

GABLES TERRACE CONDOMINIUM ASSOCIATION, INC.

PREPARED FINANCIAL STATEMENTS

March 31, 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
March 31, 2022

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



Tel: (305) 253 - 2000
Fax: (305) - 253 - 0832

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 March 31, 2022 and for the nine 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 3, 2022
Miami, Florida

GABLES TERRACE CONDOMINIUM ASSOCIATION, INC.
BALANCE SHEET
March 31, 2022

	<u>Operating Fund</u>	<u>Special Assessment Fund</u>	<u>Replacement Fund</u>	<u>Total</u>
ASSETS				
Cash in banks	\$ 186,229	\$ 135,769	\$ 151,359	\$ 473,357
Assessments receivable	2,978	6,772	-	9,750
Prepaid expenses	115,389	-	-	115,389
Federal Tax Withheld	66	-	-	66
Due from operating fund	-	8,117	84,021	92,138
Total	<u>\$ 304,662</u>	<u>\$ 150,658</u>	<u>\$ 235,380</u>	<u>\$ 690,700</u>
LIABILITIES AND FUND BALANCE				
Accounts payable and accrued expenses	\$ 18,691	\$ 6,663	\$ -	\$ 25,354
Assessments received in advance	23,898	75	-	23,973
Short term borrowing-insurance	113,371	-	-	113,371
Security deposit	60,370	-	-	60,370
Contract liabilities S/A-2019	-	143,920	-	143,920
Due to replacement fund	84,021	-	-	84,021
Total Liabilities	<u>308,468</u>	<u>150,658</u>	<u>-</u>	<u>459,126</u>
FUND BALANCE				
Fund balance	<u>(3,806)</u>	<u>-</u>	<u>235,380</u>	<u>231,574</u>
Total Fund Balance	<u>(3,806)</u>	<u>-</u>	<u>235,380</u>	<u>231,574</u>
Total	<u>\$ 304,662</u>	<u>\$ 150,658</u>	<u>\$ 235,380</u>	<u>\$ 690,700</u>

**GABLES TERRACE CONDOMINIUM ASSOCIATION, INC.
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND BALANCE
NINE MONTHS ENDED MARCH 31, 2022**

REVENUES	Operating Fund	Special Assessment Fund	Replacement Fund	Total
Maintenance assessments	\$ 375,678	\$ 44,640	\$ 60,750	\$ 436,428
Late charges	1,040	-	-	1,040
Interest	129	-	209	338
Parking and space rental income	7,469	-	-	7,469
Screening Fees	1,100	-	-	1,100
Gate Cards	646	-	-	646
Insurance claim	6,400	-	-	6,400
Other	9,864	-	-	9,864
Total	402,326	44,640	60,959	463,285
EXPENSES				
Administrative	45,012	568	-	45,580
Insurance	95,864	-	-	95,864
Utilities	77,272	-	-	77,272
Property expenses	137,635	-	-	137,635
Repairs and maintenance	73,857	44,072	4,700	122,629
Total	429,640	44,640	4,700	434,340
EXCESS (DEFICIT) OF REVENUES AND EXPENSES	(27,314)	-	56,259	28,945
Fund balance - beginning	23,508	-	179,121	202,629
FUND BALANCE - ENDING	\$ (3,806)	\$ -	\$ 235,380	\$ 231,574

GABLES TERRACE CONDOMINIUM ASSOCIATION, INC.
STATEMENT OF DEFERRED MAINTENANCE AND REPLACEMENT FUND
NINE MONTHS ENDED MARCH 31, 2022

	Fund Balance <u>6/30/2021</u>	<u>Additions</u>	<u>Payments</u>	<u>Transfer</u>	<u>Interest</u>	Fund Balance <u>3/31/2022</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	60,750	(3,000)	-	-	169,628
Interest-net of bank of charges	758	-	-	-	209	967
Total	\$ 179,121	\$ 60,750	\$ (4,700)	\$ -	\$ 209	\$ 235,380

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 ASSOC., INC.
Statement of Assets and Liabilities
As of March 31, 2022

	Mar 31, 22	Feb 28, 22	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
103.01 · City Natl Bank 9906 -Operati...	126,250	117,649	8,601
103.06 · City Natl Bank-1014-Sec Dep	59,979	59,976	3
104.01 · City Natl bank S/A -2019 62...	135,769	135,829	-59
105.08 · City Natl Bank Reserve 4369	151,359	151,346	13
Total Checking/Savings	473,357	464,800	8,557
Total Current Assets	473,357	464,800	8,557
Other Assets			
112 · Assessment receivable	2,978	6,461	-3,483
111 · Special assessment	6,772	6,772	0
115 · Prepaid insurance	112,039	125,195	-13,156
116 · Prepaid expenses	3,349	3,785	-436
125 · Federal Tax Withheld	66	66	0
Total Other Assets	125,204	142,279	-17,075
TOTAL ASSETS	598,562	607,079	-8,517

GABLES TERRACE CONDOMINIUM ASSOC., INC.
Statement of Assets and Liabilities
As of March 31, 2022

	Mar 31, 22	Feb 28, 22	\$ Change
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
202 · Accounts payable	13,398	8,691	4,707
Total Accounts Payable	13,398	8,691	4,707
Other Current Liabilities			
203 · Accrued expenses	11,956	10,614	1,342
206 · Prepaid assessments	23,898	22,141	1,757
207 · Prepaid special assessment	75	75	0
210 · Security Deposit	60,370	60,370	0
212 · Insurance payable	113,371	127,453	-14,082
Total Other Current Liabilities	209,671	220,653	-10,983
Total Current Liabilities	223,069	229,344	-6,276
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	366,988	373,264	-6,276
Equity			
271 · Fund balance - reserves	235,380	228,617	6,763
274.1 · Fund balance - operating	23,508	22,508	1,000
Net Income	-27,314	-17,310	-10,004
Total Equity	231,574	233,815	-2,241
TOTAL LIABILITIES & EQUITY	598,562	607,079	-8,517

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Revenues and Expenses - Budget Performance

March 2022

	Mar 22	Budget	\$ Over Budget	Jul '21 - Mar 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
301 · Maintenance assessments	48,492	48,492	-0	436,428	436,431	-3	581,908
310 · Screening fees	0	167	-167	1,100	1,500	-400	2,000
315 · Late charges	-265	4	-269	1,040	38	1,002	50
320 · Interest	15	4	11	129	38	92	50
334 · Parking space & Storage rental	165	833	-668	7,469	7,500	-31	10,000
335 · Gate cards	50	42	8	646	375	271	500
339 · Insurance Claim Water Pump	0	0	0	6,400	0	6,400	0
340 · Other income	0	167	-167	9,864	1,500	8,364	2,000
Total Income	48,457	49,709	-1,252	463,076	447,381	15,695	596,508
Expense							
1 · Administrative Expenses							
505 · Accounting	400	400	0	3,600	3,600	0	4,800
510 · Audit and Tax returns	0	200	-200	0	1,800	-1,800	2,400
515 · Office expenses	0	208	-208	3,027	1,875	1,152	2,500
520 · Bad debt	898	250	648	898	2,250	-1,352	3,000
522 · Bank Charges	130	83	47	1,180	750	430	1,000
525 · Miscellaneous	0	0	0	650	0	650	0
540 · Legal	0	292	-292	4,822	2,625	2,197	3,500
544 · Corporate Filing Fees	0	6	-6	0	56	-56	75
545 · Licenses & permits	0	208	-208	1,765	1,875	-110	2,500
546 · Licenses - Fla. condo fee	36	36	0	108	324	-216	432
550 · Management Services	3,000	3,000	0	27,000	27,000	0	36,000
582 · Postage & printing	0	208	-208	1,662	1,875	-213	2,500
592 · Screening service	0	0	0	300	0	300	0
Total 1 · Administrative Expenses	4,464	4,892	-428	45,012	44,030	982	58,707
2 · Insurance							
615.01 · Insurance - Property/Lia...	12,651	9,583	3,068	92,039	86,250	5,789	115,000
615.07 · Insurance-Umbrella	181	128	52	1,318	1,154	163	1,539
615.09 · Insurance-Boiler & Mac...	52	203	-151	1,819	1,826	-7	2,435
615.11 · Workers Compensation	271	53	219	687	473	215	630
Total 2 · Insurance	13,156	9,967	3,189	95,864	89,703	6,161	119,604
3 · Utilities							
585 · Telephone	577	608	-31	4,727	5,475	-748	7,300
610 · Electricity	2,996	2,667	330	23,717	24,000	-283	32,000
690 · Waste removal	3,813	2,500	1,313	19,628	22,500	-2,872	30,000
695 · Water & sewer	3,220	3,667	-447	29,200	33,000	-3,800	44,000
Total 3 · Utilities	10,606	9,442	1,165	77,272	84,975	-7,703	113,300
4 · Property Expenses							
604 · Security/ Concierge	10,119	9,750	369	86,081	87,750	-1,669	117,000
608 · Elevator service	0	1,500	-1,500	14,177	13,500	677	18,000
613 · Fire alarm service	396	183	213	4,938	1,650	3,288	2,200
614 · Generator/Fire Pump Maint.	0	150	-150	1,573	1,350	223	1,800
619 · Handyman Services	0	417	-417	3,620	3,750	-130	5,000
625 · Lawn maintenance	200	200	0	2,300	1,800	500	2,400
626 · Maintenance Service	1,723	1,708	14	14,518	15,375	-857	20,500
664 · Window Cleaning	0	292	-292	3,100	2,625	475	3,500
663 · Roof PM	0	208	-208	0	1,875	-1,875	2,500
665 · Pest Control	0	125	-125	1,129	1,125	4	1,500
667 · HVAC Service	0	175	-175	1,140	1,575	-435	2,100
670 · Pool service	0	465	-465	1,060	4,185	-3,125	5,580
650.7 · Bonuses	1,000	417	583	4,000	3,750	250	5,000
Total 4 · Property Expenses	13,437	15,590	-2,153	137,635	140,310	-2,675	187,080
6 · Repairs and Maintenance							
675.02 · Repairs - electrical	0	167	-167	0	1,500	-1,500	2,000
675.03 · Repairs - general	7,376	921	6,454	36,195	8,293	27,903	11,057
675.04 · Repairs - plumbing	0	167	-167	0	1,500	-1,500	2,000
675.05 · Landscaping	172	208	-36	3,068	1,875	1,193	2,500
675.08 · Repairs - pool	542	167	375	9,164	1,500	7,664	2,000
675.10 · Garage Gate	0	250	-250	8,215	2,250	5,965	3,000
675.14 · Fire Systems- Repairs	0	0	0	187	0	187	0
675.15 · Repairs- HVAC	0	250	-250	10,320	2,250	8,070	3,000
675.17 · Life Safety Equipment	0	417	-417	0	3,750	-3,750	5,000
675.91 · Maintenance Supplies	0	167	-167	2,793	1,500	1,293	2,000
675.93 · Carpet Cleaning	1,958	355	1,603	3,915	3,195	720	4,260
Total 6 · Repairs and Maintenance	10,048	3,068	6,980	73,858	27,613	46,245	36,817

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Revenues and Expenses - Budget Performance

March 2022

	<u>Mar 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jul '21 - Mar 22</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
720 - Reserve transfers	6,750	6,750	0	60,750	60,750	0	81,000
Total Expense	58,461	49,709	8,752	490,391	447,381	43,009	596,508
Net Ordinary Income	-10,004	0	-10,004	-27,314	0	-27,314	0
Net Income	-10,004	0	-10,004	-27,314	0	-27,314	0

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Revenues and Expenses - Operating Fund - month by month

July 2021 through March 2022

	Jul 21	Aug 21	Sep 21	Oct 21	Nov 21	Dec 21	Jan 22	Feb 22	Mar 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	436,428
310 · Screening fees	0	300	0	0	200	0	100	500	0	1,100
315 · Late charges	30	135	195	180	195	165	240	165	-265	1,040
320 · Interest	15	15	14	14	15	14	15	13	15	129
334 · Parking space & Storage rental	495	450	2,121	0	810	330	1,853	1,245	165	7,469
335 · Gate cards	187	0	261	0	0	0	0	148	50	646
336 · Storage Space	135	135	-270	0	0	0	0	0	0	0
339 · Insurance Claim Water Pump	0	0	0	0	0	0	6,400	0	0	6,400
340 · Other income	566	320	967	1,683	1,879	0	296	4,153	0	9,864
Total Income	49,920	49,847	51,780	50,369	51,591	49,001	57,396	54,716	48,457	463,076
Expense										
1 · Administrative Expenses										
505 · Accounting	400	400	400	400	400	400	400	400	400	3,600
515 · Office expenses	728	536	953	196	506	108	0	0	0	3,027
520 · Bad debt	0	0	0	0	0	0	0	0	898	898
522 · Bank Charges	130	130	130	130	130	130	140	130	130	1,180
525 · Miscellaneous	0	0	0	650	0	0	0	0	0	650
540 · Legal	1,500	686	2,636	0	0	0	0	0	0	4,822
545 · Licenses & permits	0	504	0	365	897	0	0	0	0	1,765
546 · Licenses - Fla. condo fee	0	0	0	0	0	0	36	36	36	108
550 · Management Services	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	27,000
582 · Postage & printing	-75	75	562	75	571	0	454	0	0	1,662
592 · Screening service	0	140	60	0	20	40	0	40	0	300
Total 1 · Administrative Expenses	5,683	5,471	7,741	4,816	5,524	3,678	4,030	3,606	4,464	45,012
2 · Insurance										
615.01 · Insurance - Property/Liability	8,891	8,891	8,605	8,891	9,101	10,225	13,356	11,427	12,651	92,039
615.07 · Insurance-Umbrella	131	131	127	131	127	147	181	163	181	1,318
615.09 · Insurance-Boiler & Machin...	207	207	200	207	200	230	271	245	52	1,819
615.11 · Workers Compensation	54	54	52	54	52	52	52	47	271	687
Total 2 · Insurance	9,283	9,283	8,983	9,283	9,480	10,654	13,860	11,883	13,156	95,864
3 · Utilities										
585 · Telephone	516	518	480	480	588	476	588	502	577	4,727
610 · Electricity	2,281	3,124	2,883	2,575	3,109	2,187	2,791	1,770	2,996	23,717
690 · Waste removal	2,294	3,091	2,372	2,714	1,626	2,707	1,012	0	3,813	19,628
695 · Water & sewer	3,665	2,736	2,866	4,341	2,653	2,362	3,984	3,371	3,220	29,200
Total 3 · Utilities	8,757	9,469	8,602	10,111	7,976	7,732	8,375	5,643	10,606	77,272
4 · Property Expenses										
604 · Security/ Concierge	9,370	9,369	9,046	9,240	9,628	10,119	10,119	9,072	10,119	86,081
608 · Elevator service	1,576	1,576	1,576	1,576	0	4,729	5,022	-1,878	0	14,177
613 · Fire alarm service	0	2,114	187	567	1,112	187	187	187	396	4,938
614 · Generator/Fire Pump Maint.	0	0	0	0	321	0	0	1,252	0	1,573
619 · Handyman Services	0	0	0	780	0	2,060	780	0	0	3,620
625 · Lawn maintenance	200	100	800	200	200	200	200	200	200	2,300
626 · Maintenance Service	0	0	4,719	1,589	1,558	1,730	1,573	1,626	1,723	14,518
664 · Window Cleaning	0	1,659	-1,659	0	0	3,100	0	0	0	3,100
665 · Pest Control	141	91	184	160	172	110	160	110	0	1,129
667 · HVAC Service	0	380	0	0	0	380	0	380	0	1,140
670 · Pool service	365	0	330	365	0	0	0	0	0	1,060
650.7 · Bonuses	0	1,000	0	0	0	2,000	0	0	1,000	4,000
Total 4 · Property Expenses	11,652	16,289	15,184	14,478	12,990	24,615	18,041	10,950	13,437	137,635
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	36,195
675.05 · Landscaping.	396	0	2,500	0	0	0	0	0	172	3,068
675.08 · Repairs - pool	0	5,800	182	923	321	465	465	465	542	9,164
675.10 · Garage Gate	0	0	0	0	3,000	3,210	2,005	0	0	8,215
675.14 · Fire Systems- Repairs	187	0	0	0	0	0	0	0	0	187
675.15 · Repairs- HVAC	0	3,070	0	0	0	0	0	7,250	0	10,320
675.91 · Maintenance Supplies	0	0	93	0	2,700	0	0	0	0	2,793
675.93 · Carpet Cleaning	1,958	0	0	0	0	0	0	0	1,958	3,915
Total 6 · Repairs and Maintenance	7,040	14,966	1,589	4,620	10,236	6,463	8,577	10,320	10,048	73,858

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Revenues and Expenses - Operating Fund - month by month

July 2021 through March 2022

	<u>Jul 21</u>	<u>Aug 21</u>	<u>Sep 21</u>	<u>Oct 21</u>	<u>Nov 21</u>	<u>Dec 21</u>	<u>Jan 22</u>	<u>Feb 22</u>	<u>Mar 22</u>	<u>TOTAL</u>
720 - Reserve transfers	6,750	6,750	6,750	6,750	6,750	6,750	6,750	6,750	6,750	60,750
Total Expense	49,163	62,228	48,849	50,057	52,956	59,892	59,632	49,152	58,461	490,391
Net Ordinary Income	756	-12,381	2,931	312	-1,366	-10,890	-2,236	5,564	-10,004	-27,314
Net Income	756	-12,381	2,931	312	-1,366	-10,890	-2,236	5,564	-10,004	-27,314

GABLES TERRACE CONDOMINIUM ASSOC., INC.
Accounts Payable Schedule
As of March 31, 2022

	<u>Mar 31, 22</u>
Best Roofing Services	6,663
BioResponse Corp	4,531
Diversifire Systems, Inc	209
ECS Business Services	757
Sherwood Forest	572
WM Corporate Services, Inc.	<u>666</u>
TOTAL	<u><u>13,398</u></u>

**GABLES TERRACE CONDOMINIUM
ACCRUED EXPENSES
March 31, 2022**

	<u>DESCRIPTION</u>	<u>CODE</u>	<u>AMOUNT PAID</u>	<u>DAILY AVERAGE</u>	<u>DAYS ACCRUED</u>	<u>AMOUNT ACCRUED</u>
MDWS	1/18/2022 2/16/2022	695	3,148.95	108.58	43	4,668.94
FPL	2/4/2022 3/4/2022	610	2,231.25	79.69	27	2,151.63
Security	3/5/2022 3/18/2022	604	4,536.00	348.92	13	4,535.92
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	-	200.00
					TOTAL	<u>11,956.49</u>

* no invoice to cover October and November 2021, vendor Sherwood Forest.

GABLES TERRACE CONDOMINIUM ASSOC., INC.
Security Deposit- Schedule
As of March 31, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Security Deposit							58,370.00
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
Total Unit 0502							500.00
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
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

GABLES TERRACE CONDOMINIUM ASSOC., INC.
Security Deposit- Schedule
As of March 31, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
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
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

GABLES TERRACE CONDOMINIUM ASSOC., INC.
Security Deposit- Schedule
As of March 31, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
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
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

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Security Deposit- Schedule

As of March 31, 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 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							58,370.00
Unclassified							2,000.00
Total unclassified							2,000.00
TOTAL							60,370.00

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Contract Liabilities S/A 2019

As of March 31, 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	Deposit	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	Deposit	6.85		136,006.82
Check	12/15/2021			Service Charge			65.00	135,941.82
Deposit	12/31/2021			Interest	Deposit	5.77		135,947.59
Check	01/18/2022			Service Charge			65.00	135,882.59
Deposit	01/31/2022			Interest	Deposit	5.77		135,888.36
Check	02/15/2022			Service Charge			65.00	135,823.36
Deposit	02/28/2022			Interest	Deposit	5.21		135,828.57
Check	03/15/2022			Service Charge			65.00	135,763.57
Deposit	03/31/2022			Interest	Deposit	5.77		135,769.34
Total 104.01 · City Natl bank S/A	-2019	6280				4,964.03	47,878.60	135,769.34
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	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						49,604.20	48,020.60	-8,150.25

GABLES TERRACE CONDOMINIUM

ACCOUNTS RECEIVABLE SCHEDULE - CONSOLIDATED

AS OF 03/31/2022

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

GABLES TERRACE CONDOMINIUM
 ACCOUNTS RECEIVABLE SCHEDULE - CONSOLIDATED
 AS OF 03/31/2022

ACCT #	NAME	FUND #1	FUND #2	FUND #3	FUND #4
0502	LUIS ALBERTO TORO MARTINEZ	-474.00	0.00	0.00	0.00
0504	ABEL FERNANDEZ & I GONZALEZ	-792.00	0.00	0.00	0.00
0509	TERRA TEMPO DEVELOPMENT CORP.	-449.00	0.00	0.00	0.00
0510	EDUARDO OLIVA	-974.00	0.00	0.00	0.00
0511	ISIS B & PEDRO A PALICIO	-449.00	0.00	0.00	0.00
0512	MARTIN X RIVAS	-185.18	0.00	0.00	0.00
0602	ORLANDO RODRIGUEZ	-5.00	0.00	0.00	0.00
0603	HECTOR CASTANEDA	-405.00	0.00	0.00	0.00
0604	Isabel & Teresa Pena	-285.51	0.00	0.00	0.00
0606	MARTHA FRANCO	447.00	0.00	0.00	0.00
0607	LIANA B. YACOB	-1.00	0.00	0.00	0.00
0608	BEATRIZ BACK	-368.00	0.00	0.00	0.00
0609	ERIDANIA MERCEDES	-449.00	0.00	0.00	0.00
0612	KIMBERLY MARTINEZ	-1,154.00	0.00	0.00	0.00
0702	RICHARD BLANCO & ALEXANDRA	-823.00	0.00	-75.20	0.00
0704	PATRIMAR INVESTMENTS	-49.10	0.00	0.00	0.00
0706	MARK MUGICA	-449.85	0.00	0.00	0.00
0707	JOSE MANUEL BETANCOURT	-463.90	0.00	0.00	0.00
0708	JEAN MARC CUVILLY	-15.00	0.00	0.00	0.00
0709	OSCAR J. ARELLANO	115.00	0.00	2990.90	0.00
0711	AMY BETANCUR	75.00	0.00	0.00	0.00
0801	JEAN MARC CUVILLY	-15.00	0.00	0.00	0.00
0803	PATRICIA NANCY IBARRA ZERPA	-641.00	0.00	0.00	0.00
0804	MATTHEW D. GABRIEL &	-449.00	0.00	0.00	0.00
0808	ELA DOMINGUEZ	-1,347.00	0.00	0.00	0.00
0809	Beatriz Back	-387.82	0.00	0.00	0.00
0810	MICHAEL&CATARINA STUART-SMITH	-0.60	0.00	0.00	0.00
0811	LUIS A & SOFIA DEL R JUGO	-15.00	0.00	0.00	0.00
0812	DIEGO GONZALEZ & OLGA BERMEO	-449.00	0.00	0.00	0.00
0902	PAMELA &CHARLES AVAUNZAFF &	-650.00	0.00	0.00	0.00
0903	CAMILLY KAFKA	674.00	0.00	0.00	0.00
0904	FELIX/ MANUEL PADIN	-64.20	0.00	0.00	0.00
0908	PATRICIA OLIVERA	13.95	0.00	0.00	0.00
0909	CARLA POUMIAN-RUIZ	-40.00	0.00	0.00	0.00
0910	MARK C. YANG	-449.00	0.00	0.00	0.00
1004	JOSHUA PHILLIP ALLIOT	749.00	0.00	0.00	0.00
1005	RODRIGO GARCIA & MIMSY FARMER	-3.00	0.00	0.00	0.00
1006	LIUDMILA ORIZ	-420.10	0.00	0.00	0.00
1011	Anders Alexandersson	-1,390.00	0.00	0.00	0.00
1012	SOUREN AVAKIANTS	66.90	0.00	0.00	0.00
1101	ADRIAN ALFONSO	-1,763.00	0.00	0.00	0.00
1103	BERNARDO ROMAN III	-570.10	0.00	0.00	0.00
1104	LARA A. GONZALEZ RIVAS	-752.80	0.00	0.00	0.00
1106	Andgla Investments INC	722.10	0.00	0.00	0.00
1107	DAVID & NATALIE FRANCISCO	-15.00	0.00	0.00	0.00
1109	ERIC LEWIS	-59.90	0.00	0.00	0.00

GABLES TERRACE CONDOMINIUM
 ACCOUNTS RECEIVABLE SCHEDULE - CONSOLIDATED
 AS OF 03/31/2022

ACCT #	NAME	FUND #1	FUND #2	FUND #3	FUND #4
1112	CHIQUIRRITIN, S.A.	-1,677.00	0.00	0.00	0.00
1202	SERGIO ALONSO TORANZO	-1.18	0.00	0.00	0.00
1203	Diego & Eliana Vargas	-19.80	0.00	0.00	0.00
1204	Alexis Vldes-Barry	-564.95	0.00	0.00	0.00
1205	DEL VALLE GROUP	-798.25	0.00	0.00	0.00
1206	MARCO A. ROMERO	-15.00	0.00	0.00	0.00
1208	Michelle Fernandez	-210.10	0.00	0.00	0.00
1210	ARMANDO FUKUMA	115.00	0.00	3780.90	0.00
1211	VERONICA RAMOS	-210.05	0.00	0.00	0.00
1306	Andgla Investments INC	-10.10	0.00	0.00	0.00
1308	TOMAS DAVID SIMON	-431.10	0.00	0.00	0.00
1311	ALEIDA & JORGE LOPEZ-GARCIA	-449.00	0.00	0.00	0.00
9999	unapplied paymen	-2,238.47	0.00	0.00	0.00
	TOTAL	-20,920.11	0.00	6,696.60	0.00

FUND #1: MAINTENANCE FEES

FUND #2: SPECIAL ASSESSMENT - 2012

FUND #3: SPECIAL ASSESSMENT - 2019

FUND #4:

GABLES TERRACE CONDOMINIUM

MAINTENANCE FEES RECEIVABLE SCHEDULE

AS OF 03/31/2022

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

GABLES TERRACE CONDOMINIUM
MAINTENANCE FEES RECEIVABLE SCHEDULE
AS OF 03/31/2022

ACCT #	NAME	PAST DUE	COMMENTS
0606	MARTHA FRANCO	447.00	First Notice Mailed: 04/16/2022
0709	OSCAR J. ARELLANO	115.00	First Notice
0711	AMY BETANCUR	75.00	First Notice Mailed: 04/16/2022
0903	CAMILLY KAFKA	674.00	First Notice Mailed: 07/16/2021
0908	PATRICIA OLIVERA	13.95	First Notice Mailed: 04/16/2022
1004	JOSHUA PHILLIP ALLIOT	749.00	F/N-part. payment recd
1012	SOUREN AVAKIANTS	66.90	First Notice
1106	Andgla Investments INC	722.10	F/N EXP. 08/02/2021
1210	ARMANDO FUKUMA	115.00	F/N EXP. 10/29/2021 First Notice
	TOTAL	2,977.95	

GABLES TERRACE CONDOMINIUM
 MAINTENANCE FEES RECEIVABLE SCHEDULE
 AS OF 03/31/2022

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%	1,506.85	50.6%
SECOND NOTICE:	0	0.0%	0.00	0.0%
FINAL LETTER:	2	1.8%	1,471.10	49.3%
PREPARE FOR ATTY:	0	0.0%	0.00	0.0%
ATTORNEY:	0	0.0%	0.00	0.0%
TOTAL	9	8.2%	2,977.95	100.0%
	====	=====	=====	=====

GABLES TERRACE CONDOMINIUM

PREPAID MAINTENANCE FEES SCHEDULE

AS OF 03/31/2022

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

GABLES TERRACE CONDOMINIUM
 PREPAID MAINTENANCE FEES SCHEDULE
 AS OF 03/31/2022

ACCT #	NAME	PREPAID	COMMENTS
0502	LUIS ALBERTO TORO MARTINEZ	-474.00	
0504	ABEL FERNANDEZ & I GONZALEZ	-792.00	
0509	TERRA TEMPO DEVELOPMENT CORP.	-449.00	
0510	EDUARDO OLIVA	-974.00	
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. YACOB	-1.00	
0608	BEATRIZ BACK	-368.00	
0609	ERIDANIA MERCEDES	-449.00	
0612	KIMBERLY MARTINEZ	-1,154.00	
0702	RICHARD BLANCO & ALEXANDRA	-823.00	
0704	PATRIMAR INVESTMENTS	-49.10	
0706	MARK MUGICA	-449.85	
0707	JOSE MANUEL BETANCOURT	-463.90	
0708	JEAN MARC CUVILLY	-15.00	
0801	JEAN MARC CUVILLY	-15.00	
0803	PATRICIA NANCY IBARRA ZERPA	-641.00	
0804	MATTHEW D. GABRIEL &	-449.00	
0808	ELA DOMINGUEZ	-1,347.00	
0809	Beatriz Back	-387.82	
0810	MICHAEL&CATARINA STUART-SMITH	-0.60	
0811	LUIS A & SOFIA DEL R JUGO	-15.00	
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	-449.00	
1005	RODRIGO GARCIA & MIMSY FARMER	-3.00	
1006	LIUDMILA ORIZ	-420.10	
1011	Anders Alexandersson	-1,390.00	
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.	-1,677.00	
1202	SERGIO ALONSO TORANZO	-1.18	
1203	Diego & Eliana Vargas	-19.80	
1204	Alexis Vldes-Barry	-564.95	
1205	DEL VALLE GROUP	-798.25	
1206	MARCO A. ROMERO	-15.00	
1208	Michelle Fernandez	-210.10	
1211	VERONICA RAMOS	-210.05	

GABLES TERRACE CONDOMINIUM
PREPAID MAINTENANCE FEES SCHEDULE
AS OF 03/31/2022

ACCT #	NAME	PREPAID	COMMENTS
1306	Andgla Investments INC	-10.10	
1308	TOMAS DAVID SIMON	-431.10	
1311	ALEIDA & JORGE LOPEZ-GARCIA	-449.00	
9999	unapplied paymen	-2,238.47	

	TOTAL	-23,898.06	
		=====	

GABLES TERRACE CONDOMINIUM

SPECIAL ASSESSMENT - 2019 RECEIVABLE SCHEDULE

AS OF 03/31/2022

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

GABLES TERRACE CONDOMINIUM
 SPECIAL ASSESSMENT - 2019 RECEIVABLE SCHEDULE
 AS OF 03/31/2022

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

PREPAID SPECIAL ASSESSMENT - 2019 SCHEDULE

AS OF 03/31/2022

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

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GABLES TERRACE CONDOMINIUM
PREPAID SPECIAL ASSESSMENT - 2019 SCHEDULE
AS OF 03/31/2022

ACCT #	NAME	PREPAID	COMMENTS
0702	RICHARD BLANCO & ALEXANDRA	-75.20	
	TOTAL	-75.20	

GABLES TERRACE CONDOMINIUM ASSOCIATION, INC.
Schedule of Prepaid Expenses
February 28, 2022

Description	Code	Dates	Term (in months)	Total	Monthly Expense	Amount Expense	Prepaid Balance
Management services	550	04/01/2022-04/30/2022	1	\$ 3,000.00	\$ 3,000.00	-	\$ 3,000.00
DBPR-Division of Florida	546	1/1/2022-12/31/2022	12	432.00	\$ 36.00	108.00	324.00
							<u>\$ 3,349.29</u>

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Check Register

As of March 31, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
103.01 - City Natl Bank 9906 -Operating							117,649.25
Deposit	03/01/2022	301	A/R Deposit	Deposit	898.00		118,547.25
Deposit	03/02/2022	302	A/R Deposit	Deposit	1,347.00		119,894.25
Deposit	03/03/2022	303	A/R Deposit	Deposit	1,763.00		121,657.25
Deposit	03/04/2022	304	A/R Deposit	Deposit	2,245.00		123,902.25
Deposit	03/05/2022	305	A/R Deposit	Deposit	22,450.00		146,352.25
Deposit	03/07/2022	307	A/R Deposit	Deposit	3,143.00		149,495.25
Deposit	03/07/2022	307	A/R Deposit	assoc	898.00		150,393.25
Deposit	03/08/2022	308	A/R Deposit	Deposit	5,399.00		155,792.25
Deposit	03/08/2022	308	A/R Deposit	assoc	449.00		156,241.25
Deposit	03/08/2022	308	A/R Deposit	Online	1,500.00		157,741.25
Check	03/09/2022	8755	Grove Properties LLC	Reimb. Amazon purchase		77.13	157,664.12
Bill Pmt -Check	03/09/2022	8756	Care Pest Solutions	Inv.172485		110.21	157,553.91
Bill Pmt -Check	03/09/2022	8757	Circle Generator Service	Inv.70649		647.54	156,906.37
Bill Pmt -Check	03/09/2022	8758	DDCA Security Inc	Inv.11336		4,536.00	152,370.37
Bill Pmt -Check	03/09/2022	8759	Diversifire Systems, Inc	Inv.115133		187.20	152,183.17
Bill Pmt -Check	03/09/2022	8760	Largaespada Pool Service Inc.	Inv. 03/01/2022		465.00	151,718.17
Bill Pmt -Check	03/09/2022	8761	Southern Chute, Inc	Inv.2022030310025438		925.00	150,793.17
Bill Pmt -Check	03/09/2022	8762	Unlimited Property Renovations LLC.	Inv.000157		900.00	149,893.17
Bill Pmt -Check	03/09/2022	8763	Circle Generator Service	Inv.70658		604.48	149,288.69
Bill Pmt -Check	03/09/2022	8764	ECS Business Services	Inv.11149		1,010.40	148,278.29
Check	03/09/2022	Onlinepmt	Miami-Dade Water And Sewer Dept.	1748205455 conf.910556795		2,888.03	145,390.26
Check	03/09/2022	Onlinepmt	Miami-Dade Water And Sewer Dept.	6931777355 conf.910556828		248.27	145,141.99
Check	03/09/2022	Onlinepmt	Miami-Dade Water And Sewer Dept.	8787909438 conf.910556848		12.65	145,129.34
Deposit	03/09/2022	309	A/R Deposit	Deposit	2,844.95		147,974.29
Deposit	03/09/2022	309	A/R Deposit	Deposit	896.20		148,870.49
Deposit	03/10/2022	310	A/R Deposit	Deposit	3,592.00		152,462.49
Check	03/11/2022	8765	Alejandro Traval	Quarterly bonus		400.00	152,062.49
Check	03/11/2022	8766	Rodolfo Espinel	Quarterly bonus		600.00	151,462.49
Deposit	03/14/2022	314	A/R Deposit	Deposit	449.00		151,911.49
Deposit	03/15/2022	315	A/R Deposit	Deposit	449.00		152,360.49
Check	03/15/2022		Maintenance Fee			65.00	152,295.49
Check	03/15/2022	ACH	FPL			2,320.12	149,975.37
Deposit	03/16/2022	316	A/R Deposit	Deposit	449.00		150,424.37
Check	03/21/2022	ACH	Comcast			501.74	149,922.63
Check	03/22/2022	ACH	IPFS Corporation			14,081.97	135,840.66
General Jour...	03/23/2022	1471	Yuliet Tapia Del Sol	voiding check 8751 2/23/22 per mgm	6,500.00		142,340.66
Check	03/23/2022	8767	Yuliet Tapia Del Sol	Inv. 1895 replace ck 8751 2/23/22		5,500.00	136,840.66
Bill Pmt -Check	03/23/2022	8768	Grove Properties LLC	INV. 1906		3,000.00	133,840.66
Bill Pmt -Check	03/23/2022	8769	Rugsies Cleaners	Inv.12577		1,957.50	131,883.16
Check	03/23/2022	Phonepmt	AT & T			75.25	131,807.91
Bill Pmt -Check	03/23/2022	8770	DDCA Security Inc	Inv.11372		4,536.00	127,271.91
Deposit	03/23/2022	323	A/R Deposit	Deposit	449.00		127,720.91
Bill Pmt -Check	03/24/2022	8771	KJW Enterprizes, Inc.	Inv.0079		1,722.70	125,998.21
Bill Pmt -Check	03/24/2022	8772	Unlimited Property Renovations LLC.	Inv.000159		1,020.00	124,978.21
Deposit	03/25/2022	325	A/R Deposit	Deposit	235.00		125,213.21
Deposit	03/25/2022		Deposit	Deposit	215.00		125,428.21
Deposit	03/28/2022	328	A/R Deposit	Deposit	898.00		126,326.21
Deposit	03/30/2022	330	A/R Deposit	Deposit	898.00		127,224.21
Check	03/30/2022	ACH	Waste Connections of Florida			2,297.27	124,926.94
Deposit	03/30/2022	330	A/R Deposit	Online	419.00		125,345.94
Deposit	03/31/2022	331	A/R Deposit	Deposit	898.00		126,243.94
Deposit	03/31/2022		Interest	Deposit	6.46		126,250.40
Total 103.01 - City Natl Bank 9906 -Operating							
					59,290.61	50,689.46	126,250.40
103.06 - City Natl Bank-1014-Sec Dep							59,975.96
Deposit	03/31/2022			Interest	2.55		59,978.51
Total 103.06 - City Natl Bank-1014-Sec Dep							
					2.55	0.00	59,978.51
104.01 - City Natl bank S/A -2019 6280							135,828.57
Check	03/15/2022			Service Charge		65.00	135,763.57
Deposit	03/31/2022			Interest	5.77		135,769.34
Total 104.01 - City Natl bank S/A -2019 6280							
					5.77	65.00	135,769.34
105.08 - City Natl Bank Reserve 4369							151,346.33
Deposit	03/31/2022			Interest	12.85		151,359.18
Total 105.08 - City Natl Bank Reserve 4369							
					12.85	0.00	151,359.18
TOTAL							
					59,311.78	50,754.46	473,357.43

GABLES TERRACE CONDOMINIUM ASSOC., INC.
Reconciliation Summary
103.01 · City Natl Bank 9906 -Operating, Period Ending 03/31/2022

	<u>Mar 31, 22</u>
Beginning Balance	139,414.50
Cleared Transactions	
Checks and Payments - 41 items	-73,040.21
Deposits and Credits - 27 items	60,518.41
	<u>-12,521.80</u>
Cleared Balance	<u>126,892.70</u>
Uncleared Transactions	
Checks and Payments - 2 items	-3,457.50
Deposits and Credits - 3 items	2,815.20
	<u>-642.30</u>
Register Balance as of 03/31/2022	<u>126,250.40</u>
Ending Balance	126,250.40

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Reconciliation Detail

103.01 · City Natl Bank 9906 -Operating, Period Ending 03/31/2022

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						139,414.50
Cleared Transactions						
Checks and Payments - 41 items						
Bill Pmt -Check	01/27/2022	8724	Brown's Backgroun...	X	-40.00	-40.00
Bill Pmt -Check	02/09/2022	8741	The Security &Lock ...	X	-267.50	-307.50
Bill Pmt -Check	02/09/2022	8739	The Security &Lock ...	X	-181.90	-489.40
Bill Pmt -Check	02/09/2022	8735	Brown's Backgroun...	X	-40.00	-529.40
Bill Pmt -Check	02/23/2022	8751	Yuliet Tapia Del Sol	X	-6,500.00	-7,029.40
Bill Pmt -Check	02/23/2022	8746	DDCA Security Inc	X	-4,536.00	-11,565.40
Bill Pmt -Check	02/23/2022	8747	Grove Properties LLC	X	-3,000.00	-14,565.40
Bill Pmt -Check	02/23/2022	8749	Top Garage Door	X	-2,005.00	-16,570.40
Bill Pmt -Check	02/23/2022	8745	Curbelo Flooring Inc.	X	-2,000.00	-18,570.40
Bill Pmt -Check	02/23/2022	8744	BioResponse Corp	X	-1,644.50	-20,214.90
Bill Pmt -Check	02/23/2022	8748	KJW Enterprizes, Inc.	X	-1,626.40	-21,841.30
Bill Pmt -Check	02/23/2022	8750	Waste Connections ...	X	-936.95	-22,778.25
Bill Pmt -Check	02/23/2022	8752	Yuliet Tapia Del Sol	X	-750.00	-23,528.25
Bill Pmt -Check	02/23/2022	8754	Padron, Montoro & ...	X	-400.00	-23,928.25
Bill Pmt -Check	02/23/2022	8753	Yuliet Tapia Del Sol	X	-380.00	-24,308.25
Bill Pmt -Check	03/09/2022	8758	DDCA Security Inc	X	-4,536.00	-28,844.25
Check	03/09/2022	Online...	Miami-Dade Water ...	X	-2,888.03	-31,732.28
Bill Pmt -Check	03/09/2022	8764	ECS Business Servi...	X	-1,010.40	-32,742.68
Bill Pmt -Check	03/09/2022	8761	Southern Chute, Inc	X	-925.00	-33,667.68
Bill Pmt -Check	03/09/2022	8762	Unlimited Property ...	X	-900.00	-34,567.68
Bill Pmt -Check	03/09/2022	8757	Circle Generator Se...	X	-647.54	-35,215.22
Bill Pmt -Check	03/09/2022	8763	Circle Generator Se...	X	-604.48	-35,819.70
Bill Pmt -Check	03/09/2022	8760	Largaespada Pool S...	X	-465.00	-36,284.70
Check	03/09/2022	Online...	Miami-Dade Water ...	X	-248.27	-36,532.97
Bill Pmt -Check	03/09/2022	8759	Diversifire Systems,...	X	-187.20	-36,720.17
Bill Pmt -Check	03/09/2022	8756	Care Pest Solutions	X	-110.21	-36,830.38
Check	03/09/2022	8755	Grove Properties LLC	X	-77.13	-36,907.51
Check	03/09/2022	Online...	Miami-Dade Water ...	X	-12.65	-36,920.16
Check	03/11/2022	8766	Rodolfo Espinel	X	-600.00	-37,520.16
Check	03/11/2022	8765	Alejandro Traval	X	-400.00	-37,920.16
Check	03/15/2022	ACH	FPL	X	-2,320.12	-40,240.28
Check	03/15/2022		Maintenance Fee	X	-65.00	-40,305.28
Check	03/21/2022	ACH	Comcast	X	-501.74	-40,807.02
Check	03/22/2022	ACH	IPFS Corporation	X	-14,081.97	-54,888.99
Check	03/23/2022	8767	Yuliet Tapia Del Sol	X	-5,500.00	-60,388.99
Bill Pmt -Check	03/23/2022	8770	DDCA Security Inc	X	-4,536.00	-64,924.99
Bill Pmt -Check	03/23/2022	8768	Grove Properties LLC	X	-3,000.00	-67,924.99
Check	03/23/2022	Phone...	AT & T	X	-75.25	-68,000.24
Bill Pmt -Check	03/24/2022	8771	KJW Enterprizes, Inc.	X	-1,722.70	-69,722.94
Bill Pmt -Check	03/24/2022	8772	Unlimited Property ...	X	-1,020.00	-70,742.94
Check	03/30/2022	ACH	Waste Connections ...	X	-2,297.27	-73,040.21
Total Checks and Payments					-73,040.21	-73,040.21
Deposits and Credits - 27 items						
Deposit	02/03/2022	203	A/R Deposit	X	898.00	898.00
Deposit	02/06/2022	206	A/R Deposit	X	1,796.00	2,694.00
Deposit	02/08/2022	208	A/R Deposit	X	450.00	3,144.00
Deposit	02/10/2022	210	A/R Deposit	X	449.00	3,593.00
Deposit	02/14/2022	214	A/R Deposit	X	450.00	4,043.00
Deposit	03/01/2022	301	A/R Deposit	X	898.00	4,941.00
Deposit	03/02/2022	302	A/R Deposit	X	1,347.00	6,288.00
Deposit	03/03/2022	303	A/R Deposit	X	1,763.00	8,051.00
Deposit	03/04/2022	304	A/R Deposit	X	2,245.00	10,296.00

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Reconciliation Detail

103.01 - City Natl Bank 9906 -Operating, Period Ending 03/31/2022

Type	Date	Num	Name	Clr	Amount	Balance
Deposit	03/05/2022	305	A/R Deposit	X	22,450.00	32,746.00
Deposit	03/07/2022	307	A/R Deposit	X	898.00	33,644.00
Deposit	03/07/2022	307	A/R Deposit	X	3,143.00	36,787.00
Deposit	03/08/2022	308	A/R Deposit	X	449.00	37,236.00
Deposit	03/08/2022	308	A/R Deposit	X	5,399.00	42,635.00
Deposit	03/09/2022	309	A/R Deposit	X	2,844.95	45,479.95
Deposit	03/10/2022	310	A/R Deposit	X	3,592.00	49,071.95
Deposit	03/14/2022	314	A/R Deposit	X	449.00	49,520.95
Deposit	03/15/2022	315	A/R Deposit	X	449.00	49,969.95
Deposit	03/16/2022	316	A/R Deposit	X	449.00	50,418.95
Deposit	03/23/2022	323	A/R Deposit	X	449.00	50,867.95
General Journal	03/23/2022	1471		X	6,500.00	57,367.95
Deposit	03/25/2022		Deposit	X	215.00	57,582.95
Deposit	03/25/2022	325	A/R Deposit	X	235.00	57,817.95
Deposit	03/28/2022	328	A/R Deposit	X	898.00	58,715.95
Deposit	03/30/2022	330	A/R Deposit	X	898.00	59,613.95
Deposit	03/31/2022		Interest	X	6.46	59,620.41
Deposit	03/31/2022	331	A/R Deposit	X	898.00	60,518.41
Total Deposits and Credits					60,518.41	60,518.41
Total Cleared Transactions					-12,521.80	-12,521.80
Cleared Balance					-12,521.80	126,892.70
Uncleared Transactions						
Checks and Payments - 2 items						
Bill Pmt -Check	12/01/2021	8671	Top Garage Door		-1,500.00	-1,500.00
Bill Pmt -Check	03/23/2022	8769	Rugsies Cleaners		-1,957.50	-3,457.50
Total Checks and Payments					-3,457.50	-3,457.50
Deposits and Credits - 3 items						
Deposit	03/08/2022	308	A/R Deposit		1,500.00	1,500.00
Deposit	03/09/2022	309	A/R Deposit		896.20	2,396.20
Deposit	03/30/2022	330	A/R Deposit		419.00	2,815.20
Total Deposits and Credits					2,815.20	2,815.20
Total Uncleared Transactions					-642.30	-642.30
Register Balance as of 03/31/2022					-13,164.10	126,250.40
Ending Balance					-13,164.10	126,250.40



75
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GABLES TERRACE CONDOMINIUM
ASSOCIATION INC
OPERATING ACCOUNT
C/O PADRON MONTORO & HARTNEY
13358 SW 128 ST
MIAMI FL 33186-5807



Page: 1 of 9
Account: XXXXX9906

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Association Interest Checking

Account Summary

Account:	XXXXX9906	Beginning Balance:	\$139,414.50
Last Statement:	February 28, 2022	Ending Balance:	\$126,892.70
This Statement:	March 31, 2022	Average Ledger Balance:	\$152,070.34
		Low Balance:	\$126,886.24
		Interest Earned This Period:	\$6.46
		Interest Earned 2022:	\$18.97
		Days In Period:	31
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
02-28	Beginning balance			139,414.50
03-01	Lockbox Deposit	449.00		139,863.50
03-01	City National Ba Ebp Paymen 000475	449.00		140,312.50
03-01	Check # 8739		181.90	140,130.60
03-01	Check # 8741		267.50	139,863.10
03-02	Lockbox Deposit	449.00		140,312.10
03-02	City National Ba Ebp Paymen 000475	898.00		141,210.10
03-02	Cr Offset Gables Terrace Achplus Origsetl 1650362324	22,450.00		163,660.10
03-02	Check # 8724		40.00	163,620.10
03-02	Check # 8735		40.00	163,580.10
03-02	Check # 8747		3,000.00	160,580.10
03-03	Lockbox Deposit	1,347.00		161,927.10
03-03	City National Ba Ebp Paymen 000475	416.00		162,343.10
03-03	Check # 8749		2,005.00	160,338.10
03-03	Check # 8746		4,536.00	155,802.10

Continued on the next page

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Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
03-04	Lockbox Deposit	1,796.00		157,598.10
03-04	City National Ba Ebp Paymen 000475	449.00		158,047.10
03-04	Check # 8748		1,626.40	156,420.70
03-07	Lockbox Deposit	1,347.00		157,767.70
03-07	Office Deposit	898.00		158,665.70
03-07	City National Ba Ebp Paymen 000475	1,796.00		160,461.70
03-07	Check # 8753		380.00	160,081.70
03-07	Check # 8752		750.00	159,331.70
03-07	Check # 8744		1,644.50	157,687.20
03-08	Lockbox Deposit	4,501.00		162,188.20
03-08	Office Deposit	449.00		162,637.20
03-08	City National Ba Ebp Paymen 000475	898.00		163,535.20
03-08	Check # 8750		936.95	162,598.25
03-08	Check # 8745		2,000.00	160,598.25
03-09	Lockbox Deposit	1,166.95		161,765.20
03-09	City National Ba Ebp Paymen 000475	1,678.00		163,443.20
03-10	Lockbox Deposit	3,592.00		167,035.20
03-10	Mdws M-dwasdpmt 000001416655918		12.65	167,022.55
03-10	Mdws M-dwasdpmt 000001416655923		248.27	166,774.28
03-10	Mdws M-dwasdpmt 000001416655929		2,888.03	163,886.25
03-10	Check # 8754		400.00	163,486.25
03-14	Lockbox Deposit	449.00		163,935.25
03-14	Check # 8755		77.13	163,858.12
03-14	Check # 8765		400.00	163,458.12
03-14	Check # 8766		600.00	162,858.12
03-14	Check # 8762		900.00	161,958.12
03-15	Lockbox Deposit	449.00		162,407.12
03-15	Fpl Direct Debit Elec Pymt Xxxxxx0130 Ppda		2,320.12	160,087.00
03-15	Monthly Service Fee		65.00	160,022.00
03-16	Lockbox Deposit	449.00		160,471.00
03-21	Comcast 8495600 Xxxx1851 9532701		501.74	159,969.26
03-22	Ipfs877-674-3076 ipfspmtfls 135261		14,081.97	145,887.29
03-23	Lockbox Deposit	449.00		146,336.29
03-24	Att Payment 695053001vr2h		75.25	146,261.04
03-24	Check # 8761		925.00	145,336.04
03-24	Check # 8764		1,010.40	144,325.64
03-24	Check # 8758		4,536.00	139,789.64
03-25	Lockbox Deposit	235.00		140,024.64
03-25	Office Deposit	215.00		140,239.64
03-25	Check # 8756		110.21	140,129.43
03-25	Check # 8772		1,020.00	139,109.43
03-25	Check # 8768		3,000.00	136,109.43
03-28	Lockbox Deposit	449.00		136,558.43
03-28	City National Ba Ebp Paymen 000475	449.00		137,007.43
03-28	Office Deposit	4,043.00		141,050.43
03-28	Check # 8759		187.20	140,863.23
03-28	Check # 8760		465.00	140,398.23
03-28	Check # 8763		604.48	139,793.75
03-28	Check # 8757		647.54	139,146.21
03-29	Check # 8770		4,536.00	134,610.21
03-30	Lockbox Deposit	898.00		135,508.21
03-30	Waste Connection Web_pay 61312157032922		2,297.27	133,210.94
03-30	Check # 8767		5,500.00	127,710.94
03-31	Lockbox Deposit	449.00		128,159.94
03-31	City National Ba Ebp Paymen 000475	449.00		128,608.94
03-31	Check # 8771		1,722.70	126,886.24
03-31	Interest	6.46		126,892.70

Continued on the next page

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
03-31	Ending totals	54,018.41	66,540.21	126,892.70

Checks

Number	Date	Amount	Number	Date	Amount
8724*	03-02	40.00	8757	03-28	647.54
8735*	03-02	40.00	8758	03-24	4,536.00
8739*	03-01	181.90	8759	03-28	187.20
8741*	03-01	267.50	8760	03-28	465.00
8744	03-07	1,644.50	8761	03-24	925.00
8745	03-08	2,000.00	8762	03-14	900.00
8746	03-03	4,536.00	8763	03-28	604.48
8747	03-02	3,000.00	8764	03-24	1,010.40
8748	03-04	1,626.40	8765	03-14	400.00
8749	03-03	2,005.00	8766	03-14	600.00
8750*	03-08	936.95	8767	03-30	5,500.00
8752	03-07	750.00	8768*	03-25	3,000.00
8753	03-07	380.00	8770	03-29	4,536.00
8754	03-10	400.00	8771	03-31	1,722.70
8755	03-14	77.13	8772	03-25	1,020.00
8756	03-25	110.21			

* Skip In Check Sequence

Check # 8724 Amount: \$40.00 Date: 03/02/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
 600 Pines, Monroia & Harney
 13358 SW 12th Street
 Miami, FL 33186

City National Bank Operating Account 8724
 1/27/2022

Pay to the Order of: Brown's Background Checks
 Forty and 00/100 DOLLARS \$40.00

Brown's Background Checks
 7045 Executive Park Drive
 Suite 524
 Weston, FL 33331

Memo Inv 20472 orig date 10/1/21
 #008724# 0066004367# 04237099#06

Check # 8724 Amount: \$40.00 Date: 03/02/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
 600 Pines, Monroia & Harney
 13358 SW 12th Street
 Miami, FL 33186

City National Bank Operating Account 8724
 1/27/2022

Pay to the Order of: Brown's Background Checks
 Forty and 00/100 DOLLARS \$40.00

Brown's Background Checks
 7045 Executive Park Drive
 Suite 524
 Weston, FL 33331

Memo Inv 20472 orig date 10/1/21
 #008724# 0066004367# 04237099#06

Check # 8735 Amount: \$40.00 Date: 03/02/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
 600 Pines, Monroia & Harney
 13358 SW 12th Street
 Miami, FL 33186

City National Bank Operating Account 8735
 2/9/2022

Pay to the Order of: Brown's Background Checks
 Forty and 00/100 DOLLARS \$40.00

Brown's Background Checks
 7045 Executive Park Drive
 Suite 524
 Weston, FL 33331

Memo Inv 21652
 #008735# 0066004367# 04237099#06

Check # 8735 Amount: \$40.00 Date: 03/02/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
 600 Pines, Monroia & Harney
 13358 SW 12th Street
 Miami, FL 33186

City National Bank Operating Account 8735
 2/9/2022

Pay to the Order of: Brown's Background Checks
 Forty and 00/100 DOLLARS \$40.00

Brown's Background Checks
 7045 Executive Park Drive
 Suite 524
 Weston, FL 33331

Memo Inv 21652
 #008735# 0066004367# 04237099#06

Check # 8739 Amount: \$181.90 Date: 03/01/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
 600 Pines, Monroia & Harney
 13358 SW 12th Street
 Miami, FL 33186

City National Bank Operating Account 8739
 2/9/2022

Pay to the Order of: The Security & Lock Corp,Quickly Locksmil
 One Hundred Eighty-One and 90/100 DOLLARS \$181.90

The Security & Lock Corp,Quickly Locksmil
 1600 N Bayshore Dr.
 Unit 2818
 Miami, FL 33132

Memo Inv 4212
 #008739# 0066004367# 04237099#06

Check # 8739 Amount: \$181.90 Date: 03/01/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
 600 Pines, Monroia & Harney
 13358 SW 12th Street
 Miami, FL 33186

City National Bank Operating Account 8739
 2/9/2022

Pay to the Order of: The Security & Lock Corp,Quickly Locksmil
 One Hundred Eighty-One and 90/100 DOLLARS \$181.90

The Security & Lock Corp,Quickly Locksmil
 1600 N Bayshore Dr.
 Unit 2818
 Miami, FL 33132

Memo Inv 4212
 #008739# 0066004367# 04237099#06

Check # 8741 Amount: \$267.50 Date: 03/01/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
 600 Pines, Monroia & Harney
 13358 SW 12th Street
 Miami, FL 33186

City National Bank Operating Account 8741
 2/9/2022

Pay to the Order of: The Security & Lock Corp,Quickly Locksmil
 Two Hundred Sixty-Seven and 50/100 DOLLARS \$267.50

The Security & Lock Corp,Quickly Locksmil
 1600 N Bayshore Dr.
 Unit 2818
 Miami, FL 33132

Memo Inv 4220
 #008741# 0066004367# 04237099#06

Check # 8741 Amount: \$267.50 Date: 03/01/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
 600 Pines, Monroia & Harney
 13358 SW 12th Street
 Miami, FL 33186

City National Bank Operating Account 8741
 2/9/2022

Pay to the Order of: The Security & Lock Corp,Quickly Locksmil
 Two Hundred Sixty-Seven and 50/100 DOLLARS \$267.50

The Security & Lock Corp,Quickly Locksmil
 1600 N Bayshore Dr.
 Unit 2818
 Miami, FL 33132

Memo Inv 4220
 #008741# 0066004367# 04237099#06

Check # 8744 Amount: \$1,644.50 Date: 03/07/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
 600 Pines, Monroia & Harney
 13358 SW 12th Street
 Miami, FL 33186

City National Bank Operating Account 8744
 2/23/2022

Pay to the Order of: BioResponse Corp
 One Thousand Six Hundred Forty-Four and 50/100 DOLLARS \$1,644.50

BioResponse Corp
 P.O. Box 508711
 Miami, FL 33255

Memo Inv 5795
 #008744# 0066004367# 04237099#06

Check # 8744 Amount: \$1,644.50 Date: 03/07/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
 600 Pines, Monroia & Harney
 13358 SW 12th Street
 Miami, FL 33186

City National Bank Operating Account 8744
 2/23/2022

Pay to the Order of: BioResponse Corp
 One Thousand Six Hundred Forty-Four and 50/100 DOLLARS \$1,644.50

BioResponse Corp
 P.O. Box 508711
 Miami, FL 33255

Memo Inv 5795
 #008744# 0066004367# 04237099#06

Check # 8745 Amount: \$2,000.00 Date: 03/08/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
 600 Pines, Monroia & Harney
 13358 SW 12th Street
 Miami, FL 33186

City National Bank Operating Account 8745
 2/23/2022

Pay to the Order of: Curbelo Flooring Inc.
 Two Thousand and 00/100 DOLLARS \$2,000.00

Curbelo Flooring Inc.
 16141 SW 28th Street
 Homestead, FL 33033

Memo Inv 02212022
 #008745# 0066004367# 04237099#06

Check # 8745 Amount: \$2,000.00 Date: 03/08/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
 600 Pines, Monroia & Harney
 13358 SW 12th Street
 Miami, FL 33186

City National Bank Operating Account 8745
 2/23/2022

Pay to the Order of: Curbelo Flooring Inc.
 Two Thousand and 00/100 DOLLARS \$2,000.00

Curbelo Flooring Inc.
 16141 SW 28th Street
 Homestead, FL 33033

Memo Inv 02212022
 #008745# 0066004367# 04237099#06

Check # 8746 Amount: \$4,536.00 Date: 03/03/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
 CO Patron, Morris & Harney
 1335 SW 12th Street
 Miami, FL 33136

City National Bank Operating Account
 8746
 2/23/2022

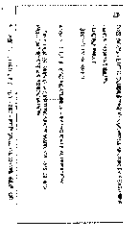
Pay to the Order of DCCA Security Inc
 Four Thousand Five Hundred Thirty-Six and 00/100 DOLLARS

DCCA Security Inc
 4806 NW 72 Avenue
 Unit 2
 Miami, FL 33156

Memo Inv 11242

008746 40660043674 04237099*06

Check # 8746 Amount: \$4,536.00 Date: 03/03/2022



FOR DEPOSIT ONLY
 CIPS Protection Services Corp
 Elica Security Inc
 10000
 0092443239
 2022-03-02

Check # 8747 Amount: \$3,000.00 Date: 03/02/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
 CO Patron, Morris & Harney
 1335 SW 12th Street
 Miami, FL 33136

City National Bank Operating Account
 8747
 2/23/2022

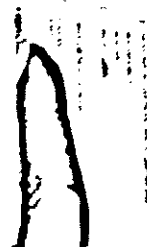
Pay to the Order of Grove Properties LLC
 Three Thousand and 00/100 DOLLARS

Grove Properties LLC
 Management & Consulting
 2601 SW 24 Street
 Miami, FL 33145

Memo Inv 1904

008747 40660043674 04237099*06

Check # 8747 Amount: \$3,000.00 Date: 03/02/2022



FOR DEPOSIT ONLY
 0092443239
 2022-03-02

1st deposit only

Check # 8748 Amount: \$1,626.40 Date: 03/04/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
 CO Patron, Morris & Harney
 1335 SW 12th Street
 Miami, FL 33136

City National Bank Operating Account
 8748
 2/23/2022

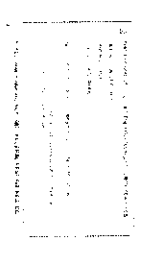
Pay to the Order of K/W Enterprises, Inc.
 One Thousand Six Hundred Twenty-Six and 40/100 DOLLARS

K/W Enterprises, Inc.
 479 West 4th Street
 Suite 214
 Haican, FL 33012

Memo Inv 0078

008748 40660043674 04237099*06

Check # 8748 Amount: \$1,626.40 Date: 03/04/2022



FOR DEPOSIT ONLY
 0092443239
 2022-03-02

FOR DEPOSIT ONLY
 K/W Enterprises, Inc.
 479 West 4th Street
 Suite 214
 Haican, FL 33012

Check # 8749 Amount: \$2,005.00 Date: 03/03/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
 CO Patron, Morris & Harney
 1335 SW 12th Street
 Miami, FL 33136

City National Bank Operating Account
 8749
 2/23/2022

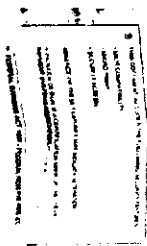
Pay to the Order of Top Garage Door
 Two Thousand Five and 00/100 DOLLARS

Top Garage Door

Memo Est 26903 Balance Payment

008749 40660043674 04237099*06

Check # 8749 Amount: \$2,005.00 Date: 03/03/2022



FOR DEPOSIT ONLY
 0092443239
 2022-03-02

Check # 8750 Amount: \$936.95 Date: 03/08/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
 CO Patron, Morris & Harney
 1335 SW 12th Street
 Miami, FL 33136

City National Bank Operating Account
 8750
 2/23/2022

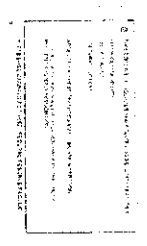
Pay to the Order of Waste Connections of Florida
 Nine Hundred Thirty-Six and 95/100 DOLLARS

Waste Connections of Florida
 PO Box 535233
 Pittsburgh PA 15253-5233

Memo Inv 2745156W140

008750 40660043674 04237099*06

Check # 8750 Amount: \$936.95 Date: 03/08/2022



FOR DEPOSIT ONLY
 0092443239
 2022-03-02

Check # 8752 Amount: \$750.00 Date: 03/07/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
 CO Patron, Morris & Harney
 1335 SW 12th Street
 Miami, FL 33136

City National Bank Operating Account
 8752
 2/23/2022

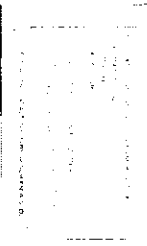
Pay to the Order of Yulet Tapia De Sol
 Seven Hundred Fifty and 00/100 DOLLARS

Yulet Tapia De Sol

Memo Inv 1864 Reptizo c#R 8736

008752 40660043674 04237099*06

Check # 8752 Amount: \$750.00 Date: 03/07/2022



FOR DEPOSIT ONLY
 0092443239
 2022-03-02

Check # 8753 Amount: \$380.00 Date: 03/07/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
C/O Patrick, Montoro & Hartney
13306 SW 128th Street
Miami, FL 33186

City National Bank
Operating Account
8753
2/23/2022

Pay to the Order of Yulet Tapia Del Sol
Three Hundred Eighty and 00/100 DOLLARS
Yulet Tapia Del Sol

Amount: \$380.00

Memo: Inv 1283, Replace CO#8740

⑆008753⑆ 40660043674 04237099⑆06

Check # 8753 Amount: \$380.00 Date: 03/07/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
C/O Patrick, Montoro & Hartney
13306 SW 128th Street
Miami, FL 33186

City National Bank
Operating Account
8753
2/23/2022

Pay to the Order of Yulet Tapia Del Sol
Three Hundred Eighty and 00/100 DOLLARS
Yulet Tapia Del Sol

Amount: \$380.00

Memo: Inv 1283, Replace CO#8740

⑆008753⑆ 40660043674 04237099⑆06

Check # 8754 Amount: \$400.00 Date: 03/10/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
C/O Patrick, Montoro & Hartney
13306 SW 128th Street
Miami, FL 33186

City National Bank
Operating Account
8754
2/23/2022

Pay to the Order of Patron, Montoro & Hartney, LLP
Four Hundred and 00/100 DOLLARS
Patron, Montoro & Hartney, LLP
13306 SW 128th Street
Miami, FL 33186

Amount: \$400.00

Memo: Inv 13730

⑆008754⑆ 40660043674 04237099⑆06

Check # 8754 Amount: \$400.00 Date: 03/10/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
C/O Patrick, Montoro & Hartney
13306 SW 128th Street
Miami, FL 33186

City National Bank
Operating Account
8754
2/23/2022

Pay to the Order of Patron, Montoro & Hartney, LLP
Four Hundred and 00/100 DOLLARS
Patron, Montoro & Hartney, LLP
13306 SW 128th Street
Miami, FL 33186

Amount: \$400.00

Memo: Inv 13730

⑆008754⑆ 40660043674 04237099⑆06

Check # 8755 Amount: \$77.13 Date: 03/14/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
C/O Patrick, Montoro & Hartney
13306 SW 128th Street
Miami, FL 33186

City National Bank
Operating Account
8755
3/9/2022

Pay to the Order of Grova Properties LLC
Seventy-Seven and 13/100 DOLLARS
Grova Properties LLC
Management & Consulting
2801 SW 24 Street
Miami, FL 33145

Amount: \$77.13

Memo: Revm, Amazon purchase

⑆008755⑆ 40660043674 04237099⑆06

Check # 8755 Amount: \$77.13 Date: 03/14/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
C/O Patrick, Montoro & Hartney
13306 SW 128th Street
Miami, FL 33186

City National Bank
Operating Account
8755
3/9/2022

Pay to the Order of Grova Properties LLC
Seventy-Seven and 13/100 DOLLARS
Grova Properties LLC
Management & Consulting
2801 SW 24 Street
Miami, FL 33145

Amount: \$77.13

Memo: Revm, Amazon purchase

⑆008755⑆ 40660043674 04237099⑆06

Check # 8756 Amount: \$110.21 Date: 03/25/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
C/O Patrick, Montoro & Hartney
13306 SW 128th Street
Miami, FL 33186

City National Bank
Operating Account
8756
3/9/2022

Pay to the Order of Care Pest Solutions
One Hundred Ten and 21/100 DOLLARS
Care Pest Solutions
12726 SW 119 TERR
MIAMI, FL 33186

Amount: \$110.21

Memo: Inv 172485

⑆008756⑆ 40660043674 04237099⑆06

Check # 8756 Amount: \$110.21 Date: 03/25/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
C/O Patrick, Montoro & Hartney
13306 SW 128th Street
Miami, FL 33186

City National Bank
Operating Account
8756
3/9/2022

Pay to the Order of Care Pest Solutions
One Hundred Ten and 21/100 DOLLARS
Care Pest Solutions
12726 SW 119 TERR
MIAMI, FL 33186

Amount: \$110.21

Memo: Inv 172485

⑆008756⑆ 40660043674 04237099⑆06

Check # 8757 Amount: \$647.54 Date: 03/28/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
C/O Patrick, Montoro & Hartney
13306 SW 128th Street
Miami, FL 33186

City National Bank
Operating Account
8757
3/9/2022

Pay to the Order of Circle Generator Service
Six Hundred Forty-Seven and 54/100 DOLLARS
Circle Generator Service
Po Box 21032
Fort Lauderdale, FL 33335

Amount: \$647.54

Memo: Inv 70848

⑆008757⑆ 40660043674 04237099⑆06

Check # 8757 Amount: \$647.54 Date: 03/28/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
C/O Patrick, Montoro & Hartney
13306 SW 128th Street
Miami, FL 33186

City National Bank
Operating Account
8757
3/9/2022

Pay to the Order of Circle Generator Service
Six Hundred Forty-Seven and 54/100 DOLLARS
Circle Generator Service
Po Box 21032
Fort Lauderdale, FL 33335

Amount: \$647.54

Memo: Inv 70848

⑆008757⑆ 40660043674 04237099⑆06

Check # 8758 Amount: \$4,536.00 Date: 03/24/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
C/O Patrick, Montoro & Hartney
13306 SW 128th Street
Miami, FL 33186

City National Bank
Operating Account
8758
3/9/2022

Pay to the Order of DCGA Security Inc
Four Thousand Five Hundred Thirty-Six and 00/100 DOLLARS
DCGA Security Inc
4906 NW 72 Avenue
Unit 2
Miami, FL 33158

Amount: \$4,536.00

Memo: Inv 11339

⑆008758⑆ 40660043674 04237099⑆06

Check # 8758 Amount: \$4,536.00 Date: 03/24/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
C/O Patrick, Montoro & Hartney
13306 SW 128th Street
Miami, FL 33186

City National Bank
Operating Account
8758
3/9/2022

Pay to the Order of DCGA Security Inc
Four Thousand Five Hundred Thirty-Six and 00/100 DOLLARS
DCGA Security Inc
4906 NW 72 Avenue
Unit 2
Miami, FL 33158

Amount: \$4,536.00

Memo: Inv 11339

⑆008758⑆ 40660043674 04237099⑆06

Check # 8759 Amount: \$187.20 Date: 03/28/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
City National Bank Operating Account
C/O Patron, Morsco & Harty
13358 SW 12th Street
Miami, FL 33186

8769
3/9/2022

Pay to the Order of: Divorsfire Systems, Inc
One Hundred Eighty-Seven and 20/100 DOLLARS

Diverse Systems, Inc
12330 NW 12th Ave
Miami, FL 33054-4218

Memo. Inv 715733

008759 00660043676 04237099#06

Check # 8759 Amount: \$187.20 Date: 03/28/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
City National Bank Operating Account
C/O Patron, Morsco & Harty
13358 SW 12th Street
Miami, FL 33186

8769
3/9/2022

Pay to the Order of: Divorsfire Systems, Inc
One Hundred Eighty-Seven and 20/100 DOLLARS

Diverse Systems, Inc
12330 NW 12th Ave
Miami, FL 33054-4218

Memo. Inv 715733

008759 00660043676 04237099#06

Check # 8760 Amount: \$465.00 Date: 03/28/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
City National Bank Operating Account
C/O Patron, Morsco & Harty
13358 SW 12th Street
Miami, FL 33186

8760
3/9/2022

Pay to the Order of: Largaspa Pool Service, Inc.
Four Hundred Sixty-Five and 00/100 DOLLARS

Largaspa Pool Service, Inc.
2421 NW 1831st Ave Suite 107
Miami, FL 33147

Memo. Inv 0301/2022

008760 00660043676 04237099#06

Check # 8760 Amount: \$465.00 Date: 03/28/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
City National Bank Operating Account
C/O Patron, Morsco & Harty
13358 SW 12th Street
Miami, FL 33186

8760
3/9/2022

Pay to the Order of: Largaspa Pool Service, Inc.
Four Hundred Sixty-Five and 00/100 DOLLARS

Largaspa Pool Service, Inc.
2421 NW 1831st Ave Suite 107
Miami, FL 33147

Memo. Inv 0301/2022

008760 00660043676 04237099#06

Check # 8761 Amount: \$925.00 Date: 03/24/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
City National Bank Operating Account
C/O Patron, Morsco & Harty
13358 SW 12th Street
Miami, FL 33186

8761
3/9/2022

Pay to the Order of: Southern Chule, Inc
Nine Hundred Twenty-Five and 00/100 DOLLARS

Southern Chule, Inc
3772 SW 30th Ave
FL Lauderdale, FL 33312

Memo. Inv 2022030310026438

008761 00660043676 04237099#06

Check # 8761 Amount: \$925.00 Date: 03/24/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
City National Bank Operating Account
C/O Patron, Morsco & Harty
13358 SW 12th Street
Miami, FL 33186

8761
3/9/2022

Pay to the Order of: Southern Chule, Inc
Nine Hundred Twenty-Five and 00/100 DOLLARS

Southern Chule, Inc
3772 SW 30th Ave
FL Lauderdale, FL 33312

Memo. Inv 2022030310026438

008761 00660043676 04237099#06

Check # 8762 Amount: \$900.00 Date: 03/14/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
City National Bank Operating Account
C/O Patron, Morsco & Harty
13358 SW 12th Street
Miami, FL 33186

8762
3/9/2022

Pay to the Order of: Unlimited Property Renovations LLC.
Nine hundred and 00/100 DOLLARS

Unlimited Property Renovation
1032 NW 87 Ave
APT 301, Miami, FL 33172

Memo. Inv 900157

008762 00660043676 04237099#06

Check # 8762 Amount: \$900.00 Date: 03/14/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
City National Bank Operating Account
C/O Patron, Morsco & Harty
13358 SW 12th Street
Miami, FL 33186

8762
3/9/2022

Pay to the Order of: Unlimited Property Renovations LLC.
Nine hundred and 00/100 DOLLARS

Unlimited Property Renovation
1032 NW 87 Ave
APT 301, Miami, FL 33172

Memo. Inv 900157

008762 00660043676 04237099#06

Check # 8763 Amount: \$604.48 Date: 03/28/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
City National Bank Operating Account
C/O Patron, Morsco & Harty
13358 SW 12th Street
Miami, FL 33186

8763
3/9/2022

Pay to the Order of: Circle Generator Service
Six Hundred Four and 48/100 DOLLARS

Circle Generator Service
PO Box 21002
Fort Lauderdale, FL 33305

Memo. Inv 70556

008763 00660043676 04237099#06

Check # 8763 Amount: \$604.48 Date: 03/28/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
City National Bank Operating Account
C/O Patron, Morsco & Harty
13358 SW 12th Street
Miami, FL 33186

8763
3/9/2022

Pay to the Order of: Circle Generator Service
Six Hundred Four and 48/100 DOLLARS

Circle Generator Service
PO Box 21002
Fort Lauderdale, FL 33305

Memo. Inv 70556

008763 00660043676 04237099#06

Check # 8764 Amount: \$1,010.40 Date: 03/24/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
City National Bank Operating Account
C/O Patron, Morsco & Harty
13358 SW 12th Street
Miami, FL 33186

8764
3/9/2022

Pay to the Order of: ECS Business Services
One Thousand Ten and 40/100 DOLLARS

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

Memo. Inv 11149

008764 00660043676 04237099#06

Check # 8764 Amount: \$1,010.40 Date: 03/24/2022

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Gables Terrace Condominium Association
City National Bank Operating Account
C/O Patron, Morsco & Harty
13358 SW 12th Street
Miami, FL 33186

8764
3/9/2022

Pay to the Order of: ECS Business Services
One Thousand Ten and 40/100 DOLLARS

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

Memo. Inv 11149

008764 00660043676 04237099#06

Check # 8765 Amount: \$400.00 Date: 03/14/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
 City National Bank Operating Account
 13358 SW 129th Street
 Miami, FL 33186
 8765
 3/11/2022

Pay to the Order of: **Alejandro Traval**
 Four Hundred and 00/100 DOLLARS
 Alejandro Traval

Memo: Quarterly bonus

400.00

⑆008765⑆ ⑆0066004367⑆ 04237099⑆06

Check # 8765 Amount: \$400.00 Date: 03/14/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
 City National Bank Operating Account
 13358 SW 129th Street
 Miami, FL 33186
 8765
 3/11/2022

Pay to the Order of: **Alejandro Traval**
 Four Hundred and 00/100 DOLLARS
 Alejandro Traval

Memo: Quarterly bonus

400.00

⑆008765⑆ ⑆0066004367⑆ 04237099⑆06

AMERICAN BANK NOTE COMPANY
 BANK OF AMERICA
 FORT DEPOSIT ONLY
 ACCT. # 444030310

Alejandro Traval

Check # 8766 Amount: \$600.00 Date: 03/14/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
 City National Bank Operating Account
 13358 SW 129th Street
 Miami, FL 33186
 8766
 3/11/2022

Pay to the Order of: **RODOLFO ESPINEL**
 Six Hundred and 00/100 DOLLARS
 Rodolfo Espinel

Memo: Quarterly bonus

600.00

⑆008766⑆ ⑆0066004367⑆ 04237099⑆06

Check # 8766 Amount: \$600.00 Date: 03/14/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
 City National Bank Operating Account
 13358 SW 129th Street
 Miami, FL 33186
 8766
 3/11/2022

Pay to the Order of: **RODOLFO ESPINEL**
 Six Hundred and 00/100 DOLLARS
 Rodolfo Espinel

Memo: Quarterly bonus

600.00

⑆008766⑆ ⑆0066004367⑆ 04237099⑆06

Regions Bank #06200019<

2022031162795109697061507
 Royal Bank #06200019<

0092033309
 2022-03-14

Rodolfo Espinel

Check # 8767 Amount: \$5,500.00 Date: 03/30/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
 City National Bank Operating Account
 13358 SW 129th Street
 Miami, FL 33186
 8767
 3/23/2022

Pay to the Order of: **Violet Tapia Del Sol**
 Five Thousand Five Hundred and 00/100 DOLLARS
 Violet Tapia Del Sol

Memo: Inc. 1825 replace on 8751 2/23/22

5500.00

⑆008767⑆ ⑆0066004367⑆ 04237099⑆06

Check # 8767 Amount: \$5,500.00 Date: 03/30/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
 City National Bank Operating Account
 13358 SW 129th Street
 Miami, FL 33186
 8767
 3/23/2022

Pay to the Order of: **Violet Tapia Del Sol**
 Five Thousand Five Hundred and 00/100 DOLLARS
 Violet Tapia Del Sol

Memo: Inc. 1825 replace on 8751 2/23/22

5500.00

⑆008767⑆ ⑆0066004367⑆ 04237099⑆06

0092066094
 2022-03-30

Check # 8768 Amount: \$3,000.00 Date: 03/25/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
 City National Bank Operating Account
 13358 SW 129th Street
 Miami, FL 33186
 8768
 3/23/2022

Pay to the Order of: **Grove Properties LLC**
 Three Thousand and 00/100 DOLLARS
 Grove Properties LLC
 Management & Consulting
 2501 SW 24 Street
 Miami, FL 33145

Memo: NY 1908

3000.00

⑆008768⑆ ⑆0066004367⑆ 04237099⑆06

Check # 8768 Amount: \$3,000.00 Date: 03/25/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
 City National Bank Operating Account
 13358 SW 129th Street
 Miami, FL 33186
 8768
 3/23/2022

Pay to the Order of: **Grove Properties LLC**
 Three Thousand and 00/100 DOLLARS
 Grove Properties LLC
 Management & Consulting
 2501 SW 24 Street
 Miami, FL 33145

Memo: NY 1908

3000.00

⑆008768⑆ ⑆0066004367⑆ 04237099⑆06

For Deposit Only - PMC

0092066094
 2022-03-25

Grove Properties LLC

Check # 8770 Amount: \$4,536.00 Date: 03/29/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
 City National Bank Operating Account
 13358 SW 129th Street
 Miami, FL 33186
 8770
 3/23/2022

Pay to the Order of: **DDCA Security Inc**
 Four Thousand Five Hundred Thirty-Six and 00/100 DOLLARS
 DDCA Security Inc
 4806 NW 72 Avenue
 Suite 214
 Miami, FL 33166

Memo: Inc. 11372

4536.00

⑆008770⑆ ⑆0066004367⑆ 04237099⑆06

Check # 8770 Amount: \$4,536.00 Date: 03/29/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
 City National Bank Operating Account
 13358 SW 129th Street
 Miami, FL 33186
 8770
 3/23/2022

Pay to the Order of: **DDCA Security Inc**
 Four Thousand Five Hundred Thirty-Six and 00/100 DOLLARS
 DDCA Security Inc
 4806 NW 72 Avenue
 Suite 214
 Miami, FL 33166

Memo: Inc. 11372

4536.00

⑆008770⑆ ⑆0066004367⑆ 04237099⑆06

For Deposit Only - PMC

0092066094
 2022-03-29

DDCA Security Inc

Check # 8771 Amount: \$1,722.70 Date: 03/31/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
 City National Bank Operating Account
 13358 SW 129th Street
 Miami, FL 33186
 8771
 3/24/2022

Pay to the Order of: **KJV Enterprises, Inc.**
 One Thousand Seven Hundred Twenty-Two and 70/100 DOLLARS
 KJV Enterprises, Inc.
 419 West 49th Street
 Suite 214
 Miami, FL 33122

Memo: Inc. 0079

1722.70

⑆008771⑆ ⑆0066004367⑆ 04237099⑆06

Check # 8771 Amount: \$1,722.70 Date: 03/31/2022

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
 City National Bank Operating Account
 13358 SW 129th Street
 Miami, FL 33186
 8771
 3/24/2022

Pay to the Order of: **KJV Enterprises, Inc.**
 One Thousand Seven Hundred Twenty-Two and 70/100 DOLLARS
 KJV Enterprises, Inc.
 419 West 49th Street
 Suite 214
 Miami, FL 33122

Memo: Inc. 0079

1722.70

⑆008771⑆ ⑆0066004367⑆ 04237099⑆06

Seq: 81
 Batch: 702129
 Date: 03/10/22

0092066094
 2022-03-31

PAY TO THE ORDER OF
 BANK OF AMERICA
 FORT DEPOSIT ONLY
 ACCT. # 444030310

KJV ENTERPRISES, INC.

Check # 8772 Amount: \$1,020.00 Date: 03/25/2022

VOIDING THIS CHECK AND ALL SECURED DEPOSITS IN THE PAYEE

Gables Terrace
Condominium Association
201 P.O. Box, Miramar, FL 33187
12023 SW 17th Street
Miami, FL 33168

City Federal Bank
Checking Account

8772
3/24/2022

23 213
612

Pay to the Order of: Unlimited Property Renovations LLC,
One Thousand Twenty and 00/100 DOLLARS

Unlimited Property Renovations
1052 New 87 Ave
Apt 201, Miami, FL 33172

MEMORANDUM: 000169

⑆000172⑆ ⑆066004367⑆ 0423799⑆06

Check # 8772 Amount: \$1,020.00 Date: 03/25/2022

VOIDING THIS CHECK AND ALL SECURED DEPOSITS IN THE PAYEE

City Federal Bank
Checking Account

8772
3/24/2022

23 213
612

Pay to the Order of: Unlimited Property Renovations LLC,
One Thousand Twenty and 00/100 DOLLARS

Unlimited Property Renovations
1052 New 87 Ave
Apt 201, Miami, FL 33172

MEMORANDUM: 000169

⑆000172⑆ ⑆066004367⑆ 0423799⑆06



GABLES TERRACE CONDOMINIUM ASSOC., INC.
Reconciliation Summary
103.06 · City Natl Bank-1014-Sec Dep, Period Ending 03/31/2022

	<u>Mar 31, 22</u>
Beginning Balance	59,975.96
Cleared Transactions	
Deposits and Credits - 1 item	<u>2.55</u>
Total Cleared Transactions	<u>2.55</u>
Cleared Balance	<u>59,978.51</u>
Register Balance as of 03/31/2022	59,978.51
Ending Balance	59,978.51

GABLES TERRACE CONDOMINIUM ASSOC., INC.
Reconciliation Detail
103.06 · City Natl Bank-1014-Sec Dep, Period Ending 03/31/2022

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Clr</u>	<u>Amount</u>	<u>Balance</u>
Beginning Balance						59,975.96
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	03/31/2022			X	2.55	2.55
Total Deposits and Credits					2.55	2.55
Total Cleared Transactions					2.55	2.55
Cleared Balance					2.55	59,978.51
Register Balance as of 03/31/2022					2.55	59,978.51
Ending Balance					2.55	59,978.51



75
YEARS

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Page: 1 of 1
Account: XXXXX1014

Client Service

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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

P:13886 / T: / S:



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



For additional locations
and hours, please visit
citynational.com



Association Interest Checking

Account Summary

Account:	XXXXX1014	Beginning Balance:	\$59,975.96
Last Statement:	February 28, 2022	Ending Balance:	\$59,978.51
This Statement:	March 31, 2022	Average Ledger Balance:	\$59,975.96
		Low Balance:	\$59,975.96
		Interest Earned This Period:	\$2.55
		Interest Earned 2022:	\$7.27
		Days In Period:	31
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
02-28	Beginning balance			59,975.96
03-31	Interest	2.55		59,978.51
03-31	Ending totals	2.55	0.00	59,978.51

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NMLS 412469

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GABLES TERRACE CONDOMINIUM ASSOC., INC.**Reconciliation Detail****104.01 · City Natl bank S/A -2019 6280, Period Ending 03/31/2022**

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Clr</u>	<u>Amount</u>	<u>Balance</u>
Beginning Balance						135,828.57
Cleared Transactions						
Checks and Payments - 1 item						
Check	03/15/2022			X	-65.00	-65.00
Total Checks and Payments					-65.00	-65.00
Deposits and Credits - 1 item						
Deposit	03/31/2022			X	5.77	5.77
Total Deposits and Credits					5.77	5.77
Total Cleared Transactions					-59.23	-59.23
Cleared Balance					-59.23	135,769.34
Register Balance as of 03/31/2022					-59.23	135,769.34
Ending Balance					-59.23	135,769.34

GABLES TERRACE CONDOMINIUM ASSOC., INC.
Reconciliation Summary
104.01 · City Natl bank S/A -2019 6280, Period Ending 03/31/2022

	<u>Mar 31, 22</u>
Beginning Balance	135,828.57
Cleared Transactions	
Checks and Payments - 1 item	-65.00
Deposits and Credits - 1 item	5.77
	<u> </u>
Total Cleared Transactions	-59.23
Cleared Balance	<u>135,769.34</u>
Register Balance as of 03/31/2022	135,769.34
Ending Balance	135,769.34



75
YEARS

WE GROW FLORIDA

Page:
Account:

1 of 1
XXXXX6280

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citynational.com

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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

P:15123 / T: / S:

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

For additional locations
and hours, please visit
citynational.com



Association Interest Checking

Account Summary

Account:	XXXXX6280	Beginning Balance:	\$135,828.57
Last Statement:	February 28, 2022	Ending Balance:	\$135,769.34
This Statement:	March 31, 2022	Average Ledger Balance:	\$135,792.92
		Low Balance:	\$135,763.57
		Interest Earned This Period:	\$5.77
		Interest Earned 2022:	\$16.75
		Days In Period:	31
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
02-28	Beginning balance			135,828.57
03-15	Monthly Service Fee		65.00	135,763.57
03-31	Interest	5.77		135,769.34
03-31	Ending totals	5.77	65.00	135,769.34

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home's equity
with a cash-out
refinance while
rates are still low.**

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AND MORTGAGES.



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GABLES TERRACE CONDOMINIUM ASSOC., INC.
Reconciliation Summary
105.08 · City Natl Bank Reserve 4369, Period Ending 03/31/2022

	<u>Mar 31, 22</u>
Beginning Balance	151,346.33
Cleared Transactions	
Deposits and Credits - 1 item	12.85
Total Cleared Transactions	<u>12.85</u>
Cleared Balance	<u>151,359.18</u>
Register Balance as of 03/31/2022	151,359.18
Ending Balance	151,359.18

GABLES TERRACE CONDOMINIUM ASSOC., INC.
Reconciliation Detail
105.08 · City Natl Bank Reserve 4369, Period Ending 03/31/2022

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Clr</u>	<u>Amount</u>	<u>Balance</u>
Beginning Balance						151,346.33
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	03/31/2022			X	12.85	12.85
Total Deposits and Credits					12.85	12.85
Total Cleared Transactions					12.85	12.85
Cleared Balance					12.85	151,359.18
Register Balance as of 03/31/2022					12.85	151,359.18
Ending Balance					12.85	151,359.18



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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

P:16638 / T: / S:



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



For additional locations
and hours, please visit
citynational.com



Condo Tiered

Account Summary

Account:	XXXXX4369	Beginning Balance:	\$151,346.33
Last Statement:	February 28, 2022	Ending Balance:	\$151,359.18
This Statement:	March 31, 2022	Average Ledger Balance:	\$151,346.33
		Low Balance:	\$151,346.33
		Interest Earned This Period:	\$12.85
		Interest Earned 2022:	\$37.31
		Days In Period:	31
		Annual Percentage Yield Earned:	0.10%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
02-28	Beginning balance			151,346.33
03-31	Interest	12.85		151,359.18
03-31	Ending totals	12.85	0.00	151,359.18

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refinance while
rates are still low.**

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AND MORTGAGES.



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GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month

As of March 31, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
103.01 · City Natl Bank 9906 -Operating							117,649.25
Deposit	03/01/2022	301	A/R Deposit	Deposit	898.00		118,547.25
Deposit	03/02/2022	302	A/R Deposit	Deposit	1,347.00		119,894.25
Deposit	03/03/2022	303	A/R Deposit	Deposit	1,763.00		121,657.25
Deposit	03/04/2022	304	A/R Deposit	Deposit	2,245.00		123,902.25
Deposit	03/05/2022	305	A/R Deposit	Deposit	22,450.00		146,352.25
Deposit	03/07/2022	307	A/R Deposit	Deposit	3,143.00		149,495.25
Deposit	03/07/2022	307	A/R Deposit	assoc	898.00		150,393.25
Deposit	03/08/2022	308	A/R Deposit	Deposit	5,399.00		155,792.25
Deposit	03/08/2022	308	A/R Deposit	assoc	449.00		156,241.25
Deposit	03/08/2022	308	A/R Deposit	Online	1,500.00		157,741.25
Check	03/09/2022	8755	Grove Properties LLC	Reimb. Amazon purchase		77.13	157,664.12
Bill P...	03/09/2022	8756	Care Pest Solutions	Inv.172485		110.21	157,553.91
Bill P...	03/09/2022	8757	Circle Generator Service	Inv.70649		647.54	156,906.37
Bill P...	03/09/2022	8758	DDCA Security Inc	Inv.11336		4,536.00	152,370.37
Bill P...	03/09/2022	8759	Diversifire Systems, Inc	Inv.115133		187.20	152,183.17
Bill P...	03/09/2022	8760	Largaespada Pool Service Inc.	Inv. 03/01/2022		465.00	151,718.17
Bill P...	03/09/2022	8761	Southern Chute, Inc	Inv.2022030310025438		925.00	150,793.17
Bill P...	03/09/2022	8762	Unlimited Property Renovations ...	Inv.000157		900.00	149,893.17
Bill P...	03/09/2022	8763	Circle Generator Service	Inv.70658		604.48	149,288.69
Bill P...	03/09/2022	8764	ECS Business Services	Inv.11149		1,010.40	148,278.29
Check	03/09/2022	Onli...	Miami-Dade Water And Sewer ...	1748205455 conf.910556795		2,888.03	145,390.26
Check	03/09/2022	Onli...	Miami-Dade Water And Sewer ...	6931777355 conf.910556828		248.27	145,141.99
Check	03/09/2022	Onli...	Miami-Dade Water And Sewer ...	8787909438 conf.910556848		12.65	145,129.34
Deposit	03/09/2022	309	A/R Deposit	Deposit	2,844.95		147,974.29
Deposit	03/09/2022	309	A/R Deposit	Deposit	896.20		148,870.49
Deposit	03/10/2022	310	A/R Deposit	Deposit	3,592.00		152,462.49
Check	03/11/2022	8765	Alejandro Traval	Quarterly bonus		400.00	152,062.49
Check	03/11/2022	8766	Rodolfo Espinel	Quarterly bonus		600.00	151,462.49
Deposit	03/14/2022	314	A/R Deposit	Deposit	449.00		151,911.49
Deposit	03/15/2022	315	A/R Deposit	Deposit	449.00		152,360.49
Check	03/15/2022		Maintenance Fee			65.00	152,295.49
Check	03/15/2022	ACH	FPL			2,320.12	149,975.37
Deposit	03/16/2022	316	A/R Deposit	Deposit	449.00		150,424.37
Check	03/21/2022	ACH	Comcast			501.74	149,922.63
Check	03/22/2022	ACH	IPFS Corporation			14,081.97	135,840.66
Gener...	03/23/2022	1471	Yuliet Tapia Del Sol	voiding check 8751 2/23/22 per mgm	6,500.00		142,340.66
Check	03/23/2022	8767	Yuliet Tapia Del Sol	Inv. 1895 replace ck 8751 2/23/22		5,500.00	136,840.66
Bill P...	03/23/2022	8768	Grove Properties LLC	iNV. 1906		3,000.00	133,840.66
Bill P...	03/23/2022	8769	Rugsies Cleaners	Inv.12577		1,957.50	131,883.16
Check	03/23/2022	Pho...	AT & T			75.25	131,807.91
Bill P...	03/23/2022	8770	DDCA Security Inc	Inv.11372		4,536.00	127,271.91
Deposit	03/23/2022	323	A/R Deposit	Deposit	449.00		127,720.91
Bill P...	03/24/2022	8771	KJW Enterprizes, Inc.	Inv.0079		1,722.70	125,998.21
Bill P...	03/24/2022	8772	Unlimited Property Renovations ...	Inv.000159		1,020.00	124,978.21
Deposit	03/25/2022	325	A/R Deposit	Deposit	235.00		125,213.21
Deposit	03/25/2022		Deposit	Deposit	215.00		125,428.21
Deposit	03/28/2022	328	A/R Deposit	Deposit	898.00		126,326.21
Deposit	03/30/2022	330	A/R Deposit	Deposit	898.00		127,224.21
Check	03/30/2022	ACH	Waste Connections of Florida			2,297.27	124,926.94
Deposit	03/30/2022	330	A/R Deposit	Online	419.00		125,345.94
Deposit	03/31/2022	331	A/R Deposit	Deposit	898.00		126,243.94
Deposit	03/31/2022		Interest	Deposit	6.46		126,250.40
Total 103.01 · City Natl Bank 9906 -Operating					59,290.61	50,689.46	126,250.40
103.06 · City Natl Bank-1014-Sec Dep							59,975.96
Deposit	03/31/2022			Interest	2.55		59,978.51
Total 103.06 · City Natl Bank-1014-Sec Dep					2.55	0.00	59,978.51
104.01 · City Natl bank S/A -2019 6280							135,828.57
Check	03/15/2022			Service Charge		65.00	135,763.57
Deposit	03/31/2022			Interest	5.77		135,769.34
Total 104.01 · City Natl bank S/A -2019 6280					5.77	65.00	135,769.34

GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month

As of March 31, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
105.08 · City Natl Bank Reserve 4369							
Deposit	03/31/2022			Interest	12.85		151,346.33
							151,359.18
Total 105.08 · City Natl Bank Reserve 4369					12.85	0.00	151,359.18
114 · Unbilled Special Assessment							
Gener...	03/01/2022	1454		special assessment b-			0.00
							0.00
Total 114 · Unbilled Special Assessment					0.00	0.00	0.00
112 · Assessment receivable							
Gener...	03/01/2022	1454		Monthly assesment	48,492.00		6,460.75
Gener...	03/01/2022	1454		Set up prepaid	23,898.06		54,952.75
Gener...	03/01/2022	1454		Reverse prepaid		22,140.71	78,850.81
Gener...	03/01/2022	1454		Late charge-Batch 344	165.00		56,710.10
Deposit	03/01/2022	301	A/R Deposit	Deposit		898.00	56,875.10
Gener...	03/01/2022	1454		Remove Late Fee-Batch 345		430.00	55,977.10
Gener...	03/01/2022	1454		Credit Memo-Batch 337-Unit 1212		898.00	55,547.10
Deposit	03/02/2022	302	A/R Deposit	Deposit		1,347.00	54,649.10
Deposit	03/03/2022	303	A/R Deposit	Deposit		1,763.00	53,302.10
Deposit	03/04/2022	304	A/R Deposit	Deposit		2,245.00	51,539.10
Deposit	03/05/2022	305	A/R Deposit	Deposit		22,450.00	49,294.10
Deposit	03/07/2022	307	A/R Deposit	Deposit		3,143.00	26,844.10
Deposit	03/07/2022	307	A/R Deposit	assoc		898.00	23,701.10
Deposit	03/08/2022	308	A/R Deposit	Deposit		5,399.00	22,803.10
Deposit	03/08/2022	308	A/R Deposit	assoc		449.00	17,404.10
Deposit	03/08/2022	308	A/R Deposit	Online		1,500.00	16,955.10
Deposit	03/09/2022	309	A/R Deposit	Deposit		2,844.95	15,455.10
Deposit	03/09/2022	309	A/R Deposit	Deposit		896.20	12,610.15
Deposit	03/10/2022	310	A/R Deposit	Deposit		3,592.00	11,713.95
Deposit	03/14/2022	314	A/R Deposit	Deposit		449.00	8,121.95
Deposit	03/15/2022	315	A/R Deposit	Deposit		449.00	7,672.95
Deposit	03/16/2022	316	A/R Deposit	Deposit		449.00	7,223.95
Deposit	03/23/2022	323	A/R Deposit	Deposit		449.00	6,774.95
Deposit	03/25/2022	325	A/R Deposit	Deposit		235.00	6,325.95
Deposit	03/28/2022	328	A/R Deposit	Deposit		898.00	6,090.95
Deposit	03/30/2022	330	A/R Deposit	Deposit		898.00	5,192.95
Deposit	03/30/2022	330	A/R Deposit	Online		419.00	4,294.95
Deposit	03/31/2022	331	A/R Deposit	Deposit		898.00	3,875.95
							2,977.95
Total 112 · Assessment receivable					72,555.06	76,037.86	2,977.95
111 · Special assessment							
Gener...	03/01/2022	1454		Set up prepaid S/A	75.20		6,771.80
Gener...	03/01/2022	1454		Reverse prepaid S/A		75.20	6,847.00
Gener...	03/01/2022	1454		special assessment b-			6,771.80
Total 111 · Special assessment					75.20	75.20	6,771.80
115 · Prepaid insurance							
Gener...	03/01/2022	1454		Amort Insurance		13,155.78	125,195.07
							112,039.29
Total 115 · Prepaid insurance					0.00	13,155.78	112,039.29
116 · Prepaid expenses							
Gener...	03/01/2022	146...		prepaid expenses		3,000.00	3,785.29
Gener...	03/01/2022	146...		prepaid expenses		400.00	785.29
Gener...	03/07/2022	1456		prepaid expenses		36.00	385.29
Gener...	03/31/2022	1470		prepaid expenses	3,000.00		349.29
							3,349.29
Total 116 · Prepaid expenses					3,000.00	3,436.00	3,349.29
125 · Federal Tax Withheld							
Total 125 · Federal Tax Withheld							66.13
							66.13

GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month

As of March 31, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
202 · Accounts payable							-8,691.23
Bill	03/01/2022	03/0...	Largaespada Pool Service Inc.	Inv. 03/01/2022		465.00	-9,156.23
Bill	03/01/2022	115...	Diversifire Systems, Inc	Inv.115133		187.20	-9,343.43
Bill	03/01/2022	5794	BioResponse Corp	Inv.5794 10/13/21		1,841.75	-11,185.18
Bill	03/01/2022	5942	BioResponse Corp	Inv.5942 1/10/22		2,689.00	-13,874.18
Bill	03/03/2022	202...	Southern Chute, Inc	Inv.2022030310025438		925.00	-14,799.18
Bill	03/03/2022	000...	Unlimited Property Renovations ...	Inv.000157		900.00	-15,699.18
Bill	03/04/2022	11336	DDCA Security Inc	Inv.11336		4,536.00	-20,235.18
Bill	03/07/2022	11149	ECS Business Services	Inv.11149		1,010.40	-21,245.58
Bill P...	03/09/2022	8756	Care Pest Solutions	Inv.172485	110.21		-21,135.37
Bill P...	03/09/2022	8757	Circle Generator Service	Inv.70649	647.54		-20,487.83
Bill P...	03/09/2022	8758	DDCA Security Inc	Inv.11336	4,536.00		-15,951.83
Bill P...	03/09/2022	8759	Diversifire Systems, Inc	Inv.115133	187.20		-15,764.63
Bill P...	03/09/2022	8760	Largaespada Pool Service Inc.	Inv. 03/01/2022	465.00		-15,299.63
Bill P...	03/09/2022	8761	Southern Chute, Inc	Inv.2022030310025438	925.00		-14,374.63
Bill P...	03/09/2022	8762	Unlimited Property Renovations ...	Inv.000157	900.00		-13,474.63
Bill P...	03/09/2022	8763	Circle Generator Service	Inv.70658	604.48		-12,870.15
Bill P...	03/09/2022	8764	ECS Business Services	Inv.11149	1,010.40		-11,859.75
Bill	03/10/2022	000...	Unlimited Property Renovations ...	Inv.000159		1,020.00	-12,879.75
Bill	03/15/2022	12577	Rugsies Cleaners	Inv.12577		1,957.50	-14,837.25
Bill	03/17/2022	0079	KJW Enterprizes, Inc.	Inv.0079		1,722.70	-16,559.95
Bill	03/18/2022	11372	DDCA Security Inc	Inv.11372		4,536.00	-21,095.95
Bill	03/22/2022	300...	Grove Properties LLC	iNV. 1906		3,000.00	-24,095.95
Bill	03/22/2022	03/2...	Sherwood Forest	Inv.03/22/2022		572.35	-24,668.30
Bill P...	03/23/2022	8768	Grove Properties LLC	iNV. 1906	3,000.00		-21,668.30
Bill P...	03/23/2022	8769	Rugsies Cleaners	Inv.12577	1,957.50		-19,710.80
Bill P...	03/23/2022	8770	DDCA Security Inc	Inv.11372	4,536.00		-15,174.80
Bill P...	03/24/2022	8771	KJW Enterprizes, Inc.	Inv.0079	1,722.70		-13,452.10
Bill P...	03/24/2022	8772	Unlimited Property Renovations ...	Inv.000159	1,020.00		-12,432.10
Bill	03/24/2022	8005	ECS Business Services	Inv.8005		757.20	-13,189.30
Bill	03/31/2022	115...	Diversifire Systems, Inc	Inv.115383		208.65	-13,397.95
Total 202 · Accounts payable					21,622.03	26,328.75	-13,397.95
203 · Accrued expenses							-10,614.42
Gener...	03/01/2022	146...		accrued expenses	3,489.16		-7,125.26
Gener...	03/01/2022	146...		accrued expenses	4,597.74		-2,527.52
Gener...	03/01/2022	146...		accrued expenses	1,727.52		-800.00
Gener...	03/01/2022	146...		accrued expenses	200.00		-600.00
Gener...	03/01/2022	146...		accrued expenses	200.00		-400.00
Gener...	03/31/2022	1475		Rod Accrued Exp-SVC March 2022		11,556.49	-11,956.49
Total 203 · Accrued expenses					10,214.42	11,556.49	-11,956.49
206 · Prepaid assessments							-22,140.71
Gener...	03/01/2022	1454		Set up prepaid		23,898.06	-46,038.77
Gener...	03/01/2022	1454		Reverse prepaid	22,140.71		-23,898.06
Total 206 · Prepaid assessments					22,140.71	23,898.06	-23,898.06
207 · Prepaid special assessment							-75.20
Gener...	03/01/2022	1454		Set up prepaid S/A		75.20	-150.40
Gener...	03/01/2022	1454		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
212 · Insurance payable							-127,452.93
Check	03/22/2022	ACH	IPFS Corporation		14,081.97		-113,370.96
Total 212 · Insurance payable					14,081.97	0.00	-113,370.96
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

GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month

As of March 31, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
243.03			Bank charges				109.25
			Total 243.03	Bank charges			109.25
243.05			S/A 2019 Expenses				257,556.76
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				140,659.89
			Total 243.052	Roof project			140,659.89
243.053			Pool Repairs				22,286.22
			Total 243.053	Pool Repairs			22,286.22
243.054			Garage project				41,297.90
			Total 243.054	Garage project			41,297.90
243.05			S/A 2019 Expenses - Other				20,686.50
			Total 243.05	S/A 2019 Expenses - Other			20,686.50
			Total 243.05	S/A 2019 Expenses			257,556.76
			Total 243	Contract Liabilities S/A 2019			-143,919.59
271			Fund balance - reserves				-228,616.94
271.02			Street sealing-pavement				-3,999.70
			Total 271.02	Street sealing-pavement			-3,999.70
271.08			Pool				-6,291.32
			Total 271.08	Pool			-6,291.32
271.11			Lobby Furniture				-8,000.03
			Total 271.11	Lobby Furniture			-8,000.03
271.12			Generator				-15,866.97
			Total 271.12	Generator			-15,866.97
271.13			Painting/Interior				-5,981.12
			Total 271.13	Painting/Interior			-5,981.12
271.15			Pool furniture				-821.80
			Total 271.15	Pool furniture			-821.80
271.16			Flooring				-4,064.96
			Total 271.16	Flooring			-4,064.96
271.17			Awning				-16,910.29
			Total 271.17	Awning			-16,910.29
271.18			Garage Gate				-829.50
			Total 271.18	Garage Gate			-829.50
271.27			HVAC				-2,020.12
			Total 271.27	HVAC			-2,020.12
271.28			Pooled reserves				-162,877.38
Gener...	03/01/2022	1454		Monthly reserves		6,750.00	-169,627.38
			Total 271.28	Pooled reserves	0.00	6,750.00	-169,627.38
271.85			Interest income				-1,043.75
Deposit	03/31/2022			Interest		12.85	-1,056.60
			Total 271.85	Interest income	0.00	12.85	-1,056.60
271.86			Bank Charges - reserves				90.00
			Total 271.86	Bank Charges - reserves			90.00
			Total 271	Fund balance - reserves	0.00	6,762.85	-235,379.79

GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month

As of March 31, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
274.1 · Fund balance - operating							-22,508.22
Gener...	03/23/2022	1471	Yuliet Tapia Del Sol	voiding check 8751 2/23/22 per mgm		1,000.00	-23,508.22
Total 274.1 · Fund balance - operating					0.00	1,000.00	-23,508.22
301 · Maintenance assessments							-387,936.00
Gener...	03/01/2022	1454		Monthly assesment		48,492.00	-436,428.00
Total 301 · Maintenance assessments					0.00	48,492.00	-436,428.00
310 · Screening fees							-1,100.00
Total 310 · Screening fees							-1,100.00
315 · Late charges							-1,305.00
Gener...	03/01/2022	1454		Late charge-Batch 344		165.00	-1,470.00
Gener...	03/01/2022	1454		Remove Late Fee-Batch 345	430.00		-1,040.00
Total 315 · Late charges					430.00	165.00	-1,040.00
320 · Interest							-114.56
Deposit	03/31/2022		Interest	Deposit		6.46	-121.02
Deposit	03/31/2022			Interest		2.55	-123.57
Deposit	03/31/2022			Interest		5.77	-129.34
Total 320 · Interest					0.00	14.78	-129.34
334 · Parking space & Storage rental							-7,303.96
Deposit	03/25/2022	2753	Deposit	Derek Ryland three months parking		165.00	-7,468.96
Total 334 · Parking space & Storage rental					0.00	165.00	-7,468.96
335 · Gate cards							-596.00
Deposit	03/25/2022	161	Deposit	Ludmila Ortiz card		25.00	-621.00
Deposit	03/25/2022	104	Deposit	Jesus A Burgos card		25.00	-646.00
Total 335 · Gate cards					0.00	50.00	-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
Total 340 · Other income							-9,863.90
1 · Administrative Expenses							40,547.90
505 · Accounting							3,200.00
Gener...	03/01/2022	146...		Reverse of GJE 1469 -- prepaid exp...	400.00		3,600.00
Total 505 · Accounting					400.00	0.00	3,600.00
515 · Office expenses							3,026.62
Total 515 · Office expenses							3,026.62
520 · Bad debt							0.35
Gener...	03/01/2022	1454		Credit Memo-Batch 337-Unit 1212	898.00		898.35
Total 520 · Bad debt					898.00	0.00	898.35
522 · Bank Charges							1,050.00
Check	03/15/2022		Maintenance Fee		65.00		1,115.00
Check	03/15/2022			Service Charge	65.00		1,180.00
Total 522 · Bank Charges					130.00	0.00	1,180.00
525 · Miscellaneous							650.00
Total 525 · Miscellaneous							650.00
540 · Legal							4,821.97
Total 540 · Legal							4,821.97
545 · Licenses & permits							1,765.24
Total 545 · Licenses & permits							1,765.24

GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month

As of March 31, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
546 · Licenses - Fla. condo fee							72.00
Gener...	03/07/2022	1456		prepaid expenses	36.00		108.00
Total 546 · Licenses - Fla. condo fee							108.00
550 · Management Services							24,000.00
Gener...	03/01/2022	146...		Reverse of GJE 1464 -- prepaid exp...	3,000.00		27,000.00
Bill	03/22/2022	300...	Grove Properties LLC	April/22 Management services	3,000.00		30,000.00
Gener...	03/31/2022	1470		prepaid expenses		3,000.00	27,000.00
Total 550 · Management Services							27,000.00
582 · Postage & printing							1,661.72
Total 582 · Postage & printing							1,661.72
592 · Screening service							300.00
Total 592 · Screening service							300.00
Total 1 · Administrative Expenses					7,464.00	3,000.00	45,011.90
2 · Insurance							82,707.82
615.01 · Insurance - Property/Liability							79,387.96
Gener...	03/01/2022	1454		Amort Insurance	12,651.41		92,039.37
Total 615.01 · Insurance - Property/Liability							92,039.37
615.02 · Insurance - D & O							0.00
Gener...	03/01/2022	1454		Amort Insurance	0.00		0.00
Total 615.02 · Insurance - D & O							0.00
615.04 · Insurance - Crime							0.00
Gener...	03/01/2022	1454		Amort Insurance	0.00		0.00
Total 615.04 · Insurance - Crime							0.00
615.07 · Insurance-Umbrella							1,136.86
Gener...	03/01/2022	1454		Amort Insurance	180.73		1,317.59
Total 615.07 · Insurance-Umbrella							1,317.59
615.09 · Insurance-Boiler & Machinery							1,766.86
Gener...	03/01/2022	1454		Amort Insurance	52.39		1,819.25
Total 615.09 · Insurance-Boiler & Machinery							1,819.25
615.11 · Workers Compensation							416.14
Gener...	03/01/2022	1454		Amort Insurance	271.25		687.39
Total 615.11 · Workers Compensation							687.39
Total 2 · Insurance					13,155.78	0.00	95,863.60
3 · Utilities							66,665.52
585 · Telephone							4,150.20
Check	03/21/2022	ACH	Comcast		501.74		4,651.94
Check	03/23/2022	Pho...	AT & T		75.25		4,727.19
Total 585 · Telephone							4,727.19
610 · Electricity							20,720.53
Gener...	03/01/2022	146...		Reverse of GJE 1467 -- accrued ex...		1,727.52	18,993.01
Check	03/15/2022	ACH	FPL		2,320.12		21,313.13
Bill	03/24/2022	8005	ECS Business Services	FPL 1066/1148	252.00		21,565.13
Gener...	03/31/2022	1475		Rcd Accrued Exp-SVC March 2022	2,151.63		23,716.76
Total 610 · Electricity							23,716.76

GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month

As of March 31, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
690 · Waste removal							
Bill	03/07/2022	11149	ECS Business Services	Waste connections 2/1-3/31/22	1,010.40		15,815.23
Bill	03/24/2022	8005	ECS Business Services	2 months waste savings	505.20		16,825.63
Check	03/30/2022	ACH	Waste Connections of Florida		2,297.27		17,330.83
							19,628.10
Total 690 · Waste removal					3,812.87	0.00	19,628.10
695 · Water & sewer							
Gener...	03/01/2022	146...		Reverse of GJE 1466 -- accrued ex...		4,597.74	25,979.56
Check	03/09/2022	Onli...	Miami-Dade Water And Sewer ...	01/18-02/16/2022	2,888.03		21,381.82
Check	03/09/2022	Onli...	Miami-Dade Water And Sewer ...	1/18-02/16/2022	248.27		24,269.85
Check	03/09/2022	Onli...	Miami-Dade Water And Sewer ...	1/18-02/16/2022	12.65		24,518.12
Gener...	03/31/2022	1475		Rcd Accrued Exp-SVC March 2022	4,668.94		24,530.77
							29,199.71
Total 695 · Water & sewer					7,817.89	4,597.74	29,199.71
Total 3 · Utilities					16,931.50	6,325.26	77,271.76
4 · Property Expenses							
604 · Security/ Concierge							
Gener...	03/01/2022	146...		Reverse of GJE 1465 -- accrued ex...		3,489.16	124,198.16
Bill	03/04/2022	11336	DDCA Security Inc	02/19-03/04/2022	4,536.00		75,962.16
Bill	03/18/2022	11372	DDCA Security Inc	3/5-3/18	4,536.00		72,473.00
Gener...	03/31/2022	1475		Rcd Accrued Exp-SVC March 2022	4,535.92		77,009.00
							81,545.00
Total 604 · Security/ Concierge					13,607.92	3,489.16	86,080.92
608 · Elevator service							
Total 608 · Elevator service							14,177.26
Total 608 · Elevator service							14,177.26
613 · Fire alarm service							
Bill	03/01/2022	115...	Diversifire Systems, Inc	Monthly service	187.20		4,541.95
Bill	03/31/2022	115...	Diversifire Systems, Inc	Labor 3/31/22	208.65		4,729.15
Total 613 · Fire alarm service					395.85	0.00	4,937.80
614 · Generator/Fire Pump Maint.							
Total 614 · Generator/Fire Pump Maint.							1,573.02
Total 614 · Generator/Fire Pump Maint.							1,573.02
619 · Handyman Services							
Total 619 · Handyman Services							3,620.00
Total 619 · Handyman Services							3,620.00
625 · Lawn maintenance							
Gener...	03/01/2022	146...		Reverse of GJE 1461 -- accrued ex...		200.00	2,100.00
Gener...	03/01/2022	146...		Reverse of GJE 1468 -- accrued ex...		200.00	1,900.00
Bill	03/22/2022	03/2...	Sherwood Forest	Property maint and install plants	400.00		1,700.00
Gener...	03/31/2022	1475		Rcd Accrued Exp-SVC March 2022	200.00		2,100.00
							2,300.00
Total 625 · Lawn maintenance					600.00	400.00	2,300.00
626 · Maintenance Service							
Bill	03/17/2022	0079	KJW Enterprizes, Inc.	03/01-03/31/22	1,722.70		12,794.87
Total 626 · Maintenance Service					1,722.70	0.00	14,517.57
664 · Window Cleaning							
Total 664 · Window Cleaning							3,100.00
Total 664 · Window Cleaning							3,100.00
665 · Pest Control							
Total 665 · Pest Control							1,128.90
Total 665 · Pest Control							1,128.90
667 · HVAC Service							
Total 667 · HVAC Service							1,140.00
Total 667 · HVAC Service							1,140.00
670 · Pool service							
Total 670 · Pool service							1,060.00
Total 670 · Pool service							1,060.00

GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month

As of March 31, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
650.7 · Bonuses							3,000.00
Check	03/11/2022	8765	Alejandro Traval	Quarterly bonus	400.00		3,400.00
Check	03/11/2022	8766	Rodolfo Espinel	Quarterly bonus	600.00		4,000.00
Total 650.7 · Bonuses					1,000.00	0.00	4,000.00
Total 4 · Property Expenses					17,326.47	3,889.16	137,635.47
6 · Repairs and Maintenance							63,810.11
675.03 · Repairs - general							28,819.58
Bill	03/01/2022	5794	BioResponse Corp	Water Mitigation Unit 808	1,841.75		30,661.33
Bill	03/01/2022	5942	BioResponse Corp	Mold Remediation Units 103 & 1203	2,689.00		33,350.33
Bill	03/03/2022	202...	Southern Chute, Inc	clean trash chute system	925.00		34,275.33
Bill	03/03/2022	000...	Unlimited Property Renovations ...	Remove old doors, install new and ...	900.00		35,175.33
Bill	03/10/2022	000...	Unlimited Property Renovations ...	clain garbage room, paint walls and...	1,020.00		36,195.33
Total 675.03 · Repairs - general					7,375.75	0.00	36,195.33
675.05 · Landscaping.							2,895.90
Bill	03/22/2022	03/2...	Sherwood Forest	install plants	172.35		3,068.25
Total 675.05 · Landscaping.					172.35	0.00	3,068.25
675.08 · Repairs - pool							8,621.79
Bill	03/01/2022	03/0...	Largaespada Pool Service Inc.	Monthly service	465.00		9,086.79
Check	03/09/2022	8755	Grove Properties LLC	Supplies for pool	77.13		9,163.92
Total 675.08 · Repairs - pool					542.13	0.00	9,163.92
675.10 · Garage Gate							8,215.00
Total 675.10 · Garage Gate							8,215.00
675.14 · Fire Systems- Repairs							187.20
Total 675.14 · Fire Systems- Repairs							187.20
675.15 · Repairs- HVAC							10,320.00
Gener...	03/23/2022	1471	Yuliet Tapia Del Sol	voiding check 8751 2/23/22 per mgm		5,500.00	4,820.00
Check	03/23/2022	8767	Yuliet Tapia Del Sol	replace per discount made	5,500.00		10,320.00
Total 675.15 · Repairs- HVAC					5,500.00	5,500.00	10,320.00
675.91 · Maintenance Supplies							2,793.14
Total 675.91 · Maintenance Supplies							2,793.14
675.93 · Carpet Cleaning							1,957.50
Bill	03/15/2022	12577	Rugsies Cleaners	9 halways	1,957.50		3,915.00
Total 675.93 · Carpet Cleaning					1,957.50	0.00	3,915.00
Total 6 · Repairs and Maintenance					15,547.73	5,500.00	73,857.84
720 · Reserve transfers							54,000.00
Gener...	03/01/2022	1454		Monthly reserves	6,750.00		60,750.00
Total 720 · Reserve transfers					6,750.00	0.00	60,750.00
TOTAL					280,681.85	280,681.85	0.00