

GABLES TERRACE CONDOMINIUM ASSOCIATION, INC.

PREPARED FINANCIAL STATEMENTS

June 30, 2022



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

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

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ACCOUNTANT'S PREPARATION REPORT

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

The accompanying financial statements and supplementary information of Gables Terrace Condominium Association, Inc. as of June 30, 2022 and for the twelve 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
July 8, 2022
Miami, Florida

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

| | <u>Operating Fund</u> | <u>Special Assessment Fund</u> | <u>Replacement Fund</u> | <u>Total</u> |
|---------------------------------------|---------------------------|--|-----------------------------|-------------------|
| ASSETS | | | | |
| Cash in banks | \$ 193,165 | \$ 31,315 | \$ 246,391 | \$ 470,871 |
| Assessments receivable | 3,144 | 6,772 | - | 9,916 |
| Prepaid expenses | 76,636 | - | - | 76,636 |
| Federal Tax Withheld | 66 | - | - | 66 |
| Due from special assessment fund | 38,012 | - | - | 38,012 |
| Total | <u>\$ 311,023</u> | <u>\$ 38,087</u> | <u>\$ 246,391</u> | <u>\$ 595,501</u> |
| LIABILITIES AND FUND BALANCE | | | | |
| Accounts payable and accrued expenses | \$ 21,658 | \$ - | \$ - | \$ 21,658 |
| Assessments received in advance | 23,502 | 75 | - | 23,577 |
| Short term borrowing-insurance | 71,125 | - | - | 71,125 |
| Security deposit | 62,370 | - | - | 62,370 |
| Due to operating fund | - | 38,012 | - | 38,012 |
| Total Liabilities | <u>178,655</u> | <u>38,087</u> | <u>-</u> | <u>216,742</u> |
| FUND BALANCE | | | | |
| Fund balance | 132,368 | - | 246,391 | 378,759 |
| Total Fund Balance | <u>132,368</u> | <u>-</u> | <u>246,391</u> | <u>378,759</u> |
| Total | <u>\$ 311,023</u> | <u>\$ 38,087</u> | <u>\$ 246,391</u> | <u>\$ 595,501</u> |

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

| REVENUES | Operating Fund | Special Assessment Fund | Replacement Fund | Total |
|--|---------------------------|--|-----------------------------|-------------------|
| Maintenance assessments | \$ 500,904 | \$ 44,640 | \$ 81,000 | \$ 581,904 |
| Late charges | 880 | - | - | 880 |
| Interest | 167 | - | 271 | 438 |
| Parking and space rental income | 10,154 | - | - | 10,154 |
| Screening Fees | 1,500 | - | - | 1,500 |
| Gate Cards | 731 | - | - | 731 |
| Insurance claim | 6,400 | - | - | 6,400 |
| Other | 10,462 | - | - | 10,462 |
| Total | 531,198 | 44,640 | 81,271 | 612,469 |
| EXPENSES | | | | |
| Administrative | 58,035 | 568 | - | 58,603 |
| Insurance | 134,482 | - | - | 134,482 |
| Utilities | 104,957 | - | - | 104,957 |
| Property expenses | 179,315 | - | - | 179,315 |
| Repairs and maintenance | 96,132 | 44,072 | 14,001 | 154,205 |
| Total | 572,921 | 44,640 | 14,001 | 586,922 |
| EXCESS (DEFICIT) OF REVENUES AND EXPENSES | (41,723) | - | 67,270 | 25,547 |
| Fund balance - beginning | 174,091 | - | 179,121 | 353,212 |
| FUND BALANCE - ENDING | \$ 132,368 | \$ - | \$ 246,391 | \$ 378,759 |

GABLES TERRACE CONDOMINIUM ASSOCIATION, INC.
STATEMENT OF DEFERRED MAINTENANCE AND REPLACEMENT FUND
TWELVE MONTHS ENDED JUNE 30, 2022

| | Fund Balance <u>6/30/2021</u> | <u>Additions</u> | <u>Payments</u> | <u>Transfer</u> | <u>Interest</u> | Fund Balance <u>6/30/2022</u> |
|---------------------------------|-------------------------------------|-------------------------|---------------------------|--------------------|----------------------|-------------------------------------|
| Street pavement | \$ 4,000 | \$ - | \$ - | \$ - | \$ - | \$ 4,000 |
| Pool | 6,291 | - | - | - | - | 6,291 |
| Lobby furniture | 8,000 | - | - | - | - | 8,000 |
| Generator | 15,867 | - | - | - | - | 15,867 |
| Painting-Interior | 5,981 | - | - | - | - | 5,981 |
| Pool furniture | 822 | - | - | - | - | 822 |
| Flooring | 5,764 | - | (1,700) | - | - | 4,064 |
| Awning | 16,910 | - | - | - | - | 16,910 |
| Garage gate | 830 | - | - | - | - | 830 |
| Water pump | - | - | - | - | - | - |
| HVAC | 2,020 | - | - | - | - | 2,020 |
| Pooled | 111,878 | 81,000 | (12,301) | - | - | 180,577 |
| Interest-net of bank of charges | 758 | - | - | - | 271 | 1,029 |
| Total | <u>\$ 179,121</u> | <u>\$ 81,000</u> | <u>\$ (14,001)</u> | <u>\$ -</u> | <u>\$ 271</u> | <u>\$ 246,391</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 June 30, 2022

| | Jun 30, 22 | May 31, 22 | \$ Change |
|--|----------------|----------------|----------------|
| ASSETS | | | |
| Current Assets | | | |
| Checking/Savings | | | |
| 103.01 · City Natl Bank 9906 -Operati... | 130,179 | 132,535 | -2,357 |
| 103.06 · City Natl Bank-1014-Sec Dep | 62,986 | 61,484 | 1,503 |
| 104.01 · City Natl bank S/A -2019 62... | 31,315 | 31,379 | -64 |
| 105.08 · City Natl Bank Reserve 4369 | 246,391 | 255,661 | -9,270 |
| Total Checking/Savings | 470,871 | 481,059 | -10,188 |
| Total Current Assets | 470,871 | 481,059 | -10,188 |
| Other Assets | | | |
| 112 · Assessment receivable | 3,144 | 3,917 | -773 |
| 111 · Special assessment | 6,772 | 6,772 | 0 |
| 115 · Prepaid insurance | 73,421 | 86,152 | -12,731 |
| 116 · Prepaid expenses | 3,216 | 3,252 | -36 |
| 125 · Federal Tax Withheld | 66 | 66 | 0 |
| Total Other Assets | 86,619 | 100,159 | -13,540 |
| TOTAL ASSETS | 557,490 | 581,217 | -23,728 |
| LIABILITIES & EQUITY | | | |
| Liabilities | | | |
| Current Liabilities | | | |
| Accounts Payable | | | |
| 202 · Accounts payable | 11,173 | 10,204 | 969 |
| Total Accounts Payable | 11,173 | 10,204 | 969 |
| Other Current Liabilities | | | |
| 203 · Accrued expenses | 10,485 | 9,924 | 561 |
| 206 · Prepaid assessments | 23,502 | 22,636 | 866 |
| 207 · Prepaid special assessment | 75 | 75 | 0 |
| 210 · Security Deposit | 62,370 | 60,870 | 1,500 |
| 212 · Insurance payable | 71,125 | 85,207 | -14,082 |
| Total Other Current Liabilities | 167,558 | 178,712 | -11,154 |
| Total Current Liabilities | 178,731 | 188,916 | -10,185 |
| Total Liabilities | 178,731 | 188,916 | -10,185 |
| Equity | | | |
| 271 · Fund balance - reserves | 246,391 | 248,911 | -2,520 |
| 274.1 · Fund balance - operating | 174,091 | 174,091 | 0 |
| Net Income | -41,723 | -30,700 | -11,022 |
| Total Equity | 378,759 | 392,301 | -13,542 |
| TOTAL LIABILITIES & EQUITY | 557,490 | 581,217 | -23,728 |

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Revenues and Expenses - Budget Performance

June 2022

| | Jun 22 | Budget | \$ Over Budget | Jul '21 - Jun 22 | YTD Budget | \$ Over Budget | Annual Budget |
|--|---------------|---------------|----------------|------------------|----------------|----------------|----------------|
| Ordinary Income/Expense | | | | | | | |
| Income | | | | | | | |
| 301 · Maintenance assessments | 48,492 | 48,492 | -0 | 581,904 | 581,908 | -4 | 581,908 |
| 310 · Screening fees | 200 | 167 | 33 | 1,500 | 2,000 | -500 | 2,000 |
| 315 · Late charges | -225 | 4 | -229 | 880 | 50 | 830 | 50 |
| 320 · Interest | 10 | 4 | 6 | 167 | 50 | 117 | 50 |
| 334 · Parking space & Storage rental | 0 | 833 | -833 | 10,154 | 10,000 | 154 | 10,000 |
| 335 · Gate cards | 60 | 42 | 18 | 731 | 500 | 231 | 500 |
| 339 · Insurance Claim Water Pump | 0 | 0 | 0 | 6,400 | 0 | 6,400 | 0 |
| 340 · Other income | 100 | 167 | -67 | 10,462 | 2,000 | 8,462 | 2,000 |
| Total Income | 48,637 | 49,709 | -1,072 | 612,198 | 596,508 | 15,690 | 596,508 |
| Expense | | | | | | | |
| 1 · Administrative Expenses | | | | | | | |
| 505 · Accounting | 400 | 400 | 0 | 4,800 | 4,800 | 0 | 4,800 |
| 510 · Audit and Tax returns | 0 | 200 | -200 | 0 | 2,400 | -2,400 | 2,400 |
| 515 · Office expenses | 0 | 208 | -208 | 3,027 | 2,500 | 527 | 2,500 |
| 520 · Bad debt | 0 | 250 | -250 | 898 | 3,000 | -2,102 | 3,000 |
| 522 · Bank Charges | 130 | 83 | 47 | 1,570 | 1,000 | 570 | 1,000 |
| 525 · Miscellaneous | 891 | 0 | 891 | 1,977 | 0 | 1,977 | 0 |
| 540 · Legal | 0 | 292 | -292 | 4,822 | 3,500 | 1,322 | 3,500 |
| 544 · Corporate Filing Fees | 0 | 6 | -6 | 0 | 75 | -75 | 75 |
| 545 · Licenses & permits | 0 | 208 | -208 | 1,826 | 2,500 | -673 | 2,500 |
| 546 · Licenses - Fla. condo fee | 36 | 36 | 0 | 216 | 432 | -216 | 432 |
| 550 · Management Services | 3,000 | 3,000 | 0 | 36,000 | 36,000 | 0 | 36,000 |
| 582 · Postage & printing | 287 | 208 | 79 | 2,499 | 2,500 | -1 | 2,500 |
| 592 · Screening service | 60 | 0 | 60 | 400 | 0 | 400 | 0 |
| Total 1 · Administrative Expenses | 4,804 | 4,892 | -88 | 58,035 | 58,707 | -672 | 58,707 |
| 2 · Insurance | | | | | | | |
| 615.01 · Insurance - Property/Liab... | 12,243 | 9,583 | 2,660 | 129,177 | 115,000 | 14,177 | 115,000 |
| 615.07 · Insurance-Umbrella | 175 | 128 | 47 | 1,848 | 1,539 | 309 | 1,539 |
| 615.09 · Insurance-Boiler & Machi... | 263 | 203 | 60 | 2,616 | 2,435 | 180 | 2,435 |
| 615.11 · Workers Compensation | 51 | 53 | -2 | 841 | 630 | 211 | 630 |
| Total 2 · Insurance | 12,731 | 9,967 | 2,764 | 134,482 | 119,604 | 14,878 | 119,604 |
| 3 · Utilities | | | | | | | |
| 585 · Telephone | 501 | 608 | -107 | 6,308 | 7,300 | -992 | 7,300 |
| 610 · Electricity | 3,645 | 2,667 | 978 | 33,832 | 32,000 | 1,832 | 32,000 |
| 690 · Waste removal | 2,619 | 2,500 | 119 | 25,411 | 30,000 | -4,589 | 30,000 |
| 695 · Water & sewer | 4,067 | 3,667 | 400 | 39,406 | 44,000 | -4,594 | 44,000 |
| Total 3 · Utilities | 10,832 | 9,442 | 1,391 | 104,957 | 113,300 | -8,343 | 113,300 |
| 4 · Property Expenses | | | | | | | |
| 604 · Security/ Concierge | 9,770 | 9,750 | 20 | 115,391 | 117,000 | -1,609 | 117,000 |
| 608 · Elevator service | 0 | 1,500 | -1,500 | 19,199 | 18,000 | 1,199 | 18,000 |
| 613 · Fire alarm service | 187 | 183 | 4 | 2,246 | 2,200 | 46 | 2,200 |
| 614 · Generator/Fire Pump Maint. | 0 | 150 | -150 | 1,958 | 1,800 | 158 | 1,800 |
| 619 · Handyman Services | 0 | 417 | -417 | 3,620 | 5,000 | -1,380 | 5,000 |
| 625 · Lawn maintenance | -400 | 200 | -600 | 2,300 | 2,400 | -100 | 2,400 |
| 626 · Maintenance Service | 0 | 1,708 | -1,708 | 17,754 | 20,500 | -2,746 | 20,500 |
| 664 · Window Cleaning | 0 | 292 | -292 | 3,100 | 3,500 | -400 | 3,500 |
| 663 · Roof PM | 0 | 208 | -208 | 2,500 | 2,500 | 0 | 2,500 |
| 665 · Pest Control | 0 | 125 | -125 | 1,511 | 1,500 | 11 | 1,500 |
| 667 · HVAC Service | 380 | 175 | 205 | 2,280 | 2,100 | 180 | 2,100 |
| 670 · Pool service | 465 | 465 | 0 | 2,455 | 5,580 | -3,125 | 5,580 |
| 650.7 · Bonuses | 1,000 | 417 | 583 | 5,000 | 5,000 | 0 | 5,000 |
| Total 4 · Property Expenses | 11,402 | 15,590 | -4,188 | 179,315 | 187,080 | -7,765 | 187,080 |
| 6 · Repairs and Maintenance | | | | | | | |
| 675.02 · Repairs - electrical | 0 | 167 | -167 | 0 | 2,000 | -2,000 | 2,000 |
| 675.03 · Repairs - general | 14,520 | 921 | 13,598 | 56,427 | 11,057 | 45,370 | 11,057 |
| 675.04 · Repairs - plumbing | 0 | 167 | -167 | 0 | 2,000 | -2,000 | 2,000 |
| 675.05 · Landscaping | 0 | 208 | -208 | 3,618 | 2,500 | 1,118 | 2,500 |
| 675.08 · Repairs - pool | 0 | 167 | -167 | 9,164 | 2,000 | 7,164 | 2,000 |
| 675.10 · Garage Gate | -1,500 | 250 | -1,750 | 6,715 | 3,000 | 3,715 | 3,000 |
| 675.15 · Repairs- HVAC | 120 | 250 | -130 | 10,440 | 3,000 | 7,440 | 3,000 |
| 675.17 · Life Safety Equipment | 0 | 417 | -417 | 3,060 | 5,000 | -1,940 | 5,000 |
| 675.91 · Maintenance Supplies | 0 | 167 | -167 | 2,793 | 2,000 | 793 | 2,000 |
| 675.93 · Carpet Cleaning | 0 | 355 | -355 | 3,915 | 4,260 | -345 | 4,260 |
| Total 6 · Repairs and Maintenance | 13,140 | 3,068 | 10,072 | 96,133 | 36,817 | 59,316 | 36,817 |

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Revenues and Expenses - Budget Performance

June 2022

| | Jun 22 | Budget | \$ Over Budget | Jul '21 - Jun 22 | YTD Budget | \$ Over Budget | Annual Budget |
|-------------------------|----------------|----------|----------------|------------------|------------|----------------|---------------|
| 720 - Reserve transfers | 6,750 | 6,750 | 0 | 81,000 | 81,000 | 0 | 81,000 |
| Total Expense | 59,659 | 49,709 | 9,950 | 653,921 | 596,508 | 57,413 | 596,508 |
| Net Ordinary Income | -11,022 | 0 | -11,022 | -41,723 | 0 | -41,723 | 0 |
| Net Income | -11,022 | 0 | -11,022 | -41,723 | 0 | -41,723 | 0 |

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

| | Jul 21 | Aug 21 | Sep 21 | Oct 21 | Nov 21 | Dec 21 | Jan 22 | Feb 22 | Mar 22 | Apr 22 | May 22 | Jun 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 | 48,492 | 581,904 |
| 310 · Screening fees | 0 | 300 | 0 | 0 | 200 | 0 | 100 | 500 | 0 | 0 | 200 | 200 | 1,500 |
| 315 · Late charges | 30 | 135 | 195 | 180 | 195 | 165 | 240 | 165 | -265 | -55 | 120 | -225 | 880 |
| 320 · Interest | 15 | 15 | 14 | 14 | 15 | 14 | 15 | 13 | 15 | 14 | 14 | 10 | 167 |
| 334 · Parking space & Storage rental | 495 | 450 | 2,121 | 0 | 810 | 330 | 1,853 | 1,245 | 165 | 2,542 | 143 | 0 | 10,154 |
| 335 · Gate cards | 187 | 0 | 261 | 0 | 0 | 0 | 0 | 148 | 50 | 0 | 25 | 60 | 731 |
| 336 · Storage Space | 135 | 135 | -270 | 0 | 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 | 0 | 6,400 |
| 340 · Other income | 566 | 320 | 967 | 1,683 | 1,879 | 0 | 296 | 4,153 | 0 | 498 | 0 | 100 | 10,462 |
| Total Income | 49,920 | 49,847 | 51,780 | 50,369 | 51,591 | 49,001 | 57,396 | 54,716 | 48,457 | 51,491 | 48,994 | 48,637 | 612,198 |
| Expense | | | | | | | | | | | | | |
| 1 · Administrative Expenses | | | | | | | | | | | | | |
| 505 · Accounting | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 4,800 |
| 515 · Office expenses | 728 | 536 | 953 | 196 | 506 | 108 | 0 | 0 | 0 | 0 | 0 | 0 | 3,027 |
| 520 · Bad debt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 898 | 0 | 0 | 0 | 898 |
| 522 · Bank Charges | 130 | 130 | 130 | 130 | 130 | 130 | 140 | 130 | 130 | 130 | 130 | 130 | 1,570 |
| 525 · Miscellaneous | 0 | 0 | 0 | 650 | 0 | 0 | 0 | 0 | 0 | 0 | 436 | 891 | 1,977 |
| 540 · Legal | 1,500 | 686 | 2,636 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,822 |
| 545 · Licenses & permits | 0 | 504 | 0 | 365 | 897 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,826 |
| 546 · Licenses - Fla. condo fee | 0 | 0 | 0 | 0 | 0 | 0 | 36 | 36 | 36 | 36 | 36 | 36 | 216 |
| 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 | 3,000 | 36,000 |
| 582 · Postage & printing | -75 | 75 | 562 | 75 | 571 | 0 | 454 | 0 | 0 | 550 | 0 | 287 | 2,499 |
| 592 · Screening service | 0 | 140 | 60 | 0 | 20 | 40 | 0 | 40 | 0 | 0 | 40 | 60 | 400 |
| 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 | 4,804 | 58,035 |
| 2 · Insurance | | | | | | | | | | | | | |
| 615.01 · Insurance - Property/Lia... | 8,891 | 8,891 | 8,605 | 8,891 | 9,101 | 10,225 | 13,356 | 11,427 | 12,651 | 12,243 | 12,651 | 12,243 | 129,177 |
| 615.07 · Insurance-Umbrella | 131 | 131 | 127 | 131 | 127 | 147 | 181 | 163 | 181 | 175 | 181 | 175 | 1,848 |
| 615.09 · Insurance-Boiler & Mach... | 207 | 207 | 200 | 207 | 200 | 230 | 271 | 245 | 52 | 263 | 271 | 263 | 2,616 |
| 615.11 · Workers Compensation | 54 | 54 | 52 | 54 | 52 | 52 | 52 | 47 | 271 | 51 | 52 | 51 | 841 |
| 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 | 12,731 | 134,482 |
| 3 · Utilities | | | | | | | | | | | | | |
| 585 · Telephone | 516 | 518 | 480 | 480 | 588 | 476 | 588 | 502 | 577 | 504 | 576 | 501 | 6,308 |
| 610 · Electricity | 2,281 | 3,124 | 2,883 | 2,575 | 3,109 | 2,187 | 2,791 | 1,770 | 2,996 | 2,639 | 3,832 | 3,645 | 33,832 |
| 690 · Waste removal | 2,294 | 3,091 | 2,372 | 2,714 | 1,626 | 2,707 | 1,012 | 0 | 3,813 | 1,198 | 1,966 | 2,619 | 25,411 |
| 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 | 4,067 | 39,406 |
| 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 | 10,832 | 104,957 |

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

| | Jul 21 | Aug 21 | Sep 21 | Oct 21 | Nov 21 | Dec 21 | Jan 22 | Feb 22 | Mar 22 | Apr 22 | May 22 | Jun 22 | TOTAL |
|--|---------------|----------------|---------------|---------------|---------------|----------------|---------------|---------------|----------------|---------------|----------------|----------------|----------------|
| 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 | 9,770 | 115,391 |
| 608 · Elevator service | 1,576 | 1,576 | 1,576 | 1,576 | 0 | 4,729 | 5,022 | -1,878 | 0 | 0 | 5,022 | 0 | 19,199 |
| 613 · Fire alarm service | 187 | 187 | 187 | 187 | 187 | 187 | 187 | 187 | 187 | 187 | 187 | 187 | 2,246 |
| 614 · Generator/Fire Pump Maint. | 0 | 0 | 0 | 0 | 321 | 0 | 0 | 1,252 | 0 | 0 | 385 | 0 | 1,958 |
| 619 · Handyman Services | 0 | 0 | 0 | 780 | 0 | 2,060 | 780 | 0 | 0 | 0 | 0 | 0 | 3,620 |
| 625 · Lawn maintenance | 200 | 100 | 800 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | -400 | 2,300 |
| 626 · Maintenance Service | 0 | 0 | 4,719 | 1,589 | 1,558 | 1,730 | 1,573 | 1,626 | 1,723 | 1,589 | 1,648 | 0 | 17,754 |
| 664 · Window Cleaning | 0 | 1,659 | -1,659 | 0 | 0 | 3,100 | 0 | 0 | 0 | 0 | 0 | 0 | 3,100 |
| 663 · Roof PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,500 | 0 | 2,500 |
| 665 · Pest Control | 141 | 91 | 184 | 160 | 172 | 110 | 160 | 110 | 0 | 0 | 382 | 0 | 1,511 |
| 667 · HVAC Service | 0 | 380 | 0 | 380 | 0 | 380 | 0 | 380 | 0 | 0 | 380 | 380 | 2,280 |
| 670 · Pool service | 365 | 0 | 330 | 365 | 0 | 0 | 0 | 0 | 0 | 0 | 930 | 465 | 2,455 |
| 650.7 · Bonuses | 0 | 1,000 | 0 | 0 | 0 | 2,000 | 0 | 0 | 1,000 | 0 | 0 | 1,000 | 5,000 |
| 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 | 11,402 | 179,315 |
| 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 | 14,520 | 56,427 |
| 675.05 · Landscaping. | 396 | 0 | 2,500 | 0 | 0 | 0 | 0 | 0 | 172 | 0 | 550 | 0 | 3,618 |
| 675.08 · Repairs - pool | 0 | 5,800 | 182 | 923 | 321 | 465 | 465 | 465 | 542 | 0 | 0 | 0 | 9,164 |
| 675.10 · Garage Gate | 0 | 0 | 0 | 0 | 3,000 | 3,210 | 2,005 | 0 | 0 | 0 | 0 | -1,500 | 6,715 |
| 675.15 · Repairs- HVAC | 0 | 3,070 | 0 | 0 | 0 | 0 | 0 | 7,250 | 0 | 0 | 0 | 120 | 10,440 |
| 675.17 · Life Safety Equipment | 0 | 1,927 | 0 | 0 | 924 | 0 | 0 | 0 | 209 | 0 | 0 | 0 | 3,060 |
| 675.91 · Maintenance Supplies | 0 | 0 | 93 | 0 | 2,700 | 0 | 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 | 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 | 13,140 | 96,133 |
| 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 | 6,750 | 81,000 |
| Total Expense | 49,163 | 62,228 | 48,849 | 50,057 | 52,956 | 59,892 | 59,632 | 49,152 | 58,461 | 43,610 | 60,261 | 59,659 | 653,921 |
| Net Ordinary Income | 756 | -12,381 | 2,931 | 312 | -1,366 | -10,890 | -2,236 | 5,564 | -10,004 | 7,881 | -11,267 | -11,022 | -41,723 |
| Net Income | 756 | -12,381 | 2,931 | 312 | -1,366 | -10,890 | -2,236 | 5,564 | -10,004 | 7,881 | -11,267 | -11,022 | -41,723 |

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Check Register

As of June 30, 2022

| Type | Date | Num | Name | Memo | Debit | Credit | Balance |
|--|------------|---------|---------------------------------------|--|------------------|------------------|-------------------|
| 103.01 · City Natl Bank 9906 -Operating | | | | | | | 132,535.44 |
| Deposit | 06/01/2022 | 601 | A/R Deposit | Deposit | 898.00 | | 133,433.44 |
| Deposit | 06/01/2022 | 604 | A/R Deposit | Deposit | 23,348.00 | | 156,781.44 |
| Bill Pmt -Check | 06/01/2022 | 8830 | Largaespada Pool Service Inc. | Inv. 1025 | | 465.00 | 156,316.44 |
| Check | 06/02/2022 | 8808 | Alejandro Traval | Quarterly bonus | | 400.00 | 155,916.44 |
| Check | 06/02/2022 | 8809 | Rodoifo Espinel | Quarterly bonus | | 600.00 | 155,316.44 |
| Check | 06/02/2022 | 8810 | Jose Manuel Betancourt | Acc. 0707 Overpayment Refund | | 1,165.90 | 154,150.54 |
| Bill Pmt -Check | 06/02/2022 | 8811 | Brown's Background Checks | Inv.22842 | | 60.00 | 154,090.54 |
| Bill Pmt -Check | 06/02/2022 | 8812 | Care Pest Management | Inv. 173926 4/26/22 | | 111.00 | 153,979.54 |
| Bill Pmt -Check | 06/02/2022 | 8813 | Care Pest Management | Inv. 174572 | | 111.00 | 153,868.54 |
| Bill Pmt -Check | 06/02/2022 | 8814 | DDCA Security Inc | Inv.11560 4/29/22 | | 4,536.00 | 149,332.54 |
| Bill Pmt -Check | 06/02/2022 | 8815 | DDCA Security Inc | Inv.11686 | | 4,536.00 | 144,796.54 |
| Bill Pmt -Check | 06/02/2022 | 8816 | Diversifire Systems, Inc | Inv.116081 | | 187.20 | 144,609.34 |
| Bill Pmt -Check | 06/02/2022 | 8817 | Padron, Montoro & Hartney, LLP | Inv.20504 | | 400.00 | 144,209.34 |
| Bill Pmt -Check | 06/02/2022 | 8818 | Sherwood Forest | Inv.03/22/2022 | | 750.00 | 143,459.34 |
| Deposit | 06/02/2022 | 602 | A/R Deposit | Deposit | 2,256.00 | | 145,715.34 |
| Deposit | 06/02/2022 | 602 | A/R Deposit | Online | 449.00 | | 146,164.34 |
| Check | 06/03/2022 | 650 | NSF | | | 449.00 | 145,715.34 |
| Deposit | 06/06/2022 | 606 | A/R Deposit | Deposit | 2,730.00 | | 148,445.34 |
| Deposit | 06/06/2022 | 606 | A/R Deposit | Assoc | 2,245.00 | | 150,690.34 |
| Deposit | 06/06/2022 | 606 | A/R Deposit | Online | 902.00 | | 151,592.34 |
| Check | 06/06/2022 | WEB-PAY | Waste Connections of Florida | A/N 6440-075430 | | 148.80 | 151,443.54 |
| Deposit | 06/07/2022 | 607 | A/R Deposit | Deposit | 2,245.00 | | 153,688.54 |
| Deposit | 06/08/2022 | 608 | A/R Deposit | Deposit | 2,694.00 | | 156,382.54 |
| Deposit | 06/09/2022 | 609 | A/R Deposit | Deposit | 449.00 | | 156,831.54 |
| Deposit | 06/10/2022 | 610 | A/R Deposit | Deposit | 1,796.00 | | 158,627.54 |
| Deposit | 06/11/2022 | 611 | A/R Deposit | Online | 899.00 | | 159,526.54 |
| Deposit | 06/13/2022 | 613 | A/R Deposit | Deposit | 449.00 | | 159,975.54 |
| Check | 06/13/2022 | ACH | FPL | | | 3,249.21 | 156,726.33 |
| Deposit | 06/14/2022 | 614 | A/R Deposit | Deposit | 1,347.00 | | 158,073.33 |
| Check | 06/15/2022 | ACH | Miami-Dade Water And Sewer Dept. | 8787909438 | | 12.65 | 158,060.68 |
| Check | 06/15/2022 | ACH | Miami-Dade Water And Sewer Dept. | 6931777355 | | 277.08 | 157,783.60 |
| Check | 06/15/2022 | ACH | Miami-Dade Water And Sewer Dept. | 1748205455 | | 3,455.44 | 154,328.16 |
| Bill Pmt -Check | 06/15/2022 | 8819 | BioResponse Corp | Inv : 6204 | | 3,620.48 | 150,707.68 |
| Bill Pmt -Check | 06/15/2022 | 8820 | DOUGLAS ORR PLUMBING | SD101933 | | 8,100.00 | 142,607.68 |
| Bill Pmt -Check | 06/15/2022 | 8821 | ECS Business Services | Inv.WasteGablesTerr 80 | | 505.20 | 142,102.48 |
| Bill Pmt -Check | 06/15/2022 | 8822 | Grove Properties LLC | Inv 1912 | | 890.97 | 141,211.51 |
| Bill Pmt -Check | 06/15/2022 | 8823 | The Security &Lock Corp,Quickly Lo... | Inv. 4134-Date 01/14/2022 | | 310.30 | 140,901.21 |
| Bill Pmt -Check | 06/15/2022 | 8824 | Yuliet Tapia Del Sol | Inv.1898 | | 500.00 | 140,401.21 |
| Bill Pmt -Check | 06/15/2022 | 8825 | JM EXERCISE EQUIPMENT SERVI... | Inv : 556383 | | 160.00 | 140,241.21 |
| Bill Pmt -Check | 06/15/2022 | 8826 | ECS Business Services | Statement 8196 | | 454.00 | 139,787.21 |
| Bill Pmt -Check | 06/15/2022 | 8827 | Grove Properties LLC | Inv 1911 | | 3,000.00 | 136,787.21 |
| Bill Pmt -Check | 06/15/2022 | 8828 | The Security &Lock Corp,Quickly Lo... | Inv. 4804 Date 06/10/2022 | | 583.15 | 136,204.06 |
| Bill Pmt -Check | 06/15/2022 | 8829 | The Security &Lock Corp,Quickly Lo... | Inv. 4280 Date 02/17/2022 | | 647.35 | 135,556.71 |
| Deposit | 06/15/2022 | 615 | A/R Deposit | Deposit | 485.00 | | 136,041.71 |
| Check | 06/15/2022 | | Maintenance Fee | | | 65.00 | 135,976.71 |
| Deposit | 06/15/2022 | 615 | A/R Deposit | online | 485.00 | | 136,461.71 |
| Deposit | 06/21/2022 | 621 | A/R Deposit | Deposit | 3,592.00 | | 140,053.71 |
| Check | 06/21/2022 | ACH | Comcast | | | 500.97 | 139,552.74 |
| Deposit | 06/21/2022 | 621 | A/R Deposit | online | 1,500.00 | | 141,052.74 |
| Deposit | 06/22/2022 | | Deposit | Deposit | 360.00 | | 141,412.74 |
| Check | 06/22/2022 | ACH | IPFS Corporation | 135261 | | 14,081.97 | 127,330.77 |
| Deposit | 06/23/2022 | 623 | A/R Deposit | Deposit | 449.00 | | 127,779.77 |
| Deposit | 06/27/2022 | 627 | A/R Deposit | Deposit | 934.00 | | 128,713.77 |
| Check | 06/30/2022 | ACH | Waste Connections of Florida | A/N 6440-075430 | | 1,460.20 | 127,253.57 |
| Deposit | 06/30/2022 | | Interest | Deposit | 6.27 | | 127,259.84 |
| Deposit | 06/30/2022 | 630 | A/R Deposit | Deposit | 1,419.00 | | 128,678.84 |
| General Jour... | 06/30/2022 | 1490 | | void ck 8671 when bal was paid w/ck 8... | 1,500.00 | | 130,178.84 |
| Total 103.01 · City Natl Bank 9906 -Operating | | | | | 53,437.27 | 55,793.87 | 130,178.84 |
| 103.06 · City Natl Bank-1014-Sec Dep | | | | | | | 61,483.58 |
| Deposit | 06/22/2022 | | Deposit | Deposit | 1,500.00 | | 62,983.58 |
| Deposit | 06/30/2022 | | | Interest | 2.55 | | 62,986.13 |
| Total 103.06 · City Natl Bank-1014-Sec Dep | | | | | 1,502.55 | 0.00 | 62,986.13 |
| 104.01 · City Natl bank S/A -2019 6280 | | | | | | | 31,378.78 |
| Check | 06/15/2022 | | | Service Charge | | 65.00 | 31,313.78 |
| Deposit | 06/30/2022 | | | Interest | 1.29 | | 31,315.07 |
| Total 104.01 · City Natl bank S/A -2019 6280 | | | | | 1.29 | 65.00 | 31,315.07 |

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Check Register

As of June 30, 2022

| Type | Date | Num | Name | Memo | Debit | Credit | Balance |
|---|------------|------|------------------------------|-------------|------------------|------------------|-------------------|
| 105.08 · City Natl Bank Reserve 4369 | | | | | | | 255,660.81 |
| Bill Pmt -Check | 06/09/2022 | 1028 | Florida Pumps Solution Corp | Inv.0027399 | | 4,000.00 | 251,660.81 |
| Bill Pmt -Check | 06/15/2022 | 1029 | PNEUMATIC RESTORATION SOL... | Inv : 4785 | | 5,301.00 | 246,359.81 |
| Deposit | 06/30/2022 | | | Interest | 31.24 | | 246,391.05 |
| Total 105.08 · City Natl Bank Reserve 4369 | | | | | 31.24 | 9,301.00 | 246,391.05 |
| TOTAL | | | | | 54,972.35 | 65,159.87 | 470,871.09 |

GABLES TERRACE CONDOMINIUM

MAINTENANCE FEES RECEIVABLE SCHEDULE

AS OF 06/30/2022

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

GABLES TERRACE CONDOMINIUM
MAINTENANCE FEES RECEIVABLE SCHEDULE
AS OF 06/30/2022

| ACCT # | NAME | PAST DUE | COMMENTS |
|--------|------------------------|----------|------------------------------------|
| 0606 | MARTHA FRANCO | 492.00 | First Notice Mailed: 06/16/2022 |
| 0903 | CAMILLY KAFKA | 744.00 | 30 DAY LTR EXP. 07/16/2022 First N |
| 0908 | PATRICIA OLIVERA | 955.95 | First Notice Mailed: 06/16/2022 |
| 1106 | Andgla Investments INC | 792.10 | 30 DAY LTR EXP. 07/16/2022 First N |
| 1210 | ARMANDO FUKUMA | 160.00 | First Notice |
| | TOTAL | 3,144.05 | |

GABLES TERRACE CONDOMINIUM
 MAINTENANCE FEES RECEIVABLE SCHEDULE
 AS OF 06/30/2022

| ACCT # | NAME | PAST DUE | COMMENTS |
|--------|------|----------|----------|
|--------|------|----------|----------|

| UNPAID ANALYSIS | # OF ACCTS | % OF ASSOC | PAST DUE AMOUNT | % OF TOTAL |
|-------------------|------------|-------------|-----------------|---------------|
| LESS THAN \$3 BAL | 0 | 0.0% | 0.00 | 0.0% |
| FIRST NOTICE: | 5 | 4.5% | 3,144.05 | 100.0% |
| SECOND NOTICE: | 0 | 0.0% | 0.00 | 0.0% |
| FINAL LETTER: | 0 | 0.0% | 0.00 | 0.0% |
| PREPARE FOR ATTY: | 0 | 0.0% | 0.00 | 0.0% |
| ATTORNEY: | 0 | 0.0% | 0.00 | 0.0% |
| TOTAL | 5 | 4.5% | 3,144.05 | 100.0% |

GABLES TERRACE CONDOMINIUM

PREPAID MAINTENANCE FEES SCHEDULE

AS OF 06/30/2022

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

GABLES TERRACE CONDOMINIUM
 PREPAID MAINTENANCE FEES SCHEDULE
 AS OF 06/30/2022

| ACCT # | NAME | PREPAID | COMMENTS |
|--------|-------------------------------|-----------|----------|
| 0502 | LUIS ALBERTO TORO MARTINEZ | -25.00 | |
| 0504 | ABEL FERNANDEZ & I GONZALEZ | -792.00 | |
| 0510 | EDUARDO OLIVA | -1,025.00 | |
| 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. YACCOUB | -1.00 | |
| 0608 | BEATRIZ BACK | -368.00 | |
| 0609 | ERIDANIA MERCEDES | -449.00 | |
| 0612 | KIMBERLY MARTINEZ | -1,154.00 | |
| 0702 | RICHARD BLANCO & ALEXANDRA | -823.00 | |
| 0704 | PATRIMAR INVESTMENTS | -49.10 | |
| 0706 | MARK MUGICA | -0.85 | |
| 0707 | JOSE MANUEL BETANCOURT | -434.00 | |
| 0708 | JEAN MARC CUVILLY | -15.00 | |
| 0801 | JEAN MARC CUVILLY | -15.00 | |
| 0803 | PATRICIA NANCY IBARRA ZERPA | -674.00 | |
| 0804 | MATTHEW D. GABRIEL & | -1,551.00 | |
| 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 | -485.00 | |
| 0902 | PAMELA &CHARLES AVAUNZAFF & | -650.00 | |
| 0904 | FELIX/ MANUEL PADIN | -64.20 | |
| 0909 | CARLA POUMIAN-RUIZ | -40.00 | |
| 0910 | MARK C. YANG | -449.00 | |
| 1003 | JOHN ALBERT NEGRON | -36.00 | |
| 1005 | RODRIGO GARCIA & MIMSY FARMER | -3.00 | |
| 1006 | LIUDMILA ORIZ | -420.10 | |
| 1011 | Anders Alexandersson | -1,390.00 | |
| 1012 | SOUREN AVAKIANTS | -136.10 | |
| 1101 | ADRIAN ALFONSO | -1,763.00 | |
| 1103 | BERNARDO ROMAN III | -606.10 | |
| 1104 | LARA A. GONZALEZ RIVAS | -752.80 | |
| 1107 | DAVID & NATALIE FRANCISCO | -15.00 | |
| 1109 | ERIC LEWIS | -59.90 | |
| 1112 | CHIQUIRRITIN, S.A. | -3,024.00 | |
| 1202 | SERGIO ALONSO TORANZO | -1.18 | |
| 1203 | Diego & Eliana Vargas | -19.80 | |
| 1204 | Alexis Vldes-Barry | -115.95 | |
| 1205 | DEL VALLE GROUP | -921.25 | |
| 1206 | MARCO A. ROMERO | -15.00 | |
| 1208 | Michelle Fernandez | -0.10 | |
| 1211 | VERONICA RAMOS | -261.05 | |

GABLES TERRACE CONDOMINIUM
PREPAID MAINTENANCE FEES SCHEDULE
AS OF 06/30/2022

| ACCT # | NAME | PREPAID | COMMENTS |
|--------|-----------------------------|------------|----------|
| 1306 | Andgla Investments INC | -10.10 | |
| 1308 | TOMAS DAVID SIMON | -431.10 | |
| 1311 | ALEIDA & JORGE LOPEZ-GARCIA | -485.00 | |
| 9999 | unapplied paymen | -2,238.47 | |
| | TOTAL | -23,502.26 | |
| | | ===== | |

GABLES TERRACE CONDOMINIUM

SPECIAL ASSESSMENT - 2019 RECEIVABLE SCHEDULE

AS OF 06/30/2022

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

GABLES TERRACE CONDOMINIUM
 SPECIAL ASSESSMENT - 2019 RECEIVABLE SCHEDULE
 AS OF 06/30/2022

| 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 06/30/2022

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

GABLES TERRACE CONDOMINIUM
PREPAID SPECIAL ASSESSMENT - 2019 SCHEDULE
AS OF 06/30/2022

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

GABLES TERRACE CONDOMINIUM

ACCOUNTS RECEIVABLE SCHEDULE - CONSOLIDATED

AS OF 06/30/2022

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

GABLES TERRACE CONDOMINIUM
 ACCOUNTS RECEIVABLE SCHEDULE - CONSOLIDATED
 AS OF 06/30/2022

| 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 | -1,025.00 | 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 | 492.00 | 0.00 | 0.00 | 0.00 |
| 0607 | LIANA B. YACOB | -1.00 | 0.00 | 0.00 | 0.00 |
| 0608 | BEATRIZ BACK | -368.00 | 0.00 | 0.00 | 0.00 |
| 0609 | ERIDANIA MERCEDES | -449.00 | 0.00 | 0.00 | 0.00 |
| 0612 | KIMBERLY MARTINEZ | -1,154.00 | 0.00 | 0.00 | 0.00 |
| 0702 | RICHARD BLANCO & ALEXANDRA | -823.00 | 0.00 | -75.20 | 0.00 |
| 0704 | PATRIMAR INVESTMENTS | -49.10 | 0.00 | 0.00 | 0.00 |
| 0706 | MARK MUGICA | -0.85 | 0.00 | 0.00 | 0.00 |
| 0707 | JOSE MANUEL BETANCOURT | -434.00 | 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 | -674.00 | 0.00 | 0.00 | 0.00 |
| 0804 | MATTHEW D. GABRIEL & | -1,551.00 | 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 | -485.00 | 0.00 | 0.00 | 0.00 |
| 0902 | PAMELA &CHARLES AVAUNZAFF & | -650.00 | 0.00 | 0.00 | 0.00 |
| 0903 | CAMILLY KAFKA | 744.00 | 0.00 | 0.00 | 0.00 |
| 0904 | FELIX/ MANUEL PADIN | -64.20 | 0.00 | 0.00 | 0.00 |
| 0908 | PATRICIA OLIVERA | 955.95 | 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 |
| 1003 | JOHN ALBERT NEGRON | -36.00 | 0.00 | 0.00 | 0.00 |
| 1005 | RODRIGO GARCIA & MIMSY FARMER | -3.00 | 0.00 | 0.00 | 0.00 |
| 1006 | LIUDMILA ORIZ | -420.10 | 0.00 | 0.00 | 0.00 |
| 1011 | Anders Alexandersson | -1,390.00 | 0.00 | 0.00 | 0.00 |
| 1012 | SOUREN AVAKIANTS | -136.10 | 0.00 | 0.00 | 0.00 |
| 1101 | ADRIAN ALFONSO | -1,763.00 | 0.00 | 0.00 | 0.00 |
| 1103 | BERNARDO ROMAN III | -606.10 | 0.00 | 0.00 | 0.00 |
| 1104 | LARA A. GONZALEZ RIVAS | -752.80 | 0.00 | 0.00 | 0.00 |
| 1106 | Andgla Investments INC | 792.10 | 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. | -3,024.00 | 0.00 | 0.00 | 0.00 |
| 1202 | SERGIO ALONSO TORANZO | -1.18 | 0.00 | 0.00 | 0.00 |
| 1203 | Diego & Eliana Vargaz | -19.80 | 0.00 | 0.00 | 0.00 |

GABLES TERRACE CONDOMINIUM
 ACCOUNTS RECEIVABLE SCHEDULE - CONSOLIDATED
 AS OF 06/30/2022

| ACCT # | NAME | FUND #1 | FUND #2 | FUND #3 | FUND #4 |
|--------|-----------------------------|------------|---------|----------|---------|
| 1204 | Alexis Vldes-Barry | -115.95 | 0.00 | 0.00 | 0.00 |
| 1205 | DEL VALLE GROUP | -921.25 | 0.00 | 0.00 | 0.00 |
| 1206 | MARCO A. ROMERO | -15.00 | 0.00 | 0.00 | 0.00 |
| 1208 | Michelle Fernandez | -0.10 | 0.00 | 0.00 | 0.00 |
| 1210 | ARMANDO FUKUMA | 160.00 | 0.00 | 3780.90 | 0.00 |
| 1211 | VERONICA RAMOS | -261.05 | 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 | -485.00 | 0.00 | 0.00 | 0.00 |
| 9999 | unapplied paymen | -2,238.47 | 0.00 | 0.00 | 0.00 |
| | TOTAL | -20,358.21 | 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 ASSOCIATION, INC.
INSURANCE SCHEDULE

| MONTHLY EXPENSE - 2021 through 2022 | | | | | | | | | | | | | | | | | | |
|-------------------------------------|--------------------------------------|------------|------------|-------------------|-----------|-----------|-----------|-----------|-----------|------------|------------|------------|------------|------------|-----------|-----------|-----------|---|
| EXISTING DESCRIPTION OLD | TERM | PREV. COST | NEW COST | PREPAID 6/30/2021 | Jul 31 | Aug 31 | Sep 30 | Oct 31 | Nov 30 | Dec 31 | Jan 31 | Feb 28 | March 31 | April 30 | May 31 | June 30 | Prepaid | |
| | | | | | | | | | | | | | | | | | | |
| 1 | PROPERTY | 83,531.50 | - | 39,592.30 | 7,094.35 | 7,094.35 | 6,865.50 | 7,094.35 | 6,865.50 | 4,578.25 | - | - | - | - | - | - | - | - |
| 2 | PACKAGE | 18,862.20 | - | 8,939.64 | 1,602.08 | 1,602.08 | 1,550.40 | 1,602.08 | 1,550.40 | 1,032.60 | - | - | - | - | - | - | - | - |
| 3 | UMBRELLA | 1,539.00 | - | 728.76 | 130.82 | 130.82 | 126.60 | 130.82 | 126.60 | 83.10 | - | - | - | - | - | - | - | - |
| 4 | B&M | 2,435.00 | - | 1,154.36 | 206.77 | 206.77 | 200.10 | 206.77 | 200.10 | 133.85 | - | - | - | - | - | - | - | - |
| 5 | WORMENS COMP | 630.00 | - | 287.84 | 53.63 | 53.63 | 51.90 | 53.63 | 51.90 | 33.15 | - | - | - | - | - | - | - | - |
| 6 | FINANCE CHARGE | 2,295.11 | - | 1,087.43 | 194.99 | 194.99 | 188.70 | 194.99 | 188.70 | 125.06 | - | - | - | - | - | - | - | - |
| | NEW | 109,292.81 | - | 51,800.33 | 9,282.64 | 9,282.64 | 8,983.20 | 9,282.64 | 8,983.20 | 5,986.01 | - | - | - | - | - | - | - | - |
| 1 | PROPERTY | - | 121,125.50 | - | - | - | - | - | - | 3,650.35 | 10,287.35 | 9,291.80 | 10,287.35 | 9,955.50 | 10,287.35 | 9,955.50 | 57,410.30 | |
| 2 | PACKAGE | - | 24,697.00 | - | - | - | - | - | - | 744.26 | 2,097.46 | 1,894.48 | 2,097.46 | 2,029.80 | 2,097.46 | 2,029.80 | 11,706.28 | |
| 3 | UMBRELLA | - | 2,128.00 | - | - | - | - | - | - | 64.13 | 180.73 | 163.24 | 180.73 | 174.90 | 180.73 | 174.90 | 1,008.64 | |
| 4 | B&M | - | 3,195.00 | - | - | - | - | - | - | 96.25 | 271.25 | 245.00 | 271.25 | 262.50 | 271.25 | 262.50 | 1,515.00 | |
| 5 | WORMENS COMP | - | 616.00 | - | - | - | - | - | - | 18.59 | 52.39 | 47.32 | 52.39 | 50.70 | 52.39 | 50.70 | 291.52 | |
| 6 | FINANCE CHARGE | - | 3,140.17 | - | - | - | - | - | - | 94.60 | 266.60 | 240.80 | 266.60 | 258.00 | 266.60 | 258.00 | 1,488.97 | |
| | | 109,292.81 | 154,901.67 | 51,800.33 | 9,282.64 | 9,282.64 | 8,983.20 | 9,282.64 | 8,983.20 | 10,654.19 | 13,155.78 | 11,862.64 | 13,155.78 | 12,731.40 | 13,155.78 | 12,731.40 | 73,420.71 | |
| | Prepaid - balance beginning of month | | | 51,800.33 | 42,517.69 | 33,235.05 | 24,251.85 | 24,251.85 | 14,969.21 | 5,986.01 | 150,233.48 | 137,077.71 | 125,195.07 | 112,039.29 | 99,307.89 | 86,152.11 | | |
| | New policies | | | - | - | - | - | - | - | 154,901.67 | - | - | - | - | - | - | | |
| | Prepaid - balance - end of month | | | 42,517.69 | 33,235.05 | 24,251.85 | 14,969.21 | 14,969.21 | 5,986.01 | 150,233.48 | 137,077.71 | 125,195.07 | 112,039.29 | 99,307.89 | 86,152.11 | 73,420.71 | 73,420.71 | |

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

| | <u>Jun 30, 22</u> |
|--------------------------------|-----------------------------|
| DDCA Security Inc | 9,072 |
| ECS Business Services | 505 |
| Padron, Montoro & Hartney, LLP | 337 |
| TEM Systems, Inc | <u>1,258</u> |
| TOTAL | <u><u>11,173</u></u> |

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

| | <u>DESCRIPTION</u> | | <u>CODE</u> | <u>AMOUNT PAID</u> | <u>DAILY AVERAGE</u> | <u>DAYS ACCRUED</u> | <u>AMOUNT ACCRUED</u> |
|-------------------|--------------------|-----------|-------------|------------------------|--------------------------|-------------------------|---------------------------|
| MDWS | 4/14/2022 | 5/16/2022 | 695 | 3,745.17 | 117.04 | 45 | 5,266.80 |
| FPL | 5/4/2022 | 6/4/2022 | 610 | 3,249.21 | 104.81 | 26 | 2,725.06 |
| Security | 6/11/2022 | 6/24/2022 | 604 | 4,536.00 | 348.92 | 6 | 2,093.52 |
| Lawn maintenance* | 3/1/2022 | 3/31/2022 | 625 | 200.00 | 0.00 | 60 | 200.00 |
| Lawn maintenance* | 5/1/2022 | 5/31/2022 | 625 | 200.00 | 0.00 | 60 | 200.00 |
| | | | | | | TOTAL | <u>10,485.38</u> |

* no invoice to cover April & June/2022 vendor Sherwood Forest.

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

| Type | Date | Num | Name | Memo | Debit | Credit | Balance |
|-------------------------|------------|-----------|---------|--------------|-------|--------|-----------|
| Security Deposit | | | | | | | 59,370.00 |
| Unit PH01 | | | | | | | 0.00 |
| Deposit | 06/22/2022 | 724 | Deposit | C. Fernandez | | 500.00 | 500.00 |
| Total Unit PH01 | | | | | 0.00 | 500.00 | 500.00 |
| Unit 0503 | | | | | | | 0.00 |
| Deposit | 06/22/2022 | 193816... | Deposit | Z. Muniz | | 500.00 | 500.00 |
| Total Unit 0503 | | | | | 0.00 | 500.00 | 500.00 |
| Unit 0801 | | | | | | | 0.00 |
| Deposit | 06/22/2022 | 2254 | Deposit | H. Vuong | | 500.00 | 500.00 |
| Total Unit 0801 | | | | | 0.00 | 500.00 | 500.00 |
| Unit 1309 | | | | | | | 500.00 |
| Total Unit 1309 | | | | | | | 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 |

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

| <u>Type</u> | <u>Date</u> | <u>Num</u> | <u>Name</u> | <u>Memo</u> | <u>Debit</u> | <u>Credit</u> | <u>Balance</u> |
|------------------|-------------|------------|-------------|-------------|--------------|---------------|----------------|
| Unit 0608 | | | | | | | 1,000.00 |
| Total Unit 0608 | | | | | | | 1,000.00 |
| Unit 0611 | | | | | | | 500.00 |
| Total Unit 0611 | | | | | | | 500.00 |
| Unit-0702 | | | | | | | 2,000.00 |
| Total Unit-0702 | | | | | | | 2,000.00 |
| Unit 0704 | | | | | | | 500.00 |
| Total Unit 0704 | | | | | | | 500.00 |
| Unit 0707 | | | | | | | 1,000.00 |
| Total Unit 0707 | | | | | | | 1,000.00 |
| Unit 0708 | | | | | | | 1,000.00 |
| Total Unit 0708 | | | | | | | 1,000.00 |
| Unit 0709 | | | | | | | 1,500.00 |
| Total Unit 0709 | | | | | | | 1,500.00 |
| 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 |

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

| <u>Type</u> | <u>Date</u> | <u>Num</u> | <u>Name</u> | <u>Memo</u> | <u>Debit</u> | <u>Credit</u> | <u>Balance</u> |
|------------------|-------------|------------|-------------|-------------|--------------|---------------|----------------|
| Unit 1010 | | | | | | | 500.00 |
| Total Unit 1010 | | | | | | | 500.00 |
| Unit 1101 | | | | | | | 1,000.00 |
| Total Unit 1101 | | | | | | | 1,000.00 |
| Unit 1102 | | | | | | | 1,500.00 |
| Total Unit 1102 | | | | | | | 1,500.00 |
| Unit 1202 | | | | | | | 1,500.00 |
| Total Unit 1202 | | | | | | | 1,500.00 |
| Unit 1205 | | | | | | | 1,000.00 |
| Total Unit 1205 | | | | | | | 1,000.00 |
| Unit 1301 | | | | | | | 500.00 |
| Total Unit 1301 | | | | | | | 500.00 |
| Unit 1302 | | | | | | | 500.00 |
| Total Unit 1302 | | | | | | | 500.00 |
| 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 |

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

| <u>Type</u> | <u>Date</u> | <u>Num</u> | <u>Name</u> | <u>Memo</u> | <u>Debit</u> | <u>Credit</u> | <u>Balance</u> |
|------------------------|-------------|------------|-------------|-------------|--------------|-----------------|------------------|
| Unit 0706 | | | | | | | 1,000.00 |
| Total Unit 0706 | | | | | | | 1,000.00 |
| Unit 0710 | | | | | | | 1,700.00 |
| Total Unit 0710 | | | | | | | 1,700.00 |
| Unit 0805 | | | | | | | 1,500.00 |
| Total Unit 0805 | | | | | | | 1,500.00 |
| Unit 0807 | | | | | | | 1,500.00 |
| Total Unit 0807 | | | | | | | 1,500.00 |
| unit 0908 | | | | | | | 500.00 |
| Total unit 0908 | | | | | | | 500.00 |
| Unit 1104 | | | | | | | 1,000.00 |
| Total Unit 1104 | | | | | | | 1,000.00 |
| Unit 1106 | | | | | | | 1,000.00 |
| Total Unit 1106 | | | | | | | 1,000.00 |
| 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 | 1,500.00 | 60,870.00 |
| Unclassified | | | | | | | 1,500.00 |
| Total unclassified | | | | | | | 1,500.00 |
| TOTAL | | | | | 0.00 | 1,500.00 | 62,370.00 |

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Contract Liabilities S/A 2019

As of June 30, 2022

| Type | Date | Num | Adj | Name | Memo | Debit | Credit | Balance |
|---|------------|-------|-----|-------------------------|--|------------|------------|-------------|
| 104.01 · City Natl bank S/A -2019 | | 6280 | | | | | | 178,683.91 |
| Deposit | 07/08/2021 | 702 | | A/R Deposit | atly | 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 |
| Check | 06/15/2022 | | | Service Charge | | | 65.00 | 31,313.78 |
| Deposit | 06/30/2022 | | | Interest | | 1.29 | | 31,315.07 |
| Total 104.01 · City Natl bank S/A -2019 | | | | | | 4,975.37 | 152,344.21 | 31,315.07 |
| | | | | | | | | -188,417.76 |
| | | | | | | | | -401,556.20 |
| 243 · Contract Liabilities S/A 2019 | | | | | | | | |
| 243.01 · S/A 2019 Revenues | | | | | | | | |
| General Journal | 05/23/2022 | 1477 | * | | close out special assessment and roll... | 401,556.20 | | 0.00 |
| Total 243.01 · S/A 2019 Revenues | | | | | | 401,556.20 | 0.00 | 0.00 |
| | | | | | | | | -29.40 |
| 243.02 · S/A 2019 Interest | | | | | | | | |
| 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 |
| | | | | | | | | 109.25 |
| 243.03 · Bank charges | | | | | | | | |
| 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 |
| | | | | | | | | 213,058.59 |
| 243.05 · S/A 2019 Expenses | | | | | | | | |
| 243.050 · Domestic water pum | | | | | | | | |
| 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 |
| | | | | | | | | 25,097.25 |
| 243.051 · Life safety equipment | | | | | | | | |
| 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 |
| | | | | | | | | 131,262.39 |
| 243.052 · Roof project | | | | | | | | |
| 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 |
| | | | | | | | | 4,424.05 |
| 243.053 · Pool Repairs | | | | | | | | |
| 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 |
| | | | | | | | | 24,485.40 |
| 243.054 · Garage project | | | | | | | | |
| 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 June 30, 2022

| Type | Date | Num | Adj | Name | Memo | Debit | Credit | Balance |
|---|------------------|-------|-----|------------------------|--|-------------------|-------------------|------------------|
| | | | | | | | | 20,260.50 |
| 243.05 · S/A 2019 | Expenses - Other | | | | | | | 20,402.50 |
| General Journal | 07/01/2021 | 1435R | * | | Reverse of GJE 1435 -- prepaid expe... | 142.00 | | 20,544.50 |
| Bill | 07/29/2021 | 18876 | | Padron, Montoro & H... | Inv. 18876 8/1 | 142.00 | | 20,402.50 |
| General Journal | 07/31/2021 | 1407 | * | | prepaid expenses | | 142.00 | 20,544.50 |
| General Journal | 08/01/2021 | 1407R | * | | prepaid expenses | 142.00 | | 20,686.50 |
| 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 | | | | | | 451,201.14 | 410,152.22 | 31,315.07 |

GABLES TERRACE CONDOMINIUM ASSOC., INC.
Reconciliation Summary
103.01 - City Natl Bank 9906 -Operating, Period Ending 06/30/2022

| | <u>Jun 30, 22</u> |
|--|--------------------------|
| Beginning Balance | 138,493.43 |
| Cleared Transactions | |
| Checks and Payments - 32 items | -60,774.86 |
| Deposits and Credits - 20 items | 50,191.27 |
| Total Cleared Transactions | <u>-10,583.59</u> |
| Cleared Balance | <u>127,909.84</u> |
| Uncleared Transactions | |
| Checks and Payments - 5 items | -1,966.00 |
| Deposits and Credits - 5 items | 4,235.00 |
| Total Uncleared Transactions | <u>2,269.00</u> |
| Register Balance as of 06/30/2022 | <u>130,178.84</u> |
| Ending Balance | 130,178.84 |

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Reconciliation Detail

103.01 - City Natl Bank 9906 -Operating, Period Ending 06/30/2022

| Type | Date | Num | Name | Clr | Amount | Balance |
|---------------------------------|------------|---------|--------------------------------|-----|------------|------------|
| Beginning Balance | | | | | | 138,493.43 |
| Cleared Transactions | | | | | | |
| Checks and Payments - 32 items | | | | | | |
| Bill Pmt -Check | 12/01/2021 | 8671 | Top Garage Door | X | -1,500.00 | -1,500.00 |
| Bill Pmt -Check | 05/19/2022 | 8807 | Otis Elevator Company | X | -5,021.79 | -6,521.79 |
| Bill Pmt -Check | 06/01/2022 | 8830 | Largaespada Pool Service Inc. | X | -465.00 | -6,986.79 |
| Bill Pmt -Check | 06/02/2022 | 8815 | DDCA Security Inc | X | -4,536.00 | -11,522.79 |
| Bill Pmt -Check | 06/02/2022 | 8814 | DDCA Security Inc | X | -4,536.00 | -16,058.79 |
| Check | 06/02/2022 | 8810 | Jose Manuel Betancourt | X | -1,165.90 | -17,224.69 |
| Bill Pmt -Check | 06/02/2022 | 8818 | Sherwood Forest | X | -750.00 | -17,974.69 |
| Check | 06/02/2022 | 8809 | Rodolfo Espinel | X | -600.00 | -18,574.69 |
| Bill Pmt -Check | 06/02/2022 | 8817 | Padron, Montoro & Hartney, LLP | X | -400.00 | -18,974.69 |
| Check | 06/02/2022 | 8808 | Alejandro Traval | X | -400.00 | -19,374.69 |
| Bill Pmt -Check | 06/02/2022 | 8816 | Diversifire Systems, Inc | X | -187.20 | -19,561.89 |
| Bill Pmt -Check | 06/02/2022 | 8813 | Care Pest Management | X | -111.00 | -19,672.89 |
| Bill Pmt -Check | 06/02/2022 | 8812 | Care Pest Management | X | -111.00 | -19,783.89 |
| Bill Pmt -Check | 06/02/2022 | 8811 | Brown's Background Checks | X | -60.00 | -19,843.89 |
| Check | 06/03/2022 | 650 | NSF | X | -449.00 | -20,292.89 |
| Check | 06/06/2022 | WEB-... | Waste Connections of Florida | X | -148.80 | -20,441.69 |
| Check | 06/13/2022 | ACH | FPL | X | -3,249.21 | -23,690.90 |
| Bill Pmt -Check | 06/15/2022 | 8820 | DOUGLAS ORR PLUMBING | X | -8,100.00 | -31,790.90 |
| Bill Pmt -Check | 06/15/2022 | 8819 | BioResponse Corp | X | -3,620.48 | -35,411.38 |
| Check | 06/15/2022 | ACH | Miami-Dade Water And Sewer ... | X | -3,455.44 | -38,866.82 |
| Bill Pmt -Check | 06/15/2022 | 8827 | Grove Properties LLC | X | -3,000.00 | -41,866.82 |
| Bill Pmt -Check | 06/15/2022 | 8822 | Grove Properties LLC | X | -890.97 | -42,757.79 |
| Bill Pmt -Check | 06/15/2022 | 8821 | ECS Business Services | X | -505.20 | -43,262.99 |
| Bill Pmt -Check | 06/15/2022 | 8824 | Yuliet Tapia Del Sol | X | -500.00 | -43,762.99 |
| Bill Pmt -Check | 06/15/2022 | 8826 | ECS Business Services | X | -454.00 | -44,216.99 |
| Check | 06/15/2022 | ACH | Miami-Dade Water And Sewer ... | X | -277.08 | -44,494.07 |
| Bill Pmt -Check | 06/15/2022 | 8825 | JM EXERCISE EQUIPMENT S... | X | -160.00 | -44,654.07 |
| Check | 06/15/2022 | | Maintenance Fee | X | -65.00 | -44,719.07 |
| Check | 06/15/2022 | ACH | Miami-Dade Water And Sewer ... | X | -12.65 | -44,731.72 |
| Check | 06/21/2022 | ACH | Comcast | X | -500.97 | -45,232.69 |
| Check | 06/22/2022 | ACH | IPFS Corporation | X | -14,081.97 | -59,314.66 |
| Check | 06/30/2022 | ACH | Waste Connections of Florida | X | -1,460.20 | -60,774.86 |
| Total Checks and Payments | | | | | -60,774.86 | -60,774.86 |
| Deposits and Credits - 20 items | | | | | | |
| Deposit | 05/10/2022 | 510 | A/R Deposit | X | 989.00 | 989.00 |
| Deposit | 06/01/2022 | 601 | A/R Deposit | X | 898.00 | 1,887.00 |
| Deposit | 06/01/2022 | 604 | A/R Deposit | X | 23,348.00 | 25,235.00 |
| Deposit | 06/02/2022 | 602 | A/R Deposit | X | 2,256.00 | 27,491.00 |
| Deposit | 06/06/2022 | 606 | A/R Deposit | X | 2,245.00 | 29,736.00 |
| Deposit | 06/06/2022 | 606 | A/R Deposit | X | 2,730.00 | 32,466.00 |
| Deposit | 06/07/2022 | 607 | A/R Deposit | X | 2,245.00 | 34,711.00 |
| Deposit | 06/08/2022 | 608 | A/R Deposit | X | 2,694.00 | 37,405.00 |
| Deposit | 06/09/2022 | 609 | A/R Deposit | X | 449.00 | 37,854.00 |
| Deposit | 06/10/2022 | 610 | A/R Deposit | X | 1,796.00 | 39,650.00 |
| Deposit | 06/13/2022 | 613 | A/R Deposit | X | 449.00 | 40,099.00 |
| Deposit | 06/14/2022 | 614 | A/R Deposit | X | 1,347.00 | 41,446.00 |
| Deposit | 06/15/2022 | 615 | A/R Deposit | X | 485.00 | 41,931.00 |
| Deposit | 06/21/2022 | 621 | A/R Deposit | X | 3,592.00 | 45,523.00 |
| Deposit | 06/22/2022 | | Deposit | X | 360.00 | 45,883.00 |
| Deposit | 06/23/2022 | 623 | A/R Deposit | X | 449.00 | 46,332.00 |
| Deposit | 06/27/2022 | 627 | A/R Deposit | X | 934.00 | 47,266.00 |
| Deposit | 06/30/2022 | | Interest | X | 6.27 | 47,272.27 |

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Reconciliation Detail

103.01 - City Natl Bank 9906 -Operating, Period Ending 06/30/2022

| Type | Date | Num | Name | Clr | Amount | Balance |
|-----------------------------------|------------|------|----------------------------------|-----|------------------|-------------------|
| Deposit | 06/30/2022 | 630 | A/R Deposit | X | 1,419.00 | 48,691.27 |
| General Journal | 06/30/2022 | 1490 | | X | 1,500.00 | 50,191.27 |
| Total Deposits and Credits | | | | | 50,191.27 | 50,191.27 |
| Total Cleared Transactions | | | | | -10,583.59 | -10,583.59 |
| Cleared Balance | | | | | -10,583.59 | 127,909.84 |
| Uncleared Transactions | | | | | | |
| Checks and Payments - 5 items | | | | | | |
| Bill Pmt -Check | 05/19/2022 | 8800 | Circle Generator Service | | -385.20 | -385.20 |
| Bill Pmt -Check | 05/19/2022 | 8799 | Brown's Background Checks | | -40.00 | -425.20 |
| Bill Pmt -Check | 06/15/2022 | 8829 | The Security &Lock Corp,Quick... | | -647.35 | -1,072.55 |
| Bill Pmt -Check | 06/15/2022 | 8828 | The Security &Lock Corp,Quick... | | -583.15 | -1,655.70 |
| Bill Pmt -Check | 06/15/2022 | 8823 | The Security &Lock Corp,Quick... | | -310.30 | -1,966.00 |
| Total Checks and Payments | | | | | -1,966.00 | -1,966.00 |
| Deposits and Credits - 5 items | | | | | | |
| Deposit | 06/02/2022 | 602 | A/R Deposit | | 449.00 | 449.00 |
| Deposit | 06/06/2022 | 606 | A/R Deposit | | 902.00 | 1,351.00 |
| Deposit | 06/11/2022 | 611 | A/R Deposit | | 899.00 | 2,250.00 |
| Deposit | 06/15/2022 | 615 | A/R Deposit | | 485.00 | 2,735.00 |
| Deposit | 06/21/2022 | 621 | A/R Deposit | | 1,500.00 | 4,235.00 |
| Total Deposits and Credits | | | | | 4,235.00 | 4,235.00 |
| Total Uncleared Transactions | | | | | 2,269.00 | 2,269.00 |
| Register Balance as of 06/30/2022 | | | | | -8,314.59 | 130,178.84 |
| Ending Balance | | | | | -8,314.59 | 130,178.84 |



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P.O. Box 025620 800-435-8839
Miami, FL 33102-5620

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

P:12939 / T: / S:

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



For additional locations and hours, please visit citynational.com



Association Interest Checking

Account Summary

| | | | |
|-----------------|---------------|---------------------------------|--------------|
| Account: | XXXXX9906 | Beginning Balance: | \$138,493.43 |
| Last Statement: | May 31, 2022 | Ending Balance: | \$127,909.84 |
| This Statement: | June 30, 2022 | Average Ledger Balance: | \$152,584.52 |
| | | Low Balance: | \$127,903.57 |
| | | Interest Earned This Period: | \$6.27 |
| | | Interest Earned 2022: | \$38.03 |
| | | Days In Period: | 30 |
| | | Annual Percentage Yield Earned: | 0.05% |

Daily Activity

| Date | Description | Deposits/ Additions | Withdrawals/ Subtractions | Balance |
|-------|--|------------------------|------------------------------|------------|
| 05-31 | Beginning balance | | | 138,493.43 |
| 06-01 | Lockbox Deposit | 898.00 | | 139,391.43 |
| 06-01 | Check # 8807 | | 5,021.79 | 134,369.64 |
| 06-02 | Lockbox Deposit | 1,358.00 | | 135,727.64 |
| 06-02 | City National Ba Ebp Paymen 000475 | 898.00 | | 136,625.64 |
| 06-02 | Cr Offset Gables Terrace Achplus Origsetl 1650362324 | 23,348.00 | | 159,973.64 |
| 06-03 | Ach Rtn Gables Terrace Achplus Rtn 1650362324 | | 449.00 | 159,524.64 |
| 06-06 | Lockbox Deposit | 898.00 | | 160,422.64 |
| 06-06 | City National Ba Ebp Paymen 000475 | 1,832.00 | | 162,254.64 |
| 06-06 | Office Deposit | 2,245.00 | | 164,499.64 |
| 06-06 | Waste Connection Web pay 63332265060322 | | 148.80 | 164,350.84 |
| 06-06 | Check # 8808 | | 400.00 | 163,950.84 |
| 06-06 | Check # 8809 | | 600.00 | 163,350.84 |
| 06-07 | lockbox Deposit | 2,245.00 | | 165,595.84 |

Continued on the next page

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| Date | Description | Deposits/ Additions | Withdrawals/ Subtractions | Balance |
|-------|--|------------------------|------------------------------|------------|
| 06-08 | Lockbox Deposit | 2,245.00 | | 167,840.84 |
| 06-08 | City National Ba Ebp Paymen 000475 | 449.00 | | 168,289.84 |
| 06-09 | Lockbox Deposit | 449.00 | | 168,738.84 |
| 06-10 | Lockbox Deposit | 1,796.00 | | 170,534.84 |
| 06-13 | Lockbox Deposit | 449.00 | | 170,983.84 |
| 06-14 | Lockbox Deposit | 1,347.00 | | 172,330.84 |
| 06-14 | Fpl Direct Debit Elec Pymt Xxxxxx0130 Ppda | | 3,249.21 | 169,081.63 |
| 06-15 | Lockbox Deposit | 485.00 | | 169,566.63 |
| 06-15 | Mdws M-dwasdpmt 000001442489211 | | 12.65 | 169,553.98 |
| 06-15 | Mdws M-dwasdpmt 000001442489212 | | 277.08 | 169,276.90 |
| 06-15 | Mdws M-dwasdpmt 000001442489213 | | 3,455.44 | 165,821.46 |
| 06-15 | Monthly Service Fee | | 65.00 | 165,756.46 |
| 06-16 | Check # 8817 | | 400.00 | 165,356.46 |
| 06-16 | Check # 8810 | | 1,165.90 | 164,190.56 |
| 06-17 | Check # 8812 | | 111.00 | 164,079.56 |
| 06-17 | Check # 8813 | | 111.00 | 163,968.56 |
| 06-17 | Check # 8814 | | 4,536.00 | 159,432.56 |
| 06-17 | Check # 8815 | | 4,536.00 | 154,896.56 |
| 06-21 | Lockbox Deposit | 3,592.00 | | 158,488.56 |
| 06-21 | Comcast 8495600 Xxxxx1851 4278909 | | 500.97 | 157,987.59 |
| 06-21 | Check # 8816 | | 187.20 | 157,800.39 |
| 06-21 | Check # 8822 | | 890.97 | 156,909.42 |
| 06-21 | Check # 8827 | | 3,000.00 | 153,909.42 |
| 06-22 | Office Deposit | 360.00 | | 154,269.42 |
| 06-22 | lpfs877-674-3076 lpfspmtfls 135261 | | 14,081.97 | 140,187.45 |
| 06-22 | Check # 8824 | | 500.00 | 139,687.45 |
| 06-22 | Check # 8818 | | 750.00 | 138,937.45 |
| 06-23 | Lockbox Deposit | 449.00 | | 139,386.45 |
| 06-24 | Office Deposit | 989.00 | | 140,375.45 |
| 06-24 | Check # 8825 | | 160.00 | 140,215.45 |
| 06-24 | Check # 8826 | | 454.00 | 139,761.45 |
| 06-24 | Check # 8821 | | 505.20 | 139,256.25 |
| 06-24 | Check # 8820 | | 8,100.00 | 131,156.25 |
| 06-27 | Lockbox Deposit | 485.00 | | 131,641.25 |
| 06-27 | City National Ba Ebp Paymen 000475 | 449.00 | | 132,090.25 |
| 06-27 | Check # 551 8811 | | 60.00 | 132,030.25 |
| 06-27 | Check # 8830 | | 465.00 | 131,565.25 |
| 06-27 | Check # 8819 | | 3,620.48 | 127,944.77 |
| 06-30 | Lockbox Deposit | 970.00 | | 128,914.77 |
| 06-30 | City National Ba Ebp Paymen 000475 | 449.00 | | 129,363.77 |
| 06-30 | Waste Connection Web_pay 63673281062922 | | 1,460.20 | 127,903.57 |
| 06-30 | Interest | 6.27 | | 127,909.84 |
| 06-30 | Ending totals | 48,691.27 | 59,274.86 | 127,909.84 |

Checks

| Number | Date | Amount | Number | Date | Amount |
|-----------|-------|----------|--------|-------|----------|
| 551* 8811 | 06-27 | 60.00 | 8817 | 06-16 | 400.00 |
| 8807 | 06-01 | 5,021.79 | 8818 | 06-22 | 750.00 |
| 8808 | 06-06 | 400.00 | 8819 | 06-27 | 3,620.48 |
| 8809 | 06-06 | 600.00 | 8820 | 06-24 | 8,100.00 |
| 8810* | 06-16 | 1,165.90 | 8821 | 06-24 | 505.20 |
| 8812 | 06-17 | 111.00 | 8822* | 06-21 | 890.97 |
| 8813 | 06-17 | 111.00 | 8824 | 06-22 | 500.00 |
| 8814 | 06-17 | 4,536.00 | 8825 | 06-24 | 160.00 |
| 8815 | 06-17 | 4,536.00 | 8826 | 06-24 | 454.00 |
| 8816 | 06-21 | 187.20 | 8827* | 06-21 | 3,000.00 |

* Skip In Check Sequence

Checks

| Number | Date | Amount | Number | Date | Amount |
|--------|-------|--------|--------|------|--------|
| 8830 | 06-27 | 465.00 | | | |

* Skip In Check Sequence



Check # 8819 Amount: \$3,620.48 Date: 06/27/2022

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

CITY NATIONAL BANK
 Operating Account
 6/15/2022

008819
 6/15/2022

Pay to the Order of BioResponse Corp
 \$3,620.48
 Three Thousand Six Hundred Twenty and 48/100 DOLLARS

BioResponse Corp
 P.O. Box 858711
 Miami, FL 33255

Memo Inv. 6204
 008819 00660043670 0423709906*

Check # 8819 Amount: \$3,620.48 Date: 06/27/2022

>2670897126
 First Bank FL #002
 2022-06-24
 0092727817
 0020210603
 Batch 34680526232022-06-27

019001797

Check # 8820 Amount: \$8,100.00 Date: 06/24/2022

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

CITY NATIONAL BANK
 Operating Account
 6/15/2022

008820
 6/15/2022

Pay to the Order of DOUGLAS ORR PLUMBING
 \$8,100.00
 Eight Thousand One Hundred and 00/100 DOLLARS

DOUGLAS ORR PLUMBING
 301 Flagler Drive
 Miami Springs, Florida 33166

Memo SD101933
 008820 00660043670 0423709906*

Check # 8820 Amount: \$8,100.00 Date: 06/24/2022

0092656559
 2022-06-24

For Deposit Only
 Payment by Debit Card
 06/24/2022

Check # 8821 Amount: \$505.20 Date: 06/24/2022

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

CITY NATIONAL BANK
 Operating Account
 6/15/2022

008821
 6/15/2022

Pay to the Order of ECS Business Services
 \$505.20
 Five Hundred Five and 20/100 DOLLARS

ECS Business Services
 5050 Brycayne Blvd. Gate 200
 Miami, FL 33137 US

Memo Inv WasteGablesTerr 80
 008821 00660043670 0423709906*

Check # 8821 Amount: \$505.20 Date: 06/24/2022

>0660043670
 CMB-Inst St
 2022-06-24
 0020708019
 Batch 164512890

ECS Business Services
 FOR DEPOSIT ONLY
 2001 57R 786

Check # 8822 Amount: \$890.97 Date: 06/21/2022

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

CITY NATIONAL BANK
 Operating Account
 6/15/2022

008822
 6/15/2022

Pay to the Order of Grove Properties LLC
 \$890.97
 Eight Hundred Ninety and 97/100 DOLLARS

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

Memo Inv 1912
 008822 00660043670 0423709906*

Check # 8822 Amount: \$890.97 Date: 06/21/2022

For Deposit Only

00924037
 2022-06-22

For Deposit Only

Check # 8824 Amount: \$500.00 Date: 06/22/2022

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

CITY NATIONAL BANK
 Operating Account
 6/15/2022

008824
 6/15/2022

Pay to the Order of Yuliel Tapia Del Sol
 \$500.00
 Five Hundred and 00/100 DOLLARS

Yuliel Tapia Del Sol

Memo Inv.1908
 008824 00660043670 0423709906*

Check # 8824 Amount: \$500.00 Date: 06/22/2022

0092499306
 2022-06-22

Check # 8825 Amount: \$160.00 Date: 06/24/2022

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

CITY NATIONAL BANK
 Operating Account
 6/15/2022

008825
 6/15/2022

Pay to the Order of JM EXERCISE EQUIPMENT SERVICES, INC
 \$160.00
 One Hundred Sixty and 00/100 DOLLARS

JM EXERCISE EQUIPMENT SERVICE
 7700 N.W. 11 CT
 PEMBROKE PINES, FL 33024

Memo Inv. 500383
 008825 00660043670 0423709906*

Check # 8825 Amount: \$160.00 Date: 06/24/2022

0092648300
 2022-06-24

2501200039

Check # 8826 Amount: \$454.00 Date: 06/24/2022

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

CITY NATIONAL BANK
 Operating Account
 6/15/2022

008826
 6/15/2022

Pay to the Order of ECS Business Services

Four Hundred Fifty-Four and 00/100 DOLLARS

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

\$454.00

Memo Statement: 8198

008826 00660043670 0423709906*

Check # 8826 Amount: \$454.00 Date: 06/24/2022

00660043670
 006-41st St
 2022-06-24
 0028706610
 Batch 164512890

ECS Business Services
 For Deposit Only
 2021-59-2-8-86

Check # 8827 Amount: \$3,000.00 Date: 06/21/2022

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

CITY NATIONAL BANK
 Operating Account
 6/15/2022

008827
 6/15/2022

Pay to the Order of Grove Properties LLC

Three Thousand and 00/100 DOLLARS

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

\$3,000.00

M 1 1011

008827 00660043670 0423709906*

Check # 8827 Amount: \$3,000.00 Date: 06/21/2022

For Deposit Only - JPMC

0092403790
 2022-06-21

For Deposit Only

Check # 8830 Amount: \$465.00 Date: 06/27/2022

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

CITY NATIONAL BANK
 Operating Account
 6/1/2022

008830
 6/1/2022

Pay to the Order of Largaespada Pool Service Inc.

Four Hundred Sixty-Five and 00/100 DOLLARS

Largaespada Pool Service Inc.
 2421 NW 10TH AVE Suite 107
 Miami, FL 33127

\$465.00

M 1 1025

008830 00660043670 0423709906*

Check # 8830 Amount: \$465.00 Date: 06/27/2022

0092726733
 2022-06-27

229024401278

GABLES TERRACE CONDOMINIUM ASSOC., INC.
Reconciliation Summary
103.06 · City Natl Bank-1014-Sec Dep, Period Ending 06/30/2022

| | <u>Jun 30, 22</u> |
|-----------------------------------|-------------------------|
| Beginning Balance | 61,483.58 |
| Cleared Transactions | |
| Deposits and Credits - 2 items | <u>1,502.55</u> |
| Total Cleared Transactions | <u>1,502.55</u> |
| Cleared Balance | <u>62,986.13</u> |
| Register Balance as of 06/30/2022 | 62,986.13 |
| Ending Balance | 62,986.13 |

GABLES TERRACE CONDOMINIUM ASSOC., INC.
Reconciliation Detail
103.06 - City Natl Bank-1014-Sec Dep, Period Ending 06/30/2022

| <u>Type</u> | <u>Date</u> | <u>Num</u> | <u>Name</u> | <u>Clr</u> | <u>Amount</u> | <u>Balance</u> |
|-----------------------------------|-------------|------------|-------------|------------|-----------------|------------------|
| Beginning Balance | | | | | | 61,483.58 |
| Cleared Transactions | | | | | | |
| Deposits and Credits - 2 items | | | | | | |
| Deposit | 06/22/2022 | | Deposit | X | 1,500.00 | 1,500.00 |
| Deposit | 06/30/2022 | | | X | 2.55 | 1,502.55 |
| Total Deposits and Credits | | | | | 1,502.55 | 1,502.55 |
| Total Cleared Transactions | | | | | 1,502.55 | 1,502.55 |
| Cleared Balance | | | | | 1,502.55 | 62,986.13 |
| Register Balance as of 06/30/2022 | | | | | 1,502.55 | 62,986.13 |
| Ending Balance | | | | | 1,502.55 | 62,986.13 |



75
YEARS

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



For additional locations
and hours, please visit
citynational.com

**Member
FDIC**



Association Interest Checking

Account Summary

| | | | |
|-----------------|---------------|---------------------------------|-------------|
| Account: | XXXXX1014 | Beginning Balance: | \$61,483.58 |
| Last Statement: | May 31, 2022 | Ending Balance: | \$62,986.13 |
| This Statement: | June 30, 2022 | Average Ledger Balance: | \$61,933.58 |
| | | Low Balance: | \$61,483.58 |
| | | Interest Earned This Period: | \$2.55 |
| | | Interest Earned 2022: | \$14.89 |
| | | Days In Period: | 30 |
| | | Annual Percentage Yield Earned: | 0.05% |

Daily Activity

| Date | Description | Deposits/ Additions | Withdrawals/ Subtractions | Balance |
|-------|-------------------|------------------------|------------------------------|-----------|
| 05-31 | Beginning balance | | | 61,483.58 |
| 06-22 | Office Deposit | 1,500.00 | | 62,983.58 |
| 06-30 | Interest | 2.55 | | 62,986.13 |
| 06-30 | Ending totals | 1,502.55 | 0.00 | 62,986.13 |

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GABLES TERRACE CONDOMINIUM ASSOC., INC.
Reconciliation Summary
104.01 - City Natl bank S/A -2019 6280, Period Ending 06/30/2022

| | Jun 30, 22 |
|-----------------------------------|-------------------|
| Beginning Balance | 31,378.78 |
| Cleared Transactions | |
| Checks and Payments - 1 item | -65.00 |
| Deposits and Credits - 1 item | 1.29 |
| | <hr/> |
| Total Cleared Transactions | -63.71 |
| | <hr/> |
| Cleared Balance | 31,315.07 |
| | <hr/> <hr/> |
| Register Balance as of 06/30/2022 | 31,315.07 |
| Ending Balance | 31,315.07 |

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Reconciliation Detail

104.01 - City Natl bank S/A -2019 6280, Period Ending 06/30/2022

| <u>Type</u> | <u>Date</u> | <u>Num</u> | <u>Name</u> | <u>Clr</u> | <u>Amount</u> | <u>Balance</u> |
|-----------------------------------|-------------|------------|-------------|------------|---------------|------------------|
| Beginning Balance | | | | | | 31,378.78 |
| Cleared Transactions | | | | | | |
| Checks and Payments - 1 item | | | | | | |
| Check | 06/15/2022 | | | X | -65.00 | -65.00 |
| Total Checks and Payments | | | | | -65.00 | -65.00 |
| Deposits and Credits - 1 item | | | | | | |
| Deposit | 06/30/2022 | | | X | 1.29 | 1.29 |
| Total Deposits and Credits | | | | | 1.29 | 1.29 |
| Total Cleared Transactions | | | | | -63.71 | -63.71 |
| Cleared Balance | | | | | -63.71 | 31,315.07 |
| Register Balance as of 06/30/2022 | | | | | -63.71 | 31,315.07 |
| Ending Balance | | | | | -63.71 | 31,315.07 |



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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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Association Interest Checking

Account Summary

| | | | |
|-----------------|---------------|---------------------------------|-------------|
| Account: | XXXXX6280 | Beginning Balance: | \$31,378.78 |
| Last Statement: | May 31, 2022 | Ending Balance: | \$31,315.07 |
| This Statement: | June 30, 2022 | Average Ledger Balance: | \$31,344.11 |
| | | Low Balance: | \$31,313.78 |
| | | Interest Earned This Period: | \$1.29 |
| | | Interest Earned 2022: | \$28.09 |
| | | Days In Period: | 30 |
| | | Annual Percentage Yield Earned: | 0.05% |

Daily Activity

| Date | Description | Deposits/ Additions | Withdrawals/ Subtractions | Balance |
|-------|---------------------|------------------------|------------------------------|-----------|
| 05-31 | Beginning balance | | | 31,378.78 |
| 06-15 | Monthly Service Fee | | 65.00 | 31,313.78 |
| 06-30 | Interest | 1.29 | | 31,315.07 |
| 06-30 | Ending totals | 1.29 | 65.00 | 31,315.07 |

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GABLES TERRACE CONDOMINIUM ASSOC., INC.
Reconciliation Summary
105.08 · City Natl Bank Reserve 4369, Period Ending 06/30/2022

| | <u>Jun 30, 22</u> |
|--|--------------------------|
| Beginning Balance | 255,660.81 |
| Cleared Transactions | |
| Checks and Payments - 1 item | -4,000.00 |
| Deposits and Credits - 1 item | 31.24 |
| | <u>-3,968.76</u> |
| Total Cleared Transactions | |
| Cleared Balance | <u>251,692.05</u> |
| Uncleared Transactions | |
| Checks and Payments - 1 item | -5,301.00 |
| | <u>-5,301.00</u> |
| Total Uncleared Transactions | |
| Register Balance as of 06/30/2022 | <u>246,391.05</u> |
| Ending Balance | 246,391.05 |

GABLES TERRACE CONDOMINIUM ASSOC., INC.
 Reconciliation Detail
 105.08 · City Natl Bank Reserve 4369, Period Ending 06/30/2022

| Type | Date | Num | Name | Clr | Amount | Balance |
|-----------------------------------|------------|------|-----------------------------|-----|------------------|-------------------|
| Beginning Balance | | | | | | 255,660.81 |
| Cleared Transactions | | | | | | |
| Checks and Payments - 1 item | | | | | | |
| Bill Pmt -Check | 06/09/2022 | 1028 | Florida Pumps Solution Corp | X | -4,000.00 | -4,000.00 |
| Total Checks and Payments | | | | | -4,000.00 | -4,000.00 |
| Deposits and Credits - 1 item | | | | | | |
| Deposit | 06/30/2022 | | | X | 31.24 | 31.24 |
| Total Deposits and Credits | | | | | 31.24 | 31.24 |
| Total Cleared Transactions | | | | | -3,968.76 | -3,968.76 |
| Cleared Balance | | | | | -3,968.76 | 251,692.05 |
| Uncleared Transactions | | | | | | |
| Checks and Payments - 1 item | | | | | | |
| Bill Pmt -Check | 06/15/2022 | 1029 | PNEUMATIC RESTORATION S... | | -5,301.00 | -5,301.00 |
| Total Checks and Payments | | | | | -5,301.00 | -5,301.00 |
| Total Uncleared Transactions | | | | | -5,301.00 | -5,301.00 |
| Register Balance as of 06/30/2022 | | | | | -9,269.76 | 246,391.05 |
| Ending Balance | | | | | -9,269.76 | 246,391.05 |



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C/O PADRON MONTORO & HARTNEY LLP
13358 SW 128 ST
MIAMI FL 33186-5807



For additional locations
and hours, please visit
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Condo Tiered

Account Summary

| | | | |
|-----------------|---------------|---------------------------------|--------------|
| Account: | XXXXX4369 | Beginning Balance: | \$255,660.81 |
| Last Statement: | May 31, 2022 | Ending Balance: | \$251,692.05 |
| This Statement: | June 30, 2022 | Average Ledger Balance: | \$253,394.14 |
| | | Low Balance: | \$251,660.81 |
| | | Interest Earned This Period: | \$31.24 |
| | | Interest Earned 2022: | \$99.57 |
| | | Days In Period: | 30 |
| | | Annual Percentage Yield Earned: | 0.15% |

Daily Activity

| Date | Description | Deposits/ Additions | Withdrawals/ Subtractions | Balance |
|-------|-------------------|------------------------|------------------------------|------------|
| 05-31 | Beginning balance | | | 255,660.81 |
| 06-14 | Check # 1028 | | 4,000.00 | 251,660.81 |
| 06-30 | Interest | 31.24 | | 251,692.05 |
| 06-30 | Ending totals | 31.24 | 4,000.00 | 251,692.05 |

Checks

| Number | Date | Amount | Number | Date | Amount |
|--------|-------|----------|--------|------|--------|
| 1028 | 06-14 | 4,000.00 | | | |

* Skip In Check Sequence

Continued on the next page

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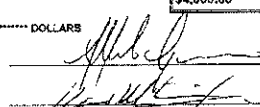
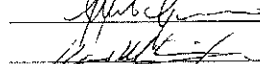
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Check # 1028 Amount: \$4,000.00 Date: 06/14/2022

| | | |
|--|---|---|
| Gables Terrace Condominium Association 610 Fisher-Meares & Hartney 13308 SW 128th Street Miami, FL 33186 | | City National Bank Receive Account 1028 6/9/2022 |
| Pay to the Order of Florida Pumps Solution Corp | \$4,000.00 | |
| Four Thousand and 00/100***** DOLLARS |  | |
| Florida Pumps Solution Corp 2285 W Birchch park dr Miami Garden, FL 33054 |  | |

Memo Inv.0027399

001028 000004369 074714369*

Check # 1028 Amount: \$4,000.00 Date: 06/14/2022

| | |
|--------------------------|---|
| 0059077335 2022-06-14 |  |
|--------------------------|---|



GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month

As of June 30, 2022

| Type | Date | Num | Name | Memo | Debit | Credit | Balance |
|--|------------|-------|-----------------------------------|---------------------------------------|------------------|------------------|-------------------|
| 103.01 - City Natl Bank 9906 -Operating | | | | | | | 132,535.44 |
| Deposit | 06/01/2022 | 601 | A/R Deposit | Deposit | 898.00 | | 133,433.44 |
| Deposit | 06/01/2022 | 604 | A/R Deposit | Deposit | 23,348.00 | | 156,781.44 |
| Bill P... | 06/01/2022 | 8830 | Largaespada Pool Service Inc. | Inv. 1025 | | 465.00 | 156,316.44 |
| Check | 06/02/2022 | 8808 | Alejandro Traval | Quarterly bonus | | 400.00 | 155,916.44 |
| Check | 06/02/2022 | 8809 | Rodolfo Espinel | Quarterly bonus | | 600.00 | 155,316.44 |
| Check | 06/02/2022 | 8810 | Jose Manuel Betancourt | Acc. 0707 Overpayment Refund | | 1,165.90 | 154,150.54 |
| Bill P... | 06/02/2022 | 8811 | Brown's Background Checks | Inv.22842 | | 60.00 | 154,090.54 |
| Bill P... | 06/02/2022 | 8812 | Care Pest Management | Inv. 173926 4/26/22 | | 111.00 | 153,979.54 |
| Bill P... | 06/02/2022 | 8813 | Care Pest Management | Inv. 174572 | | 111.00 | 153,868.54 |
| Bill P... | 06/02/2022 | 8814 | DDCA Security Inc | Inv.11560 4/29/22 | | 4,536.00 | 149,332.54 |
| Bill P... | 06/02/2022 | 8815 | DDCA Security Inc | Inv.11686 | | 4,536.00 | 144,796.54 |
| Bill P... | 06/02/2022 | 8816 | Diversifire Systems, Inc | inv.116081 | | 187.20 | 144,609.34 |
| Bill P... | 06/02/2022 | 8817 | Padron, Montoro & Hartney, LLP | Inv.20504 | | 400.00 | 144,209.34 |
| Bill P... | 06/02/2022 | 8818 | Sherwood Forest | Inv.03/22/2022 | | 750.00 | 143,459.34 |
| Deposit | 06/02/2022 | 602 | A/R Deposit | Deposit | 2,256.00 | | 145,715.34 |
| Deposit | 06/02/2022 | 602 | A/R Deposit | Online | 449.00 | | 146,164.34 |
| Check | 06/03/2022 | 650 | NSF | | | 449.00 | 145,715.34 |
| Deposit | 06/06/2022 | 606 | A/R Deposit | Deposit | 2,730.00 | | 148,445.34 |
| Deposit | 06/06/2022 | 606 | A/R Deposit | Assoc | 2,245.00 | | 150,690.34 |
| Deposit | 06/06/2022 | 606 | A/R Deposit | Online | 902.00 | | 151,592.34 |
| Check | 06/06/2022 | WE... | Waste Connections of Florida | A/N 6440-075430 | | 148.80 | 151,443.54 |
| Deposit | 06/07/2022 | 607 | A/R Deposit | Deposit | 2,245.00 | | 153,688.54 |
| Deposit | 06/08/2022 | 608 | A/R Deposit | Deposit | 2,694.00 | | 156,382.54 |
| Deposit | 06/09/2022 | 609 | A/R Deposit | Deposit | 449.00 | | 156,831.54 |
| Deposit | 06/10/2022 | 610 | A/R Deposit | Deposit | 1,796.00 | | 158,627.54 |
| Deposit | 06/11/2022 | 611 | A/R Deposit | Online | 899.00 | | 159,526.54 |
| Deposit | 06/13/2022 | 613 | A/R Deposit | Deposit | 449.00 | | 159,975.54 |
| Check | 06/13/2022 | ACH | FPL | | | 3,249.21 | 156,726.33 |
| Deposit | 06/14/2022 | 614 | A/R Deposit | Deposit | 1,347.00 | | 158,073.33 |
| Check | 06/15/2022 | ACH | Miami-Dade Water And Sewer ... | 8787909438 | | 12.65 | 158,060.68 |
| Check | 06/15/2022 | ACH | Miami-Dade Water And Sewer ... | 6931777355 | | 277.08 | 157,783.60 |
| Check | 06/15/2022 | ACH | Miami-Dade Water And Sewer ... | 1748205455 | | 3,455.44 | 154,328.16 |
| Bill P... | 06/15/2022 | 8819 | BioResponse Corp | Inv : 6204 | | 3,620.48 | 150,707.68 |
| Bill P... | 06/15/2022 | 8820 | DOUGLAS ORR PLUMBING | SD101933 | | 8,100.00 | 142,607.68 |
| Bill P... | 06/15/2022 | 8821 | ECS Business Services | Inv.WasteGablesTerr 80 | | 505.20 | 142,102.48 |
| Bill P... | 06/15/2022 | 8822 | Grove Properties LLC | Inv 1912 | | 890.97 | 141,211.51 |
| Bill P... | 06/15/2022 | 8823 | The Security &Lock Corp,Quickl... | Inv. 4134-Date 01/14/2022 | | 310.30 | 140,901.21 |
| Bill P... | 06/15/2022 | 8824 | Yuliet Tapia Del Sol | Inv.1898 | | 500.00 | 140,401.21 |
| Bill P... | 06/15/2022 | 8825 | JM EXERCISE EQUIPMENT S... | Inv : 556383 | | 160.00 | 140,241.21 |
| Bill P... | 06/15/2022 | 8826 | ECS Business Services | Statement 8196 | | 454.00 | 139,787.21 |
| Bill P... | 06/15/2022 | 8827 | Grove Properties LLC | Inv 1911 | | 3,000.00 | 136,787.21 |
| Bill P... | 06/15/2022 | 8828 | The Security &Lock Corp,Quickl... | Inv. 4804 Date 06/10/2022 | | 583.15 | 136,204.06 |
| Bill P... | 06/15/2022 | 8829 | The Security &Lock Corp,Quickl... | Inv. 4280 Date 02/17/2022 | | 647.35 | 135,556.71 |
| Deposit | 06/15/2022 | 615 | A/R Deposit | Deposit | 485.00 | | 136,041.71 |
| Check | 06/15/2022 | | Maintenance Fee | | | 65.00 | 135,976.71 |
| Deposit | 06/15/2022 | 615 | A/R Deposit | online | 485.00 | | 136,461.71 |
| Deposit | 06/21/2022 | 621 | A/R Deposit | Deposit | 3,592.00 | | 140,053.71 |
| Check | 06/21/2022 | ACH | Comcast | | | 500.97 | 139,552.74 |
| Deposit | 06/21/2022 | 621 | A/R Deposit | online | 1,500.00 | | 141,052.74 |
| Deposit | 06/22/2022 | | Deposit | Deposit | 360.00 | | 141,412.74 |
| Check | 06/22/2022 | ACH | IPFS Corporation | 135261 | | 14,081.97 | 127,330.77 |
| Deposit | 06/23/2022 | 623 | A/R Deposit | Deposit | 449.00 | | 127,779.77 |
| Deposit | 06/27/2022 | 627 | A/R Deposit | Deposit | 934.00 | | 128,713.77 |
| Check | 06/30/2022 | ACH | Waste Connections of Florida | A/N 6440-075430 | | 1,460.20 | 127,253.57 |
| Deposit | 06/30/2022 | | Interest | Deposit | 6.27 | | 127,259.84 |
| Deposit | 06/30/2022 | 630 | A/R Deposit | Deposit | 1,419.00 | | 128,678.84 |
| Gener... | 06/30/2022 | 1490 | | void ck 8671 when bal was paid w/c... | 1,500.00 | | 130,178.84 |
| Total 103.01 - City Natl Bank 9906 -Operating | | | | | 53,437.27 | 55,793.87 | 130,178.84 |
| 103.06 - City Natl Bank-1014-Sec Dep | | | | | | | 61,483.58 |
| Deposit | 06/22/2022 | | Deposit | Deposit | 1,500.00 | | 62,983.58 |
| Deposit | 06/30/2022 | | | Interest | 2.55 | | 62,986.13 |
| Total 103.06 - City Natl Bank-1014-Sec Dep | | | | | 1,502.55 | 0.00 | 62,986.13 |

GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month

As of June 30, 2022

| Type | Date | Num | Name | Memo | Debit | Credit | Balance |
|---|------------|--------|-----------------------------|------------------------------|------------------|------------------|-------------------|
| 104.01 - City Natl bank S/A -2019 6280 | | | | | | | |
| Check | 06/15/2022 | | | Service Charge | | 65.00 | 31,378.78 |
| Deposit | 06/30/2022 | | | Interest | 1.29 | | 31,313.78 |
| | | | | | | | 31,315.07 |
| Total 104.01 - City Natl bank S/A -2019 6280 | | | | | 1.29 | 65.00 | 31,315.07 |
| 105.08 - City Natl Bank Reserve 4369 | | | | | | | |
| Bill P... | 06/09/2022 | 1028 | Florida Pumps Solution Corp | Inv.0027399 | | 4,000.00 | 255,660.81 |
| Bill P... | 06/15/2022 | 1029 | PNEUMATIC RESTORATION S... | Inv : 4785 | | 5,301.00 | 251,660.81 |
| Deposit | 06/30/2022 | | | Interest | 31.24 | | 246,359.81 |
| | | | | | | | 246,391.05 |
| Total 105.08 - City Natl Bank Reserve 4369 | | | | | 31.24 | 9,301.00 | 246,391.05 |
| 112 - Assessment receivable | | | | | | | |
| Deposit | 06/01/2022 | 601 | A/R Deposit | Deposit | | 898.00 | 3,916.70 |
| Deposit | 06/01/2022 | 604 | A/R Deposit | Deposit | | 23,348.00 | 3,018.70 |
| Gener... | 06/01/2022 | 1481 | | Monthly assesment | 48,492.00 | | -20,329.30 |
| Gener... | 06/01/2022 | 1481 | | Set up prepaid | 23,502.26 | | 28,162.70 |
| Gener... | 06/01/2022 | 1481 | | Reverse prepaid | | 22,635.81 | 51,664.96 |
| Gener... | 06/01/2022 | 1481 | | Late charge | 135.00 | | 29,029.15 |
| Gener... | 06/01/2022 | 1481 | | remove l/c b-645 | | 360.00 | 29,164.15 |
| Gener... | 06/01/2022 | 1481 | | 30 ltrrs nchge b-649 | 50.00 | | 28,804.15 |
| Check | 06/02/2022 | 8810 | Jose Manuel Betancourt | Acc. 0707 Overpayment Refund | 1,165.90 | | 28,854.15 |
| Deposit | 06/02/2022 | 602 | A/R Deposit | Deposit | | 2,256.00 | 30,020.05 |
| Deposit | 06/02/2022 | 602 | A/R Deposit | Online | | 449.00 | 27,764.05 |
| Check | 06/03/2022 | 650 | NSF | | 449.00 | | 27,315.05 |
| Deposit | 06/06/2022 | 606 | A/R Deposit | Deposit | | 2,730.00 | 27,764.05 |
| Deposit | 06/06/2022 | 606 | A/R Deposit | Assoc | | 2,245.00 | 25,034.05 |
| Deposit | 06/06/2022 | 606 | A/R Deposit | Online | | 902.00 | 22,789.05 |
| Deposit | 06/07/2022 | 607 | A/R Deposit | Deposit | | 2,245.00 | 21,887.05 |
| Deposit | 06/08/2022 | 608 | A/R Deposit | Deposit | | 2,694.00 | 19,642.05 |
| Deposit | 06/09/2022 | 609 | A/R Deposit | Deposit | | 449.00 | 16,948.05 |
| Deposit | 06/10/2022 | 610 | A/R Deposit | Deposit | | 1,796.00 | 16,499.05 |
| Deposit | 06/11/2022 | 611 | A/R Deposit | Online | | 899.00 | 14,703.05 |
| Deposit | 06/13/2022 | 613 | A/R Deposit | Deposit | | 449.00 | 13,804.05 |
| Deposit | 06/14/2022 | 614 | A/R Deposit | Deposit | | 1,347.00 | 13,355.05 |
| Deposit | 06/15/2022 | 615 | A/R Deposit | Deposit | | 485.00 | 12,008.05 |
| Deposit | 06/15/2022 | 615 | A/R Deposit | online | | 485.00 | 11,523.05 |
| Deposit | 06/21/2022 | 621 | A/R Deposit | Deposit | | 3,592.00 | 11,038.05 |
| Deposit | 06/21/2022 | 621 | A/R Deposit | online | | 1,500.00 | 7,446.05 |
| Deposit | 06/23/2022 | 623 | A/R Deposit | Deposit | | 449.00 | 5,946.05 |
| Deposit | 06/27/2022 | 627 | A/R Deposit | Deposit | | 934.00 | 5,497.05 |
| Deposit | 06/30/2022 | 630 | A/R Deposit | Deposit | | 1,419.00 | 4,563.05 |
| | | | | | | | 3,144.05 |
| Total 112 - Assessment receivable | | | | | 73,794.16 | 74,566.81 | 3,144.05 |
| 111 - Special assessment | | | | | | | |
| Gener... | 06/01/2022 | 1481 | | Set up prepaid S/A | 75.00 | | 6,771.80 |
| Gener... | 06/01/2022 | 1481 | | Reverse prepaid S/A | | 75.00 | 6,846.80 |
| | | | | | | | 6,771.80 |
| Total 111 - Special assessment | | | | | 75.00 | 75.00 | 6,771.80 |
| 115 - Prepaid insurance | | | | | | | |
| Gener... | 06/01/2022 | 1481 | | Amort Insurance | | 12,731.40 | 86,152.11 |
| | | | | | | | 73,420.71 |
| Total 115 - Prepaid insurance | | | | | 0.00 | 12,731.40 | 73,420.71 |
| 116 - Prepaid expenses | | | | | | | |
| Gener... | 06/01/2022 | 148... | | prepaid expenses | | 3,000.00 | 3,252.00 |
| Gener... | 06/07/2022 | 1482 | | prepaid expenses | | 36.00 | 252.00 |
| Bill | 06/13/2022 | 1911 | Grove Properties LLC | July 2022 | 3,000.00 | | 216.00 |
| | | | | | | | 3,216.00 |
| Total 116 - Prepaid expenses | | | | | 3,000.00 | 3,036.00 | 3,216.00 |
| 125 - Federal Tax Withheld | | | | | | | |
| Total 125 - Federal Tax Withheld | | | | | | | 66.13 |
| | | | | | | | 66.13 |

GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month

As of June 30, 2022

| Type | Date | Num | Name | Memo | Debit | Credit | Balance |
|--|------------|---------|-----------------------------------|---------------------------------------|------------------|------------------|-------------------|
| 202 - Accounts payable | | | | | | | -10,204.00 |
| Bill | 06/01/2022 | 22842 | Brown's Background Checks | Inv.22842 | | 60.00 | -10,264.00 |
| Bill | 06/01/2022 | 116... | Diversifire Systems, Inc | Inv.116081 | | 187.20 | -10,451.20 |
| Bill | 06/01/2022 | 20504 | Padron, Montoro & Hartney, LLP | Inv.20504 | | 400.00 | -10,851.20 |
| Bill | 06/01/2022 | 1025 | Largaespada Pool Service Inc. | Inv. 1025 | | 465.00 | -11,316.20 |
| Bill P... | 06/01/2022 | 8830 | Largaespada Pool Service Inc. | Inv. 1025 | 465.00 | | -10,851.20 |
| Bill P... | 06/02/2022 | 8811 | Brown's Background Checks | Inv.22842 | 60.00 | | -10,791.20 |
| Bill P... | 06/02/2022 | 8812 | Care Pest Management | Inv. 173926 4/26/22 | 111.00 | | -10,680.20 |
| Bill P... | 06/02/2022 | 8813 | Care Pest Management | Inv. 174572 | 111.00 | | -10,569.20 |
| Bill P... | 06/02/2022 | 8814 | DDCA Security Inc | Inv.11560 4/29/22 | 4,536.00 | | -6,033.20 |
| Bill P... | 06/02/2022 | 8815 | DDCA Security Inc | Inv.11686 | 4,536.00 | | -1,497.20 |
| Bill P... | 06/02/2022 | 8816 | Diversifire Systems, Inc | Inv.116081 | 187.20 | | -1,310.00 |
| Bill P... | 06/02/2022 | 8817 | Padron, Montoro & Hartney, LLP | Inv.20504 | 400.00 | | -910.00 |
| Bill P... | 06/02/2022 | 8818 | Sherwood Forest | Inv.03/22/2022 | 750.00 | | -160.00 |
| Bill | 06/02/2022 | SD1... | DOUGLAS ORR PLUMBING | SD101933 | | 8,100.00 | -8,260.00 |
| Bill | 06/07/2022 | 1912 | Grove Properties LLC | Inv 1912 | | 890.97 | -9,150.97 |
| Bill | 06/08/2022 | 002... | Florida Pumps Solution Corp | Inv.0027399 | | 4,000.00 | -13,150.97 |
| Bill | 06/08/2022 | 80 | ECS Business Services | Inv.WasteGablesTerr 80 | | 505.20 | -13,656.17 |
| Bill | 06/08/2022 | Stat... | ECS Business Services | Statement 8196 | | 454.00 | -14,110.17 |
| Bill P... | 06/09/2022 | 1028 | Florida Pumps Solution Corp | Inv.0027399 | 4,000.00 | | -10,110.17 |
| Bill | 06/10/2022 | 1898 | Yuliet Tapia Del Sol | Inv.1898 | | 500.00 | -10,610.17 |
| Bill | 06/10/2022 | 4804 | The Security &Lock Corp,Quickl... | Inv. 4804 Date 06/10/2022 | | 583.15 | -11,193.32 |
| Bill | 06/10/2022 | 11796 | DDCA Security Inc | Inv.11796 | | 4,536.00 | -15,729.32 |
| Bill | 06/13/2022 | 1911 | Grove Properties LLC | Inv 1911 | | 3,000.00 | -18,729.32 |
| Bill | 06/13/2022 | 6204 | BioResponse Corp | Inv : 6204 | | 3,620.48 | -22,349.80 |
| Bill | 06/14/2022 | 4134 | The Security &Lock Corp,Quickl... | Inv. 4134-Date 01/14/2022 | | 310.30 | -22,660.10 |
| Bill | 06/14/2022 | 4280 | The Security &Lock Corp,Quickl... | Inv. 4280 Date 02/17/2022 | | 647.35 | -23,307.45 |
| Bill | 06/14/2022 | 4787 | PNEUMATIC RESTORATION S... | Inv : 4785 | | 5,301.00 | -28,608.45 |
| Bill P... | 06/15/2022 | 8819 | BioResponse Corp | Inv : 6204 | 3,620.48 | | -24,987.97 |
| Bill P... | 06/15/2022 | 8820 | DOUGLAS ORR PLUMBING | SD101933 | 8,100.00 | | -16,887.97 |
| Bill P... | 06/15/2022 | 8821 | ECS Business Services | Inv.WasteGablesTerr 80 | 505.20 | | -16,382.77 |
| Bill P... | 06/15/2022 | 8822 | Grove Properties LLC | Inv 1912 | 890.97 | | -15,491.80 |
| Bill P... | 06/15/2022 | 8823 | The Security &Lock Corp,Quickl... | Inv. 4134-Date 01/14/2022 | 310.30 | | -15,181.50 |
| Bill P... | 06/15/2022 | 8824 | Yuliet Tapia Del Sol | Inv.1898 | 500.00 | | -14,681.50 |
| Bill P... | 06/15/2022 | 8825 | JM EXERCISE EQUIPMENT S... | Inv : 556383 | 160.00 | | -14,521.50 |
| Bill P... | 06/15/2022 | 8826 | ECS Business Services | Statement 8196 | 454.00 | | -14,067.50 |
| Bill P... | 06/15/2022 | 8827 | Grove Properties LLC | Inv 1911 | 3,000.00 | | -11,067.50 |
| Bill P... | 06/15/2022 | 8828 | The Security &Lock Corp,Quickl... | Inv. 4804 Date 06/10/2022 | 583.15 | | -10,484.35 |
| Bill P... | 06/15/2022 | 8829 | The Security &Lock Corp,Quickl... | Inv. 4280 Date 02/17/2022 | 647.35 | | -9,837.00 |
| Bill P... | 06/15/2022 | 1029 | PNEUMATIC RESTORATION S... | Inv : 4785 | 5,301.00 | | -4,536.00 |
| Bill | 06/21/2022 | 20579 | Padron, Montoro & Hartney, LLP | Inv.20579 | | 337.17 | -4,873.17 |
| Bill | 06/24/2022 | 11836 | DDCA Security Inc | Inv.11836 | | 4,536.00 | -9,409.17 |
| Bill | 06/26/2022 | 1035 | ECS Business Services | Inv.WasteGablesTerr 1035 | | 505.20 | -9,914.37 |
| Bill | 06/29/2022 | INV... | TEM Systems, Inc | Inv. INV18967 12/27/2021 | | 1,258.32 | -11,172.69 |
| Total 202 - Accounts payable | | | | | 39,228.65 | 40,197.34 | -11,172.69 |
| 203 - Accrued expenses | | | | | | | -9,923.98 |
| Gener... | 06/01/2022 | 148... | | accrued expenses | 4,944.87 | | -4,979.11 |
| Gener... | 06/01/2022 | 148... | | accrued expenses | 2,783.43 | | -2,195.68 |
| Gener... | 06/01/2022 | 148... | | accrued expenses | 1,395.68 | | -800.00 |
| Gener... | 06/01/2022 | 1495 | | reclass misposted reverse 625 oct/... | 600.00 | | -200.00 |
| Gener... | 06/30/2022 | 1491 | | accrued expenses | | 5,266.80 | -5,466.80 |
| Gener... | 06/30/2022 | 1492 | | accrued expenses | | 2,725.06 | -8,191.86 |
| Gener... | 06/30/2022 | 1493 | | accrued expenses | | 2,093.52 | -10,285.38 |
| Gener... | 06/30/2022 | 1494 | | accrue expenses | | 200.00 | -10,485.38 |
| Total 203 - Accrued expenses | | | | | 9,723.98 | 10,285.38 | -10,485.38 |
| 206 - Prepaid assessments | | | | | | | -22,635.81 |
| Gener... | 06/01/2022 | 1481 | | Set up prepaid | | 23,502.26 | -46,138.07 |
| Gener... | 06/01/2022 | 1481 | | Reverse prepaid | 22,635.81 | | -23,502.26 |
| Total 206 - Prepaid assessments | | | | | 22,635.81 | 23,502.26 | -23,502.26 |

GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month

As of June 30, 2022

| Type | Date | Num | Name | Memo | Debit | Credit | Balance |
|---|------------|--------|-----------------------------|--------------------------------|-----------|----------|--------------------|
| 207 · Prepaid special assessment | | | | | | | -75.20 |
| Gener... | 06/01/2022 | 1481 | | Set up prepaid S/A | | 75.00 | -150.20 |
| Gener... | 06/01/2022 | 1481 | | Reverse prepaid S/A | 75.00 | | -75.20 |
| Total 207 · Prepaid special assessment | | | | | | | -75.20 |
| 210 · Security Deposit | | | | | | | -60,870.00 |
| Deposit | 06/22/2022 | 2254 | Deposit | H. Vuong | | 500.00 | -61,370.00 |
| Deposit | 06/22/2022 | 193... | Deposit | Z. Muniz | | 500.00 | -61,870.00 |
| Deposit | 06/22/2022 | 724 | Deposit | C. Fernandez | | 500.00 | -62,370.00 |
| Total 210 · Security Deposit | | | | | | | -62,370.00 |
| 212 · Insurance payable | | | | | | | -85,207.02 |
| Check | 06/22/2022 | ACH | IPFS Corporation | 7 of 11 | 14,081.97 | | -71,125.05 |
| Total 212 · Insurance payable | | | | | | | -71,125.05 |
| 271 · Fund balance - reserves | | | | | | | -248,910.81 |
| 271.02 · Street sealing-pavement | | | | | | | -3,999.70 |
| Total 271.02 · Street sealing-pavement | | | | | | | -3,999.70 |
| 271.08 · Pool | | | | | | | -6,291.32 |
| Total 271.08 · Pool | | | | | | | -6,291.32 |
| 271.11 · Lobby Furniture | | | | | | | -8,000.03 |
| Total 271.11 · Lobby Furniture | | | | | | | -8,000.03 |
| 271.12 · Generator | | | | | | | -15,866.97 |
| Total 271.12 · Generator | | | | | | | -15,866.97 |
| 271.13 · Painting/Interior | | | | | | | -5,981.12 |
| Total 271.13 · Painting/Interior | | | | | | | -5,981.12 |
| 271.15 · Pool furniture | | | | | | | -821.80 |
| Total 271.15 · Pool furniture | | | | | | | -821.80 |
| 271.16 · Flooring | | | | | | | -4,064.96 |
| Total 271.16 · Flooring | | | | | | | -4,064.96 |
| 271.17 · Awning | | | | | | | -16,910.29 |
| Total 271.17 · Awning | | | | | | | -16,910.29 |
| 271.18 · Garage Gate | | | | | | | -829.50 |
| Total 271.18 · Garage Gate | | | | | | | -829.50 |
| 271.27 · HVAC | | | | | | | -2,020.12 |
| Total 271.27 · HVAC | | | | | | | -2,020.12 |
| 271.28 · Pooled reserves | | | | | | | -183,127.38 |
| Gener... | 06/01/2022 | 1481 | | Set up prepaid | | 6,750.00 | -189,877.38 |
| Bill | 06/08/2022 | 002... | Florida Pumps Solution Corp | Sumergible pumps -Alarm system | 4,000.00 | | -185,877.38 |
| Bill | 06/14/2022 | 4787 | PNEUMATIC RESTORATION S... | Inv : 4785 | 5,301.00 | | -180,576.38 |
| Total 271.28 · Pooled reserves | | | | | | | -180,576.38 |
| 271.85 · Interest income | | | | | | | -1,087.62 |
| Deposit | 06/30/2022 | | | Interest | | 31.24 | -1,118.86 |
| Total 271.85 · Interest income | | | | | | | -1,118.86 |
| 271.86 · Bank Charges - reserves | | | | | | | 90.00 |
| Total 271.86 · Bank Charges - reserves | | | | | | | 90.00 |
| Total 271 · Fund balance - reserves | | | | | | | -246,391.05 |
| 274.1 · Fund balance - operating | | | | | | | -174,091.01 |
| Total 274.1 · Fund balance - operating | | | | | | | -174,091.01 |

GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month

As of June 30, 2022

| Type | Date | Num | Name | Memo | Debit | Credit | Balance |
|---|------------|--------|--------------------------------|-------------------|---------------|------------------|--------------------|
| 301 · Maintenance assessments | | | | | | | -533,412.00 |
| Gener... | 06/01/2022 | 1481 | | Monthly assesment | | 48,492.00 | -581,904.00 |
| Total 301 · Maintenance assessments | | | | | 0.00 | 48,492.00 | -581,904.00 |
| 310 · Screening fees | | | | | | | -1,300.00 |
| Deposit | 06/22/2022 | 193... | Deposit | 2351 Douglas 503 | | 100.00 | -1,400.00 |
| Deposit | 06/22/2022 | 723 | Deposit | Ricardo Fernandez | | 100.00 | -1,500.00 |
| Total 310 · Screening fees | | | | | 0.00 | 200.00 | -1,500.00 |
| 315 · Late charges | | | | | | | -1,105.00 |
| Gener... | 06/01/2022 | 1481 | | Late charge | | 135.00 | -1,240.00 |
| Gener... | 06/01/2022 | 1481 | | remove l/c b-645 | 360.00 | | -880.00 |
| Total 315 · Late charges | | | | | 360.00 | 135.00 | -880.00 |
| 320 · Interest | | | | | | | -157.25 |
| Deposit | 06/30/2022 | | | Interest | | 1.29 | -158.54 |
| Deposit | 06/30/2022 | | Interest | Deposit | | 6.27 | -164.81 |
| Deposit | 06/30/2022 | | | Interest | | 2.55 | -167.36 |
| Total 320 · Interest | | | | | 0.00 | 10.11 | -167.36 |
| 334 · Parking space & Storage rental | | | | | | | -10,154.28 |
| Total 334 · Parking space & Storage rental | | | | | | | -10,154.28 |
| 335 · Gate cards | | | | | | | -671.00 |
| Deposit | 06/22/2022 | 112 | Deposit | Jason Potter | | 60.00 | -731.00 |
| Total 335 · Gate cards | | | | | 0.00 | 60.00 | -731.00 |
| 339 · Insurance Claim Water Pump | | | | | | | -6,400.00 |
| Total 339 · Insurance Claim Water Pump | | | | | | | -6,400.00 |
| 340 · Other income | | | | | | | -10,361.78 |
| Deposit | 06/22/2022 | 2253 | Deposit | Hang T. Vuong | | 100.00 | -10,461.78 |
| Total 340 · Other income | | | | | 0.00 | 100.00 | -10,461.78 |
| 1 · Administrative Expenses | | | | | | | 53,230.42 |
| 505 · Accounting | | | | | | | 4,400.00 |
| Bill | 06/01/2022 | 20504 | Padron, Montoro & Hartney, LLP | June/22 | 400.00 | | 4,800.00 |
| Total 505 · Accounting | | | | | 400.00 | 0.00 | 4,800.00 |
| 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 | | | | | | | 1,440.00 |
| Check | 06/15/2022 | | Maintenance Fee | | 65.00 | | 1,505.00 |
| Check | 06/15/2022 | | | Service Charge | 65.00 | | 1,570.00 |
| Total 522 · Bank Charges | | | | | 130.00 | 0.00 | 1,570.00 |
| 525 · Miscellaneous | | | | | | | 1,085.57 |
| Bill | 06/07/2022 | 1912 | Grove Properties LLC | Reimb. Misc | 890.97 | | 1,976.54 |
| Total 525 · Miscellaneous | | | | | 890.97 | 0.00 | 1,976.54 |
| 540 · Legal | | | | | | | 4,821.97 |
| Total 540 · Legal | | | | | | | 4,821.97 |
| 545 · Licenses & permits | | | | | | | 1,826.49 |
| Total 545 · Licenses & permits | | | | | | | 1,826.49 |

GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month

As of June 30, 2022

| Type | Date | Num | Name | Memo | Debit | Credit | Balance |
|--|------------|---------|--------------------------------|---------------------------------------|------------------|-----------------|-------------------|
| | | | | | | | 180.00 |
| 546 · Licenses - Fla. condo fee | | | | | | | 180.00 |
| Gener... | 06/07/2022 | 1482 | | prepaid expenses | 36.00 | | 216.00 |
| Total 546 · Licenses - Fla. condo fee | | | | | 36.00 | 0.00 | 216.00 |
| | | | | | | | 33,000.00 |
| 550 · Management Services | | | | | | | 33,000.00 |
| Gener... | 06/01/2022 | 148... | | Reverse of GJE 1484 -- prepaid exp... | 3,000.00 | | 36,000.00 |
| Total 550 · Management Services | | | | | 3,000.00 | 0.00 | 36,000.00 |
| | | | | | | | 2,211.42 |
| 582 · Postage & printing | | | | | | | 2,211.42 |
| Gener... | 06/01/2022 | 1481 | | 30 lttrs nchge b-649 | | 50.00 | 2,161.42 |
| Bill | 06/21/2022 | 20579 | Padron, Montoro & Hartney, LLP | Payment coupons booklets and ret... | 292.71 | | 2,454.13 |
| Bill | 06/21/2022 | 20579 | Padron, Montoro & Hartney, LLP | postage for mailing | 44.46 | | 2,498.59 |
| Total 582 · Postage & printing | | | | | 337.17 | 50.00 | 2,498.59 |
| | | | | | | | 340.00 |
| 592 · Screening service | | | | | | | 340.00 |
| Bill | 06/01/2022 | 22842 | Brown's Background Checks | 05/01-05/31/22 | 60.00 | | 400.00 |
| Total 592 · Screening service | | | | | 60.00 | 0.00 | 400.00 |
| Total 1 · Administrative Expenses | | | | | 4,854.14 | 50.00 | 58,034.56 |
| | | | | | | | 121,750.78 |
| 2 · Insurance | | | | | | | 121,750.78 |
| 615.01 · Insurance - Property/Liability | | | | | | | 116,934.08 |
| Gener... | 06/01/2022 | 1481 | | Amort Insurance | 12,243.30 | | 129,177.38 |
| Total 615.01 · Insurance - Property/Liability | | | | | 12,243.30 | 0.00 | 129,177.38 |
| | | | | | | | 0.00 |
| 615.02 · Insurance - D & O | | | | | | | 0.00 |
| Gener... | 06/01/2022 | 1481 | | Amort Insurance | 0.00 | | 0.00 |
| Total 615.02 · Insurance - D & O | | | | | 0.00 | 0.00 | 0.00 |
| | | | | | | | 0.00 |
| 615.04 · Insurance - Crime | | | | | | | 0.00 |
| Gener... | 06/01/2022 | 1481 | | Amort Insurance | 0.00 | | 0.00 |
| Total 615.04 · Insurance - Crime | | | | | 0.00 | 0.00 | 0.00 |
| | | | | | | | 1,673.22 |
| 615.07 · Insurance-Umbrella | | | | | | | 1,673.22 |
| Gener... | 06/01/2022 | 1481 | | Amort Insurance | 174.90 | | 1,848.12 |
| Total 615.07 · Insurance-Umbrella | | | | | 174.90 | 0.00 | 1,848.12 |
| | | | | | | | 2,353.00 |
| 615.09 · Insurance-Boiler & Machinery | | | | | | | 2,353.00 |
| Gener... | 06/01/2022 | 1481 | | Amort Insurance | 262.50 | | 2,615.50 |
| Total 615.09 · Insurance-Boiler & Machinery | | | | | 262.50 | 0.00 | 2,615.50 |
| | | | | | | | 790.48 |
| 615.11 · Workers Compensation | | | | | | | 790.48 |
| Gener... | 06/01/2022 | 1481 | | Amort Insurance | 50.70 | | 841.18 |
| Total 615.11 · Workers Compensation | | | | | 50.70 | 0.00 | 841.18 |
| Total 2 · Insurance | | | | | 12,731.40 | 0.00 | 134,482.18 |
| | | | | | | | 94,124.77 |
| 3 · Utilities | | | | | | | 94,124.77 |
| 585 · Telephone | | | | | | | 5,806.65 |
| Check | 06/21/2022 | ACH | Comcast | | 500.97 | | 6,307.62 |
| Total 585 · Telephone | | | | | 500.97 | 0.00 | 6,307.62 |
| | | | | | | | 30,187.41 |
| 610 · Electricity | | | | | | | 30,187.41 |
| Gener... | 06/01/2022 | 148... | | Reverse of GJE 1486 -- accrued ex... | | 2,783.43 | 27,403.98 |
| Bill | 06/08/2022 | Stat... | ECS Business Services | 04/25/22 FPL savings | 140.80 | | 27,544.78 |
| Bill | 06/08/2022 | Stat... | ECS Business Services | 05/20/22 FPL savings | 154.40 | | 27,699.18 |
| Bill | 06/08/2022 | Stat... | ECS Business Services | 06/23/22 FPL savings | 158.80 | | 27,857.98 |
| Check | 06/13/2022 | ACH | FPL | 05/04-06/04/22 | 3,249.21 | | 31,107.19 |
| Gener... | 06/30/2022 | 1492 | | accrued expenses | 2,725.06 | | 33,832.25 |
| Total 610 · Electricity | | | | | 6,428.27 | 2,783.43 | 33,832.25 |

GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month

As of June 30, 2022

| Type | Date | Num | Name | Memo | Debit | Credit | Balance |
|---|------------|--------|--------------------------------|---------------------------------------|------------------|-----------------|-------------------|
| 690 · Waste removal | | | | | | | 22,791.97 |
| Check | 06/06/2022 | WE... | Waste Connections of Florida | A/N 6440-075430 | 148.80 | | 22,940.77 |
| Bill | 06/08/2022 | 80 | ECS Business Services | Waste Connections 06/01/2022-0... | 505.20 | | 23,445.97 |
| Bill | 06/26/2022 | 1035 | ECS Business Services | Waste Connections 07/01/2022-0... | 505.20 | | 23,951.17 |
| Check | 06/30/2022 | ACH | Waste Connections of Florida | A/N 6440-075430 | 1,460.20 | | 25,411.37 |
| Total 690 · Waste removal | | | | | 2,619.40 | 0.00 | 25,411.37 |
| 695 · Water & sewer | | | | | | | 35,338.74 |
| Gener... | 06/01/2022 | 148... | | Reverse of GJE 1485 -- accrued ex... | | 4,944.87 | 30,393.87 |
| Check | 06/15/2022 | ACH | Miami-Dade Water And Sewer ... | 4/14/22-5/16/22 | 12.65 | | 30,406.52 |
| Check | 06/15/2022 | ACH | Miami-Dade Water And Sewer ... | 4/14/22-05/16/22 | 277.08 | | 30,683.60 |
| Check | 06/15/2022 | ACH | Miami-Dade Water And Sewer ... | 4/14/22-05/16/22 | 3,455.44 | | 34,139.04 |
| Gener... | 06/30/2022 | 1491 | | accrued expenses | 5,266.80 | | 39,405.84 |
| Total 695 · Water & sewer | | | | | 9,011.97 | 4,944.87 | 39,405.84 |
| Total 3 · Utilities | | | | | 18,560.61 | 7,728.30 | 104,957.08 |
| 4 · Property Expenses | | | | | | | 167,912.58 |
| 604 · Security/ Concierge | | | | | | | 105,620.68 |
| Gener... | 06/01/2022 | 148... | | Reverse of GJE 1487 -- accrued ex... | | 1,395.68 | 104,225.00 |
| Bill | 06/10/2022 | 11796 | DDCA Security Inc | 5/28/22 - 06/10/22 | 4,536.00 | | 108,761.00 |
| Bill | 06/24/2022 | 11836 | DDCA Security Inc | 6/11/22 - 6/24/22 | 4,536.00 | | 113,297.00 |
| Gener... | 06/30/2022 | 1493 | | accrued expenses | 2,093.52 | | 115,390.52 |
| Total 604 · Security/ Concierge | | | | | 11,165.52 | 1,395.68 | 115,390.52 |
| 608 · Elevator service | | | | | | | 19,199.05 |
| Total 608 · Elevator service | | | | | | | 19,199.05 |
| 613 · Fire alarm service | | | | | | | 2,059.20 |
| Bill | 06/01/2022 | 116... | Diversifire Systems, Inc | Service | 187.20 | | 2,246.40 |
| Total 613 · Fire alarm service | | | | | 187.20 | 0.00 | 2,246.40 |
| 614 · Generator/Fire Pump Maint. | | | | | | | 1,958.22 |
| Total 614 · Generator/Fire Pump Maint. | | | | | | | 1,958.22 |
| 619 · Handyman Services | | | | | | | 3,620.00 |
| Total 619 · Handyman Services | | | | | | | 3,620.00 |
| 625 · Lawn maintenance | | | | | | | 2,700.00 |
| Gener... | 06/01/2022 | 1495 | | reclass misposted reverse 625 oct/... | | 600.00 | 2,100.00 |
| Gener... | 06/30/2022 | 1494 | | accrue expenses | 200.00 | | 2,300.00 |
| Total 625 · Lawn maintenance | | | | | 200.00 | 600.00 | 2,300.00 |
| 626 · Maintenance Service | | | | | | | 17,754.32 |
| Total 626 · Maintenance Service | | | | | | | 17,754.32 |
| 664 · Window Cleaning | | | | | | | 3,100.00 |
| Total 664 · Window Cleaning | | | | | | | 3,100.00 |
| 663 · Roof PM | | | | | | | 2,500.00 |
| Total 663 · Roof PM | | | | | | | 2,500.00 |
| 665 · Pest Control | | | | | | | 1,511.11 |
| Total 665 · Pest Control | | | | | | | 1,511.11 |
| 667 · HVAC Service | | | | | | | 1,900.00 |
| Bill | 06/10/2022 | 1898 | Yuliet Tapia Del Sol | Bi-Monthly PM Serve | 380.00 | | 2,280.00 |
| Total 667 · HVAC Service | | | | | 380.00 | 0.00 | 2,280.00 |
| 670 · Pool service | | | | | | | 1,990.00 |
| Bill | 06/01/2022 | 1025 | Largaespada Pool Service Inc. | Monthly service | 465.00 | | 2,455.00 |
| Total 670 · Pool service | | | | | 465.00 | 0.00 | 2,455.00 |

GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month

As of June 30, 2022

| Type | Date | Num | Name | Memo | Debit | Credit | Balance |
|---|------------|--------|-----------------------------------|--|-------------------|-------------------|-------------------|
| 650.7 · Bonuses | | | | | | | 4,000.00 |
| Check | 06/02/2022 | 8808 | Alejandro Traval | Quarterly bonus | 400.00 | | 4,400.00 |
| Check | 06/02/2022 | 8809 | Rodolfo Espinel | Quarterly bonus | 600.00 | | 5,000.00 |
| Total 650.7 · Bonuses | | | | | 1,000.00 | 0.00 | 5,000.00 |
| Total 4 · Property Expenses | | | | | 13,397.72 | 1,995.68 | 179,314.62 |
| 6 · Repairs and Maintenance | | | | | | | 82,993.24 |
| 675.03 · Repairs - general | | | | | | | 41,907.73 |
| Bill | 06/02/2022 | SD1... | DOUGLAS ORR PLUMBING | Plumbing Work | 8,100.00 | | 50,007.73 |
| Bill | 06/10/2022 | 4804 | The Security &Lock Corp,Quickl... | Inv. 4804 Date 06/10/2022 | 583.15 | | 50,590.88 |
| Bill | 06/13/2022 | 6204 | BioResponse Corp | Water Mitigation PH12 | 1,816.43 | | 52,407.31 |
| Bill | 06/13/2022 | 6204 | BioResponse Corp | Parking pumpout garage Dryout | 1,804.05 | | 54,211.36 |
| Bill | 06/14/2022 | 4134 | The Security &Lock Corp,Quickl... | Inv. 4134-Date 01/14/2022 | 310.30 | | 54,521.66 |
| Bill | 06/14/2022 | 4280 | The Security &Lock Corp,Quickl... | Inv. 4280 Date 02/17/2022 | 647.35 | | 55,169.01 |
| Bill | 06/29/2022 | INV... | TEM Systems, Inc | Inv. Date: 12/27/2021 servicedate:0... | 1,258.32 | | 56,427.33 |
| Total 675.03 · Repairs - general | | | | | 14,519.60 | 0.00 | 56,427.33 |
| 675.05 · Landscaping. | | | | | | | 3,618.25 |
| Total 675.05 · Landscaping. | | | | | | | 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 |
| Gener... | 06/30/2022 | 1490 | | void ck 8671 when bal was paid w/c... | | 1,500.00 | 6,715.00 |
| Total 675.10 · Garage Gate | | | | | 0.00 | 1,500.00 | 6,715.00 |
| 675.15 · Repairs- HVAC | | | | | | | 10,320.00 |
| Bill | 06/10/2022 | 1898 | Yuliet Tapia Del Sol | Lobby South AC-Replace pulley sys... | 120.00 | | 10,440.00 |
| Total 675.15 · Repairs- HVAC | | | | | 120.00 | 0.00 | 10,440.00 |
| 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 | | | | | 14,639.60 | 1,500.00 | 96,132.84 |
| 720 · Reserve transfers | | | | | | | 74,250.00 |
| Gener... | 06/01/2022 | 1481 | | Monthly reserves | 6,750.00 | | 81,000.00 |
| Total 720 · Reserve transfers | | | | | 6,750.00 | 0.00 | 81,000.00 |
| TOTAL | | | | | 298,181.39 | 298,181.39 | 0.00 |