detail
103.06 · City Natl Bank-1014-Sec Dep, Period Ending 04/30/2022

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Clr</u>	<u>Amount</u>	<u>Balance</u>
Beginning Balance						59,978.51
Cleared Transactions						
Deposits and Credits - 2 items						
Deposit	04/26/2022			X	1,000.00	1,000.00
Deposit	04/30/2022			X	2.39	1,002.39
Total Deposits and Credits					1,002.39	1,002.39
Total Cleared Transactions					1,002.39	1,002.39
Cleared Balance					1,002.39	60,980.90
Register Balance as of 04/30/2022					1,002.39	60,980.90
Ending Balance					1,002.39	60,980.90



75
YEARS

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13358 SW 128 ST
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and hours, please visit
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Association Interest Checking

Account Summary

Account:	XXXXX1014	Beginning Balance:	\$59,978.51
Last Statement:	March 31, 2022	Ending Balance:	\$60,980.90
This Statement:	April 29, 2022	Average Ledger Balance:	\$60,116.44
		Low Balance:	\$59,978.51
		Interest Earned This Period:	\$2.39
		Interest Earned 2022:	\$9.66
		Days In Period:	29
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
03-31	Beginning balance			59,978.51
04-26	Office Deposit	1,000.00		60,978.51
04-29	Interest	2.39		60,980.90
04-29	Ending totals	1,002.39	0.00	60,980.90

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GABLES TERRACE CONDOMINIUM ASSOC., INC.
Reconciliation Summary
104.01 · City Natl bank S/A -2019 6280, Period Ending 04/30/2022

	<u>Apr 30, 22</u>
Beginning Balance	135,769.34
Cleared Transactions	
Checks and Payments - 1 item	-65.00
Deposits and Credits - 1 item	5.39
Total Cleared Transactions	<u>-59.61</u>
Cleared Balance	<u>135,709.73</u>
Register Balance as of 04/30/2022	135,709.73
Ending Balance	135,709.73

GABLES TERRACE CONDOMINIUM ASSOC., INC.
Reconciliation Detail
104.01 · City Natl bank S/A -2019 6280, Period Ending 04/30/2022

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						135,769.34
Cleared Transactions						
Checks and Payments - 1 item						
Check	04/15/2022			X	-65.00	-65.00
Total Checks and Payments					-65.00	-65.00
Deposits and Credits - 1 item						
Deposit	04/30/2022			X	5.39	5.39
Total Deposits and Credits					5.39	5.39
Total Cleared Transactions					-59.61	-59.61
Cleared Balance					-59.61	135,709.73
Register Balance as of 04/30/2022					-59.61	135,709.73
Ending Balance					-59.61	135,709.73



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and hours, please visit
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Association Interest Checking

Account Summary

Account:	XXXXX6280	Beginning Balance:	\$135,769.34
Last Statement:	March 31, 2022	Ending Balance:	\$135,709.73
This Statement:	April 29, 2022	Average Ledger Balance:	\$135,735.71
		Low Balance:	\$135,704.34
		Interest Earned This Period:	\$5.39
		Interest Earned 2022:	\$22.14
		Days In Period:	29
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
03-31	Beginning balance			135,769.34
04-15	Monthly Service Fee		65.00	135,704.34
04-29	Interest	5.39		135,709.73
04-29	Ending totals	5.39	65.00	135,709.73

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GABLES TERRACE CONDOMINIUM ASSOC., INC.
Reconciliation Summary
105.08 · City Natl Bank Reserve 4369, Period Ending 04/30/2022

	<u>Apr 30, 22</u>
Beginning Balance	151,359.18
Cleared Transactions	
Deposits and Credits - 1 item	<u>12.03</u>
Total Cleared Transactions	<u>12.03</u>
Cleared Balance	<u>151,371.21</u>
Register Balance as of 04/30/2022	151,371.21
Ending Balance	151,371.21

GABLES TERRACE CONDOMINIUM ASSOC., INC.
Reconciliation Detail
105.08 - City Natl Bank Reserve 4369, Period Ending 04/30/2022

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Clr</u>	<u>Amount</u>	<u>Balance</u>
Beginning Balance						151,359.18
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	04/30/2022			X	12.03	12.03
Total Deposits and Credits					12.03	12.03
Total Cleared Transactions					12.03	12.03
Cleared Balance					12.03	151,371.21
Register Balance as of 04/30/2022					12.03	151,371.21
Ending Balance					12.03	151,371.21



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MIAMI FL 33186-5807



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and hours, please visit
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Condo Tiered

Account Summary

Account:	XXXXX4369	Beginning Balance:	\$151,359.18
Last Statement:	March 31, 2022	Ending Balance:	\$151,371.21
This Statement:	April 29, 2022	Average Ledger Balance:	\$151,359.18
		Low Balance:	\$151,359.18
		Interest Earned This Period:	\$12.03
		Interest Earned 2022:	\$49.34
		Days In Period:	29
		Annual Percentage Yield Earned:	0.10%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
03-31	Beginning balance			151,359.18
04-29	Interest	12.03		151,371.21
04-29	Ending totals	12.03	0.00	151,371.21

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GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month

As of April 30, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
							126,250.40
103.01	City Natl Bank 9906		-Operating				
Deposit	04/01/2022	401	A/R Deposit	Deposit	898.00		127,148.40
Deposit	04/01/2022	402	A/R Deposit	Deposit	22,001.00		149,149.40
Deposit	04/04/2022	404	A/R Deposit	Deposit	3,143.00		152,292.40
Deposit	04/04/2022	404	A/R Deposit	assoc	449.00		152,741.40
Deposit	04/04/2022	404	A/R Deposit	Online	449.00		153,190.40
Deposit	04/05/2022	405	A/R Deposit	Deposit	2,705.00		155,895.40
Deposit	04/05/2022	405	A/R Deposit	assoc	898.00		156,793.40
Deposit	04/05/2022	405	A/R Deposit	Online	449.00		157,242.40
Deposit	04/06/2022	406	A/R Deposit	Deposit	2,694.00		159,936.40
Check	04/06/2022	ACH	Waste Connections of Florida			74.40	159,862.00
Deposit	04/07/2022	407	A/R Deposit	Deposit	1,796.00		161,658.00
Bill P...	04/07/2022	8773	DDCA Security Inc	Inv.11439		4,536.00	157,122.00
Bill P...	04/07/2022	8774	Diversifire Systems, Inc	Inv.115434		187.20	156,934.80
Bill P...	04/07/2022	8775	ECS Business Services	Inv.8005		757.20	156,177.60
Bill P...	04/07/2022	8776	Padron, Montoro & Hartney, LLP	Inv.19856		400.00	155,777.60
Bill P...	04/07/2022	8777	Sherwood Forest	Inv.03/22/2022		572.35	155,205.25
Bill P...	04/07/2022	8778	Padron, Montoro & Hartney, LLP	Inv.19931		549.70	154,655.55
Check	04/07/2022	8779	Jade M. Lleonart	Unit 2351 refund sec dep and com...		1,000.00	153,655.55
Deposit	04/08/2022	408	A/R Deposit	Deposit	1,347.00		155,002.55
Deposit	04/09/2022	409	A/R Deposit	Deposit	560.00		155,562.55
Deposit	04/11/2022	411	A/R Deposit	Deposit	1,347.00		156,909.55
Deposit	04/13/2022	413	A/R Deposit	Deposit	898.00		157,807.55
Deposit	04/13/2022	413	A/R Deposit	Deposit	464.00		158,271.55
Check	04/14/2022	ACH	Miami-Dade Water And Sewer ...	8787909438		12.65	158,258.90
Check	04/14/2022	ACH	Miami-Dade Water And Sewer ...	6931777355		200.26	158,058.64
Check	04/14/2022	ACH	Miami-Dade Water And Sewer ...	1748205455		2,493.92	155,564.72
Deposit	04/14/2022	414	A/R Deposit	Deposit	449.00		156,013.72
Check	04/15/2022	ACH	FPL			2,642.99	153,370.73
Deposit	04/15/2022	415	A/R Deposit	Deposit	449.00		153,819.73
Deposit	04/15/2022	415	A/R Deposit	Online	250.00		154,069.73
Check	04/15/2022			Service Charge		65.00	154,004.73
Deposit	04/18/2022	418	A/R Deposit	Deposit	449.00		154,453.73
Deposit	04/18/2022	418	A/R Deposit	Assoc	449.00		154,902.73
Check	04/19/2022	ACH	IPFS Corporation			14,081.97	140,820.76
Check	04/20/2022		Comcast			503.74	140,317.02
Deposit	04/20/2022	420	A/R Deposit	Deposit	464.00		140,781.02
Check	04/21/2022	8780	Florida Department of State	Doc.N95000000358 2022 Annual ...		61.25	140,719.77
Bill P...	04/21/2022	8781	BioResponse Corp	Inv.5794 10/13/21		1,841.75	138,878.02
Bill P...	04/21/2022	8782	BioResponse Corp	Inv.5942 1/10/22		2,689.00	136,189.02
Bill P...	04/21/2022	8783	DDCA Security Inc	Inv.11495		4,536.00	131,653.02
Bill P...	04/21/2022	8784	Diversifire Systems, Inc	Inv.115383		208.65	131,444.37
Bill P...	04/21/2022	8785	Grove Properties LLC	Inv.1907		627.65	130,816.72
Bill P...	04/21/2022	8786	Grove Properties LLC	Inv.1908		3,000.00	127,816.72
Bill P...	04/21/2022	8787	KJW Enterprizes, Inc.	Inv.0082		1,588.95	126,227.77
Bill P...	04/21/2022	8788	TEM Systems, Inc	Inv.21267		849.75	125,378.02
Deposit	04/21/2022	421	A/R Deposit	Deposit	449.00		125,827.02
Deposit	04/25/2022	425	A/R Deposit	Deposit	913.00		126,740.02
Deposit	04/26/2022	426	A/R Deposit	E-check	449.00		127,189.02
Deposit	04/26/2022	426	A/R Deposit	Assoc	449.00		127,638.02
Deposit	04/26/2022			Deposit-Assoc	1,237.00		128,875.02
Deposit	04/28/2022	428	A/R Deposit	Deposit	449.00		129,324.02
Check	04/28/2022	ACH	Waste Connections of Florida			1,123.20	128,200.82
Deposit	04/29/2022	429	A/R Deposit	Online	449.00		128,649.82
Deposit	04/29/2022			Deposit	1,803.20		130,453.02
Deposit	04/30/2022			Interest	5.95		130,458.97
Total 103.01 · City Natl Bank 9906 -Operating					48,812.15	44,603.58	130,458.97
103.06 · City Natl Bank-1014-Sec Dep							59,978.51
Deposit	04/26/2022			Deposit	1,000.00		60,978.51
Deposit	04/30/2022			Interest	2.39		60,980.90
Total 103.06 · City Natl Bank-1014-Sec Dep					1,002.39	0.00	60,980.90

GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month

As of April 30, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
104.01 · City Natl bank S/A -2019 6280							135,769.34
Check	04/15/2022			Service Charge		65.00	135,704.34
Deposit	04/30/2022			Interest	5.39		135,709.73
Total 104.01 · City Natl bank S/A -2019 6280					5.39	65.00	135,709.73
105.08 · City Natl Bank Reserve 4369							151,359.18
Deposit	04/30/2022			Interest	12.03		151,371.21
Total 105.08 · City Natl Bank Reserve 4369					12.03	0.00	151,371.21
112 · Assessment receivable							2,977.95
Gener...	04/01/2022	1473		Monthly assesment	48,492.00		51,469.95
Gener...	04/01/2022	1473		Set up prepaid	21,973.16		73,443.11
Gener...	04/01/2022	1473		Reverse prepaid		23,898.06	49,545.05
Gener...	04/01/2022	1473		Late charge	195.00		49,740.05
Deposit	04/01/2022	401	A/R Deposit	Deposit		898.00	48,842.05
Deposit	04/01/2022	402	A/R Deposit	Deposit		22,001.00	26,841.05
Gener...	04/01/2022	1473		Remove L/F		250.00	26,591.05
Deposit	04/04/2022	404	A/R Deposit	Deposit		3,143.00	23,448.05
Deposit	04/04/2022	404	A/R Deposit	assoc		449.00	22,999.05
Deposit	04/04/2022	404	A/R Deposit	Online		449.00	22,550.05
Deposit	04/05/2022	405	A/R Deposit	Deposit		2,705.00	19,845.05
Deposit	04/05/2022	405	A/R Deposit	assoc		898.00	18,947.05
Deposit	04/05/2022	405	A/R Deposit	Online		449.00	18,498.05
Deposit	04/06/2022	406	A/R Deposit	Deposit		2,694.00	15,804.05
Deposit	04/07/2022	407	A/R Deposit	Deposit		1,796.00	14,008.05
Deposit	04/08/2022	408	A/R Deposit	Deposit		1,347.00	12,661.05
Deposit	04/09/2022	409	A/R Deposit	Deposit		560.00	12,101.05
Deposit	04/11/2022	411	A/R Deposit	Deposit		1,347.00	10,754.05
Deposit	04/13/2022	413	A/R Deposit	Deposit		898.00	9,856.05
Deposit	04/13/2022	413	A/R Deposit	Deposit		464.00	9,392.05
Deposit	04/14/2022	414	A/R Deposit	Deposit		449.00	8,943.05
Deposit	04/15/2022	415	A/R Deposit	Deposit		449.00	8,494.05
Deposit	04/15/2022	415	A/R Deposit	Online		250.00	8,244.05
Deposit	04/18/2022	418	A/R Deposit	Deposit		449.00	7,795.05
Deposit	04/18/2022	418	A/R Deposit	Assoc		449.00	7,346.05
Deposit	04/20/2022	420	A/R Deposit	Deposit		464.00	6,882.05
Deposit	04/21/2022	421	A/R Deposit	Deposit		449.00	6,433.05
Deposit	04/25/2022	425	A/R Deposit	Deposit		913.00	5,520.05
Deposit	04/26/2022	426	A/R Deposit	E-check		449.00	5,071.05
Deposit	04/26/2022	426	A/R Deposit	Assoc		449.00	4,622.05
Deposit	04/28/2022	428	A/R Deposit	Deposit		449.00	4,173.05
Deposit	04/29/2022	429	A/R Deposit	Online		449.00	3,724.05
Total 112 · Assessment receivable					70,660.16	69,914.06	3,724.05
111 · Special assessment							6,771.80
Gener...	04/01/2022	1473		Set up prepaid S/A	75.20		6,847.00
Gener...	04/01/2022	1473		Reverse prepaid S/A		75.20	6,771.80
Total 111 · Special assessment					75.20	75.20	6,771.80
115 · Prepaid insurance							112,039.29
Gener...	04/01/2022	1473		Amort Insurance		12,731.40	99,307.89
Total 115 · Prepaid insurance					0.00	12,731.40	99,307.89
116 · Prepaid expenses							3,349.29
Gener...	04/01/2022	147...		prepaid expenses		3,000.00	349.29
Gener...	04/07/2022	1472		prepaid expenses		36.00	313.29
Total 116 · Prepaid expenses					0.00	3,036.00	313.29
125 · Federal Tax Withheld							66.13
Total 125 · Federal Tax Withheld							66.13

GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month

As of April 30, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
202 · Accounts payable							-13,397.95
Bill	04/01/2022	195...	Padron, Montoro & Hartney, LLP	Inv.19856		400.00	-13,797.95
Bill	04/01/2022	11439	DDCA Security Inc	Inv.11439		4,536.00	-18,333.95
Bill	04/01/2022	115...	Diversifire Systems, Inc	Inv.115434		187.20	-18,521.15
Bill	04/07/2022	19931	Padron, Montoro & Hartney, LLP	Inv.19931		549.70	-19,070.85
Bill P...	04/07/2022	8773	DDCA Security Inc	Inv.11439	4,536.00		-14,534.85
Bill P...	04/07/2022	8774	Diversifire Systems, Inc	Inv.115434	187.20		-14,347.65
Bill P...	04/07/2022	8775	ECS Business Services	Inv.8005	757.20		-13,590.45
Bill P...	04/07/2022	8776	Padron, Montoro & Hartney, LLP	Inv.19856	400.00		-13,190.45
Bill P...	04/07/2022	8777	Sherwood Forest	Inv.03/22/2022	572.35		-12,618.10
Bill P...	04/07/2022	8778	Padron, Montoro & Hartney, LLP	Inv.19931	549.70		-12,068.40
Bill	04/12/2022	1907	Grove Properties LLC	Inv.1907		627.65	-12,696.05
Bill	04/14/2022	21267	TEM Systems, Inc	Inv.21267		849.75	-13,545.80
Bill	04/15/2022	11495	DDCA Security Inc	Inv.11495		4,536.00	-18,081.80
Bill	04/18/2022	1908	Grove Properties LLC	Inv.1908		3,000.00	-21,081.80
Bill	04/19/2022	0082	KJW Enterprizes, Inc.	Inv.0082		1,588.95	-22,670.75
Bill P...	04/21/2022	8781	BioResponse Corp	Inv.5794 10/13/21	1,841.75		-20,829.00
Bill P...	04/21/2022	8782	BioResponse Corp	Inv.5942 1/10/22	2,689.00		-18,140.00
Bill P...	04/21/2022	8783	DDCA Security Inc	Inv.11495	4,536.00		-13,604.00
Bill P...	04/21/2022	8784	Diversifire Systems, Inc	Inv.115383	208.65		-13,395.35
Bill P...	04/21/2022	8785	Grove Properties LLC	Inv.1907	627.65		-12,767.70
Bill P...	04/21/2022	8786	Grove Properties LLC	Inv.1908	3,000.00		-9,767.70
Bill P...	04/21/2022	8787	KJW Enterprizes, Inc.	Inv.0082	1,588.95		-8,178.75
Bill P...	04/21/2022	8788	TEM Systems, Inc	Inv.21267	849.75		-7,329.00
Total 202 · Accounts payable					22,344.20	16,275.25	-7,329.00
203 · Accrued expenses							-11,956.49
Gener...	04/01/2022	147...		Rcd Accrued Exp-SVC March 2022	11,556.49		-400.00
Gener...	04/30/2022	1476		Rcd Rv Accrued Exp		12,131.25	-12,531.25
Total 203 · Accrued expenses					11,556.49	12,131.25	-12,531.25
206 · Prepaid assessments							-23,898.06
Gener...	04/01/2022	1473		Set up prepaid		21,973.16	-45,871.22
Gener...	04/01/2022	1473		Reverse prepaid	23,898.06		-21,973.16
Total 206 · Prepaid assessments					23,898.06	21,973.16	-21,973.16
207 · Prepaid special assessment							-75.20
Gener...	04/01/2022	1473		Set up prepaid S/A		75.20	-150.40
Gener...	04/01/2022	1473		Reverse prepaid S/A	75.20		-75.20
Total 207 · Prepaid special assessment					75.20	75.20	-75.20
210 · Security Deposit							-60,370.00
Check	04/07/2022	8779	Jade M. Leonart	Unit 2351 refund sec dep and com...	500.00		-59,870.00
Check	04/07/2022	8779	Jade M. Leonart	Unit 2351 refund sec dep and com...	500.00		-59,370.00
Deposit	04/26/2022	258		Sujit Shakya Unit 901		500.00	-59,870.00
Deposit	04/26/2022	118		Eduardo A Uribe and Liliana P Urib...		500.00	-60,370.00
Total 210 · Security Deposit					1,000.00	1,000.00	-60,370.00
212 · Insurance payable							-113,370.96
Check	04/19/2022	ACH	IPFS Corporation		14,081.97		-99,288.99
Total 212 · Insurance payable					14,081.97	0.00	-99,288.99
243 · Contract Liabilities S/A 2019							-143,919.59
243.01 · S/A 2019 Revenues							-401,556.20
Total 243.01 · S/A 2019 Revenues							-401,556.20
243.02 · S/A 2019 Interest							-29.40
Total 243.02 · S/A 2019 Interest							-29.40
243.03 · Bank charges							109.25
Total 243.03 · Bank charges							109.25

GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month

As of April 30, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
							257,556.76
243.05			S/A 2019 Expenses				7,529.00
243.050			Domestic water pum				7,529.00
			Total 243.050 · Domestic water pum				
							25,097.25
243.051			Life safety equipment				25,097.25
			Total 243.051 · Life safety equipment				
							140,659.89
243.052			Roof project				140,659.89
			Total 243.052 · Roof project				
							22,286.22
243.053			Pool Repairs				22,286.22
			Total 243.053 · Pool Repairs				
							41,297.90
243.054			Garage project				41,297.90
			Total 243.054 · Garage project				
							20,686.50
243.05			S/A 2019 Expenses - Other				20,686.50
			Total 243.05 · S/A 2019 Expenses - Other				
							257,556.76
			Total 243.05 · S/A 2019 Expenses				
							-143,919.59
			Total 243 · Contract Liabilities S/A 2019				
							-235,379.79
271			Fund balance - reserves				-3,999.70
271.02			Street sealing-pavement				-3,999.70
			Total 271.02 · Street sealing-pavement				
							-6,291.32
271.08			Pool				-6,291.32
			Total 271.08 · Pool				
							-8,000.03
271.11			Lobby Furniture				-8,000.03
			Total 271.11 · Lobby Furniture				
							-15,866.97
271.12			Generator				-15,866.97
			Total 271.12 · Generator				
							-5,981.12
271.13			Painting/Interior				-5,981.12
			Total 271.13 · Painting/Interior				
							-821.80
271.15			Pool furniture				-821.80
			Total 271.15 · Pool furniture				
							-4,064.96
271.16			Flooring				-4,064.96
			Total 271.16 · Flooring				
							-16,910.29
271.17			Awning				-16,910.29
			Total 271.17 · Awning				
							-829.50
271.18			Garage Gate				-829.50
			Total 271.18 · Garage Gate				
							-2,020.12
271.27			HVAC				-2,020.12
			Total 271.27 · HVAC				
							-169,627.38
271.28			Pooled reserves				-169,627.38
Gener...	04/01/2022	1473		Set up prepaid		6,750.00	-176,377.38
					0.00	6,750.00	-176,377.38
			Total 271.28 · Pooled reserves				
							-1,056.60
271.85			Interest income				-1,056.60
Deposit	04/30/2022			Interest		12.03	-1,068.63
					0.00	12.03	-1,068.63
			Total 271.85 · Interest income				
							90.00
271.86			Bank Charges - reserves				90.00
			Total 271.86 · Bank Charges - reserves				
					0.00	6,762.03	-242,141.82
			Total 271 · Fund balance - reserves				
							-23,508.22
274.1			Fund balance - operating				-23,508.22
			Total 274.1 · Fund balance - operating				

GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month

As of April 30, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
301 · Maintenance assessments							-436,428.00
Gener...	04/01/2022	1473		Monthly assesment		48,492.00	-484,920.00
Total 301 · Maintenance assessments					0.00	48,492.00	-484,920.00
310 · Screening fees							-1,100.00
Total 310 · Screening fees							-1,100.00
315 · Late charges							-1,040.00
Gener...	04/01/2022	1473		Late charge		195.00	-1,235.00
Gener...	04/01/2022	1473		Remove L/F	250.00		-985.00
Total 315 · Late charges					250.00	195.00	-985.00
320 · Interest							-129.34
Deposit	04/30/2022			Interest		5.95	-135.29
Deposit	04/30/2022			Interest		2.39	-137.68
Deposit	04/30/2022			Interest		5.39	-143.07
Total 320 · Interest					0.00	13.73	-143.07
334 · Parking space & Storage rental							-7,468.96
Deposit	04/26/2022	2295		Storage		45.00	-7,513.96
Deposit	04/26/2022	1137		Parking April and June		165.00	-7,678.96
Deposit	04/26/2022	1985		Parking April, May and June		120.00	-7,798.96
Deposit	04/26/2022	147		6 Months parking Spot		330.00	-8,128.96
Deposit	04/26/2022	127		Parking Space		165.00	-8,293.96
Deposit	04/29/2022			kevin Gonzales		158.75	-8,452.71
Deposit	04/29/2022			Oscar de Soto		129.80	-8,582.51
Deposit	04/29/2022			Yohana Williams		129.80	-8,712.31
Deposit	04/29/2022			Universal Wealth Managers LLC		260.09	-8,972.40
Deposit	04/29/2022			Oscar Rodriguez-Fonts		129.80	-9,102.20
Deposit	04/29/2022			Maria Lama		129.80	-9,232.00
Deposit	04/29/2022			Richard Mejia		115.32	-9,347.32
Deposit	04/29/2022			Judy Supersad		129.80	-9,477.12
Deposit	04/29/2022			Jason Potter		303.52	-9,780.64
Deposit	04/29/2022			Joshua Alliot		115.32	-9,895.96
Deposit	04/29/2022			Hannah Rumbaoa		115.32	-10,011.28
Total 334 · Parking space & Storage rental					0.00	2,542.32	-10,011.28
335 · Gate cards							-646.00
Total 335 · Gate cards							-646.00
339 · Insurance Claim Water Pump							-6,400.00
Total 339 · Insurance Claim Water Pump							-6,400.00
340 · Other Income							-9,863.90
Deposit	04/26/2022	256		Application Fee		100.00	-9,963.90
Deposit	04/26/2022	117		Application Fee		100.00	-10,063.90
Deposit	04/26/2022	1132		Club Room & Pool		100.00	-10,163.90
Deposit	04/26/2022	146		Remote Control		62.00	-10,225.90
Deposit	04/26/2022	1035		Card FOB		25.00	-10,250.90
Deposit	04/26/2022	2508		Entry Card		25.00	-10,275.90
Deposit	04/29/2022			Vinardeli Power Systems		42.94	-10,318.84
Deposit	04/29/2022			Ariel Rodriguez		42.94	-10,361.78
Total 340 · Other income					0.00	497.88	-10,361.78
1 · Administrative Expenses							45,011.90
505 · Accounting							3,600.00
Bill	04/01/2022	195...	Padron, Montoro & Hartney, LLP	April financials	400.00		4,000.00
Total 505 · Accounting					400.00	0.00	4,000.00
515 · Office expenses							3,026.62
Total 515 · Office expenses							3,026.62
520 · Bad debt							898.35
Total 520 · Bad debt							898.35

GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month

As of April 30, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
							1,180.00
522 · Bank Charges							
Check	04/15/2022			Service Charge	65.00		1,245.00
Check	04/15/2022			Service Charge	65.00		1,310.00
Total 522 · Bank Charges					130.00	0.00	1,310.00
							650.00
525 · Miscellaneous							650.00
Total 525 · Miscellaneous							650.00
							4,821.97
540 · Legal							4,821.97
Total 540 · Legal							4,821.97
							1,765.24
545 · Licenses & permits							1,765.24
Check	04/21/2022	8780	Florida Department of State	Doc.N95000000358 2022 Annual ...	61.25		1,826.49
Total 545 · Licenses & permits					61.25	0.00	1,826.49
							108.00
546 · Licenses - Fla. condo fee							108.00
Gener...	04/07/2022	1472		prepaid expenses	36.00		144.00
Total 546 · Licenses - Fla. condo fee					36.00	0.00	144.00
							27,000.00
550 · Management Services							27,000.00
Gener...	04/01/2022	147...		Reverse of GJE 1470 -- prepaid exp...	3,000.00		30,000.00
Bill	04/18/2022	1908	Grove Properties LLC	May/22	3,000.00		33,000.00
Total 550 · Management Services					6,000.00	0.00	33,000.00
							1,661.72
582 · Postage & printing							1,661.72
Bill	04/07/2022	19931	Padron, Montoro & Hartney, LLP	Out of pockey 1st Qt 2022	549.70		2,211.42
Total 582 · Postage & printing					549.70	0.00	2,211.42
							300.00
592 · Screening service							300.00
Total 592 · Screening service							300.00
Total 1 · Administrative Expenses					7,176.95	0.00	52,188.85
2 · Insurance							95,863.60
615.01 · Insurance - Property/Liability							92,039.37
Gener...	04/01/2022	1473		Amort Insurance	12,243.30		104,282.67
Total 615.01 · Insurance - Property/Liability					12,243.30	0.00	104,282.67
							0.00
615.02 · Insurance - D & O							0.00
Gener...	04/01/2022	1473		Amort Insurance	0.00		0.00
Total 615.02 · Insurance - D & O					0.00	0.00	0.00
							0.00
615.04 · Insurance - Crime							0.00
Gener...	04/01/2022	1473		Amort Insurance	0.00		0.00
Total 615.04 · Insurance - Crime					0.00	0.00	0.00
							1,317.59
615.07 · Insurance-Umbrella							1,317.59
Gener...	04/01/2022	1473		Amort Insurance	174.90		1,492.49
Total 615.07 · Insurance-Umbrella					174.90	0.00	1,492.49
							1,819.25
615.09 · Insurance-Boiler & Machinery							1,819.25
Gener...	04/01/2022	1473		Amort Insurance	262.50		2,081.75
Total 615.09 · Insurance-Boiler & Machinery					262.50	0.00	2,081.75
							687.39
615.11 · Workers Compensation							687.39
Gener...	04/01/2022	1473		Amort Insurance	50.70		738.09
Total 615.11 · Workers Compensation					50.70	0.00	738.09
Total 2 · Insurance					12,731.40	0.00	108,595.00

GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month

As of April 30, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
3 · Utilities							77,271.76
585 · Telephone							4,727.19
Check	04/20/2022		Comcast		503.74		5,230.93
Total 585 · Telephone							5,230.93
610 · Electricity							23,716.76
Gener...	04/01/2022	147...		Rcd Accrued Exp-SVC March 2022		2,151.63	21,565.13
Check	04/15/2022	ACH	FPL	03/03/2022-04/04/2022	2,642.99		24,208.12
Gener...	04/30/2022	1476		Rcd Rv Accrued Exp-SVC April 2022	2,147.34		26,355.46
Total 610 · Electricity							26,355.46
690 · Waste removal							19,628.10
Check	04/06/2022	ACH	Waste Connections of Florida		74.40		19,702.50
Check	04/28/2022	ACH	Waste Connections of Florida		1,123.20		20,825.70
Total 690 · Waste removal							20,825.70
695 · Water & sewer							29,199.71
Gener...	04/01/2022	147...		Reverse of GJE 1475 -- Rcd Accrue...		4,668.94	24,530.77
Check	04/14/2022	ACH	Miami-Dade Water And Sewer ...	2/16-3/16/22	12.65		24,543.42
Check	04/14/2022	ACH	Miami-Dade Water And Sewer ...	2/16-3/16/22	200.26		24,743.68
Check	04/14/2022	ACH	Miami-Dade Water And Sewer ...	2/16-3/16/22	2,493.92		27,237.60
Gener...	04/30/2022	1476		Rcd Rv Accrued Exp-SVC April 2022	4,350.15		31,587.75
Total 695 · Water & sewer							31,587.75
Total 3 · Utilities							83,999.84
4 · Property Expenses							134,762.47
604 · Security/ Concierge							86,080.92
Bill	04/01/2022	11439	DDCA Security Inc	03/19-04/01/22	4,536.00		90,616.92
Gener...	04/01/2022	147...		Rcd Accrued Exp-SVC March 2022		4,535.92	86,081.00
Bill	04/15/2022	11495	DDCA Security Inc	4/2 to 4/15/22	4,536.00		90,617.00
Gener...	04/30/2022	1476		Rcd Rv Accrued Exp-SVC April 2022	5,233.76		95,850.76
Total 604 · Security/ Concierge							95,850.76
608 · Elevator service							14,177.26
Total 608 · Elevator service							14,177.26
613 · Fire alarm service							1,684.80
Bill	04/01/2022	115...	Diversifire Systems, Inc	Inv.115434	187.20		1,872.00
Total 613 · Fire alarm service							1,872.00
614 · Generator/Fire Pump Maint.							1,573.02
Total 614 · Generator/Fire Pump Maint.							1,573.02
619 · Handyman Services							3,620.00
Total 619 · Handyman Services							3,620.00
625 · Lawn maintenance							2,300.00
Gener...	04/01/2022	147...		Rcd Accrued Exp-SVC March 2022		200.00	2,100.00
Gener...	04/30/2022	1476		Rcd Rv Accrued Exp-SVC March & ...	400.00		2,500.00
Total 625 · Lawn maintenance							2,500.00
626 · Maintenance Service							14,517.57
Bill	04/19/2022	0082	KJW Enterprizes, Inc.	04/01-4/30/22	1,588.95		16,106.52
Total 626 · Maintenance Service							16,106.52
664 · Window Cleaning							3,100.00
Total 664 · Window Cleaning							3,100.00
665 · Pest Control							1,128.90
Total 665 · Pest Control							1,128.90

GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month

As of April 30, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
667			HVAC Service				1,520.00
			Total 667				1,520.00
670			Pool service				1,060.00
			Total 670				1,060.00
650.7			Bonuses				4,000.00
			Total 650.7				4,000.00
			Total 4	Property Expenses	16,481.91	4,735.92	146,508.46
6			Repairs and Maintenance				76,730.84
675.03			Repairs - general				36,195.33
Bill	04/12/2022	1907	Grove Properties LLC	Reimb.	627.65		36,822.98
Bill	04/14/2022	21267	TEM Systems, Inc	Service	849.75		37,672.73
			Total 675.03	Repairs - general	1,477.40	0.00	37,672.73
675.05			Landscaping.				3,068.25
			Total 675.05				3,068.25
675.08			Repairs - pool				9,163.92
			Total 675.08				9,163.92
675.10			Garage Gate				8,215.00
			Total 675.10				8,215.00
675.15			Repairs- HVAC				10,320.00
			Total 675.15				10,320.00
675.17			Life Safety Equipment				3,060.20
			Total 675.17				3,060.20
675.91			Maintenance Supplies				2,793.14
			Total 675.91				2,793.14
675.93			Carpet Cleaning				3,915.00
			Total 675.93				3,915.00
			Total 6	Repairs and Maintenance	1,477.40	0.00	78,208.24
720			Reserve transfers				60,750.00
Gener...	04/01/2022	1473		Monthly reserves	6,750.00		67,500.00
			Total 720	Reserve transfers	6,750.00	0.00	67,500.00
TOTAL					251,939.55	251,939.55	0.00