

**GABLES TERRACE CONDOMINIUM ASSOCIATION, INC.**

**PREPARED FINANCIAL STATEMENTS**

**July 31, 2021**



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

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**GABLES TERRACE CONDOMINIUM ASSOCIATION, INC.**  
**PREPARED FINANCIAL STATEMENTS**  
**July 31, 2021**

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**PADRON, MONTORO & HARTNEY, LLP**  
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13358 Southwest 128th Street  
Miami, Florida 33186



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### ACCOUNTANT'S PREPARATION REPORT

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

The accompanying financial statements and supplementary information of Gables Terrace Condominium Association, Inc. as of July 31, 2021 and for the one month 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*

August 13, 2021  
Miami, Florida

**GABLES TERRACE CONDOMINIUM ASSOCIATION, INC.**  
**BALANCE SHEET**  
**July 31, 2021**

	<u>Operating Fund</u>	<u>Special Assessment Fund</u>	<u>Replacement Fund</u>	<u>Total</u>
<b>ASSETS</b>				
Cash in banks	\$ 138,819	\$ 166,888	\$ 154,192	\$ 459,899
Assessments receivable	4,583	11,478	-	16,061
Prepaid expenses	50,789	-	-	50,789
Federal Tax Withheld	66	-	-	66
Due from operating fund	-	7,250	31,711	38,961
Total	<u>\$ 194,257</u>	<u>\$ 185,616</u>	<u>\$ 185,903</u>	<u>\$ 565,776</u>
<b>LIABILITIES AND FUND BALANCE</b>				
Accounts payable and accrued expenses	\$ 13,639	\$ 6,663	\$ -	\$ 20,302
Assessments received in advance	25,384	75	-	25,459
Short term borrowing-insurance	39,246	-	-	39,246
Security deposit	50,620	-	-	50,620
Contract liabilities S/A-2019	-	178,878	-	178,878
Due to replacement fund	31,711	-	-	31,711
Total Liabilities	<u>167,850</u>	<u>185,616</u>	<u>-</u>	<u>353,466</u>
<b>FUND BALANCE</b>				
Fund balance	<u>26,406</u>	<u>-</u>	<u>185,903</u>	<u>212,308</u>
Total Fund Balance	<u>26,406</u>	<u>-</u>	<u>185,903</u>	<u>212,308</u>
Total	<u>\$ 194,257</u>	<u>\$ 185,616</u>	<u>\$ 185,903</u>	<u>\$ 565,776</u>

**GABLES TERRACE CONDOMINIUM ASSOCIATION, INC.  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND BALANCE  
ONE MONTH ENDED JULY 31, 2021**

<b>REVENUES</b>	<b>Operating Fund</b>	<b>Special Assessment Fund</b>	<b>Replacement Fund</b>	<b>Total</b>
Maintenance assessments	\$ 41,742	\$ 9,682	\$ 6,750	\$ 48,492
Late charges	30	-	-	30
Interest	15	-	32	47
Parking and space rental income	495	-	-	495
Gate Cards	187	-	-	187
Other	701	-	-	701
<b>Total</b>	<b>43,170</b>	<b>9,682</b>	<b>6,782</b>	<b>49,952</b>
<b>EXPENSES</b>				
Administrative	5,683	142	-	5,825
Insurance	9,283	-	-	9,283
Utilities	8,757	-	-	8,757
Property expenses	11,452	-	-	11,452
Repairs and maintenance	4,886	9,540	-	14,426
<b>Total</b>	<b>40,060</b>	<b>9,682</b>	<b>-</b>	<b>40,060</b>
<b>EXCESS OF REVENUES AND EXPENSES</b>	<b>3,110</b>	<b>-</b>	<b>6,782</b>	<b>9,892</b>
Fund balance - beginning	23,296	-	179,121	202,417
<b>FUND BALANCE - ENDING</b>	<b>\$ 26,406</b>	<b>\$ -</b>	<b>\$ 185,903</b>	<b>\$ 212,308</b>

**GABLES TERRACE CONDOMINIUM ASSOCIATION, INC.**  
**STATEMENT OF DEFERRED MAINTENANCE AND REPLACEMENT FUND**  
**ONE MONTH ENDED JULY 31, 2021**

	Fund Balance <u>6/30/2021</u>	<u>Additions</u>	<u>Payments</u>	<u>Transfer</u>	<u>Interest</u>	Fund Balance <u>7/31/2021</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	-	-	-	-	5,764
Awning	16,910	-	-	-	-	16,910
Garage gate	830	-	-	-	-	830
Water pump	-	-	-	-	-	-
HVAC	2,020	-	-	-	-	2,020
Pooled	111,878	6,750	-	-	-	118,628
Interest-net of bank of charges	758	-	-	-	32	790
<b>Total</b>	<b><u>\$ 179,121</u></b>	<b><u>\$ 6,750</u></b>	<b><u>\$ -</u></b>	<b><u>\$ -</u></b>	<b><u>\$ 32</u></b>	<b><u>\$ 185,903</u></b>

**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 July 31, 2021**

	<u>Jul 31, 21</u>	<u>Jun 30, 21</u>	<u>\$ Change</u>
<b>ASSETS</b>			
Current Assets			
Checking/Savings			
103.01 · City Natl Bank 9906 -Operating	88,609	90,565	-1,957
103.06 · City Natl Bank-1014-Sec Dep	50,210	51,458	-1,248
104.01 · City Natl bank S/A -2019 6280	166,888	178,684	-11,796
105.04 · Wells Fargo-4716-MM	30	30	0
105.08 · City Natl Bank Reserve 4369	154,162	154,130	32
Total Checking/Savings	<u>459,899</u>	<u>474,867</u>	<u>-14,968</u>
Total Current Assets	459,899	474,867	-14,968
Other Assets			
112 · Assessment receivable	4,583	4,138	445
111 · Special assessment	11,478	16,099	-4,621
115 · Prepaid insurance	42,518	51,800	-9,283
116 · Prepaid expenses	8,271	5,118	3,152
125 · Federal Tax Withheld	66	66	0
Total Other Assets	<u>66,916</u>	<u>77,222</u>	<u>-10,306</u>
<b>TOTAL ASSETS</b>	<u><u>526,815</u></u>	<u><u>552,089</u></u>	<u><u>-25,274</u></u>

**GABLES TERRACE CONDOMINIUM ASSOC., INC.**  
**Statement of Assets and Liabilities**  
**As of July 31, 2021**

	<u>Jul 31, 21</u>	<u>Jun 30, 21</u>	<u>\$ Change</u>
<b>LIABILITIES &amp; EQUITY</b>			
Liabilities			
Current Liabilities			
Accounts Payable			
202 · Accounts payable	7,715	15,889	-8,173
Total Accounts Payable	7,715	15,889	-8,173
Other Current Liabilities			
203 · Accrued expenses	12,587	10,713	1,874
206 · Prepaid assessments	25,384	24,296	1,088
207 · Prepaid special assessment	75	0	75
210 · Security Deposit	50,620	51,870	-1,250
212 · Insurance payable	39,246	49,182	-9,936
Total Other Current Liabilities	127,912	136,061	-8,148
Total Current Liabilities	135,628	151,949	-16,322
Long Term Liabilities			
243 · Contract Liabilities S/A 2019	178,878	188,418	-9,540
Total Long Term Liabilities	178,878	188,418	-9,540
Total Liabilities	314,506	340,367	-25,861
Equity			
271 · Fund balance - reserves	185,903	179,121	6,782
274.1 · Fund balance - operating	23,296	45,437	-22,141
Net Income	3,110	-12,836	15,946
Total Equity	212,308	211,722	587
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>526,815</b>	<b>552,089</b>	<b>-25,274</b>

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Revenues and Expenses - Budget Performance

July 2021

	Jul 21	Budget	\$ Over Budget	Jul 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
301 · Maintenance assessments	48,492	48,492	-0	48,492	48,492	-0	581,908
310 · Screening fees	0	167	-167	0	167	-167	2,000
315 · Late charges	30	4	26	30	4	26	50
320 · Interest	15	4	11	15	4	11	50
334 · Parking space & Storage rental	495	833	-338	495	833	-338	10,000
335 · Gate cards	187	42	145	187	42	145	500
336 · Storage Space	135	0	135	135	0	135	0
340 · Other income	566	167	399	566	167	399	2,000
<b>Total Income</b>	<b>49,920</b>	<b>49,709</b>	<b>211</b>	<b>49,920</b>	<b>49,709</b>	<b>211</b>	<b>596,508</b>
Expense							
1 · Administrative Expenses							
505 · Accounting	400	400	0	400	400	0	4,800
510 · Audit and Tax returns	0	200	-200	0	200	-200	2,400
515 · Office expenses	728	208	519	728	208	519	2,500
520 · Bad debt	0	250	-250	0	250	-250	3,000
522 · Bank Charges	130	83	47	130	83	47	1,000
540 · Legal	1,500	292	1,208	1,500	292	1,208	3,500
544 · Corporate Filing Fees	0	6	-6	0	6	-6	75
545 · Licenses & permits	0	208	-208	0	208	-208	2,500
546 · Licenses - Fla. condo fee	0	36	-36	0	36	-36	432
550 · Management Services	3,000	3,000	0	3,000	3,000	0	36,000
582 · Postage & printing	-75	208	-283	-75	208	-283	2,500
<b>Total 1 · Administrative Expenses</b>	<b>5,683</b>	<b>4,892</b>	<b>790</b>	<b>5,683</b>	<b>4,892</b>	<b>790</b>	<b>58,707</b>
2 · Insurance							
615.01 · Insurance - Property/Liability	8,891	9,583	-692	8,891	9,583	-692	115,000
615.07 · Insurance-Umbrella	131	128	3	131	128	3	1,539
615.09 · Insurance-Boiler & Machin...	207	203	4	207	203	4	2,435
615.11 · Workers Compensation	54	53	1	54	53	1	630
<b>Total 2 · Insurance</b>	<b>9,283</b>	<b>9,967</b>	<b>-684</b>	<b>9,283</b>	<b>9,967</b>	<b>-684</b>	<b>119,604</b>
3 · Utilities							
585 · Telephone	516	608	-92	516	608	-92	7,300
610 · Electricity	2,281	2,667	-386	2,281	2,667	-386	32,000
690 · Waste removal	2,294	2,500	-206	2,294	2,500	-206	30,000
695 · Water & sewer	3,665	3,667	-1	3,665	3,667	-1	44,000
<b>Total 3 · Utilities</b>	<b>8,757</b>	<b>9,442</b>	<b>-685</b>	<b>8,757</b>	<b>9,442</b>	<b>-685</b>	<b>113,300</b>
4 · Property Expenses							
604 · Security/ Concierge	9,370	9,750	-380	9,370	9,750	-380	117,000
608 · Elevator service	1,576	1,500	76	1,576	1,500	76	18,000
613 · Fire alarm service	0	183	-183	0	183	-183	2,200
614 · Generator/Fire Pump Maint.	0	150	-150	0	150	-150	1,800
619 · Handyman Services	0	417	-417	0	417	-417	5,000
625 · Lawn maintenance	0	200	-200	0	200	-200	2,400
626 · Maintenance Service	0	1,708	-1,708	0	1,708	-1,708	20,500
664 · Window Cleaning	0	292	-292	0	292	-292	3,500
663 · Roof PM	0	208	-208	0	208	-208	2,500
665 · Pest Control	141	125	16	141	125	16	1,500
667 · HVAC Service	0	175	-175	0	175	-175	2,100
670 · Pool service	365	465	-100	365	465	-100	5,580
650.7 · Bonuses	0	417	-417	0	417	-417	5,000
<b>Total 4 · Property Expenses</b>	<b>11,452</b>	<b>15,590</b>	<b>-4,138</b>	<b>11,452</b>	<b>15,590</b>	<b>-4,138</b>	<b>187,080</b>
6 · Repairs and Maintenance							
675.02 · Repairs - electrical	0	167	-167	0	167	-167	2,000
675.03 · Repairs - general	2,346	921	1,424	2,346	921	1,424	11,057
675.04 · Repairs - plumbing	0	167	-167	0	167	-167	2,000
675.05 · Landscaping.	396	208	188	396	208	188	2,500
675.08 · Repairs - pool	0	167	-167	0	167	-167	2,000
675.10 · Garage Gate	0	250	-250	0	250	-250	3,000
675.14 · Fire Systems- Repairs	187	0	187	187	0	187	0
675.15 · Repairs- HVAC	0	250	-250	0	250	-250	3,000
675.17 · Life Safety Equipment	0	417	-417	0	417	-417	5,000
675.91 · Maintenance Supplies	0	167	-167	0	167	-167	2,000
675.93 · Carpet Cleaning	1,958	355	1,603	1,958	355	1,603	4,260
<b>Total 6 · Repairs and Maintenance</b>	<b>4,886</b>	<b>3,068</b>	<b>1,818</b>	<b>4,886</b>	<b>3,068</b>	<b>1,818</b>	<b>36,817</b>
720 · Reserve transfers	6,750	6,750	0	6,750	6,750	0	81,000
<b>Total Expense</b>	<b>46,810</b>	<b>49,709</b>	<b>-2,899</b>	<b>46,810</b>	<b>49,709</b>	<b>-2,899</b>	<b>596,508</b>

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Revenues and Expenses - Budget Performance

July 2021

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	<u>Jul 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jul 21</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Net Ordinary Income	<u>3,110</u>	<u>0</u>	<u>3,110</u>	<u>3,110</u>	<u>0</u>	<u>3,110</u>	<u>0</u>
Net Income	<u><u>3,110</u></u>	<u><u>0</u></u>	<u><u>3,110</u></u>	<u><u>3,110</u></u>	<u><u>0</u></u>	<u><u>3,110</u></u>	<u><u>0</u></u>

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

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	<u>TOTAL</u>
Ordinary Income/Expense	
Income	
301 · Maintenance assessments	48,492
315 · Late charges	30
320 · Interest	15
334 · Parking space & Storage rental	495
335 · Gate cards	187
336 · Storage Space	135
340 · Other income	<u>566</u>
Total Income	49,920
Expense	
1 · Administrative Expenses	
505 · Accounting	400
515 · Office expenses	728
522 · Bank Charges	130
540 · Legal	1,500
550 · Management Services	3,000
582 · Postage & printing	<u>-75</u>
Total 1 · Administrative Expenses	5,683
2 · Insurance	
615.01 · Insurance - Property/Liability	8,891
615.07 · Insurance-Umbrella	131
615.09 · Insurance-Boiler & Machinery	207
615.11 · Workers Compensation	<u>54</u>
Total 2 · Insurance	9,283
3 · Utilities	
585 · Telephone	516
610 · Electricity	2,281
690 · Waste removal	2,294
695 · Water & sewer	<u>3,665</u>
Total 3 · Utilities	8,757
4 · Property Expenses	
604 · Security/ Concierge	9,370
608 · Elevator service	1,576
665 · Pest Control	141
670 · Pool service	<u>365</u>
Total 4 · Property Expenses	11,452
6 · Repairs and Maintenance	
675.03 · Repairs - general	2,346
675.05 · Landscaping.	396

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

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	<u>TOTAL</u>
675.14 · Fire Systems- Repairs	187
675.93 · Carpet Cleaning	<u>1,958</u>
Total 6 · Repairs and Maintenance	4,886
720 · Reserve transfers	<u>6,750</u>
Total Expense	<u>46,810</u>
Net Ordinary Income	<u>3,110</u>
<b>Net Income</b>	<b><u><u>3,110</u></u></b>

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Check Register

As of July 31, 2021

Type	Date	Num	Name	Memo	Debit	Credit	Balance
							90,565.19
<b>103.01 · City Natl Bank 9906 -Operating</b>							
Deposit	07/01/2021	701	A/R Deposit	Deposit	1,763.00		92,328.19
Deposit	07/02/2021	702	A/R Deposit	Deposit	1,358.00		93,686.19
Deposit	07/02/2021	702	A/R Deposit	Atty	449.00		94,135.19
Deposit	07/03/2021	703	A/R Deposit	Deposit	21,103.00		115,238.19
Deposit	07/04/2021	704	A/R Deposit	online	869.00		116,107.19
Deposit	07/06/2021	706	A/R Deposit	Deposit	2,694.00		118,801.19
Deposit	07/07/2021	707	A/R Deposit	Deposit	3,592.00		122,393.19
Deposit	07/08/2021	708	A/R Deposit	Deposit	2,956.00		125,349.19
Deposit	07/09/2021	709	A/R Deposit	Deposit	898.00		126,247.19
Deposit	07/09/2021	709	A/R Deposit	Assoc	2,426.15		128,673.34
Deposit	07/09/2021	709	A/R Deposit	Deposit	330.00		129,003.34
Deposit	07/09/2021	709	A/R Deposit	online	449.00		129,452.34
Deposit	07/12/2021	712	A/R Deposit	Deposit	3,431.80		132,884.14
Deposit	07/12/2021	712	A/R Deposit	online	750.00		133,634.14
Check	07/13/2021	ACH	FPL			2,318.90	131,315.24
Check	07/14/2021	ACH	Miami-Dade Water And S...	Acct. 174205455		3,678.77	127,636.47
Check	07/14/2021	ACH	IPFS Corporation	Acct. FLS-96855 - Confirmation No.: 1544...		9,935.71	117,700.76
Bill Pmt -Check	07/14/2021	8563	Care Pest Solutions	Inv. 187152		90.95	117,609.81
Bill Pmt -Check	07/14/2021	8564	DDCA Security Inc	Inv. 10143		4,200.00	113,409.81
Bill Pmt -Check	07/14/2021	8565	Diversifire Systems, Inc	Inv. 112560		2,689.65	110,740.16
Bill Pmt -Check	07/14/2021	8566	Diversifire Systems, Inc	Inv. 112691		187.20	110,552.96
Bill Pmt -Check	07/14/2021	8567	Grove Properties LLC	Inv. 1886		3,000.00	107,552.96
Bill Pmt -Check	07/14/2021	8568	JM EXERCISE EQUIPM...	Inv. 079114		250.00	107,302.96
Bill Pmt -Check	07/14/2021	8569	Rodriguez Lawn Mainten...	Inv. 30218		200.00	107,102.96
Check	07/14/2021	ACH	Miami-Dade Water And S...	6931777355		230.21	106,872.75
Check	07/14/2021	ACH	Miami-Dade Water And S...	8787909438		12.65	106,860.10
Check	07/15/2021		Maintenance Fee			65.00	106,795.10
Deposit	07/16/2021	716	A/R Deposit	Deposit	913.00		107,708.10
Deposit	07/16/2021		Deposit	Deposit	1,053.00		108,761.10
Check	07/18/2021	ACH	Comcast	Acct. 8495 60 044 88311851		478.97	108,282.13
Deposit	07/20/2021	720	A/R Deposit	Deposit	1,362.00		109,644.13
Deposit	07/20/2021	720	A/R Deposit	assoc	527.75		110,171.88
Deposit	07/21/2021	721	A/R Deposit	Deposit	449.00		110,620.88
Check	07/21/2021	ACH	Comcast	VOID:	0.00		110,620.88
Deposit	07/23/2021	723	A/R Deposit	Deposit	898.00		111,518.88
Deposit	07/26/2021	726	A/R Deposit	Deposit	449.00		111,967.88
Deposit	07/27/2021	727	A/R Deposit	Deposit	138.00		112,105.88
Deposit	07/28/2021	728	A/R Deposit	online	565.15		112,671.03
Bill Pmt -Check	07/29/2021	ACH	AT & T	Acct. 287302189425 - Confrition No.: 71...		37.50	112,633.53
Bill Pmt -Check	07/29/2021	8570	American Pool Service Inc.	Inv. 542806		1,460.00	111,173.53
Bill Pmt -Check	07/29/2021	8571	Care Pest Solutions	Inv. 168022		50.00	111,123.53
Bill Pmt -Check	07/29/2021	8572	DDCA Security Inc	Inv. 10231		4,200.00	106,923.53
Bill Pmt -Check	07/29/2021	8573	Grove Properties LLC	Inv. 1885		727.63	106,195.90
Bill Pmt -Check	07/29/2021	8574	Jorge L Herrera, CPA, P.A.	Inv. 1413		1,500.00	104,695.90
Bill Pmt -Check	07/29/2021	8575	KJW Enterprizes, Inc.	Inv. 0071		1,530.10	103,165.80
Bill Pmt -Check	07/29/2021	8576	Otis Elevator Company	Inv. TAO06075720		4,576.59	98,589.21
Bill Pmt -Check	07/29/2021	8577	Otis Elevator Company	Inv. 100400453645		4,728.63	93,860.58
Bill Pmt -Check	07/29/2021	8578	Otis Elevator Company	Inv. 100400247217		4,728.63	89,131.95
Bill Pmt -Check	07/29/2021	8579	Padron, Montoro & Hartn...	Inv. 18877		400.00	88,731.95
Bill Pmt -Check	07/29/2021	8580	Rugsies Cleaners	Inv. 11854		1,957.50	86,774.45
Deposit	07/29/2021	729	A/R Deposit	Deposit	913.00		87,687.45
Deposit	07/30/2021	730	A/R Deposit	Deposit	916.00		88,603.45
Deposit	07/30/2021		Interest	Deposit	5.15		88,608.60
Total 103.01 · City Natl Bank 9906 -Operating					51,258.00	53,214.59	88,608.60
							51,457.77
<b>103.06 · City Natl Bank-1014-Sec Dep</b>							
Check	07/14/2021	1075	Hanya Abdul Rahman	Unit 502 - Security Deposit Refund		500.00	50,957.77
Deposit	07/16/2021			Deposit	500.00		51,457.77
Check	07/29/2021	1076	Camily Kafia	Unit 903 - Security Deposit Refund		1,000.00	50,457.77
Check	07/29/2021	1077	Emily Walsh	Unit 707 - Security Deposit Refund		250.00	50,207.77
Deposit	07/30/2021			Interest	2.12		50,209.89
Total 103.06 · City Natl Bank-1014-Sec Dep					502.12	1,750.00	50,209.89
							178,683.91
<b>104.01 · City Natl bank S/A -2019 6280</b>							
Deposit	07/08/2021	702	A/R Deposit	atty	3,856.10		182,540.01
Deposit	07/14/2021	714	A/R Deposit	Deposit	210.05		182,750.06
Check	07/15/2021		Maintenance Fee			65.00	182,685.06
Bill Pmt -Check	07/29/2021	1050	Padron, Montoro & Hartn...	Inv. 18876		142.00	182,543.06
Bill Pmt -Check	07/29/2021	1051	SoFla Landscaping, Inc.	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, inc.	50% Deposit Contract		15,662.50	166,888.03
Total 104.01 · City Natl bank S/A -2019 6280					4,073.62	15,869.50	166,888.03

**GABLES TERRACE CONDOMINIUM ASSOC., INC.**

**Check Register**

**As of July 31, 2021**

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
105.04 · Wells Fargo-4716-MM							30.00
Total 105.04 · Wells Fargo-4716-MM							30.00
105.08 · City Natl Bank Reserve 4369							154,130.22
Deposit	07/30/2021			Interest	31.95		154,162.17
Total 105.08 · City Natl Bank Reserve 4369					31.95	0.00	154,162.17
<b>TOTAL</b>					<u>55,865.69</u>	<u>70,834.09</u>	<u>459,898.69</u>

GABLES TERRACE CONDOMINIUM

MAINTENANCE FEES RECEIVABLE SCHEDULE

AS OF 07/31/2021

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

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GABLES TERRACE CONDOMINIUM  
MAINTENANCE FEES RECEIVABLE SCHEDULE  
AS OF 07/31/2021

ACCT #	NAME	PAST DUE	COMMENTS
0505	PACDIA INVESTMENTS, INC	462.20	First Notice Mailed: 07/16/2021
0811	LUIS A & SOFIA DEL R JUGO	943.00	F/N EXP. 08/02/2021
0903	CAMILLY KAFKA	554.00	First Notice Mailed: 07/16/2021
0908	PATRICIA OLIVERA	759.95	
1004	JOSHUA PHILLIP ALLIOT	629.00	F/N EXP. 08/02/2021
1010	MARIE MOLL	169.00	First Notice
1106	Andgla Investments INC	602.10	F/N EXP. 08/02/2021
1305	DEREK DANIEL RYLAND	449.00	First Notice
1312	Andrea Stefan	15.00	First Notice
	TOTAL	4,583.25	

GABLES TERRACE CONDOMINIUM  
 MAINTENANCE FEES RECEIVABLE SCHEDULE  
 AS OF 07/31/2021

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%	1,649.20	35.9%
SECOND NOTICE:	0	0.0%	0.00	0.0%
FINAL LETTER:	4	3.6%	2,934.05	64.0%
PREPARE FOR ATTY:	0	0.0%	0.00	0.0%
ATTORNEY:	0	0.0%	0.00	0.0%
TOTAL	9	8.2%	4,583.25	100.0%

GABLES TERRACE CONDOMINIUM

PREPAID MAINTENANCE FEES SCHEDULE

AS OF 07/31/2021

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

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GABLES TERRACE CONDOMINIUM  
 PREPAID MAINTENANCE FEES SCHEDULE  
 AS OF 07/31/2021

ACCT #	NAME	PREPAID	COMMENTS
0502	LUIS ALBERTO TORO MARTINEZ	-474.00	
0504	ABEL FERNANDEZ & I GONZALEZ	-792.00	
0510	EDUARDO OLIVA	-525.00	
0511	CARY CHOW	-416.00	
0512	MARTIN X RIVAS	-185.18	
0601	ANA L. FIGUEROA	-6.00	
0602	ORLANDO RODRIGUEZ	-5.00	
0603	HECTOR CASTANEDA	-405.00	
0604	Isabel & Teresa Pena	-285.51	
0606	TONI MELTZER	-92.00	
0608	BEATRIZ BACK	-368.00	
0609	ERIDANIA MERCEDES	-449.00	
0612	KIMBERLY MARTINEZ	-1,198.00	
0701	SERGIO MENDEZ	-15.00	
0702	RICHARD BLANCO & ALEXANDRA	-374.00	
0704	PATRIMAR INVESTMENTS	-49.10	
0706	MARK MUGICA	-0.85	
0707	JOSE MANUEL BETANCOURT	-463.90	
0708	JEAN MARC CUVILLY	-15.00	
0801	JEAN MARC CUVILLY	-15.00	
0803	PATRICIA NANCY IBARRA ZERPA	-553.00	
0804	MATTHEW D. GABRIEL &	-449.00	
0808	ELA DOMINGUEZ	-2,245.00	
0809	Beatriz Back	-387.82	
0810	MICHAEL&CATARINA STUART-SMITH	-0.60	
0812	DIEGO GONZALEZ & OLGA BERMEO	-449.00	
0902	PAMELA &CHARLES AVAUNZAFF &	-650.00	
0904	FELIX/ MANUEL PADIN	-64.20	
0909	CARLA POUMIAN-RUIZ	-25.00	
0910	MARK C. YANG	-210.05	
1003	JOHN ALBERT NEGRON	-630.15	
1005	RODRIGO GARCIA & MIMSY FARMER	-3.00	
1006	LIUDMILA ORIZ	-420.10	
1011	Anders Alexandersson	-1,390.00	
1012	SOUREN AVAKIANTS	-1,843.10	
1101	ADRIAN ALFONSO	-1,763.00	
1103	BERNARDO ROMAN III	-570.10	
1104	LARA A. GONZALEZ RIVAS	-737.80	
1107	DAVID & NATALIE FRANCISCO	-15.00	
1109	ERIC LEWIS	-59.90	
1112	CHIQUIRRITIN, S.A.	-2,575.00	
1202	SERGIO ALONSO TORANZO	-1.18	
1203	Diego & Eliana Vargas	-19.80	
1204	Alexis Vldes-Barry	-564.95	
1205	DEL VALLE GROUP	-103.25	
1206	MARCO A. ROMERO	-194.91	

GABLES TERRACE CONDOMINIUM  
PREPAID MAINTENANCE FEES SCHEDULE  
AS OF 07/31/2021

ACCT #	NAME	PREPAID	COMMENTS
1208	Michelle Fernandez	-1.90	
1211	VERONICA RAMOS	-210.05	
1212	JOSE UGARTE	-434.00	
1306	Andgla Investments INC	-10.10	
1308	TOMAS DAVID SIMON	-431.10	
9999	unapplied paymen	-2,238.47	
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	TOTAL	-25,384.07	
		=====	

GABLES TERRACE CONDOMINIUM

SPECIAL ASSESSMENT - 2019 RECEIVABLE SCHEDULE

AS OF 07/31/2021

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

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GABLES TERRACE CONDOMINIUM  
 SPECIAL ASSESSMENT - 2019 RECEIVABLE SCHEDULE  
 AS OF 07/31/2021

ACCT #	NAME	PAST DUE	COMMENTS
0611	CARLO RODRIGUEZ	3,235.72	F/N EXP. 08/02/2021
0709	OSCAR J. ARELLANO	2,990.90	F/N EXP. 08/02/2021
0806	JEANETTE GONZALEZ	0.30	
0908	PATRICIA OLIVERA	630.15	
1003	JOHN ALBERT NEGRON	630.15	F/N-part. payment recd
1008	Hector Medori	210.05	First Notice Mailed: 07/16/2021
1210	ARMANDO FUKUMA	3,780.90	F/N EXP. 08/02/2021
TOTAL		11,478.17	

UNPAID ANALYSIS	# OF ACCTS	% OF ASSOC	PAST DUE AMOUNT	% OF TOTAL
LESS THAN \$3 BAL	1	0.9%	0.30	0.0%
FIRST NOTICE:	1	0.9%	210.05	1.8%
SECOND NOTICE:	0	0.0%	0.00	0.0%
FINAL LETTER:	5	4.6%	11,267.82	98.1%
PREPARE FOR ATTY:	0	0.0%	0.00	0.0%
ATTORNEY:	0	0.0%	0.00	0.0%
TOTAL	7	6.4%	11,478.17	100.0%

GABLES TERRACE CONDOMINIUM

PREPAID SPECIAL ASSESSMENT - 2019 SCHEDULE

AS OF 07/31/2021

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

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GABLES TERRACE CONDOMINIUM  
PREPAID SPECIAL ASSESSMENT - 2019 SCHEDULE  
AS OF 07/31/2021

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

GABLES TERRACE CONDOMINIUM

ACCOUNTS RECEIVABLE SCHEDULE - CONSOLIDATED

AS OF 07/31/2021

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

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GABLES TERRACE CONDOMINIUM  
 ACCOUNTS RECEIVABLE SCHEDULE - CONSOLIDATED  
 AS OF 07/31/2021

ACCT #	NAME	FUND #1	FUND #2	FUND #3	FUND #4
0502	LUIS ALBERTO TORO MARTINEZ	-474.00	0.00	0.00	0.00
0504	ABEL FERNANDEZ & I GONZALEZ	-792.00	0.00	0.00	0.00
0505	PACDIA INVESTMENTS, INC	462.20	0.00	0.00	0.00
0510	EDUARDO OLIVA	-525.00	0.00	0.00	0.00
0511	CARY CHOW	-416.00	0.00	0.00	0.00
0512	MARTIN X RIVAS	-185.18	0.00	0.00	0.00
0601	ANA L. FIGUEROA	-6.00	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	TONI MELTZER	-92.00	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
0611	CARLO RODRIGUEZ	0.00	0.00	3235.72	0.00
0612	KIMBERLY MARTINEZ	-1,198.00	0.00	0.00	0.00
0701	SERGIO MENDEZ	-15.00	0.00	0.00	0.00
0702	RICHARD BLANCO & ALEXANDRA	-374.00	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	-463.90	0.00	0.00	0.00
0708	JEAN MARC CUVILLY	-15.00	0.00	0.00	0.00
0709	OSCAR J. ARELLANO	0.00	0.00	2990.90	0.00
0801	JEAN MARC CUVILLY	-15.00	0.00	0.00	0.00
0803	PATRICIA NANCY IBARRA ZERPA	-553.00	0.00	0.00	0.00
0804	MATTHEW D. GABRIEL &	-449.00	0.00	0.00	0.00
0806	JEANETTE GONZALEZ	0.00	0.00	0.30	0.00
0808	ELA DOMINGUEZ	-2,245.00	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	943.00	0.00	0.00	0.00
0812	DIEGO GONZALEZ & OLGA BERMEO	-449.00	0.00	0.00	0.00
0902	PAMELA &CHARLES AVAUNZAFF &	-650.00	0.00	0.00	0.00
0903	CAMILLY KAFKA	554.00	0.00	0.00	0.00
0904	FELIX/ MANUEL PADIN	-64.20	0.00	0.00	0.00
0908	PATRICIA OLIVERA	759.95	0.00	630.15	0.00
0909	CARLA POUMIAN-RUIZ	-25.00	0.00	0.00	0.00
0910	MARK C. YANG	-210.05	0.00	0.00	0.00
1003	JOHN ALBERT NEGRON	-630.15	0.00	630.15	0.00
1004	JOSHUA PHILLIP ALLIOT	629.00	0.00	0.00	0.00
1005	RODRIGO GARCIA & MIMSY FARMER	-3.00	0.00	0.00	0.00
1006	LIUDMILA ORIZ	-420.10	0.00	0.00	0.00
1008	Hector Medori	0.00	0.00	210.05	0.00
1010	MARIE MOLL	169.00	0.00	0.00	0.00
1011	Anders Alexandersson	-1,390.00	0.00	0.00	0.00
1012	SOUREN AVAKIANTS	-1,843.10	0.00	0.00	0.00
1101	ADRIAN ALFONSO	-1,763.00	0.00	0.00	0.00

GABLES TERRACE CONDOMINIUM  
 ACCOUNTS RECEIVABLE SCHEDULE - CONSOLIDATED  
 AS OF 07/31/2021

ACCT #	NAME	FUND #1	FUND #2	FUND #3	FUND #4
1103	BERNARDO ROMAN III	-570.10	0.00	0.00	0.00
1104	LARA A. GONZALEZ RIVAS	-737.80	0.00	0.00	0.00
1106	Andgla Investments INC	602.10	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.	-2,575.00	0.00	0.00	0.00
1202	SERGIO ALONSO TORANZO	-1.18	0.00	0.00	0.00
1203	Diego & Eliana Vargas	-19.80	0.00	0.00	0.00
1204	Alexis Vldes-Barry	-564.95	0.00	0.00	0.00
1205	DEL VALLE GROUP	-103.25	0.00	0.00	0.00
1206	MARCO A. ROMERO	-194.91	0.00	0.00	0.00
1208	Michelle Fernandez	-1.90	0.00	0.00	0.00
1210	ARMANDO FUKUMA	0.00	0.00	3780.90	0.00
1211	VERONICA RAMOS	-210.05	0.00	0.00	0.00
1212	JOSE UGARTE	-434.00	0.00	0.00	0.00
1305	DEREK DANIEL RYLAND	449.00	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
1312	Andrea Stefan	15.00	0.00	0.00	0.00
9999	unapplied paymen	-2,238.47	0.00	0.00	0.00
	TOTAL	-20,800.82	0.00	11,402.97	0.00
		=====	=====	=====	=====

FUND #1: MAINTENANCE FEES

FUND #2: SPECIAL ASSESSMENT - 2012

FUND #3: SPECIAL ASSESSMENT - 2019

FUND #4:

**GABLES TERRACE CONDOMINIUM ASSOCIATION, INC.**  
**Schedule of Prepaid Expenses**  
**July 31, 2021**

Description	Code	Dates	Term (in months)	Total	Monthly Expense	Amount Expense	Prepaid Balance
Managemen services	550	08/01/2021-08/31/2021	1	\$ 3,000.00	\$ 3,000.00	-	\$ 3,000.00
Accounting	505	08/01/2021-08/31/2021	1	\$ 400.00	\$ 400.00	-	400.00
Accounting s/a services	243.05	08/01/2021-08/31/2021	1	\$ 142.00	\$ 10.92	-	142.00
Otis Elevator Company	608	08/01/2021-10/31/2021	3	4,728.63	1,576.21	-	4,728.63
							<u>\$ 8,270.63</u>



**GABLES TERRACE CONDOMINIUM ASSOC., INC.**  
**Accounts Payable Schedule**  
**As of July 31, 2021**

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	<u>Jul 31, 21</u>
Best Roofing Services	6,663
Care Pest Management	91
Circle Generator Service	565
The Blonde Tulip	<u>396</u>
<b>TOTAL</b>	<b><u><u>7,715</u></u></b>

**GABLES TERRACE CONDOMINIUM  
 ACCRUED EXPENSES  
 July 31, 2021**

	<u>DESCRIPTION</u>		<u>CODE</u>	<u>AMOUNT PAID</u>	<u>DAILY AVERAGE</u>	<u>DAYS ACCRUED</u>	<u>AMOUNT ACCRUED</u>
MDWS	5/13/2021	6/15/2021	695	3,921.63	118.84	46	5,466.64
FPL	6/2/2021	7/2/2021	610	2,318.90	77.30	29	2,241.70
Cable*	3/1/2021	3/31/2021	603	0.00	0.00	-	0.00
Pool service**	3/1/2021	3/31/2021	670	0.00	0.00	-	0.00
Security	7/10/2021	7/23/2021	604	4,200.00	323.08	8	2,584.64
Waste removal	6/1/2021	6/30/2021	690	2,294.05	79.11	-	2,294.05
						<b>TOTAL</b>	<b><u>12,587.03</u></b>

**GABLES TERRACE CONDOMINIUM ASSOC., INC.**

**Security Deposit- Schedule**

**As of July 31, 2021**

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
<b>Security Deposit</b>							52,370.00
<b>Unit 0903</b>							0.00
Check	07/29/2021	1076	Camily ...	Security Deposit ...	1,000.00		-1,000.00
Total Unit 0903					1,000.00	0.00	-1,000.00
<b>Unit 0802</b>							500.00
Total Unit 0802							500.00
<b>Unit 0502</b>							1,000.00
Check	07/14/2021	1075	Hanya A...	Security Deposit ...	500.00		500.00
Total Unit 0502					500.00	0.00	500.00
<b>Unit 1007</b>							250.00
Total Unit 1007							250.00
<b>Unit 0240</b>							500.00
Total Unit 0240							500.00
<b>Unit 0809</b>							500.00
Total Unit 0809							500.00
<b>Unit 0707</b>							1,000.00
Check	07/29/2021	1077	Emily ...	Security Deposit ...	250.00		750.00
Total Unit 0707					250.00	0.00	750.00
<b>Unit 0910</b>							500.00
Total Unit 0910							500.00
<b>Unit 1307</b>							500.00
Total Unit 1307							500.00
<b>Unit 0505</b>							1,000.00
Deposit	07/16/2021	125		Security Deposit ...		500.00	1,500.00
Total Unit 0505					0.00	500.00	1,500.00
<b>Unit 0509</b>							1,000.00
Total Unit 0509							1,000.00
<b>Unit 0511</b>							1,000.00
Total Unit 0511							1,000.00
<b>Unit 0607</b>							1,000.00
Total Unit 0607							1,000.00
<b>Unit 0608</b>							1,000.00
Total Unit 0608							1,000.00
<b>Unit 0611</b>							500.00
Total Unit 0611							500.00
<b>Unit-0701</b>							1,000.00
Total Unit-0701							1,000.00
<b>Unit-0702</b>							2,000.00

**GABLES TERRACE CONDOMINIUM ASSOC., INC.****Security Deposit- Schedule****As of July 31, 2021**

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
Total Unit-0702							2,000.00
<b>Unit 0708</b>							1,000.00
Total Unit 0708							1,000.00
<b>Unit 0709</b>							1,500.00
Total Unit 0709							1,500.00
<b>Unit-0803</b>							1,000.00
Total Unit-0803							1,000.00
<b>Unit 0905</b>							1,500.00
Total Unit 0905							1,500.00
<b>Unit 0912</b>							1,000.00
Total Unit 0912							1,000.00
<b>Unit 0999</b>							1,000.00
Total Unit 0999							1,000.00
<b>Unit 1005</b>							500.00
Total Unit 1005							500.00
<b>Unit 1008</b>							500.00
Total Unit 1008							500.00
<b>Unit 1009</b>							1,000.00
Total Unit 1009							1,000.00
<b>Unit 1010</b>							500.00
Total Unit 1010							500.00
<b>Unit 1101</b>							1,000.00
Total Unit 1101							1,000.00
<b>Unit 1102</b>							1,500.00
Total Unit 1102							1,500.00
<b>Unit 1202</b>							1,500.00
Total Unit 1202							1,500.00
<b>Unit 1205</b>							1,000.00
Total Unit 1205							1,000.00
<b>Unit 1301</b>							500.00
Total Unit 1301							500.00
<b>Unit 1302</b>							500.00
Total Unit 1302							500.00
<b>Unit 1306</b>							500.00
Total Unit 1306							500.00
<b>Unit 1310</b>							500.00
Total Unit 1310							500.00
<b>Unit 1312</b>							1,000.00

**GABLES TERRACE CONDOMINIUM ASSOC., INC.**  
**Security Deposit- Schedule**  
**As of July 31, 2021**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Total Unit 1312							1,000.00
<b>Unit 9999</b>							7,420.00
Total Unit 9999							7,420.00
<b>Unit 0510</b>							1,000.00
Total Unit 0510							1,000.00
<b>Unit 0601</b>							1,000.00
Total Unit 0601							1,000.00
<b>Unit 0602</b>							500.00
Total Unit 0602							500.00
<b>Unit 0603</b>							500.00
Total Unit 0603							500.00
<b>Unit 0605</b>							500.00
Total Unit 0605							500.00
<b>Unit 0702</b>							500.00
Total Unit 0702							500.00
<b>Unit 0703</b>							500.00
Total Unit 0703							500.00
<b>Unit 0706</b>							1,000.00
Total Unit 0706							1,000.00
<b>Unit 0710</b>							1,700.00
Total Unit 0710							1,700.00
<b>Unit 0805</b>							1,500.00
Total Unit 0805							1,500.00
<b>Unit 0807</b>							1,000.00
Total Unit 0807							1,000.00
<b>unit 0908</b>							500.00
Total unit 0908							500.00
<b>Unit 1104</b>							1,000.00
Total Unit 1104							1,000.00
<b>Unit 1106</b>							1,000.00
Total Unit 1106							1,000.00
<b>Unit 1110</b>							1,000.00
Total Unit 1110							1,000.00
<b>Unit 1304</b>							500.00
Total Unit 1304							500.00
<b>Unit 704</b>							500.00
Total Unit 704							500.00
Total Security Deposit					1,750.00	500.00	51,120.00

**GABLES TERRACE CONDOMINIUM ASSOC., INC.**

**Security Deposit- Schedule**

**As of July 31, 2021**

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
Unclassified							-500.00
Total unclassified							-500.00
<b>TOTAL</b>					<b>1,750.00</b>	<b>500.00</b>	<b>50,620.00</b>

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Contract Liabilities S/A 2019

As of July 31, 2021

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
Total 104.01 · City Natl bank S/A -2019	6280					4,073.62	15,869.50	166,888.03
243 · Contract Liabilities S/A 2019								-188,417.76
243.01 · S/A 2019 Revenues								-401,556.20
Total 243.01 · S/A 2019 Revenues								-401,556.20
243.02 · S/A 2019 Interest								-29.40
Total 243.02 · S/A 2019 Interest								-29.40
243.03 · Bank charges								109.25
Total 243.03 · Bank charges								109.25
243.05 · S/A 2019 Expenses								213,058.59
243.050 · Domestic water pum								7,529.00
Total 243.050 · Domestic water pum								7,529.00
243.051 · Life safety equipment								25,097.25
Total 243.051 · Life safety equipment								25,097.25
243.052 · Roof project								131,262.39
Bill	07/30/2021			SoFla Landscaping, I...	Roof project	9,397.50		140,659.89
Total 243.052 · Roof project						9,397.50	0.00	140,659.89
243.053 · Pool Repairs								4,424.05
Total 243.053 · Pool Repairs								4,424.05
243.054 · Garage project								24,485.40
Total 243.054 · Garage project								24,485.40
243.05 · S/A 2019 Expenses - Other								20,260.50
General Journal	07/01/2021	1435R	*		Reverse of GJE 1435 -- prepaid expe...	142.00		20,402.50
Bill	07/29/2021	18876		Padron, Montoro & H...	Inv. 18876 8/1	142.00		20,544.50
General Journal	07/31/2021	1407	*		prepaid expenses		142.00	20,402.50
Total 243.05 · S/A 2019 Expenses - Other						284.00	142.00	20,402.50
Total 243.05 · S/A 2019 Expenses						9,681.50	142.00	222,598.09
Total 243 · Contract Liabilities S/A 2019						9,681.50	142.00	-178,878.26
<b>TOTAL</b>						<b>13,755.12</b>	<b>16,011.50</b>	<b>-11,990.23</b>



## GABLES TERRACE CONDOMINIUM ASSOC., INC.

## Reconciliation Detail

103.01 - City Natl Bank 9906 -Operating, Period Ending 07/31/2021

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						116,668.40
Cleared Transactions						
Checks and Payments - 33 items						
Check	06/02/2021	8535	Rolando Cangas	X	-225.00	-225.00
Bill Pmt -Check	06/15/2021	8545	Rodriguez Lawn Maintenance Inc.	X	-200.00	-425.00
Bill Pmt -Check	06/15/2021	8539	CRE-sources, Inc.	X	-100.00	-525.00
Bill Pmt -Check	06/30/2021	8549	BioResponse Corp	X	-10,612.25	-11,137.25
Bill Pmt -Check	06/30/2021	8550	DDCA Security Inc	X	-4,200.00	-15,337.25
Bill Pmt -Check	06/30/2021	8557	Lot 16, LLC	X	-4,021.68	-19,358.93
Bill Pmt -Check	06/30/2021	8554	Grove Properties LLC	X	-2,500.00	-21,858.93
Bill Pmt -Check	06/30/2021	8556	KJW Enterprizes, Inc.	X	-1,658.50	-23,517.43
Bill Pmt -Check	06/30/2021	8562	Specialized Pump Company Inc.	X	-1,432.16	-24,949.59
Bill Pmt -Check	06/30/2021	8552	George A. Railsback, Jr.	X	-780.00	-25,729.59
Bill Pmt -Check	06/30/2021	8548	Above All Garage Doors of Sout...	X	-518.95	-26,248.54
Bill Pmt -Check	06/30/2021	8558	Padron, Montoro & Hartney, LLP	X	-503.67	-26,752.21
Bill Pmt -Check	06/30/2021	8560	Padron, Montoro & Hartney, LLP	X	-400.00	-27,152.21
Bill Pmt -Check	06/30/2021	8551	Diversifire Systems, Inc	X	-314.58	-27,466.79
Bill Pmt -Check	06/30/2021	8559	Padron, Montoro & Hartney, LLP	X	-303.18	-27,769.97
Bill Pmt -Check	06/30/2021	8553	Grove Properties LLC	X	-298.00	-28,067.97
Bill Pmt -Check	06/30/2021	8555	JM EXERCISE EQUIPMENT SE...	X	-228.93	-28,296.90
Bill Pmt -Check	06/30/2021	8561	Specialized Pump Company Inc.	X	-121.31	-28,418.21
Check	07/13/2021	ACH	FPL	X	-2,318.90	-30,737.11
Check	07/14/2021	ACH	IPFS Corporation	X	-9,935.71	-40,672.82
Bill Pmt -Check	07/14/2021	8564	DDCA Security Inc	X	-4,200.00	-44,872.82
Check	07/14/2021	ACH	Miami-Dade Water And Sewer D...	X	-3,678.77	-48,551.59
Bill Pmt -Check	07/14/2021	8567	Grove Properties LLC	X	-3,000.00	-51,551.59
Bill Pmt -Check	07/14/2021	8565	Diversifire Systems, Inc	X	-2,669.65	-54,221.24
Bill Pmt -Check	07/14/2021	8568	JM EXERCISE EQUIPMENT SE...	X	-250.00	-54,471.24
Check	07/14/2021	ACH	Miami-Dade Water And Sewer D...	X	-230.21	-54,701.45
Bill Pmt -Check	07/14/2021	8569	Rodriguez Lawn Maintenance Inc.	X	-200.00	-54,901.45
Bill Pmt -Check	07/14/2021	8566	Diversifire Systems, Inc	X	-187.20	-55,088.65
Bill Pmt -Check	07/14/2021	8563	Care Pest Solutions	X	-90.95	-55,179.60
Check	07/14/2021	ACH	Miami-Dade Water And Sewer D...	X	-12.65	-55,192.25
Check	07/15/2021		Maintenance Fee	X	-65.00	-55,257.25
Check	07/18/2021	ACH	Comcast	X	-478.97	-55,736.22
Bill Pmt -Check	07/29/2021	ACH	AT & T	X	-37.50	-55,773.72
Total Checks and Payments					-55,773.72	-55,773.72
Deposits and Credits - 28 items						
Deposit	06/06/2021	606	A/R Deposit	X	449.00	449.00
Deposit	06/08/2021	608	A/R Deposit	X	449.00	898.00
Deposit	06/09/2021	609	A/R Deposit	X	750.00	1,648.00
Deposit	06/28/2021	628	A/R Deposit	X	449.00	2,097.00
Deposit	06/30/2021	630	A/R Deposit	X	1,138.00	3,235.00
Deposit	07/01/2021	701	A/R Deposit	X	1,763.00	4,998.00
Deposit	07/02/2021	702	A/R Deposit	X	449.00	5,447.00
Deposit	07/02/2021	702	A/R Deposit	X	1,358.00	6,805.00
Deposit	07/03/2021	703	A/R Deposit	X	21,103.00	27,908.00
Deposit	07/06/2021	706	A/R Deposit	X	2,694.00	30,602.00
Deposit	07/07/2021	707	A/R Deposit	X	3,592.00	34,194.00
Deposit	07/08/2021	708	A/R Deposit	X	2,956.00	37,150.00
Deposit	07/09/2021			X	330.00	37,480.00
Deposit	07/09/2021	709	A/R Deposit	X	898.00	38,378.00
Deposit	07/09/2021	709	A/R Deposit	X	2,426.15	40,804.15
Deposit	07/12/2021	712	A/R Deposit	X	3,431.80	44,235.95
Deposit	07/16/2021	716	A/R Deposit	X	913.00	45,148.95
Deposit	07/16/2021		Deposit	X	1,053.00	46,201.95
Deposit	07/20/2021	720	A/R Deposit	X	527.75	46,729.70
Deposit	07/20/2021	720	A/R Deposit	X	1,362.00	48,091.70
Check	07/21/2021	ACH	Comcast	X	0.00	48,091.70
Deposit	07/21/2021	721	A/R Deposit	X	449.00	48,540.70
Deposit	07/23/2021	723	A/R Deposit	X	898.00	49,438.70
Deposit	07/26/2021	726	A/R Deposit	X	449.00	49,887.70

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Reconciliation Detail

103.01 · City Natl Bank 9906 -Operating, Period Ending 07/31/2021

Type	Date	Num	Name	Clr	Amount	Balance
Deposit	07/27/2021	727	A/R Deposit	X	138.00	50,025.70
Deposit	07/29/2021	729	A/R Deposit	X	913.00	50,938.70
Deposit	07/30/2021		Interest	X	5.15	50,943.85
Deposit	07/30/2021	730	A/R Deposit	X	916.00	51,859.85
Total Deposits and Credits					51,859.85	51,859.85
Total Cleared Transactions					-3,913.87	-3,913.87
Cleared Balance					-3,913.87	112,754.53
Uncleared Transactions						
Checks and Payments - 12 items						
Bill Pmt -Check	03/18/2021	616	DDCA Security Inc		-920.00	-920.00
Bill Pmt -Check	07/29/2021	8578	Otis Elevator Company		-4,728.63	-5,648.63
Bill Pmt -Check	07/29/2021	8577	Otis Elevator Company		-4,728.63	-10,377.26
Bill Pmt -Check	07/29/2021	8576	Otis Elevator Company		-4,576.59	-14,953.85
Bill Pmt -Check	07/29/2021	8572	DDCA Security Inc		-4,200.00	-19,153.85
Bill Pmt -Check	07/29/2021	8580	Rugsies Cleaners		-1,957.50	-21,111.35
Bill Pmt -Check	07/29/2021	8575	KJW Enterprizes, Inc.		-1,530.10	-22,641.45
Bill Pmt -Check	07/29/2021	8574	Jorge L Herrera, CPA, P.A.		-1,500.00	-24,141.45
Bill Pmt -Check	07/29/2021	8570	American Pool Service Inc.		-1,460.00	-25,601.45
Bill Pmt -Check	07/29/2021	8573	Grove Properties LLC		-727.63	-26,329.08
Bill Pmt -Check	07/29/2021	8579	Padron, Montoro & Hartney, LLP		-400.00	-26,729.08
Bill Pmt -Check	07/29/2021	8571	Care Pest Solutions		-50.00	-26,779.08
Total Checks and Payments					-26,779.08	-26,779.08
Deposits and Credits - 4 items						
Deposit	07/04/2021	704	A/R Deposit		869.00	869.00
Deposit	07/09/2021	709	A/R Deposit		449.00	1,318.00
Deposit	07/12/2021	712	A/R Deposit		750.00	2,068.00
Deposit	07/28/2021	728	A/R Deposit		565.15	2,633.15
Total Deposits and Credits					2,633.15	2,633.15
Total Uncleared Transactions					-24,145.93	-24,145.93
Register Balance as of 07/31/2021					-28,059.80	88,608.60
<b>Ending Balance</b>					<b>-28,059.80</b>	<b>88,608.60</b>



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



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**Association Interest Checking**

**Account Summary**

Account:	XXXXX9906	Beginning Balance:	\$116,668.40
Last Statement:	June 30, 2021	Ending Balance:	\$112,754.53
This Statement:	July 30, 2021	Average Ledger Balance:	\$125,392.86
		Low Balance:	\$110,957.88
		Interest Earned This Period:	\$5.15
		Interest Earned 2021:	\$31.04
		Days In Period:	30
		Annual Percentage Yield Earned:	0.05%

**Daily Activity**

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
06-30	Beginning balance			116,668.40
07-01	Lockbox Deposit	898.00		117,566.40
07-01	City National Ba Ebp Paymen 000475	865.00		118,431.40
07-02	Lockbox Deposit	909.00		119,340.40
07-02	City National Ba Ebp Paymen 000475	449.00		119,789.40
07-02	Cr Offset Gables Terrace Achplus Origsetl 1650362324	21,103.00		140,892.40
07-02	Check # 8545		200.00	140,692.40
07-06	Lockbox Deposit	1,796.00		142,488.40
07-06	City National Ba Ebp Paymen 000475	898.00		143,386.40
07-06	Check # 8535		225.00	143,161.40
07-06	Check # 8553		298.00	142,863.40
07-06	Check # 8554		2,500.00	140,363.40
07-07	Lockbox Deposit	2,694.00		143,057.40
07-07	City National Ba Ebp Paymen 000475	898.00		143,955.40
07-08	Lockbox Deposit	2,561.00		146,516.40

Continued on the next page

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Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
07-08	City National Ba Ebp Paymen 000475	395.00		146,911.40
07-08	Office Deposit	449.00		147,360.40
07-08	Check # 8557		4,021.68	143,338.72
07-09	Lockbox Deposit	449.00		143,787.72
07-09	Office Deposit	330.00		144,117.72
07-09	City National Ba Ebp Paymen 000475	449.00		144,566.72
07-09	Office Deposit	2,426.15		146,992.87
07-09	Check # 8561		121.31	146,871.56
07-09	Check # 8555		228.93	146,642.63
07-09	Check # 848		518.95	146,123.68
07-09	Check # 8562		1,432.16	144,691.52
07-09	Check # 8556		1,658.50	143,033.02
07-12	Lockbox Deposit	2,245.00		145,278.02
07-12	City National Ba Ebp Paymen 000475	1,186.80		146,464.82
07-12	Check # 8559		303.18	146,161.64
07-12	Check # 8560		400.00	145,761.64
07-12	Check # 8558		503.67	145,257.97
07-12	Check # 8549		10,612.25	134,645.72
07-13	Fpl Direct Debit Elec Pymt Xxxxxx0130 Ppda		2,318.90	132,326.82
07-13	Check # 8552		780.00	131,546.82
07-13	Check # 8550		4,200.00	127,346.82
07-14	Mdws M-dwasdpmt 000001335810628		12.65	127,334.17
07-14	Mdws M-dwasdpmt 000001335810629		230.21	127,103.96
07-14	Mdws M-dwasdpmt 000001335810627		3,678.77	123,425.19
07-15	lpfs816-327-7772 lpfspmtfls 96855		9,935.71	113,489.48
07-15	Monthly Service Fee		65.00	113,424.48
07-16	Lockbox Deposit	913.00		114,337.48
07-16	Office Deposit	1,053.00		115,390.48
07-16	Check # 8551		314.58	115,075.90
07-19	Check # 8539		100.00	114,975.90
07-20	Lockbox Deposit	1,362.00		116,337.90
07-20	Office Deposit	527.75		116,865.65
07-21	Lockbox Deposit	449.00		117,314.65
07-21	Comcast 8495600 Xxxx1851 5925630		478.97	116,835.68
07-23	Lockbox Deposit	449.00		117,284.68
07-23	City National Ba Ebp Paymen 000475	449.00		117,733.68
07-26	City National Ba Ebp Paymen 000475	449.00		118,182.68
07-26	Office Deposit	3,235.00		121,417.68
07-26	Check # 8567		3,000.00	118,417.68
07-26	Check # 8564		4,200.00	114,217.68
07-27	Lockbox Deposit	138.00		114,355.68
07-27	Check # 8566		187.20	114,168.48
07-27	Check # 8568		250.00	113,918.48
07-27	Check # 8565		2,669.65	111,248.83
07-28	Check # 8563		90.95	111,157.88
07-28	Check # 8569		200.00	110,957.88
07-29	Lockbox Deposit	913.00		111,870.88
07-30	Lockbox Deposit	500.00		112,370.88
07-30	City National Ba Ebp Paymen 000475	416.00		112,786.88
07-30	Att Payment 764736002ldp2v		37.50	112,749.38
07-30	Interest	5.15		112,754.53
07-30	Ending totals	51,859.85	55,773.72	112,754.53

### Checks

Number	Date	Amount	Number	Date	Amount
848*	07-09	518.95	8535*	07-06	225.00

\* Skip In Check Sequence

Continued on the next page

## Checks

Number	Date	Amount	Number	Date	Amount
8539*	07-19	100.00	8559	07-12	303.18
8545*	07-02	200.00	8560	07-12	400.00
8549	07-12	10,612.25	8561	07-09	121.31
8550	07-13	4,200.00	8562	07-09	1,432.16
8551	07-16	314.58	8563	07-28	90.95
8552	07-13	780.00	8564	07-26	4,200.00
8553	07-06	298.00	8565	07-27	2,669.65
8554	07-06	2,500.00	8566	07-27	187.20
8555	07-09	228.93	8567	07-26	3,000.00
8556	07-09	1,658.50	8568	07-27	250.00
8557	07-08	4,021.68	8569	07-28	200.00
8558	07-12	503.67			

\* Skip In Check Sequence

Check # 848 Amount: \$518.95 Date: 07/09/2021

Gables Terrace Condominium Association  
 CO Padon, Monteiro & Harney  
 13258 SW 12th Street  
 Miami, FL 33186

City National Bank Operating Account  
 8548  
 6/30/2021

Pay to the Order of: Above All Garage Doors of South Florida  
 Five Hundred Eighteen and 95/100 DOLLARS

Above All Garage Doors of South Florida, Inc.  
 3595 NW 34 St  
 Miami, FL 33142

Memo Inv: 123295

#008548# 40660043674 04237099#06

Check # 848 Amount: \$518.95 Date: 07/09/2021

For Deposit Only - JPM

0092685643  
 2021-07-09

Check # 8535 Amount: \$225.00 Date: 07/06/2021

Gables Terrace Condominium Association  
 CO Padon, Monteiro & Harney  
 13258 SW 12th Street  
 Miami, FL 33186

City National Bank Operating Account  
 8535  
 6/2/2021

Pay to the Order of: Rolando Cangas  
 Two Hundred Twenty-Five and 00/100 DOLLARS

Rolando Cangas  
 13950 Kendall Lakes Drive  
 Miami, FL 33183

Memo: Repair Lobby Men's Bathroom

#008535# 40660043674 04237099#06

Check # 8535 Amount: \$225.00 Date: 07/06/2021

Seq: 83  
 Batch: 209/11  
 Date: 07/02/21

0092447577  
 2021-07-06

Check # 8539 Amount: \$100.00 Date: 07/19/2021

Gables Terrace Condominium Association  
 CO Padon, Monteiro & Harney  
 13258 SW 12th Street  
 Miami, FL 33186

City National Bank Operating Account  
 8539  
 6/15/2021

Pay to the Order of: CRE-sources, Inc.  
 One Hundred and 00/100 DOLLARS

CRE-sources, Inc.  
 Payment Processing  
 981 E Saw Gable Blvd.  
 Suite E PMB 13075  
 Melbourne, FL 32937

Memo Inv: BD21-235

#008539# 40660043674 04237099#06

Check # 8539 Amount: \$100.00 Date: 07/19/2021

009213132  
 2021-07-10

Check # 8545 Amount: \$200.00 Date: 07/02/2021

Gables Terrace Condominium Association  
 CO Padon, Monteiro & Harney  
 13258 SW 12th Street  
 Miami, FL 33186

City National Bank Operating Account  
 8545  
 6/30/2021

Pay to the Order of: [Illegible]  
 Two Hundred and 00/100 DOLLARS

MEMO: [Illegible]

Check # 8545 Amount: \$200.00 Date: 07/02/2021

0092352924  
 2021-07-02

Check # 8549 Amount: \$10,612.25 Date: 07/12/2021

Gables Terrace Condominium Association  
 CO Padon, Monteiro & Harney  
 13258 SW 12th Street  
 Miami, FL 33186

City National Bank Operating Account  
 8549  
 6/30/2021

Pay to the Order of: BioResponse Corp  
 Ten Thousand Six Hundred Twelve and 25/100 DOLLARS

BioResponse Corp  
 P.O. Box 458711  
 Miami, FL 33255

Memo Inv: 4341

#008549# 40660043674 04237099#06

Check # 8549 Amount: \$10,612.25 Date: 07/12/2021

>267089712  
 First Bank FL #002  
 2021-07-09  
 0002242801 3092760317  
 Batch: 2794624712021-07-12

Check # 8550 Amount: \$4,200.00 Date: 07/13/2021

Gables Terrace Condominium Association  
 CO Padon, Monteiro & Harney  
 13258 SW 12th Street  
 Miami, FL 33186

City National Bank Operating Account  
 8550  
 6/30/2021

Pay to the Order of: DDCA Security Inc  
 Four Thousand Two Hundred and 00/100 DOLLARS

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

Memo Inv: 10070

#008550# 40660043674 04237099#06

Check # 8550 Amount: \$4,200.00 Date: 07/13/2021

DO NOT WRITE BELOW THIS LINE

Check # 8551 Amount: \$314.58 Date: 07/16/2021

Gables Terrace Condominium Association  
 C/O Padon, Monroe & Harvey  
 13358 SW 126th Street  
 Miami, FL 33186

City National Bank Operating Account  
 8551  
 6/30/2021

Pay to the Order of Diversifire Systems, Inc  
 Three Hundred Fourteen and 58/100 DOLLARS

Diversifire Systems, Inc  
 18830 NW 16th Ave  
 Miami, FL 33054-4216

Memo Inv 11248C

\*008551\* 40660043674 04237099\*06

Check # 8551 Amount: \$314.58 Date: 07/16/2021

0098041553  
 2021-07-16

FOR DEPOSIT ONLY

Check # 8552 Amount: \$780.00 Date: 07/13/2021

Gables Terrace Condominium Association  
 C/O Padon, Monroe & Harvey  
 13358 SW 126th Street  
 Miami, FL 33186

City National Bank Operating Account  
 8552  
 6/30/2021

Pay to the Order of George A. Rallsback, Jr  
 Seven Hundred Eighty and 00/100 DOLLARS

George A. Rallsback, Jr  
 20230 SW 50th Place  
 Ft. Lauderdale, FL 33332

Memo Inv 21194

\*008552\* 40660043674 04237099\*06

Check # 8552 Amount: \$780.00 Date: 07/13/2021

009843956  
 2021-07-13

FOR DEPOSIT ONLY

Check # 8553 Amount: \$298.00 Date: 07/06/2021

Gables Terrace Condominium Association  
 C/O Padon, Monroe & Harvey  
 13358 SW 126th Street  
 Miami, FL 33186

City National Bank Operating Account  
 8553  
 6/30/2021

Pay to the Order of Grove Properties LLC  
 Two Hundred Ninety-Eight and 00/100 DOLLARS

Grove Properties LLC

Memo Inv 1684

\*008553\* 40660043674 04237099\*06

Check # 8553 Amount: \$298.00 Date: 07/06/2021

009843956  
 2021-07-06

FOR DEPOSIT ONLY

Check # 8554 Amount: \$2,500.00 Date: 07/06/2021

Gables Terrace Condominium Association  
 C/O Padon, Monroe & Harvey  
 13358 SW 126th Street  
 Miami, FL 33186

City National Bank Operating Account  
 8554  
 6/30/2021

Pay to the Order of Grove Properties LLC  
 Two Thousand Five Hundred and 00/100 DOLLARS

Grove Properties LLC

Memo Inv 1883

\*008554\* 40660043674 04237099\*06

Check # 8554 Amount: \$2,500.00 Date: 07/06/2021

009843956  
 2021-07-06

FOR DEPOSIT ONLY

Check # 8555 Amount: \$228.93 Date: 07/09/2021

Gables Terrace Condominium Association  
 C/O Padon, Monroe & Harvey  
 13358 SW 126th Street  
 Miami, FL 33186

City National Bank Operating Account  
 8555  
 6/30/2021

Pay to the Order of JM EXERCISE EQUIPMENT SERVICES, INC  
 Two Hundred Twenty-Eight and 93/100 DOLLARS

JM EXERCISE EQUIPMENT SERVICE  
 7700 NW 11 CT  
 PEMBROKE PINES, FL 33024

Memo Inv 079108

\*008555\* 40660043674 04237099\*06

Check # 8555 Amount: \$228.93 Date: 07/09/2021

009843956  
 2021-07-09

FOR DEPOSIT ONLY

Check # 8556 Amount: \$1,658.50 Date: 07/09/2021

Gables Terrace Condominium Association  
 C/O Padon, Monroe & Harvey  
 13358 SW 126th Street  
 Miami, FL 33186

City National Bank Operating Account  
 8556  
 6/30/2021

Pay to the Order of KJW Enterprizes, Inc.  
 One Thousand Six Hundred Fifty-Eight and 50/100 DOLLARS

KJW Enterprizes, Inc  
 419 West 45th Street  
 Suite 214  
 Hialeah, FL 33012

Memo Inv C069

\*008556\* 40660043674 04237099\*06

Check # 8556 Amount: \$1,658.50 Date: 07/09/2021

Seq: 31  
 Batch: 376749  
 Date: 07/08/21

009843956  
 2021-07-09

FOR DEPOSIT ONLY

Check # 8557 Amount: \$4,021.68 Date: 07/08/2021

Gables Terrace Condominium Association  
 C/O Padron, Montoro & Hartney  
 13358 SW 128th Street  
 Miami, FL 33186

City National Bank Operating Account  
 8557  
 6/30/2021

Pay to the Order of Lot 16, LLC  
 Four Thousand Twenty-One and 68/100 DOLLARS

\$4,021.68

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

Memo Inv: 000035

\*008557\* 0066004367\* 04237099\*06

Check # 8557 Amount: \$4,021.68 Date: 07/08/2021

For Deposit Only

009261429  
 2021-07-08

0066004367  
 0371798818  
 Batch 126936513

Check # 8558 Amount: \$503.67 Date: 07/12/2021

Gables Terrace Condominium Association  
 C/O Padron, Montoro & Hartney  
 13358 SW 128th Street  
 Miami, FL 33186

City National Bank Operating Account  
 8558  
 6/30/2021

Pay to the Order of Padron, Montoro & Hartney, LLP  
 Five Hundred Three and 67/100 DOLLARS

\$503.67

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

Memo Inv: 16728

\*008558\* 0066004367\* 04237099\*06

Check # 8558 Amount: \$503.67 Date: 07/12/2021

0066004367  
 0371798818  
 Batch 126936513

Check # 8559 Amount: \$303.18 Date: 07/12/2021

Gables Terrace Condominium Association  
 C/O Padron, Montoro & Hartney  
 13358 SW 128th Street  
 Miami, FL 33186

City National Bank Operating Account  
 8559  
 6/30/2021

Pay to the Order of Padron, Montoro & Hartney, LLP  
 Three Hundred Three and 18/100 DOLLARS

\$303.18

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

Memo Inv: 18843

\*008559\* 0066004367\* 04237099\*06

Check # 8559 Amount: \$303.18 Date: 07/12/2021

0066004367  
 0371798818  
 Batch 126936513

Check # 8560 Amount: \$400.00 Date: 07/12/2021

Gables Terrace Condominium Association  
 C/O Padron, Montoro & Hartney  
 13358 SW 128th Street  
 Miami, FL 33186

City National Bank Operating Account  
 8560  
 6/30/2021

Pay to the Order of Padron, Montoro & Hartney, LLP  
 Four Hundred and 00/100 DOLLARS

\$400.00

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

Memo Inv: 18904

\*008560\* 0066004367\* 04237099\*06

Check # 8560 Amount: \$400.00 Date: 07/12/2021

0066004367  
 0371798818  
 Batch 126936513

Check # 8561 Amount: \$121.31 Date: 07/09/2021

Gables Terrace Condominium Association  
 C/O Padron, Montoro & Hartney  
 13358 SW 128th Street  
 Miami, FL 33186

City National Bank Operating Account  
 8561  
 6/30/2021

Pay to the Order of SPECIALIZED PUMP COMPANY, INC.  
 One Hundred Twenty-One and 31/100 DOLLARS

\$121.31

Specialized Pump Company Inc.  
 P.O. Box 3805  
 Hollywood, FL 33063

Memo Inv: 5-18950

\*008561\* 0066004367\* 04237099\*06

Check # 8561 Amount: \$121.31 Date: 07/09/2021

Seq: J  
 Dep: 000938  
 Date: 07/08/21

0092680312  
 2021-07-08

Check # 8562 Amount: \$1,432.16 Date: 07/09/2021

Gables Terrace Condominium Association  
 C/O Padron, Montoro & Hartney  
 13358 SW 128th Street  
 Miami, FL 33186

City National Bank Operating Account  
 8562  
 6/30/2021

Pay to the Order of SPECIALIZED PUMP COMPANY, INC.  
 One Thousand Four Hundred Thirty-Two and 16/100 DOLLARS

\$1,432.16

Specialized Pump Company Inc.  
 P.O. Box 3805  
 Hollywood, FL 33063

Memo Inv: 5-18973

\*008562\* 0066004367\* 04237099\*06

Check # 8562 Amount: \$1,432.16 Date: 07/09/2021

Seq: J  
 Dep: 000938  
 Date: 07/08/21

0092680312  
 2021-07-08



Check # 8569 Amount: \$200.00 Date: 07/28/2021

Check # 8569 Amount: \$200.00 Date: 07/28/2021

Galileo Terrace  
CONDOMINIUM ASSOCIATION  
10000 GALILEO TERRACE  
DALLAS, TX 75243

6140  
07/28/2021

Pay to the order of: [Signature]  
\$200.00

00855711 00855711 00855711 00855711

00855711 00855711 00855711 00855711

00855711 00855711 00855711 00855711

**GABLES TERRACE CONDOMINIUM ASSOC., INC.**  
**Reconciliation Summary**  
**103.06 - City Natl Bank-1014-Sec Dep, Period Ending 07/31/2021**

---

	<u>Jul 31, 21</u>
Beginning Balance	51,457.77
Cleared Transactions	
Deposits and Credits - 2 items	<u>502.12</u>
Total Cleared Transactions	<u>502.12</u>
<b>Cleared Balance</b>	<b><u>51,959.89</u></b>
Uncleared Transactions	
Checks and Payments - 3 items	<u>-1,750.00</u>
Total Uncleared Transactions	<u>-1,750.00</u>
<b>Register Balance as of 07/31/2021</b>	<b><u>50,209.89</u></b>
Ending Balance	50,209.89

**GABLES TERRACE CONDOMINIUM ASSOC., INC.**

**Reconciliation Detail**

**103.06 - City Natl Bank-1014-Sec Dep, Period Ending 07/31/2021**

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						51,457.77
Cleared Transactions						
Deposits and Credits - 2 items						
Deposit	07/16/2021			X	500.00	500.00
Deposit	07/30/2021			X	2.12	502.12
Total Deposits and Credits					502.12	502.12
Total Cleared Transactions					502.12	502.12
Cleared Balance					502.12	51,959.89
Uncleared Transactions						
Checks and Payments - 3 items						
Check	07/14/2021	1075	Hanya Abdul Rahman		-500.00	-500.00
Check	07/29/2021	1076	Camily Kafa		-1,000.00	-1,500.00
Check	07/29/2021	1077	Emily Walsh		-250.00	-1,750.00
Total Checks and Payments					-1,750.00	-1,750.00
Total Uncleared Transactions					-1,750.00	-1,750.00
Register Balance as of 07/31/2021					-1,247.88	50,209.89
<b>Ending Balance</b>					<b>-1,247.88</b>	<b>50,209.89</b>



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800-435-8839

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

P:16581 / T: / S:



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



For additional locations  
and hours, please visit  
citynational.com



**Association Interest Checking**

**Account Summary**

Account:	XXXXX1014	Beginning Balance:	\$51,457.77
Last Statement:	June 30, 2021	Ending Balance:	\$51,959.89
This Statement:	July 30, 2021	Average Ledger Balance:	\$51,707.77
		Low Balance:	\$51,457.77
		Interest Earned This Period:	\$2.12
		Interest Earned 2021:	\$14.36
		Days In Period:	30
		Annual Percentage Yield Earned:	0.05%

**Daily Activity**

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
06-30	Beginning balance			51,457.77
07-16	Office Deposit	500.00		51,957.77
07-30	Interest	2.12		51,959.89
07-30	Ending totals	502.12	0.00	51,959.89

**Everywhere you are.**

**Text Messaging Banking**

Request and retrieve a variety of account information without having to sign in to online banking. By texting BAL, LAST or TRANS to 454545, you can obtain your primary balance, last five transactions or transfer funds to your primary account.

\*We won't charge you, but standard carrier fees for text messaging may apply. Must be enrolled in Online Banking.

Join us on social media!

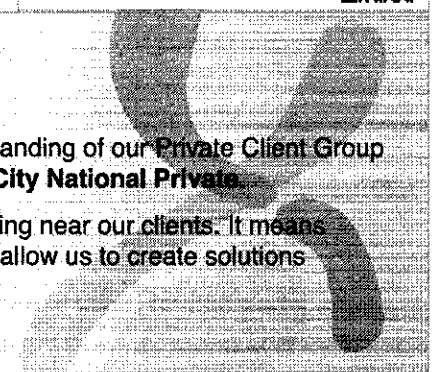


**Closer to you.**

We are pleased to announce the rebranding of our Private Client Group and Private Wealth Management as **City National Private**.

Being close means more than just being near our clients. It means building the type of relationships that allow us to create solutions engineered to fit each client.

**(800) 383-4413**



GABLES TERRACE CONDOMINIUM ASSOC., INC.  
Reconciliation Summary  
104.01 · City Natl bank S/A -2019 6280, Period Ending 07/31/2021

---

	<u>Jul 31, 21</u>
Beginning Balance	178,825.91
Cleared Transactions	
Checks and Payments - 2 items	-207.00
Deposits and Credits - 4 items	<u>4,073.62</u>
Total Cleared Transactions	<u>3,866.62</u>
<b>Cleared Balance</b>	<b><u>182,692.53</u></b>
Uncleared Transactions	
Checks and Payments - 2 items	<u>-15,804.50</u>
Total Uncleared Transactions	<u>-15,804.50</u>
<b>Register Balance as of 07/31/2021</b>	<b><u>166,888.03</u></b>
Ending Balance	166,888.03

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Reconciliation Detail

104.01 - City Natl bank S/A -2019 6280, Period Ending 07/31/2021

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						178,825.91
Cleared Transactions						
Checks and Payments - 2 items						
Bill Pmt -Check	06/30/2021	1049	Padron, Montoro & Hartney, LLP	X	-142.00	-142.00
Check	07/15/2021		Maintenance Fee	X	-65.00	-207.00
Total Checks and Payments					-207.00	-207.00
Deposits and Credits - 4 items						
Deposit	07/08/2021	702	A/R Deposit	X	3,856.10	3,856.10
Deposit	07/14/2021	714	A/R Deposit	X	210.05	4,066.15
Bill Pmt -Check	07/29/2021	1051	SoFla Landscaping, Inc.	X	0.00	4,066.15
Deposit	07/30/2021		Interest	X	7.47	4,073.62
Total Deposits and Credits					4,073.62	4,073.62
Total Cleared Transactions					3,866.62	3,866.62
Cleared Balance					3,866.62	182,692.53
Uncleared Transactions						
Checks and Payments - 2 items						
Bill Pmt -Check	07/29/2021	1050	Padron, Montoro & Hartney, LLP		-142.00	-142.00
Check	07/30/2021	1052	SoFla Landscaping, Inc.		-15,662.50	-15,804.50
Total Checks and Payments					-15,804.50	-15,804.50
Total Uncleared Transactions					-15,804.50	-15,804.50
Register Balance as of 07/31/2021					-11,937.88	166,888.03
<b>Ending Balance</b>					<b>-11,937.88</b>	<b>166,888.03</b>



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Lobby: Monday - Friday: 9:00am - 5:00pm

P:17887 / T: / S:



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



For additional locations  
and hours, please visit  
citynational.com



**Association Interest Checking**

**Account Summary**

Account:	XXXXX6280	Beginning Balance:	\$178,825.91
Last Statement:	June 30, 2021	Ending Balance:	\$182,692.53
This Statement:	July 30, 2021	Average Ledger Balance:	\$181,776.68
		Low Balance:	\$178,825.91
		Interest Earned This Period:	\$7.47
		Interest Earned 2021:	\$51.39
		Days In Period:	30
		Annual Percentage Yield Earned:	0.05%

**Daily Activity**

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
06-30	Beginning balance			178,825.91
07-08	Office Deposit	3,856.10		182,682.01
07-12	Check # 1049		142.00	182,540.01
07-14	Office Deposit	210.05		182,750.06
07-15	Monthly Service Fee		65.00	182,685.06
07-30	Interest	7.47		182,692.53
07-30	Ending totals	4,073.62	207.00	182,692.53

**Checks**

Number	Date	Amount	Number	Date	Amount
1049	07-12	142.00			

\* Skip In Check Sequence

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\*We won't charge you, but standard carrier fees for text messaging may apply. Must be enrolled in Online Banking.

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Continued on the next page



**Closer to you.**

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Being close means more than just being near our clients. It means building the type of relationships that allow us to create solutions engineered to fit each client.

**(800) 383-4413**



Check # 1049 Amount: \$142.00 Date: 07/12/2021

<b>Gables Terrace Condominium Association</b> c/o Padron, Montoro & Hartney 12358 SW 128th Street Miami, FL 33186	City National Bank Special Assessment Account 12358 SW 128th Street Miami, FL 33186 6/23/21 E/S	<b>1049</b> 6/30/2021
--	--	--------------------------

Pay to the Order of **Padron, Montoro & Hartney, LLP** **\$142.00**

One Hundred Forty-Two and 00/100 DOLLARS

Padron, Montoro & Hartney, LL  
12358 SW 128 Street  
Miami, FL 33186

*[Signature]*  
*[Signature]*

Memo: Inv. 18803

⑆001049⑆ ⑆066004367⑆ ⑆445516280⑆

Check # 1049 Amount: \$142.00 Date: 07/12/2021

THIS CHECK IS VOID IF THE MICR LINE AT THE BOTTOM OF THE CHECK DOES NOT READ AS SHOWN. IF THE MICR LINE DOES NOT READ AS SHOWN, THE CHECK IS VOID. THE MICR LINE IS A SECURITY FEATURE. IF YOU ARE IN DOUBT, CONTACT YOUR BANK. THE MICR LINE IS A SECURITY FEATURE. IF YOU ARE IN DOUBT, CONTACT YOUR BANK.

⑆066004367⑆  
CNS-London Square  
2021-07-12  
0371798819  
Batch 126936513

THIS CHECK IS VOID IF THE MICR LINE AT THE BOTTOM OF THE CHECK DOES NOT READ AS SHOWN. IF THE MICR LINE DOES NOT READ AS SHOWN, THE CHECK IS VOID. THE MICR LINE IS A SECURITY FEATURE. IF YOU ARE IN DOUBT, CONTACT YOUR BANK. THE MICR LINE IS A SECURITY FEATURE. IF YOU ARE IN DOUBT, CONTACT YOUR BANK.



**GABLES TERRACE CONDOMINIUM ASSOC., INC.**  
**Reconciliation Summary**  
**105.04 · Wells Fargo-4716-MM, Period Ending 07/31/2021**

---

	<u>Jul 31, 21</u>
Beginning Balance	30.00
Cleared Balance	30.00
Register Balance as of 07/31/2021	30.00
Ending Balance	30.00

**GABLES TERRACE CONDOMINIUM ASSOC., INC.**  
**Reconciliation Detail**  
**105.04 - Wells Fargo-4716-MM, Period Ending 07/31/2021**

---

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Clr</u>	<u>Amount</u>	<u>Balance</u>
Beginning Balance						30.00
Cleared Balance						30.00
Register Balance as of 07/31/2021						30.00
<b>Ending Balance</b>						<b>30.00</b>





**Monthly service fee summary (continued)**  
www.wf.com

**Account transaction fees summary**

Service charge description	Units used	Units Included	Excess units	Service charge per excess units (\$)	Total service charge (\$)
Cash Deposited (\$)	0	7,500	0	0.0030	0.00
Transactions	0	200	0	0.50	0.00
<b>Total service charges</b>					<b>\$0.00</b>

**Other Wells Fargo Benefits**

Our National Business Banking Center customer service number 1-800-CALL-WELLS (1-800-225-5935) hours of operation have temporarily changed to 7:00 a.m. to 11:00 p.m. Eastern Time, Monday through Saturday and Sunday 9:00 a.m. to 10:00 p.m. Eastern Time. Access to our automated banking system, the ability to report a fraud claim on your business credit or debit card, and access to report a lost or stolen business card will continue to be available 24 hours a day, 7 days per week. Thank you for banking with Wells Fargo. We appreciate your business.

 **IMPORTANT ACCOUNT INFORMATION**

Effective September 1, 2021, the non-Wells Fargo ATM balance inquiry fee will increase from \$2.00 to \$2.50, and the non-Wells Fargo ATM transfer fee will increase from \$2.00 to \$2.50. To avoid these fees, monitor your balances and transfer money by accessing Wells Fargo ATMs, calling the number on the back of your card, and using Wells Fargo Online® or the Wells Fargo Mobile® app. Availability may be affected by your mobile carrier's coverage area. Your mobile carrier's message and data rates may apply. These fees may not be applicable to all customers and may vary depending on the type of Account you have. For more details, refer to the applicable Wells Fargo Fee and Information Schedule for your Account.

017564





**GABLES TERRACE CONDOMINIUM ASSOC., INC.**  
**Reconciliation Summary**  
**105.08 - City Natl Bank Reserve 4369, Period Ending 07/31/2021**

---

	<u>Jul 31, 21</u>
Beginning Balance	163,442.00
Cleared Transactions	
Checks and Payments - 2 items	-9,311.78
Deposits and Credits - 1 item	31.95
	<u>                    </u>
Total Cleared Transactions	-9,279.83
	<u>                    </u>
<b>Cleared Balance</b>	<b>154,162.17</b>
	<u>                    </u>
Register Balance as of 07/31/2021	154,162.17
Ending Balance	154,162.17

**GABLES TERRACE CONDOMINIUM ASSOC., INC.**

**Reconciliation Detail**

**105.08 - City Natl Bank Reserve 4369, Period Ending 07/31/2021**

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Clr</u>	<u>Amount</u>	<u>Balance</u>
Beginning Balance						163,442.00
Cleared Transactions						
Checks and Payments - 2 items						
Bill Pmt -Check	06/30/2021	1026	Grove Properties LLC	X	-7,111.78	-7,111.78
Check	06/30/2021	1025	Rodrigo Ibarra	X	-2,200.00	-9,311.78
Total Checks and Payments					-9,311.78	-9,311.78
Deposits and Credits - 1 item						
Deposit	07/30/2021			X	31.95	31.95
Total Deposits and Credits					31.95	31.95
Total Cleared Transactions					-9,279.83	-9,279.83
Cleared Balance					-9,279.83	154,162.17
Register Balance as of 07/31/2021					-9,279.83	154,162.17
<b>Ending Balance</b>					<b>-9,279.83</b>	<b>154,162.17</b>



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



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**Condo Tiered**

**Account Summary**

Account:	XXXXX4369	Beginning Balance:	\$163,442.00
Last Statement:	June 30, 2021	Ending Balance:	\$154,162.17
This Statement:	July 30, 2021	Average Ledger Balance:	\$155,682.18
		Low Balance:	\$154,130.22
		Interest Earned This Period:	\$31.95
		Interest Earned 2021:	\$256.36
		Days In Period:	30
		Annual Percentage Yield Earned:	0.25%

**Daily Activity**

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
06-30	Beginning balance			163,442.00
07-06	Check # 1025		2,200.00	161,242.00
07-06	Check # 1026		7,111.78	154,130.22
07-30	Interest	31.95		154,162.17
07-30	Ending totals	31.95	9,311.78	154,162.17

**Checks**

Number	Date	Amount	Number	Date	Amount
1025	07-06	2,200.00	1026	07-06	7,111.78

\* Skip In Check Sequence

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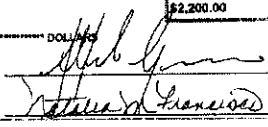
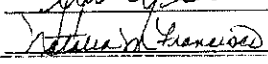
We are pleased to announce the rebranding of our Private Client Group and Private Wealth Management as **City National Private**.

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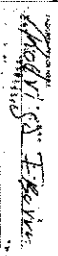
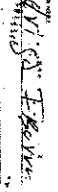
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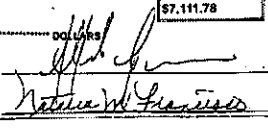
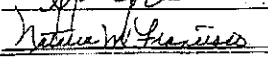
Check # 1025 Amount: \$2,200.00 Date: 07/06/2021

<b>Gables Terrace Condominium Association</b> c/o Padon Markos & Hattay 13350 SW 122nd Street Miami, FL 33196		City National Bank Reserve Account 1025 6/30/2021
Pay to the Order of <b>Rodrigo Ibarra</b> Two Thousand Two Hundred and 00/100 Rodrigo Ibarra	\$2,200.00	Dollars  
Memo: Interior Paint of Lobby & Club *001025* 40660043674 0747114369*		

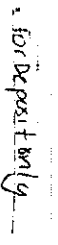
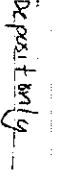
Check # 1025 Amount: \$2,200.00 Date: 07/06/2021

City National Bank Reserve Account 1025 6/30/2021	\$2,200.00	Dollars  
Memo: Interior Paint of Lobby & Club *001025* 40660043674 0747114369*		

Check # 1026 Amount: \$7,111.78 Date: 07/06/2021

<b>Gables Terrace Condominium Association</b> c/o Padon Markos & Hattay 13350 SW 122nd Street Miami, FL 33196		City National Bank Reserve Account 1026 6/30/2021
Pay to the Order of <b>Grove Properties LLC</b> Seven Thousand One Hundred Eleven and 78/100 Grove Properties LLC	\$7,111.78	Dollars  
Memo Inv 1882 *001026* 40660043674 0747114369*		

Check # 1026 Amount: \$7,111.78 Date: 07/06/2021

City National Bank Reserve Account 1026 6/30/2021	\$7,111.78	Dollars  
Memo Inv 1882 *001026* 40660043674 0747114369*		

**GABLES TERRACE CONDOMINIUM ASSOC., INC.**

**General Ledger - Month**

**As of July 31, 2021**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
							90,565.19
<b>103.01</b>	<b>City Natl Bank 9906</b>		<b>-Operating</b>				
Deposit	07/01/2021	701	A/R Deposit	Deposit	1,763.00		92,328.19
Deposit	07/02/2021	702	A/R Deposit	Deposit	1,358.00		93,686.19
Deposit	07/02/2021	702	A/R Deposit	Atty	449.00		94,135.19
Deposit	07/03/2021	703	A/R Deposit	Deposit	21,103.00		115,238.19
Deposit	07/04/2021	704	A/R Deposit	online	869.00		116,107.19
Deposit	07/06/2021	706	A/R Deposit	Deposit	2,694.00		118,801.19
Deposit	07/07/2021	707	A/R Deposit	Deposit	3,592.00		122,393.19
Deposit	07/08/2021	708	A/R Deposit	Deposit	2,956.00		125,349.19
Deposit	07/09/2021	709	A/R Deposit	Deposit	898.00		126,247.19
Deposit	07/09/2021	709	A/R Deposit	Assoc	2,426.15		128,673.34
Deposit	07/09/2021			Deposit	330.00		129,003.34
Deposit	07/09/2021	709	A/R Deposit	online	449.00		129,452.34
Deposit	07/12/2021	712	A/R Deposit	Deposit	3,431.80		132,884.14
Deposit	07/12/2021	712	A/R Deposit	online	750.00		133,634.14
Check	07/13/2021	ACH	FPL			2,318.90	131,315.24
Check	07/14/2021	ACH	Miami-Dade Water And Sewer ...	Acct. 174205455		3,678.77	127,636.47
Check	07/14/2021	ACH	IPFS Corporation	Acct. FLS-96855 - Confirmation No...		9,935.71	117,700.76
Bill P...	07/14/2021	8563	Care Pest Solutions	Inv. 167152		90.95	117,609.81
Bill P...	07/14/2021	8564	DDCA Security Inc	Inv. 10143		4,200.00	113,409.81
Bill P...	07/14/2021	8565	Diversifire Systems, Inc	Inv. 112560		2,669.65	110,740.16
Bill P...	07/14/2021	8566	Diversifire Systems, Inc	Inv. 112691		187.20	110,552.96
Bill P...	07/14/2021	8567	Grove Properties LLC	Inv. 1886		3,000.00	107,552.96
Bill P...	07/14/2021	8568	JM EXERCISE EQUIPMENT S...	Inv. 079114		250.00	107,302.96
Bill P...	07/14/2021	8569	Rodriguez Lawn Maintenance Inc.	Inv. 30218		200.00	107,102.96
Check	07/14/2021	ACH	Miami-Dade Water And Sewer ...	6931777355		230.21	106,872.75
Check	07/14/2021	ACH	Miami-Dade Water And Sewer ...	8787909438		12.65	106,860.10
Check	07/15/2021		Maintenance Fee			65.00	106,795.10
Deposit	07/16/2021	716	A/R Deposit	Deposit	913.00		107,708.10
Deposit	07/16/2021		Deposit	Deposit	1,053.00		108,761.10
Check	07/18/2021	ACH	Comcast	Acct. 8495 60 044 88311851		478.97	108,282.13
Deposit	07/20/2021	720	A/R Deposit	Deposit	1,362.00		109,644.13
Deposit	07/20/2021	720	A/R Deposit	assoc	527.75		110,171.88
Deposit	07/21/2021	721	A/R Deposit	Deposit	449.00		110,620.88
Check	07/21/2021	ACH	Comcast	VOID:	0.00		110,620.88
Deposit	07/23/2021	723	A/R Deposit	Deposit	898.00		111,518.88
Deposit	07/26/2021	726	A/R Deposit	Deposit	449.00		111,967.88
Deposit	07/27/2021	727	A/R Deposit	Deposit	138.00		112,105.88
Deposit	07/28/2021	728	A/R Deposit	online	565.15		112,671.03
Bill P...	07/29/2021	ACH	AT & T	Acct. 287302169425 - Confiration N...		37.50	112,633.53
Bill P...	07/29/2021	8570	American Pool Service Inc.	Inv. 542606		1,460.00	111,173.53
Bill P...	07/29/2021	8571	Care Pest Solutions	Inv. 168022		50.00	111,123.53
Bill P...	07/29/2021	8572	DDCA Security Inc	Inv. 10231		4,200.00	106,923.53
Bill P...	07/29/2021	8573	Grove Properties LLC	Inv. 1885		727.63	106,195.90
Bill P...	07/29/2021	8574	Jorge L Herrera, CPA, P.A.	Inv. 1413		1,500.00	104,695.90
Bill P...	07/29/2021	8575	KJW Enterprizes, Inc.	Inv. 0071		1,530.10	103,165.80
Bill P...	07/29/2021	8576	Otis Elevator Company	Inv. TAO06075720		4,576.59	98,589.21
Bill P...	07/29/2021	8577	Otis Elevator Company	Inv. 100400453645		4,728.63	93,860.58
Bill P...	07/29/2021	8578	Otis Elevator Company	Inv. 100400247217		4,728.63	89,131.95
Bill P...	07/29/2021	8579	Padron, Montoro & Hartney, LLP	Inv. 18877		400.00	88,731.95
Bill P...	07/29/2021	8580	Rugsies Cleaners	Inv. 11854		1,957.50	86,774.45
Deposit	07/29/2021	729	A/R Deposit	Deposit	913.00		87,687.45
Deposit	07/30/2021	730	A/R Deposit	Deposit	916.00		88,603.45
Deposit	07/30/2021		Interest	Deposit	5.15		88,608.60
<b>Total 103.01 · City Natl Bank 9906 -Operating</b>					<b>51,258.00</b>	<b>53,214.59</b>	<b>88,608.60</b>
<b>103.06 · City Natl Bank-1014-Sec Dep</b>							51,457.77
Check	07/14/2021	1075	Hanya Abdul Rahman	Unit 502 - Security Deposit Refund		500.00	50,957.77
Deposit	07/16/2021			Deposit	500.00		51,457.77
Check	07/29/2021	1076	Camilly Kafia	Unit 903 - Security Deposit Refund		1,000.00	50,457.77
Check	07/29/2021	1077	Emily Walsh	Unit 707 - Security Deposit Refund		250.00	50,207.77
Deposit	07/30/2021			Interest	2.12		50,209.89
<b>Total 103.06 · City Natl Bank-1014-Sec Dep</b>					<b>502.12</b>	<b>1,750.00</b>	<b>50,209.89</b>
<b>104.01 · City Natl bank S/A -2019 6280</b>							178,683.91
Deposit	07/08/2021	702	A/R Deposit	atty	3,856.10		182,540.01
Deposit	07/14/2021	714	A/R Deposit	Deposit	210.05		182,750.06
Check	07/15/2021		Maintenance Fee			65.00	182,685.06

**GABLES TERRACE CONDOMINIUM ASSOC., INC.**

**General Ledger - Month**

**As of July 31, 2021**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill P...	07/29/2021	1050	Padron, Montoro & Hartney, LLP	Inv. 18876		142.00	182,543.06
Bill P...	07/29/2021	1051	SoFla Landscaping, Inc.	VOID: Inv. 2163 - Final Payment	0.00		182,543.06
Deposit	07/30/2021		Interest	Deposit	7.47		182,550.53
Bill P...	07/30/2021	1052	SoFla Landscaping, Inc.	50% Deposit Contract		15,662.50	166,888.03
<b>Total 104.01 · City Natl bank S/A -2019 6280</b>					<b>4,073.62</b>	<b>15,869.50</b>	<b>166,888.03</b>
<b>105.04 · Wells Fargo-4716-MM</b>							30.00
<b>Total 105.04 · Wells Fargo-4716-MM</b>							<b>30.00</b>
<b>105.08 · City Natl Bank Reserve 4369</b>							154,130.22
Deposit	07/30/2021			Interest	31.95		154,162.17
<b>Total 105.08 · City Natl Bank Reserve 4369</b>					<b>31.95</b>	<b>0.00</b>	<b>154,162.17</b>
<b>112 · Assessment receivable</b>							4,138.00
Deposit	07/01/2021	701	A/R Deposit	Deposit		1,763.00	2,375.00
Gener...	07/01/2021	1435		Monthly assesment	48,492.00		50,867.00
Gener...	07/01/2021	1435		Set up prepaid	25,384.07		76,251.07
Gener...	07/01/2021	1435		Reverse prepaid		24,296.12	51,954.95
Gener...	07/01/2021	1435		Late charge	195.00		52,149.95
Gener...	07/01/2021	1435		remove l/c b-745		165.00	51,984.95
Gener...	07/01/2021	1435		admin fee b-733	75.00		52,059.95
Gener...	07/01/2021	1435		transfer to f3 b-732	630.15		52,690.10
Deposit	07/02/2021	702	A/R Deposit	Deposit		1,358.00	51,332.10
Deposit	07/02/2021	702	A/R Deposit	Atty		449.00	50,883.10
Deposit	07/03/2021	703	A/R Deposit	Deposit		21,103.00	29,780.10
Deposit	07/04/2021	704	A/R Deposit	online		869.00	28,911.10
Deposit	07/06/2021	706	A/R Deposit	Deposit		2,694.00	26,217.10
Deposit	07/07/2021	707	A/R Deposit	Deposit		3,592.00	22,625.10
Deposit	07/08/2021	708	A/R Deposit	Deposit		2,956.00	19,669.10
Deposit	07/09/2021	709	A/R Deposit	Deposit		898.00	18,771.10
Deposit	07/09/2021	709	A/R Deposit	Assoc		2,426.15	16,344.95
Deposit	07/09/2021	709	A/R Deposit	online		449.00	15,895.95
Deposit	07/12/2021	712	A/R Deposit	Deposit		3,431.80	12,464.15
Deposit	07/12/2021	712	A/R Deposit	online		750.00	11,714.15
Deposit	07/16/2021	716	A/R Deposit	Deposit		913.00	10,801.15
Deposit	07/20/2021	720	A/R Deposit	Deposit		1,362.00	9,439.15
Deposit	07/20/2021	720	A/R Deposit	assoc		527.75	8,911.40
Deposit	07/21/2021	721	A/R Deposit	Deposit		449.00	8,462.40
Deposit	07/23/2021	723	A/R Deposit	Deposit		898.00	7,564.40
Deposit	07/26/2021	726	A/R Deposit	Deposit		449.00	7,115.40
Deposit	07/27/2021	727	A/R Deposit	Deposit		138.00	6,977.40
Deposit	07/28/2021	728	A/R Deposit	online		565.15	6,412.25
Deposit	07/29/2021	729	A/R Deposit	Deposit		913.00	5,499.25
Deposit	07/30/2021	730	A/R Deposit	Deposit		916.00	4,583.25
<b>Total 112 · Assessment receivable</b>					<b>74,776.22</b>	<b>74,330.97</b>	<b>4,583.25</b>
<b>111 · Special assessment</b>							16,099.27
Gener...	07/01/2021	1435		Set up prepaid S/A	75.20		16,174.47
Gener...	07/01/2021	1435		Reverse prepaid S/A			16,174.47
Gener...	07/01/2021	1435		transfer to f3 b-732		630.15	15,544.32
Deposit	07/08/2021	702	A/R Deposit	atty		3,856.10	11,688.22
Deposit	07/14/2021	714	A/R Deposit	Deposit		210.05	11,478.17
<b>Total 111 · Special assessment</b>					<b>75.20</b>	<b>4,696.30</b>	<b>11,478.17</b>
<b>115 · Prepaid insurance</b>							51,800.33
Gener...	07/01/2021	1435		Amort Insurance		9,282.64	42,517.69
<b>Total 115 · Prepaid insurance</b>					<b>0.00</b>	<b>9,282.64</b>	<b>42,517.69</b>
<b>116 · Prepaid expenses</b>							5,118.21
Gener...	07/01/2021	143...		prepaid expenses		3,000.00	2,118.21
Gener...	07/01/2021	1434		prepaid expenses		1,576.21	542.00
Gener...	07/01/2021	143...		prepaid expenses		400.00	142.00
Gener...	07/01/2021	143...		prepaid expenses		142.00	0.00
Bill	07/11/2021	100...	Otis Elevator Company	8/1/2021-10/31/2021	4,728.63		4,728.63
Gener...	07/31/2021	1407		prepaid expenses	542.00		5,270.63

**GABLES TERRACE CONDOMINIUM ASSOC., INC.**

**General Ledger - Month**

**As of July 31, 2021**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Gener...	07/31/2021	1408		prepaid expenses	3,000.00		8,270.63
<b>Total 116 · Prepaid expenses</b>					<b>8,270.63</b>	<b>5,118.21</b>	<b>8,270.63</b>
<b>125 · Federal Tax Withheld</b>							66.13
<b>Total 125 · Federal Tax Withheld</b>							<b>66.13</b>
<b>202 · Accounts payable</b>							-15,888.80
Bill	07/01/2021	112...	Diversifire Systems, Inc	Inv. 112691		187.20	-16,076.00
Bill	07/01/2021	287...	AT & T	Acct. 287302169425		37.50	-16,113.50
Bill	07/01/2021	TA...	Otis Elevator Company	Inv. TAO06075720		4,576.59	-20,690.09
Bill	07/02/2021	079...	JM EXERCISE EQUIPMENT S...	Inv. 079114		250.00	-20,940.09
Bill	07/07/2021	11854	Rugsies Cleaners	Inv. 11854		1,957.50	-22,897.59
Bill	07/09/2021	10143	DDCA Security Inc	Inv. 10143		4,200.00	-27,097.59
Bill	07/11/2021	100...	Otis Elevator Company	Inv. 100400453645		4,728.63	-31,826.22
Bill	07/12/2021	168...	Care Pest Solutions	Inv. 168022		50.00	-31,876.22
Bill	07/13/2021	1886	Grove Properties LLC	Inv. 1886		3,000.00	-34,876.22
Bill	07/13/2021	1885	Grove Properties LLC	Inv. 1885		727.63	-35,603.85
Bill P...	07/14/2021	8563	Care Pest Solutions	Inv. 167152	90.95		-35,512.90
Bill P...	07/14/2021	8564	DDCA Security Inc	Inv. 10143	4,200.00		-31,312.90
Bill P...	07/14/2021	8565	Diversifire Systems, Inc	Inv. 112560	2,669.65		-28,643.25
Bill P...	07/14/2021	8566	Diversifire Systems, Inc	Inv. 112691	187.20		-28,456.05
Bill P...	07/14/2021	8567	Grove Properties LLC	Inv. 1886	3,000.00		-25,456.05
Bill P...	07/14/2021	8568	JM EXERCISE EQUIPMENT S...	Inv. 079114	250.00		-25,206.05
Bill P...	07/14/2021	8569	Rodriguez Lawn Maintenance Inc.	Inv. 30218	200.00		-25,006.05
Bill	07/15/2021	542...	American Pool Service Inc.	Inv. 542606		1,460.00	-26,466.05
Bill	07/19/2021	0071	KJW Enterprizes, Inc.	Inv. 0071		1,530.10	-27,996.15
Bill	07/23/2021	10231	DDCA Security Inc	Inv. 10231		4,200.00	-32,196.15
Bill	07/23/2021	124...	The Blonde Tulip	Inv. 124362		395.90	-32,592.05
Bill	07/26/2021	1413	Jorge L Herrera, CPA, P.A.	Inv. 1413		1,500.00	-34,092.05
Bill	07/27/2021	167...	Care Pest Management	Inv. 167885		90.95	-34,183.00
Bill P...	07/29/2021	ACH	AT & T	Acct. 287302169425 - Confiration N...	37.50		-34,145.50
Bill	07/29/2021	18877	Padron, Montoro & Hartney, LLP	Inv. 18877 8/1		400.00	-34,545.50
Bill	07/29/2021	18876	Padron, Montoro & Hartney, LLP	Inv. 18876 8/1		142.00	-34,687.50
Bill P...	07/29/2021	8570	American Pool Service Inc.	Inv. 542606	1,460.00		-33,227.50
Bill P...	07/29/2021	8571	Care Pest Solutions	Inv. 168022	50.00		-33,177.50
Bill P...	07/29/2021	8572	DDCA Security Inc	Inv. 10231	4,200.00		-28,977.50
Bill P...	07/29/2021	8573	Grove Properties LLC	Inv. 1885	727.63		-28,249.87
Bill P...	07/29/2021	8574	Jorge L Herrera, CPA, P.A.	Inv. 1413	1,500.00		-26,749.87
Bill P...	07/29/2021	8575	KJW Enterprizes, Inc.	Inv. 0071	1,530.10		-25,219.77
Bill P...	07/29/2021	8576	Otis Elevator Company	Inv. TAO06075720	4,576.59		-20,643.18
Bill P...	07/29/2021	8577	Otis Elevator Company	Inv. 100400453645	4,728.63		-15,914.55
Bill P...	07/29/2021	1050	Padron, Montoro & Hartney, LLP	Inv. 18876	142.00		-15,772.55
Bill P...	07/29/2021	1051	SoFla Landscaping, Inc.	VOID: Inv. 2163 - Final Payment	0.00		-15,772.55
Bill	07/29/2021	100...	Otis Elevator Company	Inv. 100400247217		4,728.63	-20,501.18
Bill P...	07/29/2021	8578	Otis Elevator Company	Inv. 100400247217	4,728.63		-15,772.55
Bill P...	07/29/2021	8579	Padron, Montoro & Hartney, LLP	Inv. 18877	400.00		-15,372.55
Bill P...	07/29/2021	8580	Rugsies Cleaners	Inv. 11854	1,957.50		-13,415.05
Bill	07/30/2021	59059	Circle Generator Service	Inv. 59059		565.43	-13,980.48
Bill	07/30/2021		SoFla Landscaping, Inc.	Roof project		9,397.50	-23,377.98
Bill P...	07/30/2021	1052	SoFla Landscaping, Inc.	50% Deposit Contract	15,662.50		-7,715.48
<b>Total 202 · Accounts payable</b>					<b>52,298.88</b>	<b>44,125.56</b>	<b>-7,715.48</b>
<b>203 · Accrued expenses</b>							-10,712.80
Gener...	07/01/2021	143...		accrued expenses	5,723.04		-4,989.76
Gener...	07/01/2021	143...		accrued expenses	2,279.76		-2,710.00
Gener...	07/01/2021	143...		accrued expenses	1,615.00		-1,095.00
Gener...	07/01/2021	142...		accrued expenses	365.00		-730.00
Gener...	07/01/2021	143...		accrued per May and June	730.00		0.00
Gener...	07/31/2021	1409		accrued expenses		5,466.64	-5,466.64
Gener...	07/31/2021	1410		accrued expenses		2,241.70	-7,708.34
Gener...	07/31/2021	1411		accrued expenses		2,584.64	-10,292.98
Gener...	07/31/2021	1414		accrued expenses		2,294.05	-12,587.03
<b>Total 203 · Accrued expenses</b>					<b>10,712.80</b>	<b>12,587.03</b>	<b>-12,587.03</b>
<b>206 · Prepaid assessments</b>							-24,296.12
Gener...	07/01/2021	1435		Set up prepaid		25,384.07	-49,680.19

**GABLES TERRACE CONDOMINIUM ASSOC., INC.**

**General Ledger - Month**

**As of July 31, 2021**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Gener...	07/01/2021	1435		Reverse prepaid	24,296.12		-25,384.07
<b>Total 206 · Prepaid assessments</b>					<b>24,296.12</b>	<b>25,384.07</b>	<b>-25,384.07</b>
<b>207 · Prepaid special assessment</b>							0.00
Gener...	07/01/2021	1435		Set up prepaid S/A		75.20	-75.20
Gener...	07/01/2021	1435		Reverse prepaid S/A			-75.20
<b>Total 207 · Prepaid special assessment</b>					<b>0.00</b>	<b>75.20</b>	<b>-75.20</b>
<b>210 · Security Deposit</b>							-51,870.00
Check	07/14/2021	1075	Hanya Abdul Rahman	Security Deposit Refund - Unit 502	500.00		-51,370.00
Deposit	07/16/2021	125		Security Deposit - Apt. 0505 Kellina...		500.00	-51,870.00
Check	07/29/2021	1076	Camilly Kafia	Security Deposit Refund - Unit 903	1,000.00		-50,870.00
Check	07/29/2021	1077	Emily Walsh	Security Deposit Refund	250.00		-50,620.00
<b>Total 210 · Security Deposit</b>					<b>1,750.00</b>	<b>500.00</b>	<b>-50,620.00</b>
<b>212 · Insurance payable</b>							-49,181.76
Check	07/14/2021	ACH	IPFS Corporation	7 of 11	9,935.71		-39,246.05
<b>Total 212 · Insurance payable</b>					<b>9,935.71</b>	<b>0.00</b>	<b>-39,246.05</b>
<b>243 · Contract Liabilities S/A 2019</b>							-188,417.76
<b>243.01 · S/A 2019 Revenues</b>							-401,556.20
<b>Total 243.01 · S/A 2019 Revenues</b>							<b>-401,556.20</b>
<b>243.02 · S/A 2019 Interest</b>							-29.40
<b>Total 243.02 · S/A 2019 Interest</b>							<b>-29.40</b>
<b>243.03 · Bank charges</b>							109.25
<b>Total 243.03 · Bank charges</b>							<b>109.25</b>
<b>243.05 · S/A 2019 Expenses</b>							213,058.59
<b>243.050 · Domestic water pum</b>							7,529.00
<b>Total 243.050 · Domestic water pum</b>							<b>7,529.00</b>
<b>243.051 · Life safety equipment</b>							25,097.25
<b>Total 243.051 · Life safety equipment</b>							<b>25,097.25</b>
<b>243.052 · Roof project</b>							131,262.39
Bill	07/30/2021		SoFla Landscaping, Inc.	Roof project	9,397.50		140,659.89
<b>Total 243.052 · Roof project</b>					<b>9,397.50</b>	<b>0.00</b>	<b>140,659.89</b>
<b>243.053 · Pool Repairs</b>							4,424.05
<b>Total 243.053 · Pool Repairs</b>							<b>4,424.05</b>
<b>243.054 · Garage project</b>							24,485.40
<b>Total 243.054 · Garage project</b>							<b>24,485.40</b>
<b>243.05 · S/A 2019 Expenses - Other</b>							20,260.50
Gener...	07/01/2021	143...		Reverse of GJE 1435 -- prepaid exp...	142.00		20,402.50
Bill	07/29/2021	18876	Padron, Montoro & Hartney, LLP	Inv. 18876 8/1	142.00		20,544.50
Gener...	07/31/2021	1407		prepaid expenses		142.00	20,402.50
<b>Total 243.05 · S/A 2019 Expenses - Other</b>					<b>284.00</b>	<b>142.00</b>	<b>20,402.50</b>
<b>Total 243.05 · S/A 2019 Expenses</b>					<b>9,681.50</b>	<b>142.00</b>	<b>222,598.09</b>
<b>Total 243 · Contract Liabilities S/A 2019</b>					<b>9,681.50</b>	<b>142.00</b>	<b>-178,878.26</b>
<b>271 · Fund balance - reserves</b>							-179,120.83
<b>271.02 · Street sealing-pavement</b>							-3,999.70
<b>Total 271.02 · Street sealing-pavement</b>							<b>-3,999.70</b>
<b>271.08 · Pool</b>							-6,291.32
<b>Total 271.08 · Pool</b>							<b>-6,291.32</b>
<b>271.11 · Lobby Furniture</b>							-8,000.03
<b>Total 271.11 · Lobby Furniture</b>							<b>-8,000.03</b>

GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month

As of July 31, 2021

Type	Date	Num	Name	Memo	Debit	Credit	Balance
							-15,866.97
			<b>271.12 · Generator</b>				<b>-15,866.97</b>
			<b>Total 271.12 · Generator</b>				
							-5,981.12
			<b>271.13 · Painting/Interior</b>				<b>-5,981.12</b>
			<b>Total 271.13 · Painting/Interior</b>				
							-821.80
			<b>271.15 · Pool furniture</b>				<b>-821.80</b>
			<b>Total 271.15 · Pool furniture</b>				
							-5,764.96
			<b>271.16 · Flooring</b>				<b>-5,764.96</b>
			<b>Total 271.16 · Flooring</b>				
							-16,910.29
			<b>271.17 · Awning</b>				<b>-16,910.29</b>
			<b>Total 271.17 · Awning</b>				
							-829.50
			<b>271.18 · Garage Gate</b>				<b>-829.50</b>
			<b>Total 271.18 · Garage Gate</b>				
							-2,020.12
			<b>271.27 · HVAC</b>				<b>-2,020.12</b>
			<b>Total 271.27 · HVAC</b>				
							-111,877.38
			<b>271.28 · Pooled reserves</b>				<b>-111,877.38</b>
Gener...	07/01/2021	1435		Set up prepaid		6,750.00	-118,627.38
			<b>Total 271.28 · Pooled reserves</b>		<b>0.00</b>	<b>6,750.00</b>	<b>-118,627.38</b>
							-827.64
			<b>271.85 · Interest income</b>				<b>-827.64</b>
Deposit	07/30/2021			Interest		31.95	-859.59
			<b>Total 271.85 · Interest income</b>		<b>0.00</b>	<b>31.95</b>	<b>-859.59</b>
							70.00
			<b>271.86 · Bank Charges - reserves</b>				<b>70.00</b>
			<b>Total 271.86 · Bank Charges - reserves</b>				
			<b>Total 271 · Fund balance - reserves</b>		<b>0.00</b>	<b>6,781.95</b>	<b>-185,902.78</b>
							-32,600.96
			<b>274.1 · Fund balance - operating</b>				<b>-32,600.96</b>
Bill	07/01/2021	TA...	Otis Elevator Company	5/1/20-7/31/20	4,576.59		-28,024.37
Bill	07/29/2021	100...	Otis Elevator Company	2/1-4/30/2021	4,728.63		-23,295.74
			<b>Total 274.1 · Fund balance - operating</b>		<b>9,305.22</b>	<b>0.00</b>	<b>-23,295.74</b>
							0.00
			<b>301 · Maintenance assessments</b>				<b>0.00</b>
Gener...	07/01/2021	1435		Monthly assesment		48,492.00	-48,492.00
			<b>Total 301 · Maintenance assessments</b>		<b>0.00</b>	<b>48,492.00</b>	<b>-48,492.00</b>
							0.00
			<b>315 · Late charges</b>				<b>0.00</b>
Gener...	07/01/2021	1435		Late charge		195.00	-195.00
Gener...	07/01/2021	1435		remove l/c b-745	165.00		-30.00
			<b>Total 315 · Late charges</b>		<b>165.00</b>	<b>195.00</b>	<b>-30.00</b>
							0.00
			<b>320 · Interest</b>				<b>0.00</b>
Deposit	07/30/2021		Interest	Deposit		7.47	-7.47
Deposit	07/30/2021		Interest	Deposit		5.15	-12.62
Deposit	07/30/2021			Interest		2.12	-14.74
			<b>Total 320 · Interest</b>		<b>0.00</b>	<b>14.74</b>	<b>-14.74</b>
							0.00
			<b>334 · Parking space &amp; Storage rental</b>				<b>0.00</b>
Deposit	07/09/2021	001...	Arthur W Sherry	Unit 1112 - Parking		330.00	-330.00
Deposit	07/16/2021	1178	Juan Delgado	Parking		165.00	-495.00
			<b>Total 334 · Parking space &amp; Storage rental</b>		<b>0.00</b>	<b>495.00</b>	<b>-495.00</b>
							0.00
			<b>335 · Gate cards</b>				<b>0.00</b>
Deposit	07/16/2021	1502	Pamela Avaunzaff	3 Cards		75.00	-75.00
Deposit	07/16/2021	3126	Lara Rivas	3 Cards & Garage		112.00	-187.00
			<b>Total 335 · Gate cards</b>		<b>0.00</b>	<b>187.00</b>	<b>-187.00</b>

**GABLES TERRACE CONDOMINIUM ASSOC., INC.**

**General Ledger - Month**

**As of July 31, 2021**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
<b>336 · Storage Space</b>							0.00
Deposit	07/16/2021	1179	Juan Delgado	Storage		135.00	-135.00
<b>Total 336 · Storage Space</b>					<b>0.00</b>	<b>135.00</b>	<b>-135.00</b>
<b>340 · Other Income</b>							0.00
Deposit	07/16/2021	1171	Lara Rivas	Unit 1104		200.00	-200.00
Deposit	07/16/2021	1898	Mario Chirino	July - Sept		120.00	-320.00
Deposit	07/16/2021	1501	Pamela Avaunzaff	Deposit		111.00	-431.00
Deposit	07/16/2021	2250	Elena Cauce Williams	Deposit		135.00	-566.00
<b>Total 340 · Other Income</b>					<b>0.00</b>	<b>566.00</b>	<b>-566.00</b>
<b>1 · Administrative Expenses</b>							0.00
<b>505 · Accounting</b>							0.00
Gener...	07/01/2021	143...		Reverse of GJE 1438 -- prepaid exp...	400.00		400.00
Bill	07/29/2021	18877	Padron, Montoro & Hartney, LLP	Inv. 18877 8/1	400.00		800.00
Gener...	07/31/2021	1407		prepaid expenses		400.00	400.00
<b>Total 505 · Accounting</b>					<b>800.00</b>	<b>400.00</b>	<b>400.00</b>
<b>515 · Office expenses</b>							0.00
Bill	07/13/2021	1885	Grove Properties LLC	Inv. 1885	133.75		133.75
Bill	07/13/2021	1885	Grove Properties LLC	Inv. 1885	108.26		242.01
Bill	07/13/2021	1885	Grove Properties LLC	Inv. 1885	21.39		263.40
Bill	07/13/2021	1885	Grove Properties LLC	Inv. 1885	101.12		364.52
Bill	07/13/2021	1885	Grove Properties LLC	Inv. 1885	156.47		520.99
Bill	07/13/2021	1885	Grove Properties LLC	Inv. 1885	206.64		727.63
<b>Total 515 · Office expenses</b>					<b>727.63</b>	<b>0.00</b>	<b>727.63</b>
<b>522 · Bank Charges</b>							0.00
Check	07/15/2021		Maintenance Fee		65.00		65.00
Check	07/15/2021		Maintenance Fee		65.00		130.00
<b>Total 522 · Bank Charges</b>					<b>130.00</b>	<b>0.00</b>	<b>130.00</b>
<b>540 · Legal</b>							0.00
Bill	07/26/2021	1413	Jorge L Herrera, CPA, P.A.	inv. 1413	1,500.00		1,500.00
<b>Total 540 · Legal</b>					<b>1,500.00</b>	<b>0.00</b>	<b>1,500.00</b>
<b>550 · Management Services</b>							0.00
Gener...	07/01/2021	143...		Reverse of GJE 1431 -- prepaid exp...	3,000.00		3,000.00
Bill	07/13/2021	1886	Grove Properties LLC	August/2021	3,000.00		6,000.00
Gener...	07/31/2021	1408		prepaid expenses		3,000.00	3,000.00
<b>Total 550 · Management Services</b>					<b>6,000.00</b>	<b>3,000.00</b>	<b>3,000.00</b>
<b>582 · Postage &amp; printing</b>							0.00
Gener...	07/01/2021	1435		admin fee b-733		75.00	-75.00
<b>Total 582 · Postage &amp; printing</b>					<b>0.00</b>	<b>75.00</b>	<b>-75.00</b>
<b>Total 1 · Administrative Expenses</b>					<b>9,157.63</b>	<b>3,475.00</b>	<b>5,682.63</b>
<b>2 · Insurance</b>							0.00
<b>615.01 · Insurance - Property/Liability</b>							0.00
Gener...	07/01/2021	1435		Amort Insurance	8,891.42		8,891.42
<b>Total 615.01 · Insurance - Property/Liability</b>					<b>8,891.42</b>	<b>0.00</b>	<b>8,891.42</b>
<b>615.02 · Insurance - D &amp; O</b>							0.00
Gener...	07/01/2021	1435		Amort Insurance	0.00		0.00
<b>Total 615.02 · Insurance - D &amp; O</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>615.04 · Insurance - Crime</b>							0.00
Gener...	07/01/2021	1435		Amort Insurance	0.00		0.00
<b>Total 615.04 · Insurance - Crime</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
							0.00
<b>615.07 · Insurance-Umbrella</b>							
Gener...	07/01/2021	1435		Amort Insurance	130.82		130.82
<b>Total 615.07 · Insurance-Umbrella</b>					<b>130.82</b>	<b>0.00</b>	<b>130.82</b>
<b>615.09 · Insurance-Boiler &amp; Machinery</b>							
Gener...	07/01/2021	1435		Amort Insurance	206.77		206.77
<b>Total 615.09 · Insurance-Boiler &amp; Machinery</b>					<b>206.77</b>	<b>0.00</b>	<b>206.77</b>
<b>615.11 · Workers Compensation</b>							
Gener...	07/01/2021	1435		Amort Insurance	53.63		53.63
<b>Total 615.11 · Workers Compensation</b>					<b>53.63</b>	<b>0.00</b>	<b>53.63</b>
<b>Total 2 · Insurance</b>					<b>9,282.64</b>	<b>0.00</b>	<b>9,282.64</b>
<b>3 · Utilities</b>							
<b>585 · Telephone</b>							
Bill	07/01/2021	287...	AT & T	Acct. 287302169425	37.50		37.50
Check	07/18/2021	ACH	Comcast	Acct. 8495 60 044 88311851	478.97		516.47
Check	07/21/2021	ACH	Comcast	VOID:	0.00		516.47
<b>Total 585 · Telephone</b>					<b>516.47</b>	<b>0.00</b>	<b>516.47</b>
<b>610 · Electricity</b>							
Gener...	07/01/2021	143...		Reverse of GJE 1433 -- accrued ex...		2,279.76	-2,279.76
Check	07/13/2021	ACH	FPL	06/02-07/02/21	2,318.90		39.14
Gener...	07/31/2021	1410		accrued expenses	2,241.70		2,280.84
<b>Total 610 · Electricity</b>					<b>4,560.60</b>	<b>2,279.76</b>	<b>2,280.84</b>
<b>690 · Waste removal</b>							
Gener...	07/31/2021	1414		accrued expenses	2,294.05		2,294.05
<b>Total 690 · Waste removal</b>					<b>2,294.05</b>	<b>0.00</b>	<b>2,294.05</b>
<b>695 · Water &amp; sewer</b>							
Gener...	07/01/2021	143...		Reverse of GJE 1432 -- accrued ex...		5,723.04	-5,723.04
Check	07/14/2021	ACH	Miami-Dade Water And Sewer ...	5/13-6/15/2021	3,678.77		-2,044.27
Check	07/14/2021	ACH	Miami-Dade Water And Sewer ...	5/13-6/15/2021	230.21		-1,814.06
Check	07/14/2021	ACH	Miami-Dade Water And Sewer ...	5/13-6/15/2021	12.65		-1,801.41
Gener...	07/31/2021	1409		accrued expenses	5,466.64		3,665.23
<b>Total 695 · Water &amp; sewer</b>					<b>9,388.27</b>	<b>5,723.04</b>	<b>3,665.23</b>
<b>Total 3 · Utilities</b>					<b>16,759.39</b>	<b>8,002.80</b>	<b>8,756.59</b>
<b>4 · Property Expenses</b>							
<b>604 · Security/ Concierge</b>							
Gener...	07/01/2021	143...		Reverse of GJE 1436 -- accrued ex...		1,615.00	-1,615.00
Bill	07/09/2021	10143	DDCA Security Inc	6/26/2021-7/9/2021	4,200.00		2,585.00
Bill	07/23/2021	10231	DDCA Security Inc	7/10/21-7/23/21	4,200.00		6,785.00
Gener...	07/31/2021	1411		accrued expenses	2,584.64		9,369.64
<b>Total 604 · Security/ Concierge</b>					<b>10,984.64</b>	<b>1,615.00</b>	<b>9,369.64</b>
<b>608 · Elevator service</b>							
Gener...	07/01/2021	1434		prepaid expenses	1,576.21		1,576.21
<b>Total 608 · Elevator service</b>					<b>1,576.21</b>	<b>0.00</b>	<b>1,576.21</b>
<b>665 · Pest Control</b>							
Bill	07/12/2021	168...	Care Pest Solutions	Inv. 168022	50.00		50.00
Bill	07/27/2021	167...	Care Pest Management	Inv. 167885	90.95		140.95
<b>Total 665 · Pest Control</b>					<b>140.95</b>	<b>0.00</b>	<b>140.95</b>
<b>670 · Pool service</b>							
Gener...	07/01/2021	142...		Reverse of GJE 1422 -- accrued ex...		365.00	-365.00
Gener...	07/01/2021	143...		Reverse of GJE 1437 -- accrued pe...		730.00	-1,095.00
Bill	07/15/2021	542...	American Pool Service Inc.	April/21	365.00		-730.00

GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill	07/15/2021	542...	American Pool Service Inc.	May/21	365.00		-365.00
Bill	07/15/2021	542...	American Pool Service Inc.	June/21	365.00		0.00
Bill	07/15/2021	542...	American Pool Service Inc.	July/21	365.00		365.00
<b>Total 670 · Pool service</b>					<b>1,460.00</b>	<b>1,095.00</b>	<b>365.00</b>
<b>Total 4 · Property Expenses</b>					<b>14,161.80</b>	<b>2,710.00</b>	<b>11,451.80</b>
<b>6 · Repairs and Maintenance</b>							0.00
<b>675.03 · Repairs - general</b>							0.00
Bill	07/02/2021	079...	JM EXERCISE EQUIPMENT S...	Inv. 079114	250.00		250.00
Bill	07/19/2021	0071	KJW Enterprizes, Inc.	Inv. 0071	1,530.10		1,780.10
Bill	07/30/2021	59059	Circle Generator Service	Inv. 59059	565.43		2,345.53
<b>Total 675.03 · Repairs - general</b>					<b>2,345.53</b>	<b>0.00</b>	<b>2,345.53</b>
<b>675.05 · Landscaping.</b>							0.00
Bill	07/23/2021	124...	The Blonde Tulip	Inv. 124362	395.90		395.90
<b>Total 675.05 · Landscaping.</b>					<b>395.90</b>	<b>0.00</b>	<b>395.90</b>
<b>675.14 · Fire Systems- Repairs</b>							0.00
Bill	07/01/2021	112...	Diversifire Systems, Inc	Inv. 112691	187.20		187.20
<b>Total 675.14 · Fire Systems- Repairs</b>					<b>187.20</b>	<b>0.00</b>	<b>187.20</b>
<b>675.93 · Carpet Cleaning</b>							0.00
Bill	07/07/2021	11854	Rugsies Cleaners	Inv. 11854	1,957.50		1,957.50
<b>Total 675.93 · Carpet Cleaning</b>					<b>1,957.50</b>	<b>0.00</b>	<b>1,957.50</b>
<b>Total 6 · Repairs and Maintenance</b>					<b>4,886.13</b>	<b>0.00</b>	<b>4,886.13</b>
<b>720 · Reserve transfers</b>							0.00
Gener...	07/01/2021	1435		Monthly reserves	6,750.00		6,750.00
<b>Total 720 · Reserve transfers</b>					<b>6,750.00</b>	<b>0.00</b>	<b>6,750.00</b>
<b>TOTAL</b>					<b>318,130.56</b>	<b>318,130.56</b>	<b>0.00</b>