

GABLES TERRACE CONDOMINIUM ASSOCIATION, INC.

PREPARED FINANCIAL STATEMENTS

May 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
May 31, 2022

TABLE OF CONTENTS

	<u>PAGE</u>
Accountant's Preparation Report	3
Balance Sheet	4
Statement of Revenues, Expenses, and Changes in Fund Balance	5
Statement of Deferred Maintenance and Replacement Fund	6
Supplementary Information:	
Statement of Assets and Liabilities	
Actual to Budget - Current Month	
Actual to Budget - Year to Date	
Revenues and Expenses - Operating Fund - Month by Month Current Year	
Check Register	
Bank Reconciliations	
Security Deposit Schedule	
Maintenance Fee Receivable Schedule	
Prepaid Maintenance Fee Schedule	
General Ledger - Month	

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 May 31, 2022 and for the eleven 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

June 21, 2022
Miami, Florida

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

	<u>Operating Fund</u>	<u>Special Assessment Fund</u>	<u>Replacement Fund</u>	<u>Total</u>
ASSETS				
Cash in banks	\$ 194,019	\$ 31,379	\$ 255,661	\$ 481,059
Assessments receivable	3,917	6,772	-	10,689
Prepaid expenses	89,403	-	-	89,403
Federal Tax Withheld	66	-	-	66
Due from replacement fund	6,750	-	-	6,750
Due from special assessment fund	38,076	-	-	38,076
Total	<u>\$ 332,231</u>	<u>\$ 38,151</u>	<u>\$ 255,661</u>	<u>\$ 626,043</u>
LIABILITIES AND FUND BALANCE				
Accounts payable and accrued expenses	\$ 20,128	\$ -	\$ -	\$ 20,128
Assessments received in advance	22,636	75	-	22,711
Short term borrowing-insurance	85,207	-	-	85,207
Security deposit	60,870	-	-	60,870
Due to operating fund	-	38,076	6,750	44,826
Total Liabilities	<u>188,841</u>	<u>38,151</u>	<u>6,750</u>	<u>233,742</u>
FUND BALANCE				
Fund balance	<u>143,390</u>	<u>-</u>	<u>248,911</u>	<u>392,301</u>
Total Fund Balance	<u>143,390</u>	<u>-</u>	<u>248,911</u>	<u>392,301</u>
Total	<u>\$ 332,231</u>	<u>\$ 38,151</u>	<u>\$ 255,661</u>	<u>\$ 626,043</u>

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

REVENUES	Operating Fund	Special Assessment Fund	Replacement Fund	Total
Maintenance assessments	\$ 459,162	\$ 44,640	\$ 74,250	\$ 533,412
Late charges	1,105	-	-	1,105
Interest	157	-	240	397
Parking and space rental income	10,154	-	-	10,154
Screening Fees	1,300	-	-	1,300
Gate Cards	671	-	-	671
Insurance claim	6,400	-	-	6,400
Other	10,362	-	-	10,362
Total	489,311	44,640	74,490	563,801
EXPENSES				
Administrative	53,230	568	-	53,798
Insurance	121,751	-	-	121,751
Utilities	94,125	-	-	94,125
Property expenses	167,913	-	-	167,913
Repairs and maintenance	82,993	44,072	4,700	131,765
Total	520,012	44,640	4,700	524,712
EXCESS (DEFICIT) OF REVENUES AND EXPENSES	(30,701)	-	69,790	39,089
Fund balance - beginning	174,091	-	179,121	353,212
FUND BALANCE - ENDING	\$ 143,390	\$ -	\$ 248,911	\$ 392,301

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

	Fund Balance <u>6/30/2021</u>	<u>Additions</u>	<u>Payments</u>	<u>Transfer</u>	<u>Interest</u>	Fund Balance <u>5/31/2022</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	74,250	(3,000)	-	-	183,128
Interest-net of bank of charges	758	-	-	-	240	998
Total	<u>\$ 179,121</u>	<u>\$ 74,250</u>	<u>\$ (4,700)</u>	<u>\$ -</u>	<u>\$ 240</u>	<u>\$ 248,911</u>

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 May 31, 2022

	<u>May 31, 22</u>	<u>Apr 30, 22</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
103.01 · City Natl Bank 9906 -Operating	132,535	130,459	2,076
103.06 · City Natl Bank-1014-Sec Dep	61,484	60,981	503
104.01 · City Natl bank S/A -2019 6280	31,379	135,710	-104,331
105.08 · City Natl Bank Reserve 4369	255,661	151,371	104,290
Total Checking/Savings	<u>481,059</u>	<u>478,521</u>	<u>2,538</u>
Total Current Assets	481,059	478,521	2,538
Other Assets			
112 · Assessment receivable	3,917	3,724	193
111 · Special assessment	6,772	6,772	0
115 · Prepaid insurance	86,152	99,308	-13,156
116 · Prepaid expenses	3,252	3,313	-61
125 · Federal Tax Withheld	66	66	0
Total Other Assets	<u>100,159</u>	<u>113,183</u>	<u>-13,024</u>
TOTAL ASSETS	<u><u>581,217</u></u>	<u><u>591,704</u></u>	<u><u>-10,487</u></u>

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

	<u>May 31, 22</u>	<u>Apr 30, 22</u>	<u>\$ Change</u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
202 · Accounts payable	10,204	7,329	2,875
Total Accounts Payable	10,204	7,329	2,875
Other Current Liabilities			
203 · Accrued expenses	9,924	12,531	-2,607
206 · Prepaid assessments	22,636	21,973	663
207 · Prepaid special assessment	75	75	0
210 · Security Deposit	60,870	60,370	500
212 · Insurance payable	85,207	99,289	-14,082
Total Other Current Liabilities	178,712	194,239	-15,527
Total Current Liabilities	188,916	201,568	-12,652
Long Term Liabilities			
243 · Contract Liabilities S/A 2019	0	143,920	-143,920
Total Long Term Liabilities	0	143,920	-143,920
Total Liabilities	188,916	345,487	-156,571
Equity			
271 · Fund balance - reserves	248,911	242,142	6,769
274.1 · Fund balance - operating	174,091	23,508	150,583
Net Income	-30,700	-19,433	-11,267
Total Equity	392,301	246,217	146,085
TOTAL LIABILITIES & EQUITY	<u>581,217</u>	<u>591,704</u>	<u>-10,487</u>

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Revenues and Expenses - Budget Performance

May 2022

	May 22	Budget	\$ Over Budget	Jul '21 - May 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
301 · Maintenance assessments	48,492	48,492	-0	533,412	533,416	-4	581,908
310 · Screening fees	200	167	33	1,300	1,833	-533	2,000
315 · Late charges	120	4	116	1,105	46	1,059	50
320 · Interest	14	4	10	157	46	111	50
334 · Parking space & Storage rental	143	833	-690	10,154	9,167	988	10,000
335 · Gate cards	25	42	-17	671	458	213	500
339 · Insurance Claim Water Pump	0	0	0	6,400	0	6,400	0
340 · Other income	0	167	-167	10,362	1,833	8,528	2,000
Total Income	48,994	49,709	-715	563,561	546,799	16,762	596,508
Expense							
1 · Administrative Expenses							
505 · Accounting	400	400	0	4,400	4,400	0	4,800
510 · Audit and Tax returns	0	200	-200	0	2,200	-2,200	2,400
515 · Office expenses	0	208	-208	3,027	2,292	735	2,500
520 · Bad debt	0	250	-250	898	2,750	-1,852	3,000
522 · Bank Charges	130	83	47	1,440	917	523	1,000
525 · Miscellaneous	436	0	436	1,086	0	1,086	0
540 · Legal	0	292	-292	4,822	3,208	1,614	3,500
544 · Corporate Filing Fees	0	6	-6	0	69	-69	75
545 · Licenses & permits	0	208	-208	1,826	2,292	-465	2,500
546 · Licenses - Fla. condo fee	36	36	0	180	396	-216	432
550 · Management Services	3,000	3,000	0	33,000	33,000	0	36,000
582 · Postage & printing	0	208	-208	2,211	2,292	-80	2,500
592 · Screening service	40	0	40	340	0	340	0
Total 1 · Administrative Expenses	4,042	4,892	-851	53,230	53,815	-584	58,707
2 · Insurance							
615.01 · Insurance - Property/Liab...	12,651	9,583	3,068	116,934	105,417	11,517	115,000
615.07 · Insurance-Umbrella	181	128	52	1,673	1,411	262	1,539
615.09 · Insurance-Boiler & Machi...	271	203	68	2,353	2,232	121	2,435
615.11 · Workers Compensation	52	53	-0	790	578	213	630
Total 2 · Insurance	13,156	9,967	3,189	121,751	109,637	12,114	119,604
3 · Utilities							
585 · Telephone	576	608	-33	5,807	6,692	-885	7,300
610 · Electricity	3,832	2,667	1,165	30,187	29,333	854	32,000
690 · Waste removal	1,966	2,500	-534	22,792	27,500	-4,708	30,000
695 · Water & sewer	3,751	3,667	84	35,339	40,333	-4,995	44,000
Total 3 · Utilities	10,125	9,442	683	94,125	103,858	-9,734	113,300
4 · Property Expenses							
604 · Security/ Concierge	9,770	9,750	20	105,621	107,250	-1,629	117,000
608 · Elevator service	5,022	1,500	3,522	19,199	16,500	2,699	18,000
613 · Fire alarm service	187	183	4	2,059	2,017	43	2,200
614 · Generator/Fire Pump Maint.	385	150	235	1,958	1,650	308	1,800
619 · Handyman Services	0	417	-417	3,620	4,583	-963	5,000
625 · Lawn maintenance	200	200	0	2,700	2,200	500	2,400
626 · Maintenance Service	1,648	1,708	-61	17,754	18,792	-1,037	20,500
664 · Window Cleaning	0	292	-292	3,100	3,208	-108	3,500
663 · Roof PM	2,500	208	2,292	2,500	2,292	208	2,500
665 · Pest Control	382	125	257	1,511	1,375	136	1,500
667 · HVAC Service	380	175	205	1,900	1,925	-25	2,100
670 · Pool service	930	465	465	1,990	5,115	-3,125	5,580
650.7 · Bonuses	0	417	-417	4,000	4,583	-583	5,000
Total 4 · Property Expenses	21,404	15,590	5,814	167,913	171,490	-3,577	187,080
6 · Repairs and Maintenance							
675.02 · Repairs - electrical	0	167	-167	0	1,833	-1,833	2,000
675.03 · Repairs - general	4,235	921	3,314	41,908	10,136	31,772	11,057
675.04 · Repairs - plumbing	0	167	-167	0	1,833	-1,833	2,000
675.05 · Landscaping	550	208	342	3,618	2,292	1,327	2,500
675.08 · Repairs - pool	0	167	-167	9,164	1,833	7,331	2,000
675.10 · Garage Gate	0	250	-250	8,215	2,750	5,465	3,000
675.15 · Repairs- HVAC	0	250	-250	10,320	2,750	7,570	3,000
675.17 · Life Safety Equipment	0	417	-417	3,060	4,583	-1,523	5,000
675.91 · Maintenance Supplies	0	167	-167	2,793	1,833	960	2,000
675.93 · Carpet Cleaning	0	355	-355	3,915	3,905	10	4,260
Total 6 · Repairs and Maintenance	4,785	3,068	1,717	82,993	33,749	49,244	36,817

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Revenues and Expenses - Budget Performance

May 2022

	<u>May 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jul '21 - May 22</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
720 · Reserve transfers	6,750	6,750	0	74,250	74,250	0	81,000
Total Expense	60,261	49,709	10,552	594,262	546,799	47,463	596,508
Net Ordinary Income	-11,267	0	-11,267	-30,700	0	-30,700	0
Net Income	-11,267	0	-11,267	-30,700	0	-30,700	0

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

	Jul 21	Aug 21	Sep 21	Oct 21	Nov 21	Dec 21	Jan 22	Feb 22	Mar 22	Apr 22	May 22	TOTAL
Ordinary Income/Expense												
Income												
301 · Maintenance assessments	48,492	48,492	48,492	48,492	48,492	48,492	48,492	48,492	48,492	48,492	48,492	533,412
310 · Screening fees	0	300	0	0	200	0	100	500	0	0	200	1,300
315 · Late charges	30	135	195	180	195	165	240	165	-265	-55	120	1,105
320 · Interest	15	15	14	14	15	14	15	13	15	14	14	157
334 · Parking space & Storage re...	495	450	2,121	0	810	330	1,853	1,245	165	2,542	143	10,154
335 · Gate cards	187	0	261	0	0	0	0	148	50	0	25	671
336 · Storage Space	135	135	-270	0	0	0	0	0	0	0	0	0
339 · Insurance Claim Water Pump	0	0	0	0	0	0	6,400	0	0	0	0	6,400
340 · Other income	566	320	967	1,683	1,879	0	296	4,153	0	498	0	10,362
Total Income	49,920	49,847	51,780	50,369	51,591	49,001	57,396	54,716	48,457	51,491	48,994	563,561
Expense												
1 · Administrative Expenses												
505 · Accounting	400	400	400	400	400	400	400	400	400	400	400	4,400
515 · Office expenses	728	536	953	196	506	108	0	0	0	0	0	3,027
520 · Bad debt	0	0	0	0	0	0	0	0	898	0	0	898
522 · Bank Charges	130	130	130	130	130	130	140	130	130	130	130	1,440
525 · Miscellaneous	0	0	0	650	0	0	0	0	0	0	436	1,086
540 · Legal	1,500	686	2,636	0	0	0	0	0	0	0	0	4,822
545 · Licenses & permits	0	504	0	365	897	0	0	0	0	61	0	1,826
546 · Licenses - Fla. condo fee	0	0	0	0	0	0	36	36	36	36	36	180
550 · Management Services	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	33,000
582 · Postage & printing	-75	75	562	75	571	0	454	0	0	550	0	2,211
592 · Screening service	0	140	60	0	20	40	0	40	0	0	40	340
Total 1 · Administrative Expenses	5,683	5,471	7,741	4,816	5,524	3,678	4,030	3,606	4,464	4,177	4,042	53,230
2 · Insurance												
615.01 · Insurance - Property/Li...	8,891	8,891	8,605	8,891	9,101	10,225	13,356	11,427	12,651	12,243	12,651	116,934
615.07 · Insurance-Umbrella	131	131	127	131	127	147	181	163	181	175	181	1,673
615.09 · Insurance-Boiler & Ma...	207	207	200	207	200	230	271	245	52	263	271	2,353
615.11 · Workers Compensation	54	54	52	54	52	52	52	47	271	51	52	790
Total 2 · Insurance	9,283	9,283	8,983	9,283	9,480	10,654	13,860	11,883	13,156	12,731	13,156	121,751

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

	Jul 21	Aug 21	Sep 21	Oct 21	Nov 21	Dec 21	Jan 22	Feb 22	Mar 22	Apr 22	May 22	TOTAL
3 · Utilities												
585 · Telephone	516	518	480	480	588	476	588	502	577	504	576	5,807
610 · Electricity	2,281	3,124	2,883	2,575	3,109	2,187	2,791	1,770	2,996	2,639	3,832	30,187
690 · Waste removal	2,294	3,091	2,372	2,714	1,626	2,707	1,012	0	3,813	1,198	1,966	22,792
695 · Water & sewer	3,665	2,736	2,866	4,341	2,653	2,362	3,984	3,371	3,220	2,388	3,751	35,339
Total 3 · Utilities	8,757	9,469	8,602	10,111	7,976	7,732	8,375	5,643	10,606	6,728	10,125	94,125
4 · Property Expenses												
604 · Security/ Concierge	9,370	9,369	9,046	9,240	9,628	10,119	10,119	9,072	10,119	9,770	9,770	105,621
608 · Elevator service	1,576	1,576	1,576	1,576	0	4,729	5,022	-1,878	0	0	5,022	19,199
613 · Fire alarm service	187	187	187	187	187	187	187	187	187	187	187	2,059
614 · Generator/Fire Pump Maint.	0	0	0	0	321	0	0	1,252	0	0	385	1,958
619 · Handyman Services	0	0	0	780	0	2,060	780	0	0	0	0	3,620
625 · Lawn maintenance	200	100	800	200	200	200	200	200	200	200	200	2,700
626 · Maintenance Service	0	0	4,719	1,589	1,558	1,730	1,573	1,626	1,723	1,589	1,648	17,754
664 · Window Cleaning	0	1,659	-1,659	0	0	3,100	0	0	0	0	0	3,100
663 · Roof PM	0	0	0	0	0	0	0	0	0	0	2,500	2,500
665 · Pest Control	141	91	184	160	172	110	160	110	0	0	382	1,511
667 · HVAC Service	0	380	0	380	0	380	0	380	0	0	380	1,900
670 · Pool service	365	0	330	365	0	0	0	0	0	0	930	1,990
650.7 · Bonuses	0	1,000	0	0	0	2,000	0	0	1,000	0	0	4,000
Total 4 · Property Expenses	11,839	14,362	15,184	14,478	12,066	24,615	18,041	10,950	13,229	11,746	21,404	167,913
6 · Repairs and Maintenance												
675.03 · Repairs - general	4,499	6,096	-1,187	3,697	4,215	2,788	6,107	2,605	7,376	1,477	4,235	41,908
675.05 · Landscaping	396	0	2,500	0	0	0	0	0	172	0	550	3,618
675.08 · Repairs - pool	0	5,800	182	923	321	465	465	465	542	0	0	9,164
675.10 · Garage Gate	0	0	0	0	3,000	3,210	2,005	0	0	0	0	8,215
675.15 · Repairs- HVAC	0	3,070	0	0	0	0	0	7,250	0	0	0	10,320
675.17 · Life Safety Equipment	0	1,927	0	0	924	0	0	0	209	0	0	3,060
675.91 · Maintenance Supplies	0	0	93	0	2,700	0	0	0	0	0	0	2,793
675.93 · Carpet Cleaning	1,958	0	0	0	0	0	0	0	1,958	0	0	3,915
Total 6 · Repairs and Maintenance	6,853	16,893	1,589	4,620	11,161	6,463	8,577	10,320	10,256	1,477	4,785	82,993
720 · Reserve transfers	6,750	6,750	6,750	6,750	6,750	6,750	6,750	6,750	6,750	6,750	6,750	74,250
Total Expense	49,163	62,228	48,849	50,057	52,956	59,892	59,632	49,152	58,461	43,610	60,261	594,262
Net Ordinary Income	756	-12,381	2,931	312	-1,366	-10,890	-2,236	5,564	-10,004	7,881	-11,267	-30,700
Net Income	756	-12,381	2,931	312	-1,366	-10,890	-2,236	5,564	-10,004	7,881	-11,267	-30,700

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Check Register

As of May 31, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
103.01 · City Natl Bank 9906 -Operating							130,458.97
Deposit	05/01/2022	507	A/R Deposit	Deposit	22,450.00		152,908.97
Deposit	05/02/2022	502	A/R Deposit	Deposit	898.00		153,806.97
Check	05/02/2022	550	NSF	Acc.1008		449.00	153,357.97
Deposit	05/03/2022	503	A/R Deposit	Deposit	1,358.00		154,715.97
Deposit	05/04/2022	504	A/R Deposit	Deposit	1,796.00		156,511.97
Bill Pmt -Check	05/05/2022	8789	Best Roofing	Inv.SU21123		2,500.00	154,011.97
Bill Pmt -Check	05/05/2022	8790	Care Pest Management	Inv. 173167 3/22/22		110.21	153,901.78
Bill Pmt -Check	05/05/2022	8791	Diversifire Systems, Inc	Inv.115786		187.20	153,714.58
Bill Pmt -Check	05/05/2022	8792	Care Pest Management	Inv. 173775 4/5/22		50.00	153,664.58
Bill Pmt -Check	05/05/2022	8793	ECS Business Services	Inv.WasteGablesTerr 167		505.20	153,159.38
Bill Pmt -Check	05/05/2022	8794	Padron, Montoro & Hartney, LLP	Inv.20033		400.00	152,759.38
Bill Pmt -Check	05/05/2022	8795	Unlimited Property Renovations LLC.	Inv,000167 04/27/22		975.00	151,784.38
Bill Pmt -Check	05/05/2022	8796	Yuliet Tapia Del Sol	Inv.1897 04/28/22		3,100.00	148,684.38
Bill Pmt -Check	05/05/2022	8797	Yuliet Tapia Del Sol	Inv.1896 4/28/22		380.00	148,304.38
Deposit	05/05/2022	505	A/R Deposit	Deposit	2,694.00		150,998.38
Deposit	05/06/2022	506	A/R Deposit	Deposit	4,505.00		155,503.38
Deposit	05/09/2022	509	A/R Deposit	Deposit	449.00		155,952.38
Deposit	05/09/2022	509	A/R Deposit	Assoc	2,245.00		158,197.38
Deposit	05/09/2022		Deposit	Deposit	188.00		158,385.38
Deposit	05/10/2022	510	A/R Deposit	Deposit	6,091.00		164,476.38
Deposit	05/10/2022	510	A/R Deposit	online	989.00		165,465.38
Deposit	05/11/2022	511	A/R Deposit	Deposit	449.00		165,914.38
Deposit	05/12/2022	512	A/R Deposit	Deposit	2,449.00		168,363.38
Check	05/16/2022	ACH	FPL			3,195.86	165,167.50
Check	05/16/2022		Maintenance Fee			65.00	165,102.50
Deposit	05/17/2022	517	A/R Deposit	Deposit	449.00		165,551.50
Check	05/17/2022	ACH	Miami-Dade Water And Sewer Dept.	1748205455		2,876.15	162,675.35
Check	05/17/2022	ACH	Miami-Dade Water And Sewer Dept.	6931777355		267.47	162,407.88
Check	05/17/2022	ACH	Miami-Dade Water And Sewer Dept.	8787909438		12.65	162,395.23
Bill Pmt -Check	05/19/2022	8798	AT & T	Acct. 287302169425		74.75	162,320.48
Bill Pmt -Check	05/19/2022	8799	Brown's Background Checks	Inv.22551		40.00	162,280.48
Bill Pmt -Check	05/19/2022	8800	Circle Generator Service	Inv.71467		385.20	161,895.28
Bill Pmt -Check	05/19/2022	8801	DDCA Security Inc	Inv.11640		4,536.00	157,359.28
Bill Pmt -Check	05/19/2022	8802	Grove Properties LLC	Inv 1910		435.57	156,923.71
Bill Pmt -Check	05/19/2022	8803	Grove Properties LLC	Inv 1909		3,000.00	153,923.71
Bill Pmt -Check	05/19/2022	8804	Largaespada Pool Service Inc.	Inv. 04/6/22		465.00	153,458.71
Bill Pmt -Check	05/19/2022	8805	KJW Enterprizes, Inc.	Inv.0083		1,647.80	151,810.91
Bill Pmt -Check	05/19/2022	8806	Largaespada Pool Service Inc.	Inv. 3856		465.00	151,345.91
Bill Pmt -Check	05/19/2022	8807	Otis Elevator Company	Inv.100400754937		5,021.79	146,324.12
Deposit	05/23/2022		Deposit	Deposit	180.00		146,504.12
Deposit	05/23/2022	523	A/R Deposit	Deposit	449.00		146,953.12
Check	05/23/2022	ACH	Comcast			500.97	146,452.15
Check	05/23/2022	ACH	IPFS Corporation	135261		14,081.97	132,370.18
Deposit	05/25/2022	525	A/R Deposit	Deposit	449.00		132,819.18
Deposit	05/26/2022	526	A/R Deposit	Deposit	913.00		133,732.18
Deposit	05/27/2022	527	A/R Deposit	Deposit	449.00		134,181.18
Deposit	05/31/2022	531	A/R Deposit	Deposit	449.00		134,630.18
Check	05/31/2022	WEB-PAY	Waste Connections of Florida			2,101.58	132,528.60
Deposit	05/31/2022		Interest	Deposit	6.84		132,535.44
Total 103.01 · City Natl Bank 9906 -Operating					49,905.84	47,829.37	132,535.44
103.06 · City Natl Bank-1014-Sec Dep							60,980.90
Deposit	05/23/2022		Deposit	Deposit	500.00		61,480.90
Deposit	05/31/2022		Interest	Interest	2.68		61,483.58
Total 103.06 · City Natl Bank-1014-Sec Dep					502.68	0.00	61,483.58
104.01 · City Natl bank S/A -2019 6280							135,709.73
Check	05/16/2022			Service Charge		65.00	135,644.73
Check	05/23/2022		Gables Terrace Condo Assoc, Inc			104,270.61	31,374.12
Deposit	05/31/2022			Interest	4.66		31,378.78
Total 104.01 · City Natl bank S/A -2019 6280					4.66	104,335.61	31,378.78
105.08 · City Natl Bank Reserve 4369							151,371.21
Check	05/23/2022		Gables Terrace Condo Assoc, Inc	Tracking 1521919	104,270.61		255,641.82
Deposit	05/31/2022			Interest	18.99		255,660.81
Total 105.08 · City Natl Bank Reserve 4369					104289.60	0.00	255,660.81
TOTAL					154702.78	152,164.98	481,058.61

GABLES TERRACE CONDOMINIUM
MAINTENANCE FEES RECEIVABLE SCHEDULE
AS OF 05/31/2022

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

GABLES TERRACE CONDOMINIUM
 MAINTENANCE FEES RECEIVABLE SCHEDULE
 AS OF 05/31/2022

ACCT #	NAME	PAST DUE	COMMENTS
0606	MARTHA FRANCO	477.00	First Notice Mailed: 06/16/2022
0903	CAMILLY KAFKA	704.00	30 DAY LTR EXP. 07/16/2022 First N
0908	PATRICIA OLIVERA	491.95	First Notice Mailed: 06/16/2022
1004	JOSHUA PHILLIP ALLIOT	330.00	First Notice Mailed: 06/16/2022
1008	Hector Medori	449.00	First Notice
1106	Andgla Investments INC	752.10	30 DAY LTR EXP. 07/16/2022 First N
1205	DEL VALLE GROUP	114.75	First Notice Mailed: 06/16/2022
1208	Michelle Fernandez	452.90	First Notice
1210	ARMANDO FUKUMA	145.00	First Notice
	TOTAL	3,916.70	

GABLES TERRACE CONDOMINIUM

PREPAID MAINTENANCE FEES SCHEDULE

AS OF 05/31/2022

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

GABLES TERRACE CONDOMINIUM
 PREPAID MAINTENANCE FEES SCHEDULE
 AS OF 05/31/2022

ACCT #	NAME	PREPAID	COMMENTS
0502	LUIS ALBERTO TORO MARTINEZ	-25.00	
0504	ABEL FERNANDEZ & I GONZALEZ	-792.00	
0510	EDUARDO OLIVA	-989.00	
0511	ISIS B & PEDRO A PALICIO	-449.00	
0512	MARTIN X RIVAS	-185.18	
0602	ORLANDO RODRIGUEZ	-5.00	
0603	HECTOR CASTANEDA	-405.00	
0604	Isabel & Teresa Pena	-285.51	
0607	LIANA B. YACOB	-1.00	
0608	BEATRIZ BACK	-368.00	
0609	ERIDANIA MERCEDES	-449.00	
0612	KIMBERLY MARTINEZ	-1,603.00	
0702	RICHARD BLANCO & ALEXANDRA	-823.00	
0704	PATRIMAR INVESTMENTS	-49.10	
0706	MARK MUGICA	-449.85	
0707	JOSE MANUEL BETANCOURT	-1,165.90	
0708	JEAN MARC CUVILLY	-15.00	
0801	JEAN MARC CUVILLY	-15.00	
0803	PATRICIA NANCY IBARRA ZERPA	-663.00	
0804	MATTHEW D. GABRIEL &	-2,000.00	
0808	ELA DOMINGUEZ	-449.00	
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	
1012	SOUREN AVAKIANTS	-135.10	
1101	ADRIAN ALFONSO	-1,763.00	
1103	BERNARDO ROMAN III	-570.10	
1104	LARA A. GONZALEZ RIVAS	-752.80	
1107	DAVID & NATALIE FRANCISCO	-15.00	
1109	ERIC LEWIS	-59.90	
1112	CHIQUIRRITIN, S.A.	-779.00	
1202	SERGIO ALONSO TORANZO	-1.18	
1203	Diego & Eliana Vargas	-19.80	
1204	Alexis Vldes-Barry	-115.95	
1206	MARCO A. ROMERO	-15.00	
1211	VERONICA RAMOS	-225.05	
1306	Andgla Investments INC	-10.10	
1308	TOMAS DAVID SIMON	-431.10	

GABLES TERRACE CONDOMINIUM
PREPAID MAINTENANCE FEES SCHEDULE
AS OF 05/31/2022

ACCT #	NAME	PREPAID	COMMENTS
1311	ALEIDA & JORGE LOPEZ-GARCIA	-449.00	
9999	unapplied paymen	-2,238.47	
	TOTAL	-22,635.81	
		=====	

GABLES TERRACE CONDOMINIUM

SPECIAL ASSESSMENT - 2019 RECEIVABLE SCHEDULE

AS OF 05/31/2022

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

GABLES TERRACE CONDOMINIUM
 SPECIAL ASSESSMENT - 2019 RECEIVABLE SCHEDULE
 AS OF 05/31/2022

ACCT #	NAME	PAST DUE	COMMENTS
0709	OSCAR J. ARELLANO	2,990.90	First Notice Mailed: 06/16/2022
1210	ARMANDO FUKUMA	3,780.90	F/N-part. payment recd
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:	1	0.9%	2,990.90	44.1%
SECOND NOTICE:	0	0.0%	0.00	0.0%
FINAL LETTER:	1	0.9%	3,780.90	55.8%
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 05/31/2022

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

GABLES TERRACE CONDOMINIUM
PREPAID SPECIAL ASSESSMENT - 2019 SCHEDULE
AS OF 05/31/2022

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

GABLES TERRACE CONDOMINIUM
ACCOUNTS RECEIVABLE SCHEDULE - CONSOLIDATED
AS OF 05/31/2022

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

GABLES TERRACE CONDOMINIUM
 ACCOUNTS RECEIVABLE SCHEDULE - CONSOLIDATED
 AS OF 05/31/2022

ACCT #	NAME	FUND #1	FUND #2	FUND #3	FUND #4
0502	LUIS ALBERTO TORO MARTINEZ	-25.00	0.00	0.00	0.00
0504	ABEL FERNANDEZ & I GONZALEZ	-792.00	0.00	0.00	0.00
0510	EDUARDO OLIVA	-989.00	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	477.00	0.00	0.00	0.00
0607	LIANA B. YACOUR	-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	-1,603.00	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	-1,165.90	0.00	0.00	0.00
0708	JEAN MARC CUVILLY	-15.00	0.00	0.00	0.00
0709	OSCAR J. ARELLANO	0.00	0.00	2990.90	0.00
0801	JEAN MARC CUVILLY	-15.00	0.00	0.00	0.00
0803	PATRICIA NANCY IBARRA ZERPA	-663.00	0.00	0.00	0.00
0804	MATTHEW D. GABRIEL &	-2,000.00	0.00	0.00	0.00
0808	ELA DOMINGUEZ	-449.00	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	704.00	0.00	0.00	0.00
0904	FELIX/ MANUEL PADIN	-64.20	0.00	0.00	0.00
0908	PATRICIA OLIVERA	491.95	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	330.00	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
1008	Hector Medori	449.00	0.00	0.00	0.00
1011	Anders Alexandersson	-1,390.00	0.00	0.00	0.00
1012	SOUREN AVAKIANTS	-135.10	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	752.10	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
1112	CHIQUIRRITIN, S.A.	-779.00	0.00	0.00	0.00

GABLES TERRACE CONDOMINIUM
 ACCOUNTS RECEIVABLE SCHEDULE - CONSOLIDATED
 AS OF 05/31/2022

ACCT #	NAME	FUND #1	FUND #2	FUND #3	FUND #4
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	-115.95	0.00	0.00	0.00
1205	DEL VALLE GROUP	114.75	0.00	0.00	0.00
1206	MARCO A. ROMERO	-15.00	0.00	0.00	0.00
1208	Michelle Fernandez	452.90	0.00	0.00	0.00
1210	ARMANDO FUKUMA	145.00	0.00	3780.90	0.00
1211	VERONICA RAMOS	-225.05	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	-18,719.11	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 ASSOC., INC.
Accounts Payable Schedule
As of May 31, 2022

	<u>May 31, 22</u>
Care Pest Management	222
DDCA Security Inc	9,072
JM EXERCISE EQUIPMENT SERVICES, INC	160
Sherwood Forest	<u>750</u>
TOTAL	<u><u>10,204</u></u>

GABLES TERRACE CONDOMINIUM ASSOC., INC.
Security Deposit- Schedule
As of May 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>
Security Deposit							58,870.00
Unit 1309							0.00
Deposit	05/23/2022	193628...	Deposit	1309		500.00	500.00
Total Unit 1309					0.00	500.00	500.00
Unit-2345							-500.00
Total Unit-2345							-500.00
Unit-0901							500.00
Total Unit-0901							500.00
Unit 0705							1,000.00
Total Unit 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							1,000.00
Total Unit 0502							1,000.00
Unit 0505							1,500.00
Total Unit 0505							1,500.00
Unit 0508							500.00
Total Unit 0508							500.00
Unit 0509							1,000.00
Total Unit 0509							1,000.00
Unit 0511							1,000.00
Total Unit 0511							1,000.00
Unit 0607							1,000.00
Total Unit 0607							1,000.00
Unit 0608							1,000.00
Total Unit 0608							1,000.00
Unit 0611							500.00
Total Unit 0611							500.00
Unit-0702							2,000.00
Total Unit-0702							2,000.00
Unit 0704							500.00
Total Unit 0704							500.00

GABLES TERRACE CONDOMINIUM ASSOC., INC.**Security Deposit- Schedule****As of May 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 0707							1,000.00
Total Unit 0707							1,000.00
Unit 0708							1,000.00
Total Unit 0708							1,000.00
Unit 0709							1,500.00
Total Unit 0709							1,500.00
Unit 0802							500.00
Total Unit 0802							500.00
Unit 0803							1,000.00
Total Unit 0803							1,000.00
Unit 0809							500.00
Total Unit 0809							500.00
Unit 0903							-1,000.00
Total Unit 0903							-1,000.00
Unit 0905							1,500.00
Total Unit 0905							1,500.00
Unit 0910							500.00
Total Unit 0910							500.00
Unit 0912							1,000.00
Total Unit 0912							1,000.00
Unit 0999							1,000.00
Total Unit 0999							1,000.00
Unit 1005							500.00
Total Unit 1005							500.00
Unit 1007							750.00
Total Unit 1007							750.00
Unit 1008							500.00
Total Unit 1008							500.00
Unit 1009							1,000.00
Total Unit 1009							1,000.00
Unit 1010							500.00
Total Unit 1010							500.00
Unit 1101							1,000.00
Total Unit 1101							1,000.00
Unit 1102							1,500.00
Total Unit 1102							1,500.00
Unit 1202							1,500.00
Total Unit 1202							1,500.00

GABLES TERRACE CONDOMINIUM ASSOC., INC.**Security Deposit- Schedule**

As of May 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 1205							1,000.00
Total Unit 1205							1,000.00
Unit 1301							500.00
Total Unit 1301							500.00
Unit 1302							500.00
Total Unit 1302							500.00
Unit 1306							500.00
Total Unit 1306							500.00
Unit 1307							500.00
Total Unit 1307							500.00
Unit 1310							500.00
Total Unit 1310							500.00
Unit 1312							1,000.00
Total Unit 1312							1,000.00
Unit 0510							1,000.00
Total Unit 0510							1,000.00
Unit 0601							1,000.00
Total Unit 0601							1,000.00
Unit 0602							500.00
Total Unit 0602							500.00
Unit 0603							500.00
Total Unit 0603							500.00
Unit 0605							500.00
Total Unit 0605							500.00
Unit 0701							1,000.00
Total Unit 0701							1,000.00
Unit 0702							500.00
Total Unit 0702							500.00
Unit 0703							500.00
Total Unit 0703							500.00
Unit 0706							1,000.00
Total Unit 0706							1,000.00
Unit 0710							1,700.00
Total Unit 0710							1,700.00
Unit 0805							1,500.00
Total Unit 0805							1,500.00
Unit 0807							1,500.00
Total Unit 0807							1,500.00

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Security Deposit- Schedule

As of May 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 0908							500.00
Total unit 0908							500.00
Unit 1104							1,000.00
Total Unit 1104							1,000.00
Unit 1106							1,000.00
Total Unit 1106							1,000.00
Unit 1110							1,500.00
Total Unit 1110							1,500.00
Unit 1304							500.00
Total Unit 1304							500.00
Unit 9999							9,420.00
Total Unit 9999							9,420.00
Total Security Deposit					0.00	500.00	59,370.00
Unclassified							1,500.00
Total unclassified							1,500.00
TOTAL					0.00	500.00	60,870.00

**GABLES TERRACE CONDOMINIUM
ACCRUED EXPENSES
May 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	3/15/2022	4/14/2022	695	3,156.27	105.21	47	4,944.87
FPL	4/3/2022	5/4/2022	610	3,195.86	103.09	27	2,783.43
Security	5/14/2022	5/27/2022	604	4,536.00	348.92	4	1,395.68
Lawn maintenance*	9/1/2021	9/30/2021	625	200.00	0.00	60	400.00
Lawn maintenance*	3/1/2022	3/31/2022	625	200.00	0.00	60	200.00
						TOTAL	<u>9,723.98</u>

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

* no invoice to cover April 2022, vendor Sherwood Forest.

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Contract Liabilities S/A 2019

As of May 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		6.85		136,006.82	
Check	12/15/2021			Service Charge			65.00	135,941.82	
Deposit	12/31/2021			Interest		5.77		135,947.59	
Check	01/18/2022			Service Charge			65.00	135,882.59	
Deposit	01/31/2022			Interest		5.77		135,888.36	
Check	02/15/2022			Service Charge			65.00	135,823.36	
Deposit	02/28/2022			Interest		5.21		135,828.57	
Check	03/15/2022			Service Charge			65.00	135,763.57	
Deposit	03/31/2022			Interest		5.77		135,769.34	
Check	04/15/2022			Service Charge			65.00	135,704.34	
Deposit	04/30/2022			Interest		5.39		135,709.73	
Check	05/16/2022			Service Charge			65.00	135,644.73	
Check	05/23/2022			Gables Terrace Cond...			104,270.61	31,374.12	
Deposit	05/31/2022			Interest		4.66		31,378.78	
Total 104.01 · City Natl bank S/A -2019						6280	4,974.08	152,279.21	31,378.78
								-188,417.76	
243 · Contract Liabilities S/A 2019								-401,556.20	
243.01 · S/A 2019 Revenues								0.00	
General Journal	05/23/2022	1477	*		close out special assessment and roll...	401,556.20			
Total 243.01 · S/A 2019 Revenues						401,556.20	0.00	0.00	
243.02 · S/A 2019 Interest								-29.40	
General Journal	05/23/2022	1477	*		close out special assessment and roll...	29.40		0.00	
Total 243.02 · S/A 2019 Interest						29.40	0.00	0.00	
243.03 · Bank charges								109.25	
General Journal	05/23/2022	1477	*		close out special assessment and roll...		109.25	0.00	
Total 243.03 · Bank charges						0.00	109.25	0.00	
243.05 · S/A 2019 Expenses								213,058.59	
243.050 · Domestic water pum								7,529.00	
General Journal	05/23/2022	1477	*		close out special assessment and roll...		7,529.00	0.00	
Total 243.050 · Domestic water pum						0.00	7,529.00	0.00	
243.051 · Life safety equipment								25,097.25	
General Journal	05/23/2022	1477	*		close out special assessment and roll...		25,097.25	0.00	
Total 243.051 · Life safety equipment						0.00	25,097.25	0.00	
243.052 · Roof project								131,262.39	
Bill	07/30/2021			SoFla Landscaping, I...	Roof project	9,397.50		140,659.89	
General Journal	05/23/2022	1477	*		close out special assessment and roll...		140,659.89	0.00	
Total 243.052 · Roof project						9,397.50	140,659.89	0.00	
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	
General Journal	05/23/2022	1477	*		close out special assessment and roll...		22,286.22	0.00	
Total 243.053 · Pool Repairs						17,862.17	22,286.22	0.00	
243.054 · Garage project								24,485.40	
Bill	09/24/2021	80795		CRW of South Florid...	Garage work	16,812.50		41,297.90	
General Journal	05/23/2022	1477	*		close out special assessment and roll...		41,297.90	0.00	
Total 243.054 · Garage project						16,812.50	41,297.90	0.00	

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Contract Liabilities S/A 2019

As of May 31, 2022

Type	Date	Num	Adj	Name	Memo	Debit	Credit	Balance
243.05 · S/A 2019 Expenses - Other								20,260.50
General Journal	07/01/2021	1435R	*		Reverse of GJE 1435 -- prepaid expe...	142.00		20,402.50
Bill	07/29/2021	18876		Padron, Montoro & H...	Inv. 18876 8/1	142.00		20,544.50
General Journal	07/31/2021	1407	*		prepaid expenses		142.00	20,402.50
General Journal	08/01/2021	1407R	*		prepaid expenses	142.00		20,544.50
Bill	09/01/2021	18953		Padron, Montoro & H...	Sep/2021	142.00		20,686.50
General Journal	05/23/2022	1477	*		close out special assessment and roll...		20,686.50	0.00
Total 243.05 · S/A 2019 Expenses - Other						568.00	20,828.50	0.00
Total 243.05 · S/A 2019 Expenses						44,640.17	257,698.76	0.00
Total 243 · Contract Liabilities S/A 2019						446,225.77	257,808.01	0.00
TOTAL						451,199.85	410,087.22	31,378.78

GABLES TERRACE CONDOMINIUM ASSOC., INC.
Reconciliation Summary
103.01 · City Natl Bank 9906 -Operating, Period Ending 05/31/2022

	<u>May 31, 22</u>
Beginning Balance	141,113.32
Cleared Transactions	
Checks and Payments - 32 items	-54,157.73
Deposits and Credits - 26 items	<u>51,537.84</u>
Total Cleared Transactions	<u>-2,619.89</u>
Cleared Balance	<u>138,493.43</u>
Uncleared Transactions	
Checks and Payments - 4 items	-6,946.99
Deposits and Credits - 1 item	<u>989.00</u>
Total Uncleared Transactions	<u>-5,957.99</u>
Register Balance as of 05/31/2022	<u>132,535.44</u>
Ending Balance	132,535.44

GABLES TERRACE CONDOMINIUM ASSOC., INC.
Reconciliation Detail
103.01 · City Natl Bank 9906 -Operating, Period Ending 05/31/2022

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						141,113.32
Cleared Transactions						
Checks and Payments - 32 items						
Bill Pmt -Check	04/21/2022	8783	DDCA Security Inc	X	-4,536.00	-4,536.00
Bill Pmt -Check	04/21/2022	8782	BioResponse Corp	X	-2,689.00	-7,225.00
Bill Pmt -Check	04/21/2022	8781	BioResponse Corp	X	-1,841.75	-9,066.75
Bill Pmt -Check	04/21/2022	8787	KJW Enterprizes, Inc.	X	-1,588.95	-10,655.70
Bill Pmt -Check	04/21/2022	8788	TEM Systems, Inc	X	-849.75	-11,505.45
Bill Pmt -Check	04/21/2022	8784	Diversifire Systems,...	X	-208.65	-11,714.10
Check	04/21/2022	8780	Florida Department ...	X	-61.25	-11,775.35
Check	05/02/2022	550	NSF	X	-449.00	-12,224.35
Bill Pmt -Check	05/05/2022	8796	Yuliet Tapia Del Sol	X	-3,100.00	-15,324.35
Bill Pmt -Check	05/05/2022	8789	Best Roofing	X	-2,500.00	-17,824.35
Bill Pmt -Check	05/05/2022	8795	Unlimited Property ...	X	-975.00	-18,799.35
Bill Pmt -Check	05/05/2022	8793	ECS Business Servi...	X	-505.20	-19,304.55
Bill Pmt -Check	05/05/2022	8794	Padron, Montoro & ...	X	-400.00	-19,704.55
Bill Pmt -Check	05/05/2022	8797	Yuliet Tapia Del Sol	X	-380.00	-20,084.55
Bill Pmt -Check	05/05/2022	8791	Diversifire Systems,...	X	-187.20	-20,271.75
Bill Pmt -Check	05/05/2022	8790	Care Pest Manage...	X	-110.21	-20,381.96
Bill Pmt -Check	05/05/2022	8792	Care Pest Manage...	X	-50.00	-20,431.96
Check	05/16/2022	ACH	FPL	X	-3,195.86	-23,627.82
Check	05/16/2022		Maintenance Fee	X	-65.00	-23,692.82
Check	05/17/2022	ACH	Miami-Dade Water ...	X	-2,876.15	-26,568.97
Check	05/17/2022	ACH	Miami-Dade Water ...	X	-267.47	-26,836.44
Check	05/17/2022	ACH	Miami-Dade Water ...	X	-12.65	-26,849.09
Bill Pmt -Check	05/19/2022	8801	DDCA Security Inc	X	-4,536.00	-31,385.09
Bill Pmt -Check	05/19/2022	8803	Grove Properties LLC	X	-3,000.00	-34,385.09
Bill Pmt -Check	05/19/2022	8805	KJW Enterprizes, Inc.	X	-1,647.80	-36,032.89
Bill Pmt -Check	05/19/2022	8806	Largaespada Pool S...	X	-465.00	-36,497.89
Bill Pmt -Check	05/19/2022	8804	Largaespada Pool S...	X	-465.00	-36,962.89
Bill Pmt -Check	05/19/2022	8802	Grove Properties LLC	X	-435.57	-37,398.46
Bill Pmt -Check	05/19/2022	8798	AT & T	X	-74.75	-37,473.21
Check	05/23/2022	ACH	IPFS Corporation	X	-14,081.97	-51,555.18
Check	05/23/2022	ACH	Comcast	X	-500.97	-52,056.15
Check	05/31/2022	WEB-...	Waste Connections ...	X	-2,101.58	-54,157.73
Total Checks and Payments					-54,157.73	-54,157.73
Deposits and Credits - 26 items						
Deposit	04/04/2022	404	A/R Deposit	X	449.00	449.00
Deposit	04/05/2022	405	A/R Deposit	X	449.00	898.00
Deposit	04/09/2022	409	A/R Deposit	X	560.00	1,458.00
Deposit	04/13/2022	413	A/R Deposit	X	464.00	1,922.00
Deposit	04/15/2022	415	A/R Deposit	X	250.00	2,172.00
Deposit	04/29/2022	429	A/R Deposit	X	449.00	2,621.00
Deposit	05/01/2022	507	A/R Deposit	X	22,450.00	25,071.00
Deposit	05/02/2022	502	A/R Deposit	X	898.00	25,969.00
Deposit	05/03/2022	503	A/R Deposit	X	1,358.00	27,327.00
Deposit	05/04/2022	504	A/R Deposit	X	1,796.00	29,123.00
Deposit	05/05/2022	505	A/R Deposit	X	2,694.00	31,817.00
Deposit	05/06/2022	506	A/R Deposit	X	4,505.00	36,322.00
Deposit	05/09/2022		Deposit	X	188.00	36,510.00
Deposit	05/09/2022	509	A/R Deposit	X	449.00	36,959.00
Deposit	05/09/2022	509	A/R Deposit	X	2,245.00	39,204.00
Deposit	05/10/2022	510	A/R Deposit	X	6,091.00	45,295.00
Deposit	05/11/2022	511	A/R Deposit	X	449.00	45,744.00
Deposit	05/12/2022	512	A/R Deposit	X	2,449.00	48,193.00

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Reconciliation Detail

103.01 · City Natl Bank 9906 -Operating, Period Ending 05/31/2022

Type	Date	Num	Name	Clr	Amount	Balance
Deposit	05/17/2022	517	A/R Deposit	X	449.00	48,642.00
Deposit	05/23/2022		Deposit	X	180.00	48,822.00
Deposit	05/23/2022	523	A/R Deposit	X	449.00	49,271.00
Deposit	05/25/2022	525	A/R Deposit	X	449.00	49,720.00
Deposit	05/26/2022	526	A/R Deposit	X	913.00	50,633.00
Deposit	05/27/2022	527	A/R Deposit	X	449.00	51,082.00
Deposit	05/31/2022		Interest	X	6.84	51,088.84
Deposit	05/31/2022	531	A/R Deposit	X	449.00	51,537.84
Total Deposits and Credits					51,537.84	51,537.84
Total Cleared Transactions					-2,619.89	-2,619.89
Cleared Balance					-2,619.89	138,493.43
Uncleared Transactions						
Checks and Payments - 4 items						
Bill Pmt -Check	12/01/2021	8671	Top Garage Door		-1,500.00	-1,500.00
Bill Pmt -Check	05/19/2022	8807	Otis Elevator Comp...		-5,021.79	-6,521.79
Bill Pmt -Check	05/19/2022	8800	Circle Generator Se...		-385.20	-6,906.99
Bill Pmt -Check	05/19/2022	8799	Brown's Backgroun...		-40.00	-6,946.99
Total Checks and Payments					-6,946.99	-6,946.99
Deposits and Credits - 1 item						
Deposit	05/10/2022	510	A/R Deposit		989.00	989.00
Total Deposits and Credits					989.00	989.00
Total Uncleared Transactions					-5,957.99	-5,957.99
Register Balance as of 05/31/2022					-8,577.88	132,535.44
Ending Balance					-8,577.88	132,535.44



75
YEARS

WE GROW FLORIDA

Page: 1 of 7
Account: XXXXX9906

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



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Association Interest Checking

Account Summary

Account:	XXXXX9906	Beginning Balance:	\$141,113.32
Last Statement:	April 29, 2022	Ending Balance:	\$138,493.43
This Statement:	May 31, 2022	Average Ledger Balance:	\$156,038.83
		Low Balance:	\$138,486.59
		Interest Earned This Period:	\$6.84
		Interest Earned 2022:	\$31.76
		Days In Period:	32
		Annual Percentage Yield Earned:	0.05%

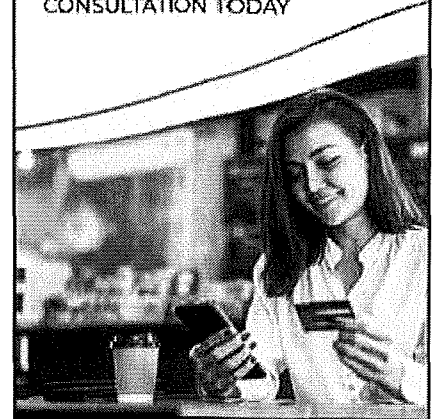
Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
04-29	Beginning balance			141,113.32
05-02	City National Ba Ebp Paymen 000475	898.00		142,011.32
05-02	Cr Offset Gables Terrace Achplus Origsetl 1650362324	22,450.00		164,461.32
05-02	Ach Rtn Gables Terrace Achplus Rtn 1650362324		449.00	164,012.32
05-03	Lockbox Deposit	1,358.00		165,370.32
05-03	Check # 8784		208.65	165,161.67
05-03	Check # 8788		849.75	164,311.92
05-03	Check # 8783		4,536.00	159,775.92
05-04	Lockbox Deposit	1,347.00		161,122.92
05-04	City National Ba Ebp Paymen 000475	449.00		161,571.92
05-04	Check # 8787		1,588.95	159,982.97
05-05	Lockbox Deposit	2,245.00		162,227.97
05-05	City National Ba Ebp Paymen 000475	449.00		162,676.97
05-05	Check # 8781		1,841.75	160,835.22

Continued on the next page

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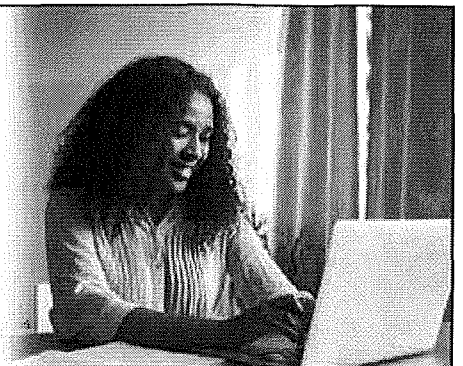
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Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
05-05	Check # 8782		2,689.00	158,146.22
05-06	Lockbox Deposit	2,260.00		160,406.22
05-06	City National Ba Ebp Paymen 000475	2,245.00		162,651.22
05-09	Lockbox Deposit	449.00		163,100.22
05-09	Office Deposit	188.00		163,288.22
05-09	Cr Offset Gables Terrace Achplus Origsetl 1650362324	898.00		164,186.22
05-09	Office Deposit	1,347.00		165,533.22
05-10	Lockbox Deposit	5,641.00		171,174.22
05-10	City National Ba Ebp Paymen 000475	450.00		171,624.22
05-10	Check # 8795		975.00	170,649.22
05-11	Lockbox Deposit	449.00		171,098.22
05-11	Check # 8797		380.00	170,718.22
05-11	Check # 8796		3,100.00	167,618.22
05-12	Lockbox Deposit	2,449.00		170,067.22
05-13	Check # 8791		187.20	169,880.02
05-13	Check # 8794		400.00	169,480.02
05-13	Check # 8793		505.20	168,974.82
05-16	Fpl Direct Debit Elec Pymt Xxxxxx0130 Ppda		3,195.86	165,778.96
05-16	Check # 8792		50.00	165,728.96
05-16	Check # 8780		61.25	165,667.71
05-16	Check # 8790		110.21	165,557.50
05-16	Check # 8789		2,500.00	163,057.50
05-16	Monthly Service Fee		65.00	162,992.50
05-17	Lockbox Deposit	449.00		163,441.50
05-17	Mdws M-dwasdpmnt 000001434778740		12.65	163,428.85
05-17	Mdws M-dwasdpmnt 000001434778741		267.47	163,161.38
05-17	Mdws M-dwasdpmnt 000001434778742		2,876.15	160,285.23
05-23	Lockbox Deposit	449.00		160,734.23
05-23	Office Deposit	180.00		160,914.23
05-23	Comcast 8495600 Xxxxx1851 5970154		500.97	160,413.26
05-23	lpfs877-674-3076 lpfspmtfls 135261		14,081.97	146,331.29
05-24	Check # 8802		435.57	145,895.72
05-24	Check # 8803		3,000.00	142,895.72
05-25	City National Ba Ebp Paymen 000475	449.00		143,344.72
05-25	Office Deposit	2,621.00		145,965.72
05-26	Lockbox Deposit	464.00		146,429.72
05-26	City National Ba Ebp Paymen 000475	449.00		146,878.72
05-26	Check # 8804		465.00	146,413.72
05-26	Check # 8806		465.00	145,948.72
05-26	Check # 8801		4,536.00	141,412.72
05-27	Lockbox Deposit	449.00		141,861.72
05-27	Check # 8798		74.75	141,786.97
05-27	Check # 8805		1,647.80	140,139.17
05-31	City National Ba Ebp Paymen 000475	449.00		140,588.17
05-31	Waste Connection Web_pay 62880940052822		2,101.58	138,486.59
05-31	Interest	6.84		138,493.43
05-31	Ending totals	51,537.84	54,157.73	138,493.43

Checks

Number	Date	Amount	Number	Date	Amount
8780	05-16	61.25	8787	05-04	1,588.95
8781	05-05	1,841.75	8788	05-03	849.75
8782	05-05	2,689.00	8789	05-16	2,500.00
8783	05-03	4,536.00	8790	05-16	110.21
8784*	05-03	208.65	8791	05-13	187.20

* Skip In Check Sequence

Checks

Number	Date	Amount	Number	Date	Amount
8792	05-16	50.00	8801	05-26	4,536.00
8793	05-13	505.20	8802	05-24	435.57
8794	05-13	400.00	8803	05-24	3,000.00
8795	05-10	975.00	8804	05-26	465.00
8796	05-11	3,100.00	8805	05-27	1,647.80
8797	05-11	380.00	8806	05-26	465.00
8798*	05-27	74.75			



* Skip In Check Sequence

Check # 8788 Amount: \$849.75 Date: 05/03/2022

GABLES TERRACE CONDOMINIUM ASSOCIATION
 Operating Account
 13358 SW 128th Street
 Miami, FL 33186

CITY NATIONAL BANK
 Operating Account
 008788
 4/21/2022

Pay to the Order of: TEM Systems, Inc. \$849.75

Eight Hundred Forty Nine and 75/100 DOLLARS

TEM Systems, Inc.
 15491 SW 12th Street
 Suite 408
 Sunrise, FL 33328

Memo: Inv.21287

008788 ⑆066004367⑆ 0423709906⑆

Check # 8788 Amount: \$849.75 Date: 05/03/2022

00856155
 2022-05-03

WESTBANK BANK, N.A.
 WESTBANK BANK, N.A.
 WESTBANK BANK, N.A.
 WESTBANK BANK, N.A.
 WESTBANK BANK, N.A.

Check # 8789 Amount: \$2,500.00 Date: 05/16/2022

GABLES TERRACE CONDOMINIUM ASSOCIATION
 Operating Account
 13358 SW 128th Street
 Miami, FL 33186

CITY NATIONAL BANK
 Operating Account
 008789
 6/5/2022

Pay to the Order of: Best Roofing \$2,500.00

Two Thousand Five Hundred and 00/100 DOLLARS

Best Roofing
 1800 NE 12th Terrace
 Fort Lauderdale, FL 33305

Memo: Inv.021123

008789 ⑆066004367⑆ 0423709906⑆

Check # 8789 Amount: \$2,500.00 Date: 05/16/2022

0091355004
 2022-05-16

WESTBANK BANK, N.A.
 WESTBANK BANK, N.A.
 WESTBANK BANK, N.A.
 WESTBANK BANK, N.A.
 WESTBANK BANK, N.A.

Check # 8790 Amount: \$110.21 Date: 05/16/2022

GABLES TERRACE CONDOMINIUM ASSOCIATION
 Operating Account
 13358 SW 128th Street
 Miami, FL 33186

CITY NATIONAL BANK
 Operating Account
 008780
 6/5/2022

Pay to the Order of: Care Pest Management \$110.21

One Hundred Ten and 21/100 DOLLARS

Care Pest Management
 12728 SW 119 TERRACE
 Miami FL 33186

Memo: Inv. 173187 3/22/22

008790 ⑆066004367⑆ 0423709906⑆

Check # 8790 Amount: \$110.21 Date: 05/16/2022

0091355004
 2022-05-16

WESTBANK BANK, N.A.
 WESTBANK BANK, N.A.
 WESTBANK BANK, N.A.
 WESTBANK BANK, N.A.
 WESTBANK BANK, N.A.

Check # 8791 Amount: \$187.20 Date: 05/13/2022

GABLES TERRACE CONDOMINIUM ASSOCIATION
 Operating Account
 13358 SW 128th Street
 Miami, FL 33186

CITY NATIONAL BANK
 Operating Account
 008791
 5/5/2022

Pay to the Order of: DiversiFire Systems, Inc. \$187.20

One Hundred Eighty Seven and 20/100 DOLLARS

DiversiFire Systems, Inc.
 12830 NW 19th Ave
 Miami, FL 33064-9218

Memo: Inv 118708

008791 ⑆066004367⑆ 0423709906⑆

Check # 8791 Amount: \$187.20 Date: 05/13/2022

0092293864
 2022-05-13

WESTBANK BANK, N.A.
 WESTBANK BANK, N.A.
 WESTBANK BANK, N.A.
 WESTBANK BANK, N.A.
 WESTBANK BANK, N.A.

Check # 8792 Amount: \$50.00 Date: 05/16/2022

GABLES TERRACE CONDOMINIUM ASSOCIATION
 Operating Account
 13358 SW 128th Street
 Miami, FL 33186

CITY NATIONAL BANK
 Operating Account
 008792
 5/5/2022

Pay to the Order of: Care Pest Management \$50.00

Forty and 00/100 DOLLARS

Care Pest Management
 12728 SW 119 TERRACE
 Miami FL 33186

Memo: Inv. 173716 4/5/22

008792 ⑆066004367⑆ 0423709906⑆

Check # 8792 Amount: \$50.00 Date: 05/16/2022

0091355002
 2022-05-16

WESTBANK BANK, N.A.
 WESTBANK BANK, N.A.
 WESTBANK BANK, N.A.
 WESTBANK BANK, N.A.
 WESTBANK BANK, N.A.

Check # 8793 Amount: \$505.20 Date: 05/13/2022

GABLES TERRACE CONDOMINIUM ASSOCIATION
 Operating Account
 13358 SW 128th Street
 Miami, FL 33186

CITY NATIONAL BANK
 Operating Account
 008793
 5/5/2022

Pay to the Order of: ECS Business Services \$505.20

Five Hundred Five and 20/100 DOLLARS

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

Memo: Inv West6636a16r 187

008793 ⑆066004367⑆ 0423709906⑆

Check # 8793 Amount: \$505.20 Date: 05/13/2022

0091355002
 2022-05-13

WESTBANK BANK, N.A.
 WESTBANK BANK, N.A.
 WESTBANK BANK, N.A.
 WESTBANK BANK, N.A.
 WESTBANK BANK, N.A.

Check # 8794 Amount: \$400.00 Date: 05/13/2022

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GABLES TERRACE CONDOMINIUM ASSOCIATION
Operating Account
13358 SW 128th Street
MIAMI, FL 33186

CITY NATIONAL BANK
Operating Account
008794
5/5/2022

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

Four Hundred and 00/100***** DOLLARS

Padron, Montoro & Hartney, LLP
13358 SW 128th Street
Miami, FL 33186

Memo: Inv 20033

008794 40660043674 0423709906*

Check # 8794 Amount: \$400.00 Date: 05/13/2022

00660043674
CBS- London Square
2022-05-13
05712094
Batch 159602005

009213660
2022-05-11

009213660
2022-05-11

Check # 8795 Amount: \$975.00 Date: 05/10/2022

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GABLES TERRACE CONDOMINIUM ASSOCIATION
Operating Account
13358 SW 128th Street
MIAMI, FL 33186

CITY NATIONAL BANK
Operating Account
008795
5/5/2022

Pay to the Order of **Unlimited Property Renovations LLC:** \$975.00

Nine Hundred Seventy-Five and 00/100***** DOLLARS

Unlimited Property Renovation
1052 NW 87 Ave
Apt 301, Miami, FL 33172

Memo: Inv 000187 04/21/22

008795 40660043674 0423709906*

Check # 8795 Amount: \$975.00 Date: 05/10/2022

009213660
2022-05-11

009213660
2022-05-11

Check # 8796 Amount: \$3,100.00 Date: 05/11/2022

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GABLES TERRACE CONDOMINIUM ASSOCIATION
Operating Account
13358 SW 128th Street
MIAMI, FL 33186

CITY NATIONAL BANK
Operating Account
008796
5/5/2022

Pay to the Order of **Yuliet Tapia Del Sol** \$3,100.00

Three Thousand One Hundred and 00/100***** DOLLARS

Yuliet Tapia Del Sol

Memo: Inv:1697 04/28/22

008796 40660043674 0423709906*

Check # 8796 Amount: \$3,100.00 Date: 05/11/2022

009213660
2022-05-11

009213660
2022-05-11

Check # 8797 Amount: \$380.00 Date: 05/11/2022

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GABLES TERRACE CONDOMINIUM ASSOCIATION
Operating Account
13358 SW 128th Street
MIAMI, FL 33186

CITY NATIONAL BANK
Operating Account
008797
5/5/2022

Pay to the Order of **Yuliet Tapia Del Sol** \$380.00

Three Hundred Eighty and 00/100***** DOLLARS

Yuliet Tapia Del Sol

Memo: Inv:1696 4/28/22

008797 40660043674 0423709906*

Check # 8797 Amount: \$380.00 Date: 05/11/2022

009213660
2022-05-11

009213660
2022-05-11

Check # 8798 Amount: \$74.75 Date: 05/27/2022

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GABLES TERRACE CONDOMINIUM ASSOCIATION
Operating Account
13358 SW 128th Street
MIAMI, FL 33186

CITY NATIONAL BANK
Operating Account
008798
5/19/2022

Pay to the Order of **AT & T** \$74.75

Seventy-Four and 75/100***** DOLLARS

AT & T
P O Box 105262
Atlanta GA 30348-5262

Memo: Acct: 297502100425

008798 40660043674 0423709906*

Check # 8798 Amount: \$74.75 Date: 05/27/2022

009213660
2022-05-11

009213660
2022-05-11

Check # 8801 Amount: \$4,536.00 Date: 05/26/2022

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GABLES TERRACE CONDOMINIUM ASSOCIATION
Operating Account
13358 SW 128th Street
MIAMI, FL 33186

CITY NATIONAL BANK
Operating Account
008801
5/19/2022

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

Four Thousand Five Hundred Thirty-Six and 00/100***** DOLLARS

DDCA Security Inc
4865 NW 72 Avenue
Unit 2
Miami, FL 33168

Memo: Inv:11640

008801 40660043674 0423709906*

Check # 8801 Amount: \$4,536.00 Date: 05/26/2022

009213660
2022-05-11

009213660
2022-05-11

Check # 8802 Amount: \$435.57 Date: 05/24/2022

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GABLES TERRACE CONDOMINIUM ASSOCIATION Operating Account 13358 SW 128th Street MIAMI, FL 33186	CITY NATIONAL BANK Operating Account 008802 5/19/2022	008802 5/19/2022
--	---	---------------------

Pay to the Order of **Grove Properties LLC** **\$435.57**
 Four Hundred Thirty-Five and 87/100 DOLLARS

Grove Properties LLC
Management & Consulting
2801 SW 24 Street
Miami, FL 33145

[Signature]
Natalia M. Hernandez

Memo Inv 1910

008802 ⑆066004367⑆ 0423709906⑆

Check # 8802 Amount: \$435.57 Date: 05/24/2022

For Deposit Only - JPMC

0092078686
2022-05-24

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

2022-05-24

FOR DEPOSIT ONLY

Check # 8803 Amount: \$3,000.00 Date: 05/24/2022

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GABLES TERRACE CONDOMINIUM ASSOCIATION Operating Account 13358 SW 128th Street MIAMI, FL 33186	CITY NATIONAL BANK Operating Account 008803 5/19/2022	008803 5/19/2022
--	---	---------------------

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

Grove Properties LLC
Management & Consulting
2801 SW 24 Street
Miami, FL 33145

[Signature]
Natalia M. Hernandez

Memo Inv 1909

008803 ⑆066004367⑆ 0423709906⑆

Check # 8803 Amount: \$3,000.00 Date: 05/24/2022

For Deposit Only - JPMC

0092078757
2022-05-24

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2022-05-24

FOR DEPOSIT ONLY

Check # 8804 Amount: \$465.00 Date: 05/26/2022

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GABLES TERRACE CONDOMINIUM ASSOCIATION Operating Account 13358 SW 128th Street MIAMI, FL 33186	CITY NATIONAL BANK Operating Account 008804 5/19/2022	008804 5/19/2022
--	---	---------------------

Pay to the Order of **Largaespada Pool Service Inc.** **\$465.00**
 Four Hundred Sixty-Five and 00/100 DOLLARS

Largaespada Pool Service Inc.
3421 NW 10TH AVE Suite 107
Miami, FL 33127

[Signature]
Natalia M. Hernandez

Memo Inv 1909

008804 ⑆066004367⑆ 0423709906⑆

Check # 8804 Amount: \$465.00 Date: 05/26/2022

For Deposit Only - JPMC

0092078757
2022-05-26

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

2022-05-26

FOR DEPOSIT ONLY

Check # 8805 Amount: \$1,647.80 Date: 05/27/2022

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GABLES TERRACE CONDOMINIUM ASSOCIATION Operating Account 13358 SW 128th Street MIAMI, FL 33186	CITY NATIONAL BANK Operating Account 008805 5/19/2022	008805 5/19/2022
--	---	---------------------

Pay to the Order of **KJW Enterprises, Inc.** **\$1,647.80**
 One Thousand Six Hundred Forty-Seven and 80/100 DOLLARS

KJW Enterprises, Inc.
410 West 49th Street
Suite 214
Miami, FL 33012

[Signature]
Natalia M. Hernandez

Memo Inv 0083

008805 ⑆066004367⑆ 0423709906⑆

Check # 8805 Amount: \$1,647.80 Date: 05/27/2022

For Deposit Only - JPMC

Seq: 64
Batch: 649455
Date: 05/26/22

0092096464
2022-05-27

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

2022-05-27

FOR DEPOSIT ONLY

Check # 8806 Amount: \$465.00 Date: 05/26/2022

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GABLES TERRACE CONDOMINIUM ASSOCIATION Operating Account 13358 SW 128th Street MIAMI, FL 33186	CITY NATIONAL BANK Operating Account 008806 5/19/2022	008806 5/19/2022
--	---	---------------------

Pay to the Order of **Largaespada Pool Service Inc.** **\$465.00**
 Four Hundred Sixty-Five and 00/100 DOLLARS

Largaespada Pool Service Inc.
3421 NW 10TH AVE Suite 107
Miami, FL 33127

[Signature]
Natalia M. Hernandez

Memo Inv 3856

008806 ⑆066004367⑆ 0423709906⑆

Check # 8806 Amount: \$465.00 Date: 05/26/2022

For Deposit Only - JPMC

0092096464
2022-05-26

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

2022-05-26

FOR DEPOSIT ONLY

GABLES TERRACE CONDOMINIUM ASSOC., INC.
Reconciliation Summary
103.06 - City Natl Bank-1014-Sec Dep, Period Ending 05/31/2022

	<u>May 31, 22</u>
Beginning Balance	60,980.90
Cleared Transactions	
Deposits and Credits - 2 items	<u>502.68</u>
Total Cleared Transactions	<u>502.68</u>
Cleared Balance	<u><u>61,483.58</u></u>
Register Balance as of 05/31/2022	61,483.58
Ending Balance	61,483.58

GABLES TERRACE CONDOMINIUM ASSOC., INC.
Reconciliation Detail
103.06 · City Natl Bank-1014-Sec Dep, Period Ending 05/31/2022

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Clr</u>	<u>Amount</u>	<u>Balance</u>
Beginning Balance						60,980.90
Cleared Transactions						
Deposits and Credits - 2 items						
Deposit	05/23/2022		Deposit	X	500.00	500.00
Deposit	05/31/2022			X	2.68	502.68
Total Deposits and Credits					502.68	502.68
Total Cleared Transactions					502.68	502.68
Cleared Balance					502.68	61,483.58
Register Balance as of 05/31/2022					502.68	61,483.58
Ending Balance					502.68	61,483.58



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P:13789 / T: / S:



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ASSOCIATION INC
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C/O PADRON MONTORO & HARTNEY
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MIAMI FL 33186-5807



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Association Interest Checking

Account Summary

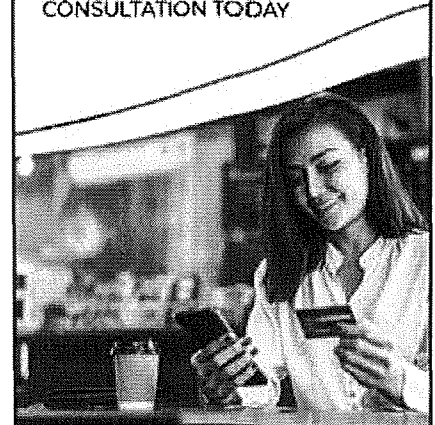
Account:	XXXXX1014	Beginning Balance:	\$60,980.90
Last Statement:	April 29, 2022	Ending Balance:	\$61,483.58
This Statement:	May 31, 2022	Average Ledger Balance:	\$61,121.52
		Low Balance:	\$60,980.90
		Interest Earned This Period:	\$2.68
		Interest Earned 2022:	\$12.34
		Days In Period:	32
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
04-29	Beginning balance			60,980.90
05-23	Office Deposit	500.00		61,480.90
05-31	Interest	2.68		61,483.58
05-31	Ending totals	502.68	0.00	61,483.58

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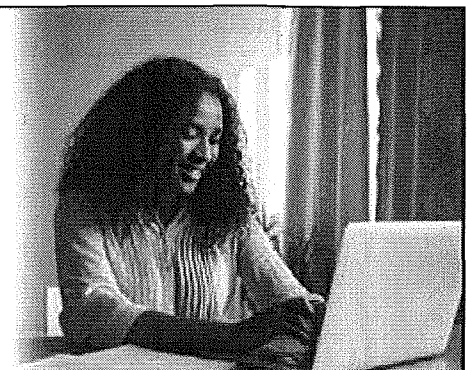
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305-349-5490 OR 1-866-CNB-EPAY.**



GABLES TERRACE CONDOMINIUM ASSOC., INC.
Reconciliation Summary
104.01 · City Natl bank S/A -2019 6280, Period Ending 05/31/2022

	<u>May 31, 22</u>
Beginning Balance	135,709.73
Cleared Transactions	
Checks and Payments - 2 items	-104,335.61
Deposits and Credits - 1 item	<u>4.66</u>
Total Cleared Transactions	<u>-104,330.95</u>
Cleared Balance	<u>31,378.78</u>
Register Balance as of 05/31/2022	31,378.78
Ending Balance	31,378.78

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Reconciliation Detail

104.01 - City Natl bank S/A -2019 6280, Period Ending 05/31/2022

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Clr</u>	<u>Amount</u>	<u>Balance</u>
Beginning Balance						135,709.73
Cleared Transactions						
Checks and Payments - 2 items						
Check	05/16/2022			X	-65.00	-65.00
Check	05/23/2022		Gables Terrace Con...	X	-104,270.61	-104,335.61
Total Checks and Payments					-104,335.61	-104,335.61
Deposits and Credits - 1 item						
Deposit	05/31/2022			X	4.66	4.66
Total Deposits and Credits					4.66	4.66
Total Cleared Transactions					-104,330.95	-104,330.95
Cleared Balance					-104,330.95	31,378.78
Register Balance as of 05/31/2022					-104,330.95	31,378.78
Ending Balance					-104,330.95	31,378.78



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P:15012 / T: / S:



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



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and hours, please visit
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**Member
FDIC**



Association Interest Checking

Account Summary

Account:	XXXXX6280	Beginning Balance:	\$135,709.73
Last Statement:	April 29, 2022	Ending Balance:	\$31,378.78
This Statement:	May 31, 2022	Average Ledger Balance:	\$106,351.12
		Low Balance:	\$31,374.12
		Interest Earned This Period:	\$4.66
		Interest Earned 2022:	\$26.80
		Days In Period:	32
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
04-29	Beginning balance			135,709.73
05-16	Monthly Service Fee		65.00	135,644.73
05-23	Webxfr To Comm Int Chk 114369		104,270.61	31,374.12
05-31	Interest	4.66		31,378.78
05-31	Ending totals	4.66	104,335.61	31,378.78

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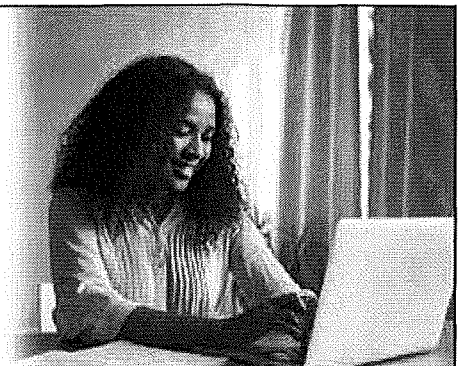
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GABLES TERRACE CONDOMINIUM ASSOC., INC.
Reconciliation Summary
105.08 · City Natl Bank Reserve 4369, Period Ending 05/31/2022

	<u>May 31, 22</u>
Beginning Balance	151,371.21
Cleared Transactions	
Deposits and Credits - 2 items	<u>104,289.60</u>
Total Cleared Transactions	<u>104,289.60</u>
Cleared Balance	<u>255,660.81</u>
Register Balance as of 05/31/2022	255,660.81
Ending Balance	255,660.81

GABLES TERRACE CONDOMINIUM ASSOC., INC.
Reconciliation Detail
105.08 · City Natl Bank Reserve 4369, Period Ending 05/31/2022

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Clr</u>	<u>Amount</u>	<u>Balance</u>
Beginning Balance						151,371.21
Cleared Transactions						
Deposits and Credits - 2 items						
Check	05/23/2022		Gables Terrace Con...	X	104,270.61	104,270.61
Deposit	05/31/2022			X	18.99	104,289.60
Total Deposits and Credits					104,289.60	104,289.60
Total Cleared Transactions					104,289.60	104,289.60
Cleared Balance					104,289.60	255,660.81
Register Balance as of 05/31/2022					104,289.60	255,660.81
Ending Balance					104,289.60	255,660.81



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



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and hours, please visit
citynational.com



**Condo Tiered
Account Summary**

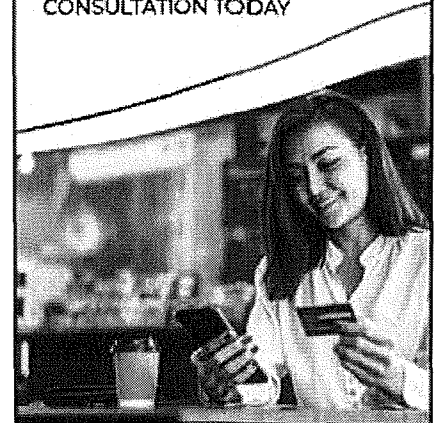
Account:	XXXXX4369	Beginning Balance:	\$151,371.21
Last Statement:	April 29, 2022	Ending Balance:	\$255,660.81
This Statement:	May 31, 2022	Average Ledger Balance:	\$180,697.31
		Low Balance:	\$151,371.21
		Interest Earned This Period:	\$18.99
		Interest Earned 2022:	\$68.33
		Days In Period:	32
		Annual Percentage Yield Earned:	0.12%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
04-29	Beginning balance			151,371.21
05-23	Webxfr Fr Assoc Int No 516280	104,270.61		255,641.82
05-31	Interest	18.99		255,660.81
05-31	Ending totals	104,289.60	0.00	255,660.81

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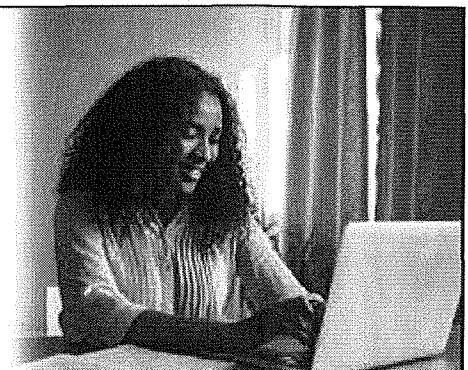
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GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month

As of May 31, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
103.01 · City Natl Bank 9906 -Operating							130,458.97
Deposit	05/01/2022	507	A/R Deposit	Deposit	22,450.00		152,908.97
Deposit	05/02/2022	502	A/R Deposit	Deposit	898.00		153,806.97
Check	05/02/2022	550	NSF	Acc.1008		449.00	153,357.97
Deposit	05/03/2022	503	A/R Deposit	Deposit	1,358.00		154,715.97
Deposit	05/04/2022	504	A/R Deposit	Deposit	1,796.00		156,511.97
Bill P...	05/05/2022	8789	Best Roofing	Inv.SU21123		2,500.00	154,011.97
Bill P...	05/05/2022	8790	Care Pest Management	Inv. 173167 3/22/22		110.21	153,901.76
Bill P...	05/05/2022	8791	Diversifire Systems, Inc	Inv.115786		187.20	153,714.56
Bill P...	05/05/2022	8792	Care Pest Management	Inv. 173775 4/5/22		50.00	153,664.56
Bill P...	05/05/2022	8793	ECS Business Services	Inv.WasteGablesTerr 167		505.20	153,159.36
Bill P...	05/05/2022	8794	Padron, Montoro & Hartney, LLP	Inv.20033		400.00	152,759.36
Bill P...	05/05/2022	8795	Unlimited Property Renovations ...	Inv.000167 04/27/22		975.00	151,784.36
Bill P...	05/05/2022	8796	Yuliet Tapia Del Sol	Inv.1897 04/28/22		3,100.00	148,684.36
Bill P...	05/05/2022	8797	Yuliet Tapia Del Sol	Inv.1896 4/28/22		380.00	148,304.36
Deposit	05/05/2022	505	A/R Deposit	Deposit	2,694.00		150,998.36
Deposit	05/06/2022	506	A/R Deposit	Deposit	4,505.00		155,503.36
Deposit	05/09/2022	509	A/R Deposit	Deposit	449.00		155,952.36
Deposit	05/09/2022	509	A/R Deposit	Assoc	2,245.00		158,197.36
Deposit	05/09/2022		Deposit	Deposit	188.00		158,385.36
Deposit	05/10/2022	510	A/R Deposit	Deposit	6,091.00		164,476.36
Deposit	05/10/2022	510	A/R Deposit	online	989.00		165,465.36
Deposit	05/11/2022	511	A/R Deposit	Deposit	449.00		165,914.36
Deposit	05/12/2022	512	A/R Deposit	Deposit	2,449.00		168,363.36
Check	05/16/2022	ACH	FPL			3,195.86	165,167.50
Check	05/16/2022		Maintenance Fee			65.00	165,102.50
Deposit	05/17/2022	517	A/R Deposit	Deposit	449.00		165,551.50
Check	05/17/2022	ACH	Miami-Dade Water And Sewer ...	1748205455		2,876.15	162,675.35
Check	05/17/2022	ACH	Miami-Dade Water And Sewer ...	6931777355		267.47	162,407.88
Check	05/17/2022	ACH	Miami-Dade Water And Sewer ...	8787909438		12.65	162,395.23
Bill P...	05/19/2022	8798	AT & T	Acct. 287302169425		74.75	162,320.48
Bill P...	05/19/2022	8799	Brown's Background Checks	Inv.22551		40.00	162,280.48
Bill P...	05/19/2022	8800	Circle Generator Service	Inv.71467		385.20	161,895.28
Bill P...	05/19/2022	8801	DDCA Security Inc	Inv.11640		4,536.00	157,359.28
Bill P...	05/19/2022	8802	Grove Properties LLC	Inv 1910		435.57	156,923.71
Bill P...	05/19/2022	8803	Grove Properties LLC	Inv 1909		3,000.00	153,923.71
Bill P...	05/19/2022	8804	Largaespada Pool Service Inc.	Inv. 04/6/22		465.00	153,458.71
Bill P...	05/19/2022	8805	KJW Enterprizes, Inc.	Inv.0083		1,647.80	151,810.91
Bill P...	05/19/2022	8806	Largaespada Pool Service Inc.	Inv. 3856		465.00	151,345.91
Bill P...	05/19/2022	8807	Otis Elevator Company	Inv.100400754937		5,021.79	146,324.12
Deposit	05/23/2022		Deposit	Deposit	180.00		146,504.12
Deposit	05/23/2022	523	A/R Deposit	Deposit	449.00		146,953.12
Check	05/23/2022	ACH	Comcast			500.97	146,452.15
Check	05/23/2022	ACH	IPFS Corporation	135261		14,081.97	132,370.18
Deposit	05/25/2022	525	A/R Deposit	Deposit	449.00		132,819.18
Deposit	05/26/2022	526	A/R Deposit	Deposit	913.00		133,732.18
Deposit	05/27/2022	527	A/R Deposit	Deposit	449.00		134,181.18
Deposit	05/31/2022	531	A/R Deposit	Deposit	449.00		134,630.18
Check	05/31/2022	WE...	Waste Connections of Florida			2,101.58	132,528.60
Deposit	05/31/2022		Interest	Deposit	6.84		132,535.44
Total 103.01 · City Natl Bank 9906 -Operating					49,905.84	47,829.37	132,535.44
103.06 · City Natl Bank-1014-Sec Dep							60,980.90
Deposit	05/23/2022		Deposit	Deposit	500.00		61,480.90
Deposit	05/31/2022		Interest	Interest	2.68		61,483.58
Total 103.06 · City Natl Bank-1014-Sec Dep					502.68	0.00	61,483.58
104.01 · City Natl bank S/A -2019 6280							135,709.73
Check	05/16/2022			Service Charge		65.00	135,644.73
Check	05/23/2022		Gables Terrace Condo Assoc, Inc			104,270.61	31,374.12
Deposit	05/31/2022			Interest	4.66		31,378.78
Total 104.01 · City Natl bank S/A -2019 6280					4.66	104,335.61	31,378.78

GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month

As of May 31, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
105.08 · City Natl Bank Reserve 4369							151,371.21
Check	05/23/2022		Gables Terrace Condo Assoc, Inc	Tracking 1521919	104,270.61		255,641.82
Deposit	05/31/2022			Interest	18.99		255,660.81
Total 105.08 · City Natl Bank Reserve 4369					104,289.60	0.00	255,660.81
112 · Assessment receivable							3,724.05
Gener...	05/01/2022	1474		Monthly assesment	48,492.00		52,216.05
Gener...	05/01/2022	1474		Set up prepaid	22,635.81		74,851.86
Gener...	05/01/2022	1474		Reverse prepaid		21,973.16	52,878.70
Gener...	05/01/2022	1474		Late charge	135.00		53,013.70
Deposit	05/01/2022	507	A/R Deposit	Deposit		22,450.00	30,563.70
Gener...	05/01/2022	1474		remove l/c b-545		15.00	30,548.70
Deposit	05/02/2022	502	A/R Deposit	Deposit		898.00	29,650.70
Check	05/02/2022	550	NSF	DD	449.00		30,099.70
Deposit	05/03/2022	503	A/R Deposit	Deposit		1,358.00	28,741.70
Deposit	05/04/2022	504	A/R Deposit	Deposit		1,796.00	26,945.70
Deposit	05/05/2022	505	A/R Deposit	Deposit		2,694.00	24,251.70
Deposit	05/06/2022	506	A/R Deposit	Deposit		4,505.00	19,746.70
Deposit	05/09/2022	509	A/R Deposit	Deposit		449.00	19,297.70
Deposit	05/09/2022	509	A/R Deposit	Assoc		2,245.00	17,052.70
Deposit	05/10/2022	510	A/R Deposit	Deposit		6,091.00	10,961.70
Deposit	05/10/2022	510	A/R Deposit	online		989.00	9,972.70
Deposit	05/11/2022	511	A/R Deposit	Deposit		449.00	9,523.70
Deposit	05/12/2022	512	A/R Deposit	Deposit		2,449.00	7,074.70
Deposit	05/17/2022	517	A/R Deposit	Deposit		449.00	6,625.70
Deposit	05/23/2022	523	A/R Deposit	Deposit		449.00	6,176.70
Deposit	05/25/2022	525	A/R Deposit	Deposit		449.00	5,727.70
Deposit	05/26/2022	526	A/R Deposit	Deposit		913.00	4,814.70
Deposit	05/27/2022	527	A/R Deposit	Deposit		449.00	4,365.70
Deposit	05/31/2022	531	A/R Deposit	Deposit		449.00	3,916.70
Total 112 · Assessment receivable					71,711.81	71,519.16	3,916.70
111 · Special assessment							6,771.80
Gener...	05/01/2022	1474		Set up prepaid S/A	75.20		6,847.00
Gener...	05/01/2022	1474		Reverse prepaid S/A		75.20	6,771.80
Total 111 · Special assessment					75.20	75.20	6,771.80
115 · Prepaid insurance							99,307.89
Gener...	05/01/2022	1474		Amort Insurance		13,155.78	86,152.11
Total 115 · Prepaid insurance					0.00	13,155.78	86,152.11
116 · Prepaid expenses							3,313.29
Gener...	05/01/2022	146...		prepaid expenses		25.29	3,288.00
Gener...	05/01/2022	148...		prepaid expenses		3,000.00	288.00
Gener...	05/07/2022	1480		prepaid expenses		36.00	252.00
Gener...	05/31/2022	1484		prepaid expenses	3,000.00		3,252.00
Total 116 · Prepaid expenses					3,000.00	3,061.29	3,252.00
125 · Federal Tax Withheld							66.13
Total 125 · Federal Tax Withheld							66.13

GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month

As of May 31, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
202 - Accounts payable							-7,329.00
Bill	05/01/2022	SU2...	Best Roofing	Inv.SU21123		2,500.00	-9,829.00
Bill	05/01/2022	000...	Unlimited Property Renovations ...	Inv,000167 04/27/22		975.00	-10,804.00
Bill	05/01/2022	1897	Yuliet Tapia Del Sol	Inv.1897 04/28/22		3,100.00	-13,904.00
Bill	05/01/2022	1896	Yuliet Tapia Del Sol	Inv.1896 4/28/22		380.00	-14,284.00
Bill	05/01/2022	20033	Padron, Montoro & Hartney, LLP	Inv.20033		400.00	-14,684.00
Bill	05/01/2022	167	ECS Business Services	Inv.WasteGablesTerr 167		505.20	-15,189.20
Bill	05/01/2022	173...	Care Pest Management	Inv. 173167 3/22/22		110.21	-15,299.41
Bill	05/01/2022	173...	Care Pest Management	Inv. 173775 4/5/22		50.00	-15,349.41
Bill	05/01/2022	115...	Diversifire Systems, Inc	Inv.115786		187.20	-15,536.61
Bill	05/01/2022	04-0...	AT & T	Acct. 287302169425		74.75	-15,611.36
Bill	05/01/2022	04/0...	Largaespada Pool Service Inc.	Inv. 04/6/22		465.00	-16,076.36
Bill	05/01/2022	3856	Largaespada Pool Service Inc.	Inv. 3856		465.00	-16,541.36
Bill	05/01/2022	100...	Otis Elevator Company	Inv.100400754937		5,021.79	-21,563.15
Bill	05/01/2022	173...	Care Pest Management	Inv. 173926 4/26/22		111.00	-21,674.15
Bill	05/01/2022	11560	DDCA Security Inc	Inv.11560 4/29/22		4,536.00	-26,210.15
Bill	05/04/2022	71467	Circle Generator Service	Inv.71467		385.20	-26,595.35
Bill	05/04/2022	22551	Brown's Background Checks	Inv.22551		40.00	-26,635.35
Bill P...	05/05/2022	8789	Best Roofing	Inv.SU21123	2,500.00		-24,135.35
Bill P...	05/05/2022	8790	Care Pest Management	Inv. 173167 3/22/22	110.21		-24,025.14
Bill P...	05/05/2022	8791	Diversifire Systems, Inc	Inv.115786	187.20		-23,837.94
Bill P...	05/05/2022	8792	Care Pest Management	Inv. 173775 4/5/22	50.00		-23,787.94
Bill P...	05/05/2022	8793	ECS Business Services	Inv.WasteGablesTerr 167	505.20		-23,282.74
Bill P...	05/05/2022	8794	Padron, Montoro & Hartney, LLP	Inv.20033	400.00		-22,882.74
Bill P...	05/05/2022	8795	Unlimited Property Renovations ...	Inv,000167 04/27/22	975.00		-21,907.74
Bill P...	05/05/2022	8796	Yuliet Tapia Del Sol	Inv.1897 04/28/22	3,100.00		-18,807.74
Bill P...	05/05/2022	8797	Yuliet Tapia Del Sol	Inv.1896 4/28/22	380.00		-18,427.74
Bill	05/13/2022	11640	DDCA Security Inc	Inv.11640		4,536.00	-22,963.74
Bill	05/16/2022	1910	Grove Properties LLC	Inv 1910		435.57	-23,399.31
Bill	05/17/2022	0083	KJW Enterprizes, Inc.	Inv.0083		1,647.80	-25,047.11
Bill	05/19/2022	1909	Grove Properties LLC	Inv 1909		3,000.00	-28,047.11
Bill P...	05/19/2022	8798	AT & T	Acct. 287302169425	74.75		-27,972.36
Bill P...	05/19/2022	8799	Brown's Background Checks	Inv.22551	40.00		-27,932.36
Bill P...	05/19/2022	8800	Circle Generator Service	Inv.71467	385.20		-27,547.16
Bill P...	05/19/2022	8801	DDCA Security Inc	Inv.11640	4,536.00		-23,011.16
Bill P...	05/19/2022	8802	Grove Properties LLC	Inv 1910	435.57		-22,575.59
Bill P...	05/19/2022	8803	Grove Properties LLC	Inv 1909	3,000.00		-19,575.59
Bill P...	05/19/2022	8804	Largaespada Pool Service Inc.	Inv. 04/6/22	465.00		-19,110.59
Bill P...	05/19/2022	8805	KJW Enterprizes, Inc.	Inv.0083	1,647.80		-17,462.79
Bill P...	05/19/2022	8806	Largaespada Pool Service Inc.	Inv. 3856	465.00		-16,997.79
Bill P...	05/19/2022	8807	Otis Elevator Company	Inv.100400754937	5,021.79		-11,976.00
Gener...	05/23/2022	1478	Best Roofing	adjust stale ap balance	6,663.20		-5,312.80
Gener...	05/23/2022	1479	WM Corporate Services, Inc.	void stale ap	665.80		-4,647.00
Bill	05/24/2022	174...	Care Pest Management	Inv. 174572		111.00	-4,758.00
Bill	05/27/2022		Sherwood Forest	Inv.03/22/2022		750.00	-5,508.00
Bill	05/27/2022	11686	DDCA Security Inc	Inv.11686		4,536.00	-10,044.00
Bill	05/31/2022	556...	JM EXERCISE EQUIPMENT S...	Inv : 556383		160.00	-10,204.00
Total 202 - Accounts payable					31,607.72	34,482.72	-10,204.00
203 - Accrued expenses							-12,531.25
Gener...	05/01/2022	147...		Rcd Rv Accrued Exp	11,931.25		-600.00
Gener...	05/01/2022	147...		Accrued Expenses April		200.00	-800.00
Gener...	05/31/2022	1485		accrued expenses		4,944.87	-5,744.87
Gener...	05/31/2022	1486		accrued expenses		2,783.43	-8,528.30
Gener...	05/31/2022	1487		accrued expenses		1,395.68	-9,923.98
Total 203 - Accrued expenses					11,931.25	9,323.98	-9,923.98
206 - Prepaid assessments							-21,973.16
Gener...	05/01/2022	1474		Set up prepaid		22,635.81	-44,608.97
Gener...	05/01/2022	1474		Reverse prepaid	21,973.16		-22,635.81
Total 206 - Prepaid assessments					21,973.16	22,635.81	-22,635.81

GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month

As of May 31, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
207 · Prepaid special assessment							-75.20
Gener...	05/01/2022	1474		Set up prepaid S/A		75.20	-150.40
Gener...	05/01/2022	1474		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
Deposit	05/23/2022	193...	Deposit	1309		500.00	-60,870.00
Total 210 · Security Deposit					0.00	500.00	-60,870.00
212 · Insurance payable							-99,288.99
Check	05/23/2022	ACH	IPFS Corporation	6 of 11	14,081.97		-85,207.02
Total 212 · Insurance payable					14,081.97	0.00	-85,207.02
243 · Contract Liabilities S/A 2019							-143,919.59
243.01 · S/A 2019 Revenues							-401,556.20
Gener...	05/23/2022	1477		close out special assessment and r...	401,556.20		0.00
Total 243.01 · S/A 2019 Revenues					401,556.20	0.00	0.00
243.02 · S/A 2019 Interest							-29.40
Gener...	05/23/2022	1477		close out special assessment and r...	29.40		0.00
Total 243.02 · S/A 2019 Interest					29.40	0.00	0.00
243.03 · Bank charges							109.25
Gener...	05/23/2022	1477		close out special assessment and r...		109.25	0.00
Total 243.03 · Bank charges					0.00	109.25	0.00
243.05 · S/A 2019 Expenses							257,556.76
243.050 · Domestic water pum							7,529.00
Gener...	05/23/2022	1477		close out special assessment and r...		7,529.00	0.00
Total 243.050 · Domestic water pum					0.00	7,529.00	0.00
243.051 · Life safety equipment							25,097.25
Gener...	05/23/2022	1477		close out special assessment and r...		25,097.25	0.00
Total 243.051 · Life safety equipment					0.00	25,097.25	0.00
243.052 · Roof project							140,659.89
Gener...	05/23/2022	1477		close out special assessment and r...		140,659.89	0.00
Total 243.052 · Roof project					0.00	140,659.89	0.00
243.053 · Pool Repairs							22,286.22
Gener...	05/23/2022	1477		close out special assessment and r...		22,286.22	0.00
Total 243.053 · Pool Repairs					0.00	22,286.22	0.00
243.054 · Garage project							41,297.90
Gener...	05/23/2022	1477		close out special assessment and r...		41,297.90	0.00
Total 243.054 · Garage project					0.00	41,297.90	0.00
243.05 · S/A 2019 Expenses - Other							20,686.50
Gener...	05/23/2022	1477		close out special assessment and r...		20,686.50	0.00
Total 243.05 · S/A 2019 Expenses - Other					0.00	20,686.50	0.00
Total 243.05 · S/A 2019 Expenses					0.00	257,556.76	0.00
Total 243 · Contract Liabilities S/A 2019					401,585.60	257,666.01	0.00
271 · Fund balance - reserves							-242,141.82
271.02 · Street sealing-pavement							-3,999.70
Total 271.02 · Street sealing-pavement							-3,999.70

GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month

As of May 31, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
							-6,291.32
							-6,291.32
							-8,000.03
							-8,000.03
							-15,866.97
							-15,866.97
							-5,981.12
							-5,981.12
							-821.80
							-821.80
							-4,064.96
							-4,064.96
							-16,910.29
							-16,910.29
							-829.50
							-829.50
							-2,020.12
							-2,020.12
							-176,377.38
Gener...	05/01/2022	1474		Set up prepaid		6,750.00	-183,127.38
					0.00	6,750.00	-183,127.38
							-1,068.63
Deposit	05/31/2022			Interest		18.99	-1,087.62
					0.00	18.99	-1,087.62
							90.00
							90.00
					0.00	6,768.99	-248,910.81
							-23,508.22
Gener...	05/23/2022	1477		close out special assessment and r...		143,919.59	-167,427.81
Gener...	05/23/2022	1478	Best Roofing	adjust stale ap balance		6,663.20	-174,091.01
					0.00	150,582.79	-174,091.01
							-484,920.00
Gener...	05/01/2022	1474		Monthly assesment		48,492.00	-533,412.00
					0.00	48,492.00	-533,412.00
							-1,100.00
Deposit	05/09/2022	105	Deposit	908		100.00	-1,200.00
Deposit	05/23/2022	193...	Deposit	1309		100.00	-1,300.00
					0.00	200.00	-1,300.00
							-985.00
Gener...	05/01/2022	1474		Late charge		135.00	-1,120.00
Gener...	05/01/2022	1474		remove l/c b-545	15.00		-1,105.00
					15.00	135.00	-1,105.00
							-143.07
Deposit	05/31/2022			Interest		4.66	-147.73
Deposit	05/31/2022			Interest		2.68	-150.41
Deposit	05/31/2022		Interest	Deposit		6.84	-157.25
					0.00	14.18	-157.25

GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month

As of May 31, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
334 · Parking space & Storage rental							-10,011.28
Deposit	05/09/2022	193...	Deposit	#14		88.00	-10,099.28
Deposit	05/23/2022	172	Deposit	Sebastian Alabi		55.00	-10,154.28
Total 334 · Parking space & Storage rental					0.00	143.00	-10,154.28
335 · Gate cards							-646.00
Deposit	05/23/2022	322	Deposit	Michael Todd		25.00	-671.00
Total 335 · Gate cards					0.00	25.00	-671.00
339 · Insurance Claim Water Pump							-6,400.00
Total 339 · Insurance Claim Water Pump							-6,400.00
340 · Other income							-10,361.78
Total 340 · Other income							-10,361.78
1 · Administrative Expenses							49,188.85
505 · Accounting							4,000.00
Bill	05/01/2022	20033	Padron, Montoro & Hartney, LLP	May/22	400.00		4,400.00
Total 505 · Accounting					400.00	0.00	4,400.00
515 · Office expenses							3,026.62
Total 515 · Office expenses							3,026.62
520 · Bad debt							898.35
Total 520 · Bad debt							898.35
522 · Bank Charges							1,310.00
Check	05/16/2022			Service Charge	65.00		1,375.00
Check	05/16/2022		Maintenance Fee		65.00		1,440.00
Total 522 · Bank Charges					130.00	0.00	1,440.00
525 · Miscellaneous							650.00
Bill	05/16/2022	1910	Grove Properties LLC	Reimb. Misc	435.57		1,085.57
Total 525 · Miscellaneous					435.57	0.00	1,085.57
540 · Legal							4,821.97
Total 540 · Legal							4,821.97
545 · Licenses & permits							1,826.49
Total 545 · Licenses & permits							1,826.49
546 · Licenses - Fla. condo fee							144.00
Gener...	05/07/2022	1480		prepaid expenses	36.00		180.00
Total 546 · Licenses - Fla. condo fee					36.00	0.00	180.00
550 · Management Services							30,000.00
Gener...	05/01/2022	148...		Reverse of GJE 1483 -- prepaid exp...	3,000.00		33,000.00
Bill	05/19/2022	1909	Grove Properties LLC	June/22	3,000.00		36,000.00
Gener...	05/31/2022	1484		prepaid expenses		3,000.00	33,000.00
Total 550 · Management Services					6,000.00	3,000.00	33,000.00
582 · Postage & printing							2,211.42
Total 582 · Postage & printing							2,211.42
592 · Screening service							300.00
Bill	05/04/2022	22551	Brown's Background Checks	04/01-30/22	40.00		340.00
Total 592 · Screening service					40.00	0.00	340.00
Total 1 · Administrative Expenses					7,041.57	3,000.00	53,230.42

GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month

As of May 31, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
2 · Insurance							
615.01 · Insurance - Property/Liability							
Gener...	05/01/2022	1474		Amort Insurance	12,651.41		108,595.00
							104,282.67
							116,934.08
Total 615.01 · Insurance - Property/Liability					12,651.41	0.00	116,934.08
615.02 · Insurance - D & O							
Gener...	05/01/2022	1474		Amort Insurance	0.00		0.00
Total 615.02 · Insurance - D & O					0.00	0.00	0.00
615.04 · Insurance - Crime							
Gener...	05/01/2022	1474		Amort Insurance	0.00		0.00
Total 615.04 · Insurance - Crime					0.00	0.00	0.00
615.07 · Insurance-Umbrella							
Gener...	05/01/2022	1474		Amort Insurance	180.73		1,492.49
Total 615.07 · Insurance-Umbrella					180.73	0.00	1,673.22
615.09 · Insurance-Boiler & Machinery							
Gener...	05/01/2022	1474		Amort Insurance	271.25		2,081.75
Total 615.09 · Insurance-Boiler & Machinery					271.25	0.00	2,353.00
615.11 · Workers Compensation							
Gener...	05/01/2022	1474		Amort Insurance	52.39		738.09
Total 615.11 · Workers Compensation					52.39	0.00	790.48
Total 2 · Insurance					13,155.78	0.00	121,750.78
3 · Utilities							
585 · Telephone							
Bill	05/01/2022	04-0...	AT & T	Acct. 287302169425	74.75		83,999.84
Check	05/23/2022	ACH	Comcast		500.97		5,230.93
Total 585 · Telephone					575.72	0.00	5,806.65
610 · Electricity							
Gener...	05/01/2022	147...		Rcd Rv Accrued Exp-SVC April 2022		2,147.34	26,355.46
Check	05/16/2022	ACH	FPL	04/03/2022-05/04/2022	3,195.86		24,208.12
Gener...	05/31/2022	1486		accrued expenses	2,783.43		27,403.98
Total 610 · Electricity					5,979.29	2,147.34	30,187.41
690 · Waste removal							
Bill	05/01/2022	167	ECS Business Services	Waste Connections	505.20		20,825.70
Gener...	05/01/2022	146...		Reverse of GJE 1460 -- prepaid exp...	25.29		21,330.90
Gener...	05/23/2022	1479	WM Corporate Services, Inc.	void stale ap		665.80	21,356.19
Check	05/31/2022	WE...	Waste Connections of Florida		2,101.58		20,690.39
Total 690 · Waste removal					2,632.07	665.80	22,791.97
695 · Water & sewer							
Gener...	05/01/2022	147...		Reverse of GJE 1476 -- Rcd Rv Ac...		4,350.15	31,587.75
Check	05/17/2022	ACH	Miami-Dade Water And Sewer ...	3/15-4/14/22	2,876.15		27,237.60
Check	05/17/2022	ACH	Miami-Dade Water And Sewer ...	3/15-4/14/22	267.47		30,113.75
Check	05/17/2022	ACH	Miami-Dade Water And Sewer ...	3/15-4/14/22	12.65		30,381.22
Gener...	05/31/2022	1485		accrued expenses	4,944.87		30,393.87
Total 695 · Water & sewer					8,101.14	4,350.15	35,338.74
Total 3 · Utilities					17,288.22	7,163.29	94,124.77

GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month

As of May 31, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
4 · Property Expenses							146,508.46
604 · Security/ Concierge							95,850.76
Gener...	05/01/2022	147...		Rcd Rv Accrued Exp-SVC April 2022		5,233.76	90,617.00
Bill	05/01/2022	11560	DDCA Security Inc	4/16 to 4/29/22	4,536.00		95,153.00
Bill	05/13/2022	11640	DDCA Security Inc	4/30 to 5/13/22	4,536.00		99,689.00
Bill	05/27/2022	11686	DDCA Security Inc	5/14 to 5/27/22	4,536.00		104,225.00
Gener...	05/31/2022	1487		accrued expenses	1,395.68		105,620.68
Total 604 · Security/ Concierge					15,003.68	5,233.76	105,620.68
608 · Elevator service							14,177.26
Bill	05/01/2022	100...	Otis Elevator Company	5/1 to 7/31/22	5,021.79		19,199.05
Total 608 · Elevator service					5,021.79	0.00	19,199.05
613 · Fire alarm service							1,872.00
Bill	05/01/2022	115...	Diversifire Systems, Inc	Service	187.20		2,059.20
Total 613 · Fire alarm service					187.20	0.00	2,059.20
614 · Generator/Fire Pump Maint.							1,573.02
Bill	05/04/2022	71467	Circle Generator Service	Inspection and labor	385.20		1,958.22
Total 614 · Generator/Fire Pump Maint.					385.20	0.00	1,958.22
619 · Handyman Services							3,620.00
Total 619 · Handyman Services							3,620.00
625 · Lawn maintenance							2,500.00
Gener...	05/01/2022	147...		Rcd Rv Accrued Exp-SVC March		200.00	2,300.00
Gener...	05/01/2022	147...		Reverse of GJE 1476R -- Reverse ...	200.00		2,500.00
Bill	05/27/2022		Sherwood Forest	Property maint and install plants	200.00		2,700.00
Total 625 · Lawn maintenance					400.00	200.00	2,700.00
626 · Maintenance Service							16,106.52
Bill	05/17/2022	0083	KJW Enterprizes, Inc.	05/01-5/31/22	1,647.80		17,754.32
Total 626 · Maintenance Service					1,647.80	0.00	17,754.32
664 · Window Cleaning							3,100.00
Total 664 · Window Cleaning							3,100.00
663 · Roof PM							0.00
Bill	05/01/2022	SU2...	Best Roofing	RTM Umbrella Warranty & Mainten...	2,500.00		2,500.00
Total 663 · Roof PM					2,500.00	0.00	2,500.00
665 · Pest Control							1,128.90
Bill	05/01/2022	173...	Care Pest Management	Inv. 173167 3/22/22	110.21		1,239.11
Bill	05/01/2022	173...	Care Pest Management	Perimeter Power	50.00		1,289.11
Bill	05/01/2022	173...	Care Pest Management	4/26/22	111.00		1,400.11
Bill	05/24/2022	174...	Care Pest Management	5/24/22	111.00		1,511.11
Total 665 · Pest Control					382.21	0.00	1,511.11
667 · HVAC Service							1,520.00
Bill	05/01/2022	1896	Yuliet Tapia Del Sol	Service	380.00		1,900.00
Total 667 · HVAC Service					380.00	0.00	1,900.00
670 · Pool service							1,060.00
Bill	05/01/2022	04/0...	Largaespada Pool Service Inc.	Monthly service	465.00		1,525.00
Bill	05/01/2022	3856	Largaespada Pool Service Inc.	Monthly service	465.00		1,990.00
Total 670 · Pool service					930.00	0.00	1,990.00
650.7 · Bonuses							4,000.00
Total 650.7 · Bonuses							4,000.00
Total 4 · Property Expenses					26,837.88	5,433.76	167,912.58

GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month

As of May 31, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
6 · Repairs and Maintenance							78,208.24
675.03 · Repairs - general							37,672.73
Bill	05/01/2022	000...	Unlimited Property Renovations ...	Inv,000167 04/27/22	975.00		38,647.73
Bill	05/01/2022	1897	Yuliet Tapia Del Sol	N Lobby AC Unit Repair	3,100.00		41,747.73
Bill	05/31/2022	556...	JM EXERCISE EQUIPMENT S...	Inv : 556383	160.00		41,907.73
Total 675.03 · Repairs - general					4,235.00	0.00	41,907.73
675.05 · Landscaping.							3,068.25
Bill	05/27/2022		Sherwood Forest	Trim palms-Spray	550.00		3,618.25
Total 675.05 · Landscaping.					550.00	0.00	3,618.25
675.08 · Repairs - pool							9,163.92
Total 675.08 · Repairs - pool							9,163.92
675.10 · Garage Gate							8,215.00
Total 675.10 · Garage Gate							8,215.00
675.15 · Repairs- HVAC							10,320.00
Total 675.15 · Repairs- HVAC							10,320.00
675.17 · Life Safety Equipment							3,060.20
Total 675.17 · Life Safety Equipment							3,060.20
675.91 · Maintenance Supplies							2,793.14
Total 675.91 · Maintenance Supplies							2,793.14
675.93 · Carpet Cleaning							3,915.00
Total 675.93 · Carpet Cleaning							3,915.00
Total 6 · Repairs and Maintenance					4,785.00	0.00	82,993.24
720 · Reserve transfers							67,500.00
Gener...	05/01/2022	1474		Monthly reserves	6,750.00		74,250.00
Total 720 · Reserve transfers					6,750.00	0.00	74,250.00
TOTAL					786,618.14	786,618.14	0.00