

GABLES TERRACE CONDOMINIUM ASSOCIATION, INC.

PREPARED FINANCIAL STATEMENTS

November 30, 2022



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

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

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ACCOUNTANT'S PREPARATION REPORT

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

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

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

Padron, Montoro & Hartney, LLP
December 12, 2022
Miami, Florida

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

	<u>Operating Fund</u>	<u>Special Assessment Fund</u>	<u>Replacement Fund</u>	<u>Total</u>
ASSETS				
Cash in banks	\$ 151,439	\$ 30,997	\$ 276,784	\$ 459,220
Assessments receivable	5,429	6,772	-	12,201
Prepaid expenses	8,526	-	-	8,526
Federal Tax Withheld	66	-	-	66
Due from operating fund	-	-	7,236	7,236
Due from special assessment fund	37,694	-	-	37,694
Total	<u>\$ 203,154</u>	<u>\$ 37,769</u>	<u>\$ 284,020</u>	<u>\$ 524,943</u>
LIABILITIES AND FUND BALANCE				
Accounts payable and accrued expenses	\$ 20,358	\$ -	\$ -	\$ 20,358
Assessments received in advance	18,542	75	-	18,617
Short term borrowing-insurance	715	-	-	715
Security deposit	64,870	-	-	64,870
Due to operating fund	-	37,694	-	37,694
Due to replacement fund	7,236	-	-	7,236
Total Liabilities	<u>111,721</u>	<u>37,769</u>	<u>-</u>	<u>149,490</u>
FUND BALANCE				
Fund balance	<u>91,433</u>	<u>-</u>	<u>284,020</u>	<u>375,453</u>
Total Fund Balance	<u>91,433</u>	<u>-</u>	<u>284,020</u>	<u>375,453</u>
Total	<u>\$ 203,154</u>	<u>\$ 37,769</u>	<u>\$ 284,020</u>	<u>\$ 524,943</u>

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

REVENUES	Operating Fund	Special Assessment Fund	Replacement Fund	Total
Maintenance assessments	\$ 224,400	\$ -	\$ 37,500	\$ 261,900
Late charges	660	-	-	660
Interest	50	-	129	179
Parking and space rental income	2,440	-	-	2,440
Screening Fees	1,000	-	-	1,000
Other	2,889	-	-	2,889
Total	231,439	-	37,629	269,068
EXPENSES				
Administrative	27,903	-	-	27,903
Insurance	64,930	-	-	64,930
Utilities	50,076	-	-	50,076
Property expenses	87,138	-	-	87,138
Repairs and maintenance	43,152	-	-	43,152
Total	273,199	-	-	273,199
EXCESS (DEFICIT) OF REVENUES AND EXPENSES	(41,760)	-	37,629	(4,131)
Fund balance - beginning	133,193	-	246,391	379,584
FUND BALANCE - ENDING	\$ 91,433	\$ -	\$ 284,020	\$ 375,453

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

	Fund Balance <u>6/30/2021</u>	<u>Additions</u>	<u>Payments</u>	<u>Transfer</u>	<u>Interest</u>	Fund Balance <u>11/30/2022</u>
Street pavement	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ 4,000
Pool	6,291	-	-	-	-	6,291
Lobby furniture	8,000	-	-	-	-	8,000
Generator	15,867	-	-	-	-	15,867
Painting-Interior	5,981	-	-	-	-	5,981
Pool furniture	822	-	-	-	-	822
Flooring	4,064	-	-	-	-	4,064
Awning	16,910	-	-	-	-	16,910
Garage gate	830	-	-	-	-	830
Water pump	-	-	-	-	-	-
HVAC	2,020	-	-	-	-	2,020
Pooled	180,577	37,500	-	-	-	218,077
Interest-net of bank of charges	1,029	-	-	-	129	1,158
Total	<u>\$ 246,391</u>	<u>\$ 37,500</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 129</u>	<u>\$ 284,020</u>

GABLES TERRACE CONDOMINIUM ASSOCIATION, INC.

SUPPLEMENTARY INFORMATION

Notes to supplementary information:

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

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

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

	Nov 30, 22	Oct 31, 22	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
103.01 · City Natl Bank 9906 -Operating	84,939	95,028	-10,089
103.06 · City Natl Bank-1014-Sec Dep	66,500	64,997	1,503
104.01 · City Natl bank S/A -2019 6280	30,997	31,060	-64
105.08 · City Natl Bank Reserve 4369	276,784	269,251	7,532
Total Checking/Savings	459,219	460,337	-1,118
Total Current Assets	459,219	460,337	-1,118
Other Assets			
112 · Assessment receivable	5,429	6,287	-858
111 · Special assessment	6,772	6,772	0
115 · Prepaid insurance	8,491	21,222	-12,731
116 · Prepaid expenses	36	3,572	-3,536
125 · Federal Tax Withheld	66	66	0
Total Other Assets	20,794	37,919	-17,125
TOTAL ASSETS	480,012	498,255	-18,243
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
202 · Accounts payable	9,027	16,958	-7,932
Total Accounts Payable	9,027	16,958	-7,932
Other Current Liabilities			
203 · Accrued expenses	11,331	15,173	-3,843
206 · Prepaid assessments	18,542	21,191	-2,649
207 · Prepaid special assessment	75	75	0
210 · Security Deposit	64,870	63,370	1,500
212 · Insurance payable	715	14,797	-14,082
Total Other Current Liabilities	95,533	114,607	-19,074
Total Current Liabilities	104,560	131,565	-27,005
Total Liabilities	104,560	131,565	-27,005
Equity			
271 · Fund balance - reserves	284,020	276,488	7,532
274.1 · Fund balance - operating	133,193	133,153	40
Net Income	-41,761	-42,951	1,190
Total Equity	375,453	366,690	8,763
TOTAL LIABILITIES & EQUITY	480,012	498,255	-18,243

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Revenues and Expenses - Budget Performance

November 2022

	Nov 22	Budget	\$ Over Budget	Jul - Nov 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
301 · Maintenance assessments	52,380	52,380	0	261,900	261,898	2	628,556
310 · Screening fees	0	208	-208	1,000	1,042	-42	2,500
315 · Late charges	-90	6	-96	660	31	629	75
320 · Interest	9	0	9	50	0	50	0
334 · Parking space & Storage rental	0	833	-833	2,440	4,167	-1,727	10,000
335 · Gate cards	0	100	-100	550	500	50	1,200
340 · Other income	490	83	407	2,339	417	1,922	1,000
Total Income	52,789	53,611	-822	268,939	268,055	884	643,331
Expense							
1 · Administrative Expenses							
505 · Accounting	500	500	0	2,500	2,500	0	6,000
510 · Audit and Tax returns	0	333	-333	0	1,667	-1,667	4,000
515 · Office expenses	0	208	-208	0	1,042	-1,042	2,500
520 · Bad debt	0	125	-125	0	625	-625	1,500
522 · Bank Charges	130	83	47	650	417	233	1,000
525 · Miscellaneous	-23	0	-23	2,397	0	2,397	0
540 · Legal	0	292	-292	3,900	1,458	2,442	3,500
544 · Corporate Filing Fees	0	6	-6	0	31	-31	75
545 · Licenses & permits	0	208	-208	1,294	1,042	252	2,500
546 · Licenses - Fla. condo fee	36	36	0	180	180	0	432
550 · Management Services	3,000	3,000	0	15,000	15,000	0	36,000
582 · Postage & printing	657	208	449	1,792	1,042	750	2,500
592 · Screening service	0	0	0	190	0	190	0
Total 1 · Administrative Expenses	4,301	5,001	-700	27,903	25,003	2,900	60,007
2 · Insurance							
615.01 · Insurance - Property/Liability	12,243	13,414	-1,170	62,441	67,068	-4,627	160,963
615.07 · Insurance-Umbrella	175	177	-2	892	887	5	2,128
615.09 · Insurance-Boiler & Machin...	263	266	-4	1,339	1,331	8	3,195
615.11 · Workers Compensation	51	51	-1	259	257	2	616
Total 2 · Insurance	12,731	13,908	-1,177	64,930	69,542	-4,612	166,902
3 · Utilities							
585 · Telephone	526	550	-24	2,673	2,750	-77	6,600
610 · Electricity	3,241	2,667	574	18,914	13,333	5,581	32,000
690 · Waste removal	1,485	1,667	-182	10,118	8,333	1,785	20,000
695 · Water & sewer	3,699	3,333	365	18,370	16,667	1,704	40,000
Total 3 · Utilities	8,950	8,217	733	50,076	41,083	8,992	98,600
4 · Property Expenses							
604 · Security/ Concierge	12,541	10,442	2,100	51,608	52,208	-601	125,300
608 · Elevator service	0	1,250	-1,250	7,384	6,250	1,134	15,000
613 · Fire alarm service	0	190	-190	13,087	950	12,137	2,280
614 · Generator/Fire Pump Maint.	405	150	255	1,196	750	446	1,800
619 · Handyman Services	0	417	-417	0	2,083	-2,083	5,000
625 · Lawn maintenance	400	200	200	1,365	1,000	365	2,400
626 · Maintenance Service	0	1,755	-1,755	6,848	8,775	-1,927	21,060
664 · Window Cleaning	0	267	-267	0	1,333	-1,333	3,200
663 · Roof PM	0	208	-208	0	1,042	-1,042	2,500
665 · Pest Control	0	143	-143	721	717	4	1,720
667 · HVAC Service	-1,500	175	-1,675	1,080	875	205	2,100
670 · Pool service	465	465	0	2,849	2,325	524	5,580
650.7 · Bonuses	0	417	-417	1,000	2,083	-1,083	5,000
Total 4 · Property Expenses	12,311	16,078	-3,767	87,138	80,392	6,746	192,940
6 · Repairs and Maintenance							
675.02 · Repairs - electrical	0	167	-167	1,225	833	392	2,000
675.03 · Repairs - general	2,904	1,074	1,830	23,083	5,368	17,716	12,882
675.04 · Repairs - plumbing	0	167	-167	0	833	-833	2,000
675.05 · Landscaping	0	125	-125	337	625	-288	1,500
675.08 · Repairs - pool	0	167	-167	0	833	-833	2,000
675.10 · Garage Gate	1,402	250	1,152	16,648	1,250	15,398	3,000
675.15 · Repairs- HVAC	1,500	250	1,250	1,860	1,250	610	3,000
675.17 · Life Safety Equipment	0	208	-208	0	1,042	-1,042	2,500
675.91 · Maintenance Supplies	0	167	-167	0	833	-833	2,000
675.93 · Carpet Cleaning	0	333	-333	0	1,667	-1,667	4,000
Total 6 · Repairs and Maintenance	5,806	2,907	2,899	43,154	14,534	28,620	34,882

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Revenues and Expenses - Budget Performance

November 2022

	<u>Nov 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jul - Nov 22</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
720 - Reserve transfers	7,500	7,500	0	37,500	37,500	0	90,000
Total Expense	51,599	53,611	-2,012	310,700	268,055	42,645	643,331
Net Ordinary Income	1,190	0	1,190	-41,761	0	-41,761	0
Net Income	1,190	0	1,190	-41,761	0	-41,761	0

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

	<u>Jul 22</u>	<u>Aug 22</u>	<u>Sep 22</u>	<u>Oct 22</u>	<u>Nov 22</u>	<u>TOTAL</u>
Ordinary Income/Expense						
Income						
301 · Maintenance assessments	52,380	52,380	52,380	52,380	52,380	261,900
310 · Screening fees	400	0	300	300	0	1,000
315 · Late charges	150	180	180	240	-90	660
320 · Interest	10	11	10	10	9	50
334 · Parking space & Storage rental	1,020	0	705	715	0	2,440
335 · Gate cards	0	0	0	550	0	550
340 · Other income	0	1,706	43	100	490	2,339
Total Income	53,960	54,277	53,618	54,295	52,789	268,939
Expense						
1 · Administrative Expenses						
505 · Accounting	500	500	500	500	500	2,500
522 · Bank Charges	130	130	130	130	130	650
525 · Miscellaneous	0	3,216	49	-845	-23	2,397
540 · Legal	0	0	0	3,900	0	3,900
545 · Licenses & permits	429	0	0	865	0	1,294
546 · Licenses - Fla. condo fee	36	36	36	36	36	180
550 · Management Services	3,000	3,000	3,000	3,000	3,000	15,000
582 · Postage & printing	618	541	25	-50	657	1,792
592 · Screening service	40	0	150	0	0	190
Total 1 · Administrative Expenses	4,753	7,423	3,890	7,536	4,301	27,903
2 · Insurance						
615.01 · Insurance - Property/Liability	12,651	12,651	12,243	12,651	12,243	62,441
615.07 · Insurance-Umbrella	181	181	175	181	175	892
615.09 · Insurance-Boiler & Machinery	271	271	263	271	263	1,339
615.11 · Workers Compensation	52	52	51	52	51	259
Total 2 · Insurance	13,156	13,156	12,731	13,156	12,731	64,930
3 · Utilities						
585 · Telephone	579	548	511	511	526	2,673
610 · Electricity	3,181	3,914	3,742	4,836	3,241	18,914
690 · Waste removal	1,460	2,058	2,244	2,870	1,485	10,118
695 · Water & sewer	2,606	3,261	2,283	6,522	3,699	18,370
Total 3 · Utilities	7,826	9,781	8,780	14,739	8,950	50,076
4 · Property Expenses						
604 · Security/ Concierge	10,119	10,119	9,421	9,408	12,541	51,608
608 · Elevator service	0	0	0	7,384	0	7,384
613 · Fire alarm service	0	9,371	187	3,528	0	13,087
614 · Generator/Fire Pump Maint.	385	0	405	0	405	1,196
625 · Lawn maintenance	200	200	265	300	400	1,365
626 · Maintenance Service	3,349	0	500	2,999	0	6,848
665 · Pest Control	277	111	0	333	0	721
667 · HVAC Service	750	1,130	0	700	-1,500	1,080
670 · Pool service	989	465	465	465	465	2,849
650.7 · Bonuses	0	1,000	0	0	0	1,000
Total 4 · Property Expenses	16,069	22,396	11,243	25,117	12,311	87,138

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

	<u>Jul 22</u>	<u>Aug 22</u>	<u>Sep 22</u>	<u>Oct 22</u>	<u>Nov 22</u>	<u>TOTAL</u>
6 · Repairs and Maintenance						
675.02 · Repairs - electrical	925	0	300	0	0	1,225
675.03 · Repairs - general	8,104	7,861	160	4,055	2,904	23,083
675.05 · Landscaping	337	0	0	0	0	337
675.10 · Garage Gate	7,237	0	0	8,010	1,402	16,648
675.15 · Repairs- HVAC	180	180	0	0	1,500	1,860
Total 6 · Repairs and Maintenance	16,782	8,041	460	12,065	5,806	43,154
720 · Reserve transfers	7,500	7,500	7,500	7,500	7,500	37,500
Total Expense	66,086	68,297	44,605	80,113	51,599	310,700
Net Ordinary Income	-12,126	-14,020	9,013	-25,818	1,190	-41,761
Net Income	-12,126	-14,020	9,013	-25,818	1,190	-41,761

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Check Register

As of November 30, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
103.01 · City Natl Bank 9906 -Operating							95,027.89
Deposit	11/01/2022	1101	A/R Deposit	Deposit	1,955.00		96,982.89
Deposit	11/01/2022	1105	A/R Deposit	Deposit	26,190.00		123,172.89
Bill Pmt -Check	11/02/2022	8927	Care Pest Management	Inv. 176543 08/23/2022		111.00	123,061.89
Bill Pmt -Check	11/02/2022	8928	Care Pest Management	Inv. 177335 09/27/2022		111.00	122,950.89
Bill Pmt -Check	11/02/2022	8930	JM EXERCISE EQUIPMENT SERVI...	Inv : 670536 9/21/2022		652.70	122,298.19
Bill Pmt -Check	11/02/2022	8931	1A Backflow & Services LLC	Inv. 2022-4190		365.00	121,933.19
Bill Pmt -Check	11/02/2022	8932	Dicsan Technology Inc.	Inv 3625		488.00	121,445.19
Bill Pmt -Check	11/02/2022	8933	Dicsan Technology Inc.	Inv 3484		7,236.73	114,208.46
Bill Pmt -Check	11/02/2022	8934	Diversifire Systems, Inc	Inv.117533		564.43	113,644.03
Bill Pmt -Check	11/02/2022	8935	Above All Garage Doors of South Fl...	Inv.131989		285.00	113,359.03
Bill Pmt -Check	11/02/2022	8936	ECS Business Services	Inv. FPLGlabs Terr183 10/21/2022		188.00	113,171.03
Bill Pmt -Check	11/02/2022	8937	ECS Business Services	Inv. FPLGlabs Terr100 9/19/2022		340.00	112,831.03
Bill Pmt -Check	11/02/2022	8938	ECS Business Services	Inv.WastetGablesTerr249 11/01/2022-...		568.72	112,262.31
Bill Pmt -Check	11/02/2022	8939	ECS Business Services	Inv. FPLGlabs Terr272 11/18/2022		172.80	112,089.51
Bill Pmt -Check	11/02/2022	8940	Jorge L Herrera, CPA, P.A.	Inv. 1491		3,900.00	108,189.51
Deposit	11/02/2022	1102	A/R Deposit	Deposit	1,940.00		110,129.51
Bill Pmt -Check	11/02/2022	8929	KJW Enterprizes, Inc.	Inv.0086 09/20/2022		1,647.80	108,481.71
Deposit	11/03/2022	1103	A/R Deposit	Deposit	1,930.00		110,411.71
Deposit	11/04/2022	1104	A/R Deposit	Deposit	2,910.00		113,321.71
Deposit	11/04/2022	1104	A/R Deposit	Assoc	485.00		113,806.71
Check	11/04/2022	1150	NSF			485.00	113,321.71
Deposit	11/07/2022	1107	A/R Deposit	Deposit	2,000.00		115,321.71
Deposit	11/07/2022	1107	A/R Deposit	online	485.00		115,806.71
Deposit	11/08/2022	1108	A/R Deposit	Deposit	2,389.00		118,195.71
Deposit	11/08/2022	1108	A/R Deposit	online	485.00		118,680.71
Deposit	11/09/2022	1109	A/R Deposit	Deposit	970.00		119,650.71
Deposit	11/09/2022	1109	A/R Deposit	online	485.90		120,136.61
Deposit	11/10/2022	1110	A/R Deposit	Deposit	1,470.00		121,606.61
Deposit	11/12/2022	1112	A/R Deposit	online	985.00		122,591.61
Bill Pmt -Check	11/14/2022	8941	ECS Business Services	Inv 8516. FPLGlabs Terr1 066 07/10/...		163.20	122,428.41
Deposit	11/15/2022	1115	A/R Deposit	Assoc	1,455.00		123,883.41
Bill Pmt -Check	11/15/2022	8942	DDCA Security Inc	Inv.12489		4,964.00	118,919.41
Bill Pmt -Check	11/15/2022	8943	ECS Business Services	Inv.09/04/22 CK 8892 replacement We...		505.20	118,414.21
Bill Pmt -Check	11/15/2022	8944	Above All Garage Doors of South Fl...	Inv.130557		225.00	118,189.21
Bill Pmt -Check	11/15/2022	8945	DDCA Security Inc	Inv.12424		5,240.00	112,949.21
Bill Pmt -Check	11/15/2022	8946	Guzman Landscaping	Inv. 09/12/22 CK 8900 Replace		500.00	112,449.21
Bill Pmt -Check	11/15/2022	8947	Guzman Landscaping	Inv. 11/15/2022		300.00	112,149.21
Bill Pmt -Check	11/15/2022	8948	Guzman Landscaping	Inv. 11/15/2022		300.00	111,849.21
Bill Pmt -Check	11/15/2022	8949	Padron, Montoro & Hartney, LLP	Inv. 21131		607.19	111,242.02
Bill Pmt -Check	11/15/2022	8950	Padron, Montoro & Hartney, LLP	Inv. 21184		50.00	111,192.02
Bill Pmt -Check	11/15/2022	8951	City of Miami-Elevator Inspection Re...	Inv.448461 06/06/22 -Acct.96165 13/0...		503.50	110,688.52
Bill Pmt -Check	11/15/2022	8952	Circle Generator Service	Inv.73515 11/03/2022		405.20	110,283.32
Check	11/15/2022	ACH	Miami-Dade Water And Sewer Dept.	8787909438		12.65	110,270.67
Check	11/15/2022	ACH	Miami-Dade Water And Sewer Dept.	6931777355		195.10	110,075.57
Check	11/15/2022	ACH	FPL			3,307.90	106,767.67
Check	11/15/2022	ACH	Miami-Dade Water And Sewer Dept.	1748205455		3,767.16	103,000.51
Check	11/15/2022		Maintenance Fee			65.00	102,935.51
Deposit	11/15/2022	1115	A/R Deposit	Deposit	1,455.00		104,390.51
Deposit	11/15/2022	1115	A/R Deposit	online	490.00		104,880.51
Deposit	11/17/2022	1117	A/R Deposit	Deposit	485.00		105,365.51
Bill Pmt -Check	11/18/2022	Onlinepmt	City of Miami	Financial Transaction 913416 Serial N ...		500.00	104,865.51
Check	11/21/2022	ACH	Comcast	Preauthorized payment		504.80	104,360.71
Deposit	11/22/2022	1122	A/R Deposit	Deposit	485.00		104,845.71
Check	11/22/2022	ACH	IPFS Corporation			14,081.97	90,763.74
Deposit	11/22/2022	1122	A/R Deposit	online	515.00		91,278.74
Deposit	11/23/2022	1123	A/R Deposit	Deposit	485.00		91,763.74
Deposit	11/28/2022	1128	A/R Deposit	Deposit	934.00		92,697.74
Deposit	11/28/2022			Deposit	490.00		93,187.74
Deposit	11/28/2022			Interest	5.32		93,193.06
General Jour...	11/29/2022	1502		voiding check 8887 8/26/22 to replace	163.20		93,356.26
General Jour...	11/29/2022	1502		voiding check 8892 9/8/22 to replace	505.20		93,861.46
Deposit	11/29/2022		DoorLoop	: MerchPayout SV97	22.50		93,883.96
Deposit	11/30/2022		Gables Terrace Condo Assoc, Inc	November 2022 Reserve Transfer		7,500.00	86,383.96
Check	11/30/2022	ACH	Waste Connections of Florida	register by statement/ missed bill		1,484.84	84,899.12
General Jour...	11/30/2022	1505		voiding old check 8799 never cashed.	40.00		84,939.12
Total 103.01 · City Natl Bank 9906 -Operating					52,210.12	62,298.89	84,939.12
103.06 · City Natl Bank-1014-Sec Dep							64,997.03
Deposit	11/28/2022			Deposit	1,500.00		66,497.03
Deposit	11/30/2022			Interest	2.68		66,499.71
Total 103.06 · City Natl Bank-1014-Sec Dep					1,502.68	0.00	66,499.71

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Check Register

As of November 30, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
104.01	· City Natl bank S/A -2019 6280						31,060.32
Check	11/15/2022			Service Charge		65.00	30,995.32
Deposit	11/30/2022			Interest	1.28		30,996.60
Total 104.01 · City Natl bank S/A -2019 6280					1.28	65.00	30,996.60
105.08	· City Natl Bank Reserve 4369						269,251.28
Deposit	11/30/2022		Gables Terrace Condo Assoc, Inc	November 2022 Reserve Transfer	7,500.00		276,751.28
Deposit	11/30/2022			Interest	32.27		276,783.55
Total 105.08 · City Natl Bank Reserve 4369					7,532.27	0.00	276,783.55
TOTAL					61,246.35	62,363.89	459,218.98

GABLES TERRACE CONDOMINIUM

MAINTENANCE FEES RECEIVABLE SCHEDULE

AS OF 11/30/2022

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

GABLES TERRACE CONDOMINIUM
MAINTENANCE FEES RECEIVABLE SCHEDULE
AS OF 11/30/2022

ACCT #	NAME	PAST DUE	COMMENTS
0606	MARTHA FRANCO	567.00	First Notice Mailed: 11/16/2022
0704	ENRIQUE J. PUJALS	1,085.00	First Notice Mailed: 11/16/2022
0709	OSCAR J. ARELLANO	40.00	ATTY 1-12/05/2022 - DEMAND #1
0903	CAMILLY KAFKA	345.00	ATTY 1-08/10/2022 - DEMAND #1
0908	L CORP LLC	1,540.95	ATTY 1-10/04/2022 - DEMAND #1
0911	ALFREDO J. GUERRERO	485.00	First Notice
1106	Andgla Investments INC	867.10	ATTY 1-08/10/2022 - DEMAND #1
1210	ARMANDO FUKUMA	260.00	ATTY 1-12/05/2022 - DEMAND #1
1211	VERONICA RAMOS	238.95	First Notice Mailed: 11/16/2022
	TOTAL	5,429.00	

GABLES TERRACE CONDOMINIUM
 MAINTENANCE FEES RECEIVABLE SCHEDULE
 AS OF 11/30/2022

 ACCT # NAME PAST DUE COMMENTS

UNPAID ANALYSIS	# OF ACCTS	% OF ASSOC	PAST DUE AMOUNT	% OF TOTAL
LESS THAN \$3 BAL	0	0.0%	0.00	0.0%
FIRST NOTICE:	4	3.6%	2,375.95	43.7%
SECOND NOTICE:	0	0.0%	0.00	0.0%
FINAL LETTER:	0	0.0%	0.00	0.0%
PREPARE FOR ATTY:	0	0.0%	0.00	0.0%
ATTORNEY:	5	4.5%	3,053.05	56.2%
TOTAL	9	8.2%	5,429.00	100.0%

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GABLES TERRACE CONDOMINIUM

PREPAID MAINTENANCE FEES SCHEDULE

AS OF 11/30/2022

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

GABLES TERRACE CONDOMINIUM
 PREPAID MAINTENANCE FEES SCHEDULE
 AS OF 11/30/2022

ACCT #	NAME	PREPAID	COMMENTS
0502	LUIS ALBERTO TORO MARTINEZ	-25.00	
0504	ABEL FERNANDEZ & I GONZALEZ	-792.00	
0510	EDUARDO OLIVA	-1,025.00	
0511	ISIS B & PEDRO A PALICIO	-449.00	
0512	MARTIN X RIVAS	-185.18	
0602	ORLANDO RODRIGUEZ	-5.00	
0603	HECTOR CASTANEDA	-405.00	
0604	Isabel & Teresa Pena	-285.51	
0607	LIANA B. YACOUB	-1.00	
0608	BEATRIZ BACK	-368.00	
0609	ERIDANIA MERCEDES	-194.00	
0612	KIMBERLY MARTINEZ	-1,154.00	
0701	SERGIO MENDEZ	-75.00	
0702	RICHARD BLANCO & ALEXANDRA	-823.00	
0706	MARK MUGICA	-0.85	
0707	JOSE MANUEL BETANCOURT	-485.00	
0708	JEAN MARC CUVILLY	-15.00	
0801	JEAN MARC CUVILLY	-15.00	
0803	PATRICIA NANCY IBARRA ZERPA	-549.00	
0804	MATTHEW D. GABRIEL &	-970.00	
0808	ELA DOMINGUEZ	-485.00	
0809	Beatriz Back	-387.82	
0810	MICHAEL&CATARINA STUART-SMITH	-0.60	
0812	DIEGO GONZALEZ & OLGA BERMEO	-485.00	
0902	PAMELA &CHARLES AVAUNZAFF &	-650.00	
0904	FELIX/ MANUEL PADIN	-64.20	
0907	JUN JASON WANG &	-15.00	
0909	CARLA POUMIAN-RUIZ	-40.00	
1003	JOHN ALBERT NEGRON	-36.00	
1005	RODRIGO GARCIA & MIMSY FARMER	-3.00	
1010	PATRICIA MOLL	-521.00	
1011	Anders Alexandersson	-1,390.00	
1012	SOUREN AVAKIANTS	-11.10	
1101	ADRIAN ALFONSO	-1,763.00	
1103	BERNARDO ROMAN III	-606.10	
1104	LARA A. GONZALEZ RIVAS	-572.80	
1107	DAVID & NATALIE FRANCISCO	-15.00	
1109	ERIC LEWIS	-59.90	
1112	CHIQUIRRITIN, S.A.	-599.00	
1202	SERGIO ALONSO TORANZO	-30.00	
1203	Diego & Eliana Vargas	-19.80	
1204	Alexis Vldes-Barry	-115.95	
1205	DEL VALLE GROUP	-131.25	
1206	MARCO A. ROMERO	-15.00	
1306	Andgla Investments INC	-10.10	
1308	TOMAS DAVID SIMON	-431.10	

GABLES TERRACE CONDOMINIUM
PREPAID MAINTENANCE FEES SCHEDULE
AS OF 11/30/2022

ACCT #	NAME	PREPAID	COMMENTS
1309	MICHAEL TODD	-24.00	
9999	unapplied paymen	-2,238.47	
	TOTAL	-18,541.73	
		=====	

GABLES TERRACE CONDOMINIUM

SPECIAL ASSESSMENT - 2019 RECEIVABLE SCHEDULE

AS OF 11/30/2022

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

GABLES TERRACE CONDOMINIUM
 SPECIAL ASSESSMENT - 2019 RECEIVABLE SCHEDULE
 AS OF 11/30/2022

ACCT #	NAME	PAST DUE	COMMENTS
0709	OSCAR J. ARELLANO	2,990.90	ATTY 1-12/05/2022 - DEMAND #1
1210	ARMANDO FUKUMA	3,780.90	ATTY 1-12/05/2022 - DEMAND #1
TOTAL		6,771.80	

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

GABLES TERRACE CONDOMINIUM

PREPAID SPECIAL ASSESSMENT - 2019 SCHEDULE

AS OF 11/30/2022

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

GABLES TERRACE CONDOMINIUM
PREPAID SPECIAL ASSESSMENT - 2019 SCHEDULE
AS OF 11/30/2022

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

GABLES TERRACE CONDOMINIUM

ACCOUNTS RECEIVABLE SCHEDULE - CONSOLIDATED

AS OF 11/30/2022

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

GABLES TERRACE CONDOMINIUM
 ACCOUNTS RECEIVABLE SCHEDULE - CONSOLIDATED
 AS OF 11/30/2022

ACCT #	NAME	FUND #1	FUND #2	FUND #3	FUND #4
0502	LUIS ALBERTO TORO MARTINEZ	-25.00	0.00	0.00	0.00
0504	ABEL FERNANDEZ & I GONZALEZ	-792.00	0.00	0.00	0.00
0510	EDUARDO OLIVA	-1,025.00	0.00	0.00	0.00
0511	ISIS B & PEDRO A PALICIO	-449.00	0.00	0.00	0.00
0512	MARTIN X RIVAS	-185.18	0.00	0.00	0.00
0602	ORLANDO RODRIGUEZ	-5.00	0.00	0.00	0.00
0603	HECTOR CASTANEDA	-405.00	0.00	0.00	0.00
0604	Isabel & Teresa Pena	-285.51	0.00	0.00	0.00
0606	MARTHA FRANCO	567.00	0.00	0.00	0.00
0607	LIANA B. YACOUB	-1.00	0.00	0.00	0.00
0608	BEATRIZ BACK	-368.00	0.00	0.00	0.00
0609	ERIDANIA MERCEDES	-194.00	0.00	0.00	0.00
0612	KIMBERLY MARTINEZ	-1,154.00	0.00	0.00	0.00
0701	SERGIO MENDEZ	-75.00	0.00	0.00	0.00
0702	RICHARD BLANCO & ALEXANDRA	-823.00	0.00	-75.20	0.00
0704	ENRIQUE J. PUJALS	1,085.00	0.00	0.00	0.00
0706	MARK MUGICA	-0.85	0.00	0.00	0.00
0707	JOSE MANUEL BETANCOURT	-485.00	0.00	0.00	0.00
0708	JEAN MARC CUVILLY	-15.00	0.00	0.00	0.00
0709	OSCAR J. ARELLANO	40.00	0.00	2990.90	0.00
0801	JEAN MARC CUVILLY	-15.00	0.00	0.00	0.00
0803	PATRICIA NANCY IBARRA ZERPA	-549.00	0.00	0.00	0.00
0804	MATTHEW D. GABRIEL &	-970.00	0.00	0.00	0.00
0808	ELA DOMINGUEZ	-485.00	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
0812	DIEGO GONZALEZ & OLGA BERMEO	-485.00	0.00	0.00	0.00
0902	PAMELA &CHARLES AVAUNZAFF &	-650.00	0.00	0.00	0.00
0903	CAMILLY KAFKA	345.00	0.00	0.00	0.00
0904	FELIX/ MANUEL PADIN	-64.20	0.00	0.00	0.00
0907	JUN JASON WANG &	-15.00	0.00	0.00	0.00
0908	L CORP LLC	1,540.95	0.00	0.00	0.00
0909	CARLA POUMIAN-RUIZ	-40.00	0.00	0.00	0.00
0911	ALFREDO J. GUERRERO	485.00	0.00	0.00	0.00
1003	JOHN ALBERT NEGRON	-36.00	0.00	0.00	0.00
1005	RODRIGO GARCIA & MIMSY FARMER	-3.00	0.00	0.00	0.00
1010	PATRICIA MOLL	-521.00	0.00	0.00	0.00
1011	Anders Alexandersson	-1,390.00	0.00	0.00	0.00
1012	SOUREN AVAKIANTS	-11.10	0.00	0.00	0.00
1101	ADRIAN ALFONSO	-1,763.00	0.00	0.00	0.00
1103	BERNARDO ROMAN III	-606.10	0.00	0.00	0.00
1104	LARA A. GONZALEZ RIVAS	-572.80	0.00	0.00	0.00
1106	Andgla Investments INC	867.10	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.	-599.00	0.00	0.00	0.00

GABLES TERRACE CONDOMINIUM
 ACCOUNTS RECEIVABLE SCHEDULE - CONSOLIDATED
 AS OF 11/30/2022

ACCT #	NAME	FUND #1	FUND #2	FUND #3	FUND #4
1202	SERGIO ALONSO TORANZO	-30.00	0.00	0.00	0.00
1203	Diego & Eliana Vargas	-19.80	0.00	0.00	0.00
1204	Alexis Vldes-Barry	-115.95	0.00	0.00	0.00
1205	DEL VALLE GROUP	-131.25	0.00	0.00	0.00
1206	MARCO A. ROMERO	-15.00	0.00	0.00	0.00
1210	ARMANDO FUKUMA	260.00	0.00	3780.90	0.00
1211	VERONICA RAMOS	238.95	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
1309	MICHAEL TODD	-24.00	0.00	0.00	0.00
9999	unapplied paymen	-2,238.47	0.00	0.00	0.00
	TOTAL	-13,112.73	0.00	6,696.60	0.00

FUND #1: MAINTENANCE FEES

FUND #2: SPECIAL ASSESSMENT - 2012

FUND #3: SPECIAL ASSESSMENT - 2019

FUND #4:

GABLES TERRACE CONDOMINIUM ASSOCIATION, INC.

Schedule of Prepaid Expenses

November 30, 2022

Description	Code	Dates	Term (in months)	Total	Monthly Expense	Amount Expense	Prepaid Balance
DBPR-Division of Florida	546	1/1/2022-12/31/2022	12	432.00	\$ 36.00	396.00	<u>36.00</u>
							<u>\$ 36.00</u>

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

	<u>Nov 30, 22</u>
Above All Garage Doors of South Florida	1,177
AT & T	21
DDCA Security Inc	4,964
GMP Window Cleaning	2,400
Largaespada Pool Service Inc.	<u>465</u>
TOTAL	<u><u>9,027</u></u>

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

	<u>DESCRIPTION</u>		<u>CODE</u>	<u>AMOUNT PAID</u>	<u>DAILY AVERAGE</u>	<u>DAYS ACCRUED</u>	<u>AMOUNT ACCRUED</u>
MDWS	9/14/2022	10/14/2022	695	3,974.91	132.50	47	6,227.50
FPL	10/4/2022	11/2/2022	610	3,307.90	114.07	28	3,193.96
Security	11/12/2022	11/25/2022	604	4,964.00	381.85	5	<u>1,909.25</u>
						TOTAL	<u><u>11,330.71</u></u>

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Security Deposit- Schedule

As of November 30, 2022

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
Security Deposit							62,870.00
Unit 0811							1,000.00
Total Unit 0811							1,000.00
Unit PH01							500.00
Total Unit PH01							500.00
Unit 0503							500.00
Total Unit 0503							500.00
Unit 0801							500.00
Deposit	11/28/2022	1729		Gleiffom Severo ...		500.00	1,000.00
Total Unit 0801					0.00	500.00	1,000.00
Unit 1309							500.00
Total Unit 1309							500.00
Unit-2345							-500.00
Total Unit-2345							-500.00
Unit 0705							1,000.00
Total Unit 0705							1,000.00
Unit 0606							500.00
Total Unit 0606							500.00
Unit PH03							1,000.00
Total Unit PH03							1,000.00
Unit PH02							500.00
Total Unit PH02							500.00
Unit 0240							500.00
Total Unit 0240							500.00
Unit 0502							1,000.00
Total Unit 0502							1,000.00
Unit 0505							1,500.00
Total Unit 0505							1,500.00
Unit 0508							500.00
Total Unit 0508							500.00
Unit 0509							1,000.00
Total Unit 0509							1,000.00
Unit 0511							1,000.00
Total Unit 0511							1,000.00
Unit 0607							1,000.00
Total Unit 0607							1,000.00
Unit 0608							1,000.00
Total Unit 0608							1,000.00

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

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Unit 0611							500.00
Total Unit 0611							500.00
Unit-0702							2,000.00
Total Unit-0702							2,000.00
Unit 0704							500.00
Total Unit 0704							500.00
Unit 0707							500.00
Total Unit 0707							500.00
Unit 0708							1,000.00
Total Unit 0708							1,000.00
Unit 0709							1,500.00
Total Unit 0709							1,500.00
Unit 0802							500.00
Total Unit 0802							500.00
Unit 0803							1,000.00
Total Unit 0803							1,000.00
Unit 0809							500.00
Total Unit 0809							500.00
Unit 0903							-1,000.00
Total Unit 0903							-1,000.00
Unit 0905							1,500.00
Total Unit 0905							1,500.00
Unit 0910							500.00
Total Unit 0910							500.00
Unit 0912							1,000.00
Total Unit 0912							1,000.00
Unit 0999							1,500.00
Total Unit 0999							1,500.00
Unit 1002							0.00
Deposit	11/28/2022	1270		Oscar Rodriguez ...		1,000.00	1,000.00
Total Unit 1002					0.00	1,000.00	1,000.00
Unit 1005							500.00
Total Unit 1005							500.00
Unit 1007							750.00
Total Unit 1007							750.00
Unit 1008							500.00
Total Unit 1008							500.00

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

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
Unit 1009							1,500.00
Total Unit 1009							1,500.00
Unit 1010							500.00
Total Unit 1010							500.00
Unit 1101							1,000.00
Total Unit 1101							1,000.00
Unit 1102							1,500.00
Total Unit 1102							1,500.00
Unit 1202							1,500.00
Total Unit 1202							1,500.00
Unit 1205							1,000.00
Total Unit 1205							1,000.00
Unit 1301							500.00
Total Unit 1301							500.00
Unit 1302							500.00
Total Unit 1302							500.00
Unit 1306							500.00
Total Unit 1306							500.00
Unit 1307							500.00
Total Unit 1307							500.00
Unit 1310							500.00
Total Unit 1310							500.00
Unit 1312							1,000.00
Total Unit 1312							1,000.00
Unit 0510							1,000.00
Total Unit 0510							1,000.00
Unit 0601							1,000.00
Total Unit 0601							1,000.00
Unit 0602							500.00
Total Unit 0602							500.00
Unit 0603							1,000.00
Total Unit 0603							1,000.00
Unit 0605							500.00
Total Unit 0605							500.00
Unit 0701							1,000.00
Total Unit 0701							1,000.00
Unit 0702							500.00
Total Unit 0702							500.00

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Security Deposit- Schedule

As of November 30, 2022

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
Unit 0703							500.00
Total Unit 0703							500.00
Unit 0706							1,000.00
Total Unit 0706							1,000.00
Unit 0710							1,700.00
Total Unit 0710							1,700.00
Unit 0805							1,500.00
Total Unit 0805							1,500.00
Unit 0807							1,500.00
Total Unit 0807							1,500.00
Unit 0901							500.00
Total Unit 0901							500.00
unit 0908							500.00
Total unit 0908							500.00
Unit 1104							1,000.00
Total Unit 1104							1,000.00
Unit 1106							1,000.00
Total Unit 1106							1,000.00
Unit 1110							1,500.00
Total Unit 1110							1,500.00
Unit 1304							500.00
Total Unit 1304							500.00
Unit 9999							9,420.00
Total Unit 9999							9,420.00
Total Security Deposit					0.00	1,500.00	64,370.00
Unclassified							-500.00
Total unclassified							-500.00
TOTAL					0.00	1,500.00	63,870.00

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Reconciliation Summary

103.01 - City Natl Bank 9906 -Operating, Period Ending 11/30/2022

	<u>Nov 30, 22</u>
Beginning Balance	109,092.70
Cleared Transactions	
Checks and Payments - 43 items	-46,131.28
Deposits and Credits - 29 items	<u>52,694.22</u>
Total Cleared Transactions	<u>6,562.94</u>
Cleared Balance	<u>115,655.64</u>
Uncleared Transactions	
Checks and Payments - 9 items	-34,162.42
Deposits and Credits - 6 items	<u>3,445.90</u>
Total Uncleared Transactions	<u>-30,716.52</u>
Register Balance as of 11/30/2022	<u>84,939.12</u>
Ending Balance	84,939.12

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Reconciliation Detail

103.01 - City Natl Bank 9906 -Operating, Period Ending 11/30/2022

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						109,092.70
Cleared Transactions						
Checks and Payments - 43 items						
Bill Pmt -Check	05/19/2022	8799	Brown's Background Checks	X	-40.00	-40.00
Bill Pmt -Check	08/26/2022	8887	ECS Business Services	X	-163.20	-203.20
Bill Pmt -Check	09/08/2022	8892	ECS Business Services	X	-505.20	-708.40
Check	10/06/2022	8913	Diversifire Systems, Inc	X	-2,776.65	-3,485.05
Bill Pmt -Check	10/06/2022	8911	Diversifire Systems, Inc	X	-187.20	-3,672.25
Bill Pmt -Check	10/20/2022	8914	Railsback Pump & Control Services, Inc.	X	-1,860.00	-5,532.25
Bill Pmt -Check	10/20/2022	8921	The Security & Lock Corp, Quickly Locksmith	X	-267.50	-5,799.75
Bill Pmt -Check	10/20/2022	8915	Care Pest Solutions	X	-111.00	-5,910.75
Bill Pmt -Check	10/27/2022	8926	Otis Elevator Company	X	-2,362.37	-8,273.12
Bill Pmt -Check	10/27/2022	8925	Padron, Montoro & Hartney, LLP	X	-500.00	-8,773.12
Bill Pmt -Check	11/02/2022	8940	Jorge L Herrera, CPA, P.A.	X	-3,900.00	-12,673.12
Bill Pmt -Check	11/02/2022	8929	KJW Enterprizes, Inc.	X	-1,647.80	-14,320.92
Bill Pmt -Check	11/02/2022	8930	JM EXERCISE EQUIPMENT SERVICES, INC	X	-652.70	-14,973.62
Bill Pmt -Check	11/02/2022	8938	ECS Business Services	X	-568.72	-15,542.34
Bill Pmt -Check	11/02/2022	8934	Diversifire Systems, Inc	X	-564.43	-16,106.77
Bill Pmt -Check	11/02/2022	8932	Dicsan Technology Inc.	X	-488.00	-16,594.77
Bill Pmt -Check	11/02/2022	8931	1A Backflow & Services LLC	X	-365.00	-16,959.77
Bill Pmt -Check	11/02/2022	8937	ECS Business Services	X	-340.00	-17,299.77
Bill Pmt -Check	11/02/2022	8935	Above All Garage Doors of South Florida	X	-285.00	-17,584.77
Bill Pmt -Check	11/02/2022	8936	ECS Business Services	X	-188.00	-17,772.77
Bill Pmt -Check	11/02/2022	8939	ECS Business Services	X	-172.80	-17,945.57
Bill Pmt -Check	11/02/2022	8927	Care Pest Management	X	-111.00	-18,056.57
Bill Pmt -Check	11/02/2022	8928	Care Pest Management	X	-111.00	-18,167.57
Check	11/04/2022	1150	NSF	X	-485.00	-18,652.57
Bill Pmt -Check	11/14/2022	8941	ECS Business Services	X	-163.20	-18,815.77
Check	11/15/2022	ACH	Miami-Dade Water And Sewer Dept.	X	-3,767.16	-22,582.93
Check	11/15/2022	ACH	FPL	X	-3,307.90	-25,890.83
Bill Pmt -Check	11/15/2022	8949	Padron, Montoro & Hartney, LLP	X	-607.19	-26,498.02
Bill Pmt -Check	11/15/2022	8943	ECS Business Services	X	-505.20	-27,003.22
Bill Pmt -Check	11/15/2022	8951	City of Miami-Elevator Inspection Report	X	-503.50	-27,506.72
Bill Pmt -Check	11/15/2022	8946	Guzman Landscaping	X	-500.00	-28,006.72
Bill Pmt -Check	11/15/2022	8952	Circle Generator Service	X	-405.20	-28,411.92
Bill Pmt -Check	11/15/2022	8947	Guzman Landscaping	X	-300.00	-28,711.92
Bill Pmt -Check	11/15/2022	8948	Guzman Landscaping	X	-300.00	-29,011.92
Bill Pmt -Check	11/15/2022	8944	Above All Garage Doors of South Florida	X	-225.00	-29,236.92
Check	11/15/2022	ACH	Miami-Dade Water And Sewer Dept.	X	-195.10	-29,432.02
Check	11/15/2022		Maintenance Fee	X	-65.00	-29,497.02
Bill Pmt -Check	11/15/2022	8950	Padron, Montoro & Hartney, LLP	X	-50.00	-29,547.02
Check	11/15/2022	ACH	Miami-Dade Water And Sewer Dept.	X	-12.65	-29,559.67
Bill Pmt -Check	11/18/2022	Online...	City of Miami	X	-500.00	-30,059.67
Check	11/21/2022	ACH	Comcast	X	-504.80	-30,564.47
Check	11/22/2022	ACH	IPFS Corporation	X	-14,081.97	-44,646.44
Check	11/30/2022	ACH	Waste Connections of Florida	X	-1,484.84	-46,131.28
Total Checks and Payments					-46,131.28	-46,131.28
Deposits and Credits - 29 items						
Deposit	10/02/2022	1002	A/R Deposit	X	485.00	485.00
Deposit	10/04/2022	1004	A/R Deposit	X	1,000.00	1,485.00
Deposit	10/07/2022	1007	A/R Deposit	X	490.00	1,975.00
Deposit	10/10/2022	1010	A/R Deposit	X	485.00	2,460.00
Deposit	10/15/2022	1015	A/R Deposit	X	485.00	2,945.00
Deposit	10/19/2022	1019	A/R Deposit	X	500.00	3,445.00
Deposit	10/21/2022	1021	A/R Deposit	X	485.00	3,930.00
Deposit	11/01/2022	1101	A/R Deposit	X	1,955.00	5,885.00
Deposit	11/01/2022	1105	A/R Deposit	X	26,190.00	32,075.00
Deposit	11/02/2022	1102	A/R Deposit	X	1,940.00	34,015.00
Deposit	11/03/2022	1103	A/R Deposit	X	1,930.00	35,945.00
Deposit	11/04/2022	1104	A/R Deposit	X	485.00	36,430.00
Deposit	11/04/2022	1104	A/R Deposit	X	2,910.00	39,340.00
Deposit	11/07/2022	1107	A/R Deposit	X	2,000.00	41,340.00
Deposit	11/08/2022	1108	A/R Deposit	X	2,389.00	43,729.00
Deposit	11/09/2022	1109	A/R Deposit	X	970.00	44,699.00
Deposit	11/10/2022	1110	A/R Deposit	X	1,470.00	46,169.00
Deposit	11/15/2022	1115	A/R Deposit	X	1,455.00	47,624.00
Deposit	11/15/2022	1115	A/R Deposit	X	1,455.00	49,079.00
Deposit	11/17/2022	1117	A/R Deposit	X	485.00	49,564.00
Deposit	11/22/2022	1122	A/R Deposit	X	485.00	50,049.00

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Reconciliation Detail

103.01 - City Natl Bank 9906 -Operating, Period Ending 11/30/2022

Type	Date	Num	Name	Clr	Amount	Balance
Deposit	11/23/2022	1123	A/R Deposit	X	485.00	50,534.00
Deposit	11/28/2022			X	5.32	50,539.32
Deposit	11/28/2022			X	490.00	51,029.32
Deposit	11/28/2022	1128	A/R Deposit	X	934.00	51,963.32
Deposit	11/29/2022		DoorLoop	X	22.50	51,985.82
General Journal	11/29/2022	1502		X	163.20	52,149.02
General Journal	11/29/2022	1502		X	505.20	52,654.22
General Journal	11/30/2022	1505		X	40.00	52,694.22
Total Deposits and Credits					52,694.22	52,694.22
Total Cleared Transactions					6,562.94	6,562.94
Cleared Balance					6,562.94	115,655.64
Uncleared Transactions						
Checks and Payments - 9 items						
Bill Pmt -Check	08/24/2022	8878	Diversifire Systems, Inc		-2,776.65	-2,776.65
Bill Pmt -Check	08/24/2022	8876	Biscayne Awning Corporation		-1,275.00	-4,051.65
Bill Pmt -Check	08/24/2022	8884	AT & T		-37.25	-4,088.90
Bill Pmt -Check	09/08/2022	8889	Care Pest Solutions		-111.00	-4,199.90
Bill Pmt -Check	10/20/2022	8920	Otis Elevator Company		-5,021.79	-9,221.69
Bill Pmt -Check	11/02/2022	8933	Dicsan Technology Inc.		-7,236.73	-16,458.42
Bill Pmt -Check	11/15/2022	8945	DDCA Security Inc		-5,240.00	-21,698.42
Bill Pmt -Check	11/15/2022	8942	DDCA Security Inc		-4,964.00	-26,662.42
Deposit	11/30/2022		Gables Terrace Condo Assoc, Inc		-7,500.00	-34,162.42
Total Checks and Payments					-34,162.42	-34,162.42
Deposits and Credits - 6 items						
Deposit	11/07/2022	1107	A/R Deposit		485.00	485.00
Deposit	11/08/2022	1108	A/R Deposit		485.00	970.00
Deposit	11/09/2022	1109	A/R Deposit		485.90	1,455.90
Deposit	11/12/2022	1112	A/R Deposit		985.00	2,440.90
Deposit	11/15/2022	1115	A/R Deposit		490.00	2,930.90
Deposit	11/22/2022	1122	A/R Deposit		515.00	3,445.90
Total Deposits and Credits					3,445.90	3,445.90
Total Uncleared Transactions					-30,716.52	-30,716.52
Register Balance as of 11/30/2022					-24,153.58	84,939.12
Ending Balance					-24,153.58	84,939.12



75
YEARS

WE GROW FLORIDA

Client Service

Online
citynational.com

CityTel
1-800-762-CITY (2489)

Your Banking Center
HOA
P.O. Box 025620
Miami, FL 33102-5620

Telephone
305-577-7336
800-435-8839

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

P:11872 / T: / S:



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



For additional locations
and hours, please visit
citynational.com

NMLS 412469
Member
FDIC



Association Interest Checking

Account Summary

Account:	XXXXX9906	Beginning Balance:	\$109,092.70
Last Statement:	October 31, 2022	Ending Balance:	\$115,655.64
This Statement:	November 30, 2022	Average Ledger Balance:	\$129,405.07
		Low Balance:	\$110,023.85
		Interest Earned This Period:	\$5.32
		Interest Earned 2022:	\$67.91
		Days In Period:	30
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
10-31	Beginning balance			109,092.70
11-01	Lockbox Deposit	1,955.00		111,047.70
11-02	Lockbox Deposit	485.00		111,532.70
11-02	City National Ba Ebp Paymen 000475	1,455.00		112,987.70
11-02	Check # 8911		187.20	112,800.50
11-02	Check # 8913		2,776.65	110,023.85
11-03	Lockbox Deposit	1,930.00		111,953.85
11-03	Cr Offset Gables Terrace Achplus Origsetl 1650362324	26,190.00		138,143.85
11-04	Lockbox Deposit	1,940.00		140,083.85
11-04	Office Deposit	485.00		140,568.85
11-04	City National Ba Ebp Paymen 000475	970.00		141,538.85
11-07	Lockbox Deposit	545.00		142,083.85
11-07	City National Ba Ebp Paymen 000475	1,455.00		143,538.85
11-07	Ach Rtn Gables Terrace Achplus Rtn 1650362324		485.00	143,053.85

Continued on the next page

**Thank you
for voting
for City National
Bank!**

City National Bank is a Hall of Fame member for having placed at the top of each category for eleven years.

- Best Private Bank
- Best Business Bank
- Best Bank for Commercial Real Estate Lending
- Best Community Bank
- Best Bank for Jumbo Loans
- Best Foreign National Mortgage Lenders

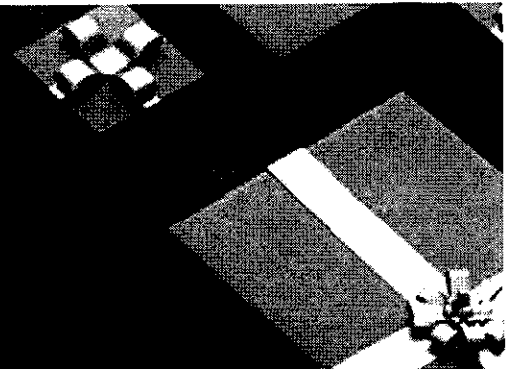


Join us on
social media!



HAPPY *Holidays*

Wishing you and yours a happy holiday season!
We look forward to a new year together.



Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
11-07	Check # 8915		111.00	142,942.85
11-08	Lockbox Deposit	2,389.00		145,331.85
11-08	Check # 8921		267.50	145,064.35
11-08	Check # 8930		652.70	144,411.65
11-09	Lockbox Deposit	970.00		145,381.65
11-10	Lockbox Deposit	1,470.00		146,851.65
11-10	Check # 8939		172.80	146,678.85
11-10	Check # 8936		188.00	146,490.85
11-10	Check # 8937		340.00	146,150.85
11-10	Check # 8938		568.72	145,582.13
11-14	Check # 8935		285.00	145,297.13
11-14	Check # 8931		365.00	144,932.13
11-14	Check # 8932		488.00	144,444.13
11-14	Check # 8926		2,362.37	142,081.76
11-14	Check # 8940		3,900.00	138,181.76
11-15	Lockbox Deposit	1,455.00		139,636.76
11-15	Office Deposit	1,455.00		141,091.76
11-15	Mdws M-dwasdpmt 000001485061355		12.65	141,079.11
11-15	Mdws M-dwasdpmt 000001485061354		195.10	140,884.01
11-15	Fpl Direct Debit Elec Pymt Xxxxxx0130 Ppda		3,307.90	137,576.11
11-15	Mdws M-dwasdpmt 000001485061353		3,767.16	133,808.95
11-15	Check # 8927		111.00	133,697.95
11-15	Check # 8928		111.00	133,586.95
11-15	Check # 8925		500.00	133,086.95
11-15	Check # 8929		1,647.80	131,439.15
11-15	Monthly Service Fee		65.00	131,374.15
11-17	Lockbox Deposit	485.00		131,859.15
11-18	Miami Payment 202232000100370		500.00	131,359.15
11-21	Comcast 8495600 Xxxxx3835 0253994		504.80	130,854.35
11-21	Check # 8941		163.20	130,691.15
11-21	Check # 8943		505.20	130,185.95
11-21	Check # 8914		1,860.00	128,325.95
11-22	Lockbox Deposit	485.00		128,810.95
11-22	lpfs877-674-3076 lpfspmtfls 135261		14,081.97	114,728.98
11-22	Check # 8947		300.00	114,428.98
11-22	Check # 8948		300.00	114,128.98
11-22	Check # 8946		500.00	113,628.98
11-22	Check # 8934		564.43	113,064.55
11-23	City National Ba Ebp Paymen 000475	485.00		113,549.55
11-23	Check # 8944		225.00	113,324.55
11-23	Check # 8952		405.20	112,919.35
11-28	Office Deposit	490.00		113,409.35
11-28	City National Ba Ebp Paymen 000475	934.00		114,343.35
11-28	Office Deposit	3,930.00		118,273.35
11-28	Check # 8950		50.00	118,223.35
11-28	Check # 8949		607.19	117,616.16
11-29	Merchpayout Sv9t 8447752748 Doorloop	22.50		117,638.66
11-29	Check # 8951		503.50	117,135.16
11-30	Waste Connection Web_pay 67868475112922		1,484.84	115,650.32
11-30	Interest	5.32		115,655.64
11-30	Ending totals	51,985.82	45,422.88	115,655.64

Checks

Number	Date	Amount	Number	Date	Amount
8911*	11-02	187.20	8914	11-21	1,860.00
8913	11-02	2,776.65	8915*	11-07	111.00

* Skip In Check Sequence

Checks

Number	Date	Amount	Number	Date	Amount
8921*	11-08	267.50	8938	11-10	568.72
8925	11-15	500.00	8939	11-10	172.80
8926	11-14	2,362.37	8940	11-14	3,900.00
8927	11-15	111.00	8941*	11-21	163.20
8928	11-15	111.00	8943	11-21	505.20
8929	11-15	1,647.80	8944*	11-23	225.00
8930	11-08	652.70	8946	11-22	500.00
8931	11-14	365.00	8947	11-22	300.00
8932*	11-14	488.00	8948	11-22	300.00
8934	11-22	564.43	8949	11-28	607.19
8935	11-14	285.00	8950	11-28	50.00
8936	11-10	188.00	8951	11-29	503.50
8937	11-10	340.00	8952	11-23	405.20

* Skip In Check Sequence

Check # 8911 Amount: \$187.20 Date: 11/02/2022

Pay to the Order of: **Gables Terrace Condominium Association**
 1200 NW 10th Street, Miami, FL 33136

City: Miami, State: Florida, Zip: 33136

Amount: **\$187.20**

Pay to the Order of: **DiversiFire Systems, Inc.**
 13200 NW 10th Ave, Miami, FL 33054-4218

Memo: 09/17/2022

Signature: *Natalia M. Gonzalez*

Check # 8911 Amount: \$187.20 Date: 11/02/2022

Pay to the Order of: **Gables Terrace Condominium Association**

Amount: **\$187.20**

Signature: *Natalia M. Gonzalez*

Check # 8913 Amount: \$2,776.65 Date: 11/02/2022

Pay to the Order of: **Gables Terrace Condominium Association**
 1200 NW 10th Street, Miami, FL 33136

City: Miami, State: Florida, Zip: 33136

Amount: **\$2,776.65**

Pay to the Order of: **DiversiFire Systems, Inc.**
 13200 NW 10th Ave, Miami, FL 33054-4218

Memo: 09/17/2022

Signature: *Natalia M. Gonzalez*

Check # 8913 Amount: \$2,776.65 Date: 11/02/2022

Pay to the Order of: **Gables Terrace Condominium Association**

Amount: **\$2,776.65**

Signature: *Natalia M. Gonzalez*

Check # 8914 Amount: \$1,860.00 Date: 11/21/2022

Pay to the Order of: **Gables Terrace Condominium Association**
 1200 NW 10th Street, Miami, FL 33136

City: Miami, State: Florida, Zip: 33136

Amount: **\$1,860.00**

Pay to the Order of: **Hilbark Pump & Control Services, Inc.**
 2500 SW 15th Street, Lauderdale, FL 33322

Memo: 11/21/2022

Signature: *Natalia M. Gonzalez*

Check # 8914 Amount: \$1,860.00 Date: 11/21/2022

Pay to the Order of: **Gables Terrace Condominium Association**

Amount: **\$1,860.00**

Signature: *Natalia M. Gonzalez*

Check # 8915 Amount: \$111.00 Date: 11/07/2022

Image Front Unavailable

Check # 8915 Amount: \$111.00 Date: 11/07/2022

Image Back Unavailable

Check # 8921 Amount: \$267.50 Date: 11/08/2022

Pay to the Order of: **Gables Terrace Condominium Association**
 1200 NW 10th Street, Miami, FL 33136

City: Miami, State: Florida, Zip: 33136

Amount: **\$267.50**

Pay to the Order of: **The Security & Lock Corp. Quality Locksmith**
 1800 N Bayshore Dr, Miami, FL 33132

Memo: 11/08/2022

Signature: *Natalia M. Gonzalez*

Check # 8921 Amount: \$267.50 Date: 11/08/2022

Pay to the Order of: **Gables Terrace Condominium Association**

Amount: **\$267.50**

Signature: *Natalia M. Gonzalez*

Check # 8925 Amount: \$500.00 Date: 11/15/2022

Pay to the Order of: **Gables Terrace Condominium Association**
 1200 NW 10th Street, Miami, FL 33136

City: Miami, State: Florida, Zip: 33136

Amount: **\$500.00**

Pay to the Order of: **Patron, Mentzer & Hattley, LLP**
 13250 SW 15th Street, Miami, FL 33192

Memo: 11/15/2022

Signature: *Natalia M. Gonzalez*

Check # 8925 Amount: \$500.00 Date: 11/15/2022

Pay to the Order of: **Gables Terrace Condominium Association**

Amount: **\$500.00**

Signature: *Natalia M. Gonzalez*

Check # 8926 Amount: \$2,362.37 Date: 11/14/2022

City National Bank
Overdraft Account
11/14/2022

8926
10/27/2022

Pay to the Order of: Gables Terrace Condominium Association
1200 Paces, Marjorie & Harvey
1200 SW 17th Street
Miami, FL 33136

MEMO: 1750421001 Form 1, Label 6
#008926# 00660043670 04237099006 #0000236237#

Two Thousand Three Hundred Sixty-Two and 37/100 DOLLARS

\$2,362.37

Natalia M. Francisco

Check # 8926 Amount: \$2,362.37 Date: 11/14/2022

City National Bank
Overdraft Account
11/14/2022

8926
10/27/2022

Pay to the Order of: Gables Terrace Condominium Association
1200 Paces, Marjorie & Harvey
1200 SW 17th Street
Miami, FL 33136

MEMO: 1750421001 Form 1, Label 6
#008926# 00660043670 04237099006 #0000236237#

Two Thousand Three Hundred Sixty-Two and 37/100 DOLLARS

\$2,362.37

Natalia M. Francisco

Check # 8927 Amount: \$111.00 Date: 11/15/2022

City National Bank
Overdraft Account
11/15/2022

8927
11/2/2022

Pay to the Order of: Care Pest Management
One Hundred Eleven and 00/100 DOLLARS

\$111.00

Natalia M. Francisco

Check # 8927 Amount: \$111.00 Date: 11/15/2022

City National Bank
Overdraft Account
11/15/2022

8927
11/2/2022

Pay to the Order of: Care Pest Management
One Hundred Eleven and 00/100 DOLLARS

\$111.00

Natalia M. Francisco

Check # 8928 Amount: \$111.00 Date: 11/15/2022

City National Bank
Overdraft Account
11/15/2022

8928
11/2/2022

Pay to the Order of: Care Pest Management
One Hundred Eleven and 00/100 DOLLARS

\$111.00

Natalia M. Francisco

Check # 8928 Amount: \$111.00 Date: 11/15/2022

City National Bank
Overdraft Account
11/15/2022

8928
11/2/2022

Pay to the Order of: Care Pest Management
One Hundred Eleven and 00/100 DOLLARS

\$111.00

Natalia M. Francisco

Check # 8929 Amount: \$1,647.80 Date: 11/15/2022

City National Bank
Overdraft Account
11/15/2022

8929
11/2/2022

Pay to the Order of: KJV Enterprises, Inc.
One Thousand Six Hundred Forty-Seven and 80/100 DOLLARS

\$1,647.80

Natalia M. Francisco

Check # 8929 Amount: \$1,647.80 Date: 11/15/2022

City National Bank
Overdraft Account
11/15/2022

8929
11/2/2022

Pay to the Order of: KJV Enterprises, Inc.
One Thousand Six Hundred Forty-Seven and 80/100 DOLLARS

\$1,647.80

Natalia M. Francisco

Check # 8930 Amount: \$652.70 Date: 11/08/2022

City National Bank
Overdraft Account
11/08/2022

8930
11/2/2022

Pay to the Order of: JM EXERCISE EQUIPMENT SERVICES, INC
One Thousand Six Hundred Fifty-Two and 70/100 DOLLARS

\$652.70

Natalia M. Francisco

Check # 8930 Amount: \$652.70 Date: 11/08/2022

City National Bank
Overdraft Account
11/08/2022

8930
11/2/2022

Pay to the Order of: JM EXERCISE EQUIPMENT SERVICES, INC
One Thousand Six Hundred Fifty-Two and 70/100 DOLLARS

\$652.70

Natalia M. Francisco

Check # 8931 Amount: \$365.00 Date: 11/14/2022

City National Bank
Overdraft Account
11/14/2022

8931
11/2/2022

Pay to the Order of: TA Baderow & Service LLC
Three Hundred Sixty-Five and 00/100 DOLLARS

\$365.00

Natalia M. Francisco

Check # 8931 Amount: \$365.00 Date: 11/14/2022

City National Bank
Overdraft Account
11/14/2022

8931
11/2/2022

Pay to the Order of: TA Baderow & Service LLC
Three Hundred Sixty-Five and 00/100 DOLLARS

\$365.00

Natalia M. Francisco

Check # 8932 Amount: \$488.00 Date: 11/14/2022

City Record Book Operating Account 8932 11/22/2022

Gables Terrace Condominium Association
 CU Prater, Moore & Hanley
 1225 NW 12th Street
 Miami, FL 33136

Pay to the Order of: **Diverse Technology Inc.**
 Five Hundred Eighty-Eight and 00/100 DOLLARS

Amount: **\$488.00**

[Signature]
Natalia M. Gonzalez

MEMO BY 3023

Check # 8932 Amount: \$488.00 Date: 11/14/2022

FOR MOBILE DEPOSIT AT
 BRANCH TECHNOLOGY ONLY

002257079
 2022-11-14

Check # 8934 Amount: \$564.43 Date: 11/22/2022

City Record Book Operating Account 8934 11/22/2022

Gables Terrace Condominium Association
 CU Prater, Moore & Hanley
 1225 NW 12th Street
 Miami, FL 33136

Pay to the Order of: **Diverse Systems, Inc.**
 Five Hundred Sixty-Four and 43/100 DOLLARS

Amount: **\$564.43**

[Signature]
Natalia M. Gonzalez

MEMO BY 17233

Check # 8934 Amount: \$564.43 Date: 11/22/2022

FOR DEPOSIT ONLY - PNC

002257079
 2022-11-22

Check # 8935 Amount: \$285.00 Date: 11/14/2022

City Record Book Operating Account 8935 11/22/2022

Gables Terrace Condominium Association
 CU Prater, Moore & Hanley
 1225 NW 12th Street
 Miami, FL 33136

Pay to the Order of: **Above All Garage Doors of South Florida**
 Two Hundred Eighty-Five and 00/100 DOLLARS

Amount: **\$285.00**

[Signature]
Natalia M. Gonzalez

MEMO BY 13186

Check # 8935 Amount: \$285.00 Date: 11/14/2022

FOR DEPOSIT ONLY - PNC

002257079
 2022-11-14

Check # 8936 Amount: \$188.00 Date: 11/10/2022

City Record Book Operating Account 8936 11/22/2022

Gables Terrace Condominium Association
 CU Prater, Moore & Hanley
 1225 NW 12th Street
 Miami, FL 33136

Pay to the Order of: **ECS Business Services**
 One Hundred Eighty-Eight and 00/100 DOLLARS

Amount: **\$188.00**

[Signature]
Natalia M. Gonzalez

MEMO BY 19188

Check # 8936 Amount: \$188.00 Date: 11/10/2022

FOR DEPOSIT ONLY - PNC

002257079
 2022-11-10

Check # 8937 Amount: \$340.00 Date: 11/10/2022

City Record Book Operating Account 8937 11/22/2022

Gables Terrace Condominium Association
 CU Prater, Moore & Hanley
 1225 NW 12th Street
 Miami, FL 33136

Pay to the Order of: **ECS Business Services**
 Three Hundred Forty and 00/100 DOLLARS

Amount: **\$340.00**

[Signature]
Natalia M. Gonzalez

MEMO BY 19188

Check # 8937 Amount: \$340.00 Date: 11/10/2022

FOR DEPOSIT ONLY - PNC

002257079
 2022-11-10

Check # 8938 Amount: \$568.72 Date: 11/10/2022

City Record Book Operating Account 8938 11/22/2022

Gables Terrace Condominium Association
 CU Prater, Moore & Hanley
 1225 NW 12th Street
 Miami, FL 33136

Pay to the Order of: **ECS Business Services**
 Five Hundred Eighty-Eight and 72/100 DOLLARS

Amount: **\$568.72**

[Signature]
Natalia M. Gonzalez

MEMO BY 17024

Check # 8938 Amount: \$568.72 Date: 11/10/2022

FOR DEPOSIT ONLY - PNC

002257079
 2022-11-10

Check # 8939 Amount: \$172.80 Date: 11/10/2022

Pay to the Order of: **Gables Terrace Condominium Association**
 237 Palmetto, Miami & Hervey
 Coral Gables, FL 33134

City: National Bank Operating Account
 11/22/2022

Amount: **\$172.80**

Pay to the Order of: **ECS Business Services**
 One Hundred Seventy-Two and 80/100 DOLLARS

ECS Business Services
 7000 Business Park, Suite 250
 Miami, FL 33137 US

Signature: *Natalia M. Francisco*

MEMO: BY FPL/0428 11/10/22

#008919# 00660043670 04237099700

Check # 8939 Amount: \$172.80 Date: 11/10/2022

00660043670
 008-41st St
 3322-11-17
 0022039779
 Batch: 101182241

FOR DEPOSIT ONLY
 FIDELITY UNION BANK
 2001 E 75th Ave
 Miami, FL 33153

FOR THE ORDER OF
 PAY TO THE ORDER OF
 PAY TO THE ORDER OF
 PAY TO THE ORDER OF
 PAY TO THE ORDER OF

Check # 8940 Amount: \$3,900.00 Date: 11/14/2022

Pay to the Order of: **Gables Terrace Condominium Association**
 237 Palmetto, Miami & Hervey
 Coral Gables, FL 33134

City: National Bank Operating Account
 11/22/2022

Amount: **\$3,900.00**

Pay to the Order of: **Jorge L. Herrera, CPA-PA**
 Three Thousand Nine Hundred and 00/100 DOLLARS

Jorge L. Herrera, CPA, PA
 11500 SW 146 Ave
 Miami, FL 33186

Signature: *Natalia M. Francisco*

MEMO: INT1491

#008940# 00660043670 04237099700

Check # 8940 Amount: \$3,900.00 Date: 11/14/2022

FOR DEPOSIT ONLY
 FIDELITY UNION BANK
 2001 E 75th Ave
 Miami, FL 33153

FOR THE ORDER OF
 PAY TO THE ORDER OF
 PAY TO THE ORDER OF
 PAY TO THE ORDER OF

Jorge L. Herrera, CPA PA
 For Trust Mobile Deposit only

Check # 8941 Amount: \$163.20 Date: 11/21/2022

Pay to the Order of: **Gables Terrace Condominium Association**
 237 Palmetto, Miami & Hervey
 Coral Gables, FL 33134

City: National Bank Operating Account
 11/14/2022

Amount: **\$163.20**

Pay to the Order of: **ECS Business Services**
 One Hundred Sixty-Three and 20/100 DOLLARS

ECS Business Services
 7000 Business Park, Suite 250
 Miami, FL 33137 US

Signature: *Natalia M. Francisco*

MEMO: BY 0518 FPL/0428 11/21/22

#008941# 00660043670 04237099700

Check # 8941 Amount: \$163.20 Date: 11/21/2022

00660043670
 008-41st St
 3322-11-17
 0022039779
 Batch: 101180072

FOR DEPOSIT ONLY
 FIDELITY UNION BANK
 2001 E 75th Ave
 Miami, FL 33153

FOR THE ORDER OF
 PAY TO THE ORDER OF
 PAY TO THE ORDER OF
 PAY TO THE ORDER OF

Check # 8943 Amount: \$505.20 Date: 11/21/2022

Pay to the Order of: **Gables Terrace Condominium Association**
 237 Palmetto, Miami & Hervey
 Coral Gables, FL 33134

City: National Bank Operating Account
 11/15/2022

Amount: **\$505.20**

Pay to the Order of: **ECS Business Services**
 One Hundred Five and 20/100 DOLLARS

ECS Business Services
 7000 Business Park, Suite 250
 Miami, FL 33137 US

Signature: *Natalia M. Francisco*

MEMO: BY 0518 FPL/0428 11/21/22

#008943# 00660043670 04237099700

Check # 8943 Amount: \$505.20 Date: 11/21/2022

00660043670
 008-41st St
 3322-11-17
 0022039779
 Batch: 101180072

FOR DEPOSIT ONLY
 FIDELITY UNION BANK
 2001 E 75th Ave
 Miami, FL 33153

FOR THE ORDER OF
 PAY TO THE ORDER OF
 PAY TO THE ORDER OF
 PAY TO THE ORDER OF

Check # 8944 Amount: \$225.00 Date: 11/23/2022

Pay to the Order of: **Gables Terrace Condominium Association**
 237 Palmetto, Miami & Hervey
 Coral Gables, FL 33134

City: National Bank Operating Account
 11/15/2022

Amount: **\$225.00**

Pay to the Order of: **Above All Garage Doors of South Florida**
 Two Hundred Twenty-Five and 00/100 DOLLARS

Above All Garage Doors of South Florida, Inc
 9500 NW 34 St
 Miami, FL 33142

Signature: *Natalia M. Francisco*

MEMO: INT13067

#008944# 00660043670 04237099700

Check # 8944 Amount: \$225.00 Date: 11/23/2022

FOR DEPOSIT ONLY -PMC

0082111007
 2022-11-23

FOR THE ORDER OF
 PAY TO THE ORDER OF
 PAY TO THE ORDER OF
 PAY TO THE ORDER OF

Check # 8946 Amount: \$500.00 Date: 11/22/2022

Pay to the Order of: **Gables Terrace Condominium Association**
 237 Palmetto, Miami & Hervey
 Coral Gables, FL 33134

City: National Bank Operating Account
 11/15/2022

Amount: **\$500.00**

Pay to the Order of: **Guzman Landscaping**
 Five Hundred and 00/100 DOLLARS

Guzman Landscaping
 15310 SW 44 St Street
 Miami, FL 33165

Signature: *Natalia M. Francisco*

MEMO: INT020222 042800 11/22/22

#008946# 00660043670 04237099700

Check # 8946 Amount: \$500.00 Date: 11/22/2022

FOR DEPOSIT ONLY

008203998
 2022-11-22

FOR THE ORDER OF
 PAY TO THE ORDER OF
 PAY TO THE ORDER OF
 PAY TO THE ORDER OF

Natalia M. Francisco
 Law's copies, LLC

Check # 8947 Amount: \$300.00 Date: 11/22/2022

WARRANTY THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
 13310 SW 44th Street
 Miami, FL 33185

City National Bank Operating Account 8947
 11/16/2022

Pay to the Order of: **Guzman Landscaping**
 Three Hundred and 00/100 DOLLARS

Amount: **\$300.00**

Guzman Landscaping
 10310 SW 44th Street
 Miami, FL 33185

Handwritten: *Noted by Francisco*

MEMO: 11/15/2022

#008947# 00660043670 04237049#06

Check # 8947 Amount: \$300.00 Date: 11/22/2022

008947 00660043670 04237049#06

Handwritten: *A Gomez Bank*

Check # 8948 Amount: \$300.00 Date: 11/22/2022

WARRANTY THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
 13310 SW 44th Street
 Miami, FL 33185

City National Bank Operating Account 8948
 11/15/2022

Pay to the Order of: **Guzman Landscaping**
 Three Hundred and 00/100 DOLLARS

Amount: **\$300.00**

Guzman Landscaping
 10310 SW 44th Street
 Miami, FL 33185

Handwritten: *Noted by Francisco*

MEMO: 11/15/2022

#008948# 00660043670 04237049#06

Check # 8948 Amount: \$300.00 Date: 11/22/2022

008948 00660043670 04237049#06

Handwritten: *A Gomez Bank*

Check # 8949 Amount: \$607.19 Date: 11/28/2022

WARRANTY THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
 13310 SW 44th Street
 Miami, FL 33185

City National Bank Operating Account 8949
 11/15/2022

Pay to the Order of: **Padon, Monteiro & Hartney, LLP**
 Six Hundred Seven and 19/100 DOLLARS

Amount: **\$607.19**

Padon, Monteiro & Hartney, LL
 13330 SW 17th Street
 Miami, FL 33185

Handwritten: *Noted by Francisco*

MEMO: 11/21/22

#008949# 00660043670 04237049#06

Check # 8949 Amount: \$607.19 Date: 11/28/2022

008949 00660043670 04237049#06

Handwritten: *A Gomez Bank*

Check # 8950 Amount: \$50.00 Date: 11/28/2022

WARRANTY THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
 13310 SW 44th Street
 Miami, FL 33185

City National Bank Operating Account 8950
 11/15/2022

Pay to the Order of: **Padon, Monteiro & Hartney, LLP**
 Fifty and 00/100 DOLLARS

Amount: **\$50.00**

Padon, Monteiro & Hartney, LL
 13330 SW 17th Street
 Miami, FL 33185

Handwritten: *Noted by Francisco*

MEMO: 11/21/22

#008950# 00660043670 04237049#06

Check # 8950 Amount: \$50.00 Date: 11/28/2022

008950 00660043670 04237049#06

Handwritten: *A Gomez Bank*

Check # 8951 Amount: \$503.50 Date: 11/29/2022

WARRANTY THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
 13310 SW 44th Street
 Miami, FL 33185

City National Bank Operating Account 8951
 11/15/2022

Pay to the Order of: **City of Miami-Elevator Inspection Report**
 Five Hundred Three and 50/100 DOLLARS

Amount: **\$503.50**

City of Miami-Elevator Inspece
 404 SW 2nd Ave 4th Floor
 Miami, FL 33130

Handwritten: *Noted by Francisco*

MEMO: 11/28/22 - Acc: 00185

#008951# 00660043670 04237049#06

Check # 8951 Amount: \$503.50 Date: 11/29/2022

008951 00660043670 04237049#06

Handwritten: *A Gomez Bank*

Check # 8952 Amount: \$405.20 Date: 11/23/2022

WARRANTY THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

Gables Terrace Condominium Association
 13310 SW 44th Street
 Miami, FL 33185

City National Bank Operating Account 8952
 11/15/2022

Pay to the Order of: **Circle Generator Service**
 Four Hundred Five and 20/100 DOLLARS

Amount: **\$405.20**

Circle Generator Service
 PO Box 21022
 Fort Lauderdale, FL 33336

Handwritten: *Noted by Francisco*

MEMO: 11/23/22

#008952# 00660043670 04237049#06

Check # 8952 Amount: \$405.20 Date: 11/23/2022

008952 00660043670 04237049#06

Handwritten: *A Gomez Bank*

GABLES TERRACE CONDOMINIUM ASSOC., INC.
Reconciliation Summary
103.06 · City Natl Bank-1014-Sec Dep, Period Ending 11/30/2022

	<u>Nov 30, 22</u>
Beginning Balance	64,997.03
Cleared Transactions	
Deposits and Credits - 2 items	<u>1,502.68</u>
Total Cleared Transactions	<u>1,502.68</u>
Cleared Balance	<u>66,499.71</u>
Register Balance as of 11/30/2022	66,499.71
Ending Balance	66,499.71

GABLES TERRACE CONDOMINIUM ASSOC., INC.
Reconciliation Detail
103.06 · City Natl Bank-1014-Sec Dep, Period Ending 11/30/2022

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Clr</u>	<u>Amount</u>	<u>Balance</u>
Beginning Balance						64,997.03
Cleared Transactions						
Deposits and Credits - 2 items						
Deposit	11/28/2022			X	1,500.00	1,500.00
Deposit	11/30/2022			X	2.68	1,502.68
Total Deposits and Credits					1,502.68	1,502.68
Total Cleared Transactions					1,502.68	1,502.68
Cleared Balance					1,502.68	66,499.71
Register Balance as of 11/30/2022					1,502.68	66,499.71
Ending Balance					1,502.68	66,499.71



75
YEARS

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Miami, FL 33102-5620

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800-435-8839

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

P:12484 / 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

NMLS 412469

**Member
FDIC**



Association Interest Checking

Account Summary

Account:	XXXXX1014	Beginning Balance:	\$64,997.03
Last Statement:	October 31, 2022	Ending Balance:	\$66,499.71
This Statement:	November 30, 2022	Average Ledger Balance:	\$65,147.03
		Low Balance:	\$64,997.03
		Interest Earned This Period:	\$2.68
		Interest Earned 2022:	\$28.47
		Days In Period:	30
		Annual Percentage Yield Earned:	0.05%

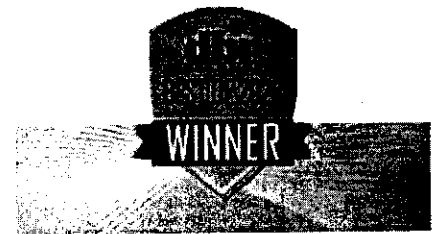
Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
10-31	Beginning balance			64,997.03
11-28	Office Deposit	1,500.00		66,497.03
11-30	Interest	2.68		66,499.71
11-30	Ending totals	1,502.68	0.00	66,499.71

**Thank you
for voting
for City National
Bank!**

City National Bank is a Hall of Fame member for having placed at the top of each category for eleven years.

- Best Private Bank
- Best Business Bank
- Best Bank for Commercial Real Estate Lending
- Best Community Bank
- Best Bank for Jumbo Loans
- Best Foreign National Mortgage Lenders

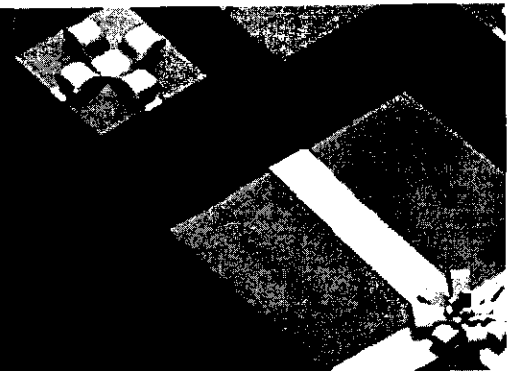


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social media!



HAPPY *Holidays*

Wishing you and yours a happy holiday season!
We look forward to a new year together.



GABLES TERRACE CONDOMINIUM ASSOC., INC.

Reconciliation Summary

104.01 - City Natl bank S/A -2019 6280, Period Ending 11/30/2022

	<u>Nov 30, 22</u>
Beginning Balance	31,060.32
Cleared Transactions	
Checks and Payments - 1 item	-65.00
Deposits and Credits - 1 item	1.28
Total Cleared Transactions	<u>-63.72</u>
Cleared Balance	<u>30,996.60</u>
Register Balance as of 11/30/2022	30,996.60
Ending Balance	30,996.60

GABLES TERRACE CONDOMINIUM ASSOC., INC.**Reconciliation Detail****104.01 · City Natl bank S/A -2019 6280, Period Ending 11/30/2022**

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Clr</u>	<u>Amount</u>	<u>Balance</u>
Beginning Balance						31,060.32
Cleared Transactions						
Checks and Payments - 1 item						
Check	11/15/2022			X	-65.00	-65.00
Total Checks and Payments					-65.00	-65.00
Deposits and Credits - 1 item						
Deposit	11/30/2022			X	1.28	1.28
Total Deposits and Credits					1.28	1.28
Total Cleared Transactions					-63.72	-63.72
Cleared Balance					-63.72	30,996.60
Register Balance as of 11/30/2022					-63.72	30,996.60
Ending Balance					-63.72	30,996.60



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Telephone
305-577-7336
800-435-8839

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

P:13640 / 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

NMLS 412469
**Member
FDIC**



Association Interest Checking

Account Summary

Account:	XXXXX6280	Beginning Balance:	\$31,060.32
Last Statement:	October 31, 2022	Ending Balance:	\$30,996.60
This Statement:	November 30, 2022	Average Ledger Balance:	\$31,025.65
		Low Balance:	\$30,995.32
		Interest Earned This Period:	\$1.28
		Interest Earned 2022:	\$34.62
		Days In Period:	30
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
10-31	Beginning balance			31,060.32
11-15	Monthly Service Fee		65.00	30,995.32
11-30	Interest	1.28		30,996.60
11-30	Ending totals	1.28	65.00	30,996.60

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for voting
for City National
Bank!**

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- Best Private Bank
- Best Business Bank
- Best Bank for Commercial Real Estate Lending
- Best Community Bank
- Best Bank for Jumbo Loans
- Best Foreign National Mortgage Lenders

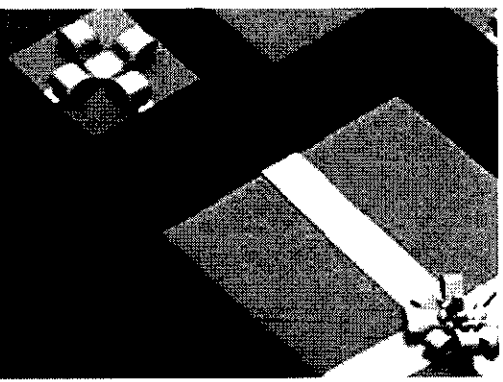


Join us on
social media!



HAPPY *Holidays*

Wishing you and yours a happy holiday season!
We look forward to a new year together.



GABLES TERRACE CONDOMINIUM ASSOC., INC.
Reconciliation Summary
105.08 · City Natl Bank Reserve 4369, Period Ending 11/30/2022

	<u>Nov 30, 22</u>
Beginning Balance	261,751.28
Cleared Transactions	
Deposits and Credits - 1 item	<u>32.27</u>
Total Cleared Transactions	<u>32.27</u>
Cleared Balance	<u>261,783.55</u>
Uncleared Transactions	
Deposits and Credits - 2 items	<u>15,000.00</u>
Total Uncleared Transactions	<u>15,000.00</u>
Register Balance as of 11/30/2022	<u>276,783.55</u>
Ending Balance	276,783.55

GABLES TERRACE CONDOMINIUM ASSOC., INC.
Reconciliation Detail
105.08 - City Natl Bank Reserve 4369, Period Ending 11/30/2022

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Clr</u>	<u>Amount</u>	<u>Balance</u>
Beginning Balance						261,751.28
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	11/30/2022			X	32.27	32.27
Total Deposits and Credits					32.27	32.27
Total Cleared Transactions					32.27	32.27
Cleared Balance					32.27	261,783.55
Uncleared Transactions						
Deposits and Credits - 2 items						
Check	10/20/2022	8916	Gables Terrace Con...		7,500.00	7,500.00
Deposit	11/30/2022		Gables Terrace Con...		7,500.00	15,000.00
Total Deposits and Credits					15,000.00	15,000.00
Total Uncleared Transactions					15,000.00	15,000.00
Register Balance as of 11/30/2022					15,032.27	276,783.55
Ending Balance					15,032.27	276,783.55



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Miami, FL 33102-5620

Telephone
305-577-7336
800-435-8839

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

P:15113 / T: / S:



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



For additional locations
and hours, please visit
citynational.com

NMLS 412469



Condo Tiered

Account Summary

Account:	XXXXX4369	Beginning Balance:	\$261,751.28
Last Statement:	October 31, 2022	Ending Balance:	\$261,783.55
This Statement:	November 30, 2022	Average Ledger Balance:	\$261,751.28
		Low Balance:	\$261,751.28
		Interest Earned This Period:	\$32.27
		Interest Earned 2022:	\$228.80
		Days In Period:	30
		Annual Percentage Yield Earned:	0.15%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
10-31	Beginning balance			261,751.28
11-30	Interest	32.27		261,783.55
11-30	Ending totals	32.27	0.00	261,783.55

**Thank you
for voting
for City National
Bank!**

City National Bank is a Hall of Fame member for having placed at the top of each category for eleven years.

- Best Private Bank
- Best Business Bank
- Best Bank for Commercial Real Estate Lending
- Best Community Bank
- Best Bank for Jumbo Loans
- Best Foreign National Mortgage Lenders

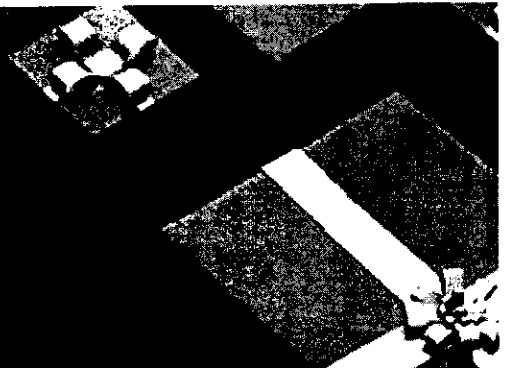


Join us on social media!



HAPPY *Holidays*

Wishing you and yours a happy holiday season!
We look forward to a new year together.



GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month

As of November 30, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
103.01	City Natl Bank 9906		-Operating				95,027.89
Deposit	11/01/2022	1101	A/R Deposit	Deposit	1,955.00		96,982.89
Deposit	11/01/2022	1105	A/R Deposit	Deposit	26,190.00		123,172.89
Bill P...	11/02/2022	8927	Care Pest Management	Inv. 176543 08/23/2022		111.00	123,061.89
Bill P...	11/02/2022	8928	Care Pest Management	Inv. 177335 09/27/2022		111.00	122,950.89
Bill P...	11/02/2022	8930	JM EXERCISE EQUIPMENT S...	Inv : 670536 9/21/2022		652.70	122,298.19
Bill P...	11/02/2022	8931	1A Backflow & Services LLC	Inv. 2022-4190		365.00	121,933.19
Bill P...	11/02/2022	8932	Dicsan Technology Inc.	Inv 3625		488.00	121,445.19
Bill P...	11/02/2022	8933	Dicsan Technology Inc.	Inv 3484		7,236.73	114,208.46
Bill P...	11/02/2022	8934	Diversifire Systems, Inc	Inv.117533		564.43	113,644.03
Bill P...	11/02/2022	8935	Above All Garage Doors of Sout...	Inv.131989		285.00	113,359.03
Bill P...	11/02/2022	8936	ECS Business Services	Inv. FPLGlabes Terr183 10/21/2022		188.00	113,171.03
Bill P...	11/02/2022	8937	ECS Business Services	Inv. FPLGlabes Terr100 9/19/2022		340.00	112,831.03
Bill P...	11/02/2022	8938	ECS Business Services	Inv.WastetGablesTerr249 11/01/20...		568.72	112,262.31
Bill P...	11/02/2022	8939	ECS Business Services	Inv. FPLGlabes Terr272 11/18/2022		172.80	112,089.51
Bill P...	11/02/2022	8940	Jorge L Herrera, CPA, P.A.	Inv. 1491		3,900.00	108,189.51
Deposit	11/02/2022	1102	A/R Deposit	Deposit	1,940.00		110,129.51
Bill P...	11/02/2022	8929	KJW Enterprizes, Inc.	Inv.0086 09/20/2022		1,647.80	108,481.71
Deposit	11/03/2022	1103	A/R Deposit	Deposit	1,930.00		110,411.71
Deposit	11/04/2022	1104	A/R Deposit	Deposit	2,910.00		113,321.71
Deposit	11/04/2022	1104	A/R Deposit	Assoc	485.00		113,806.71
Check	11/04/2022	1150	NSF			485.00	113,321.71
Deposit	11/07/2022	1107	A/R Deposit	Deposit	2,000.00		115,321.71
Deposit	11/07/2022	1107	A/R Deposit	online	485.00		115,806.71
Deposit	11/08/2022	1108	A/R Deposit	Deposit	2,389.00		118,195.71
Deposit	11/08/2022	1108	A/R Deposit	online	485.00		118,680.71
Deposit	11/09/2022	1109	A/R Deposit	Deposit	970.00		119,650.71
Deposit	11/09/2022	1109	A/R Deposit	online	485.90		120,136.61
Deposit	11/10/2022	1110	A/R Deposit	Deposit	1,470.00		121,606.61
Deposit	11/12/2022	1112	A/R Deposit	online	985.00		122,591.61
Bill P...	11/14/2022	8941	ECS Business Services	Inv 8516. FPLGlabes Terr1 066 07/...		163.20	122,428.41
Deposit	11/15/2022	1115	A/R Deposit	Assoc	1,455.00		123,883.41
Bill P...	11/15/2022	8942	DDCA Security Inc	INv.12489		4,964.00	118,919.41
Bill P...	11/15/2022	8943	ECS Business Services	Inv.09/04/22 CK 8892 replacement ...		505.20	118,414.21
Bill P...	11/15/2022	8944	Above All Garage Doors of Sout...	Inv.130557		225.00	118,189.21
Bill P...	11/15/2022	8945	DDCA Security Inc	Inv.12424		5,240.00	112,949.21
Bill P...	11/15/2022	8946	Guzman Landscaping	Inv. 09/12/22 CK 8900 Replace		500.00	112,449.21
Bill P...	11/15/2022	8947	Guzman Landscaping	Inv. 11/15/2022		300.00	112,149.21
Bill P...	11/15/2022	8948	Guzman Landscaping	Inv. 11/15/2022		300.00	111,849.21
Bill P...	11/15/2022	8949	Padron, Montoro & Hartney, LLP	Inv. 21131		607.19	111,242.02
Bill P...	11/15/2022	8950	Padron, Montoro & Hartney, LLP	Inv. 21184		50.00	111,192.02
Bill P...	11/15/2022	8951	City of Miami-Elevator Inspectio...	Inv.448461 06/06/22 -Acct.96165 1...		503.50	110,688.52
Bill P...	11/15/2022	8952	Circle Generator Service	Inv.73515 11/03/2022		405.20	110,283.32
Check	11/15/2022	ACH	Miami-Dade Water And Sewer ...	8787909438		12.65	110,270.67
Check	11/15/2022	ACH	Miami-Dade Water And Sewer ...	6931777355		195.10	110,075.57
Check	11/15/2022	ACH	FPL			3,307.90	106,767.67
Check	11/15/2022	ACH	Miami-Dade Water And Sewer ...	1748205455		3,767.16	103,000.51
Check	11/15/2022		Maintenance Fee			65.00	102,935.51
Deposit	11/15/2022	1115	A/R Deposit	Deposit	1,455.00		104,390.51
Deposit	11/15/2022	1115	A/R Deposit	online	490.00		104,880.51
Deposit	11/17/2022	1117	A/R Deposit	Deposit	485.00		105,365.51
Bill P...	11/18/2022	Onli...	City of Miami	Financial Transaction 913416 Serial...		500.00	104,865.51
Check	11/21/2022	ACH	Comcast	Preauthorized payment		504.80	104,360.71
Deposit	11/22/2022	1122	A/R Deposit	Deposit	485.00		104,845.71
Check	11/22/2022	ACH	IPFS Corporation			14,081.97	90,763.74
Deposit	11/22/2022	1122	A/R Deposit	online	515.00		91,278.74
Deposit	11/23/2022	1123	A/R Deposit	Deposit	485.00		91,763.74
Deposit	11/28/2022	1128	A/R Deposit	Deposit	934.00		92,697.74
Deposit	11/28/2022			Deposit	490.00		93,187.74
Deposit	11/28/2022			Interest	5.32		93,193.06
Gener...	11/29/2022	1502		voiding check 8887 8/26/22 to repla...	163.20		93,356.26
Gener...	11/29/2022	1502		voiding check 8892 9/8/22 to replace	505.20		93,861.46
Deposit	11/29/2022		DoorLoop	: MerchPayout SV97	22.50		93,883.96
Deposit	11/30/2022		Gables Terrace Condo Assoc, Inc	November 2022 Reserve Transfer		7,500.00	86,383.96
Check	11/30/2022	ACH	Waste Connections of Florida	register by statement/ missed bill		1,484.84	84,899.12
Gener...	11/30/2022	1505		voiding old check 8799 never cashed.	40.00		84,939.12
Total 103.01 - City Natl Bank 9906 -Operating					52,210.12	62,298.89	84,939.12

GABLES TERRACE CONDOMINIUM ASSOC., INC.

**General Ledger - Month
As of November 30, 2022**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
103.06 · City Natl Bank-1014-Sec Dep							64,997.03
Deposit	11/28/2022			Deposit	1,500.00		66,497.03
Deposit	11/30/2022			Interest	2.68		66,499.71
Total 103.06 · City Natl Bank-1014-Sec Dep					1,502.68	0.00	66,499.71
104.01 · City Natl bank S/A -2019 6280							31,060.32
Check	11/15/2022			Service Charge		65.00	30,995.32
Deposit	11/30/2022			Interest	1.28		30,996.60
Total 104.01 · City Natl bank S/A -2019 6280					1.28	65.00	30,996.60
105.08 · City Natl Bank Reserve 4369							269,251.28
Deposit	11/30/2022		Gables Terrace Condo Assoc, Inc	November 2022 Reserve Transfer	7,500.00		276,751.28
Deposit	11/30/2022			Interest	32.27		276,783.55
Total 105.08 · City Natl Bank Reserve 4369					7,532.27	0.00	276,783.55
112 · Assessment receivable							6,286.95
Deposit	11/01/2022	1101	A/R Deposit	Deposit		1,955.00	4,331.95
Deposit	11/01/2022	1105	A/R Deposit	Deposit		26,190.00	-21,858.05
Gener...	11/01/2022	1492		Monthly assesment	52,380.00		30,521.95
Gener...	11/01/2022	1492		Set up prepaid	18,541.73		49,063.68
Gener...	11/01/2022	1492		Reverse prepaid		21,190.78	27,872.90
Gener...	11/01/2022	1492		Late charge	180.00		28,052.90
Gener...	11/01/2022	1492		remove /c b-1145		270.00	27,782.90
Deposit	11/02/2022	1102	A/R Deposit	Deposit		1,940.00	25,842.90
Deposit	11/03/2022	1103	A/R Deposit	Deposit		1,930.00	23,912.90
Deposit	11/04/2022	1104	A/R Deposit	Deposit		2,910.00	21,002.90
Deposit	11/04/2022	1104	A/R Deposit	Assoc		485.00	20,517.90
Check	11/04/2022	1150	NSF		485.00		21,002.90
Deposit	11/07/2022	1107	A/R Deposit	Deposit		2,000.00	19,002.90
Deposit	11/07/2022	1107	A/R Deposit	online		485.00	18,517.90
Deposit	11/08/2022	1108	A/R Deposit	Deposit		2,389.00	16,128.90
Deposit	11/08/2022	1108	A/R Deposit	online		485.00	15,643.90
Deposit	11/09/2022	1109	A/R Deposit	Deposit		970.00	14,673.90
Deposit	11/09/2022	1109	A/R Deposit	online		485.90	14,188.00
Deposit	11/10/2022	1110	A/R Deposit	Deposit		1,470.00	12,718.00
Deposit	11/12/2022	1112	A/R Deposit	online		985.00	11,733.00
Deposit	11/15/2022	1115	A/R Deposit	Assoc		1,455.00	10,278.00
Deposit	11/15/2022	1115	A/R Deposit	Deposit		1,455.00	8,823.00
Deposit	11/15/2022	1115	A/R Deposit	online		490.00	8,333.00
Deposit	11/17/2022	1117	A/R Deposit	Deposit		485.00	7,848.00
Deposit	11/22/2022	1122	A/R Deposit	Deposit		485.00	7,363.00
Deposit	11/22/2022	1122	A/R Deposit	online		515.00	6,848.00
Deposit	11/23/2022	1123	A/R Deposit	Deposit		485.00	6,363.00
Deposit	11/28/2022	1128	A/R Deposit	Deposit		934.00	5,429.00
Total 112 · Assessment receivable					71,586.73	72,444.68	5,429.00
111 · Special assessment							6,771.80
Gener...	11/01/2022	1492		Set up prepaid S/A	75.20		6,847.00
Gener...	11/01/2022	1492		Reverse prepaid S/A		75.20	6,771.80
Total 111 · Special assessment					75.20	75.20	6,771.80
115 · Prepaid insurance							21,221.97
Gener...	11/01/2022	1492		Amort Insurance		12,731.40	8,490.57
Total 115 · Prepaid insurance					0.00	12,731.40	8,490.57
116 · Prepaid expenses							3,572.00
Gener...	11/01/2022	149...		prepaid expenses		500.00	3,072.00
Gener...	11/01/2022	149...		prepaid expenses		3,000.00	72.00
Gener...	11/07/2022	1493		prepaid expenses		36.00	36.00
Total 116 · Prepaid expenses					0.00	3,536.00	36.00
125 · Federal Tax Withheld							66.13
Total 125 · Federal Tax Withheld							66.13

GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month

As of November 30, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
202 - Accounts payable							-16,958.38
Bill	11/01/2022	X11...	AT & T	Acct. 287302169425X08092022		20.75	-16,979.13
Bill	11/01/2022	1978	Largaespada Pool Service Inc.	Inv.1978		465.00	-17,444.13
Bill P...	11/02/2022	8927	Care Pest Management	Inv. 176543 08/23/2022	111.00		-17,333.13
Bill P...	11/02/2022	8928	Care Pest Management	Inv. 177335 09/27/2022	111.00		-17,222.13
Bill P...	11/02/2022	8930	JM EXERCISE EQUIPMENT S...	Inv : 670536 9/21/2022	652.70		-16,569.43
Bill P...	11/02/2022	8931	1A Backflow & Services LLC	Inv. 2022-4190	365.00		-16,204.43
Bill P...	11/02/2022	8932	Dicsan Technology Inc.	Inv 3625	488.00		-15,716.43
Bill P...	11/02/2022	8933	Dicsan Technology Inc.	Inv 3484	7,236.73		-8,479.70
Bill P...	11/02/2022	8934	Diversifire Systems, Inc	Inv.117533	564.43		-7,915.27
Bill P...	11/02/2022	8935	Above All Garage Doors of Sout...	Inv.131989	285.00		-7,630.27
Bill P...	11/02/2022	8936	ECS Business Services	Inv. FPLGlabs Terr183 10/21/2022	188.00		-7,442.27
Bill P...	11/02/2022	8937	ECS Business Services	Inv. FPLGlabs Terr100 9/19/2022	340.00		-7,102.27
Bill P...	11/02/2022	8938	ECS Business Services	Inv.WastetGablesTerr249 11/01/20...	568.72		-6,533.55
Bill P...	11/02/2022	8939	ECS Business Services	Inv. FPLGlabs Terr272 11/18/2022	172.80		-6,360.75
Bill P...	11/02/2022	8940	Jorge L Herrera, CPA, P.A.	Inv. 1491	3,900.00		-2,460.75
Bill P...	11/02/2022	8929	KJW Enterprizes, Inc.	Inv.0086 09/20/2022	1,647.80		-812.95
Bill	11/03/2022	FPL...	ECS Business Services	Inv. FPLGlabs Terr272 11/18/2022		172.80	-985.75
Bill	11/03/2022	73515	Circle Generator Service	Inv.73515 11/03/2022		405.20	-1,390.95
Bill	11/07/2022	130...	Above All Garage Doors of Sout...	Inv.130557		225.00	-1,615.95
Bill	11/08/2022	22097	GMP Window Cleaning	Inv.22097		2,400.00	-4,015.95
Bill	11/10/2022	FPL...	ECS Business Services	Inv 8516. FPLGlabs Terr1 066 07/...		163.20	-4,179.15
Bill	11/10/2022	We...	ECS Business Services	Inv.09/04/22 CK 8892 replacement ...		505.20	-4,684.35
Bill	11/11/2022	12489	DDCA Security Inc	INV.12489		4,964.00	-9,648.35
Bill P...	11/14/2022	8941	ECS Business Services	Inv 8516. FPLGlabs Terr1 066 07/...	163.20		-9,485.15
Bill P...	11/15/2022	8942	DDCA Security Inc	INV.12489	4,964.00		-4,521.15
Bill P...	11/15/2022	8943	ECS Business Services	Inv.09/04/22 CK 8892 replacement ...	505.20		-4,015.95
Bill	11/15/2022	12424	DDCA Security Inc	INV.12424		5,240.00	-9,255.95
Bill P...	11/15/2022	8944	Above All Garage Doors of Sout...	Inv.130557	225.00		-9,030.95
Bill P...	11/15/2022	8945	DDCA Security Inc	INV.12424	5,240.00		-3,790.95
Bill P...	11/15/2022	8946	Guzman Landscaping	Inv. 09/12/22 CK 8900 Replace	500.00		-3,290.95
Bill	11/15/2022	11/1...	Guzman Landscaping	Inv. 11/15/2022		300.00	-3,590.95
Bill P...	11/15/2022	8947	Guzman Landscaping	Inv. 11/15/2022	300.00		-3,290.95
Bill	11/15/2022	11/1...	Guzman Landscaping	Inv. 11/15/2022		300.00	-3,590.95
Bill P...	11/15/2022	8948	Guzman Landscaping	Inv. 11/15/2022	300.00		-3,290.95
Bill	11/15/2022	21131	Padron, Montoro & Hartney, LLP	Inv. 21131		607.19	-3,898.14
Bill P...	11/15/2022	8949	Padron, Montoro & Hartney, LLP	Inv. 21131	607.19		-3,290.95
Bill	11/15/2022	21184	Padron, Montoro & Hartney, LLP	Inv. 21184		50.00	-3,340.95
Bill P...	11/15/2022	8950	Padron, Montoro & Hartney, LLP	Inv. 21184	50.00		-3,290.95
Bill	11/15/2022	448...	City of Miami-Elevator Inspectio...	Inv.448461 06/06/22 -Acct.96165 1...		503.50	-3,794.45
Bill P...	11/15/2022	8951	City of Miami-Elevator Inspectio...	Inv.448461 06/06/22 -Acct.96165 1...	503.50		-3,290.95
Bill P...	11/15/2022	8952	Circle Generator Service	Inv.73515 11/03/2022	405.20		-2,885.75
Bill	11/16/2022	09/1...	Guzman Landscaping	Inv. 09/12/22 CK 8900 Replace		500.00	-3,385.75
Bill P...	11/18/2022	Onli...	City of Miami	Financial Transaction 913416 Serial...	500.00		-2,885.75
Bill	11/25/2022	12520	DDCA Security Inc	INV.12520		4,964.00	-7,849.75
Bill	11/25/2022	133...	Above All Garage Doors of Sout...	Inv.133589		1,177.00	-9,026.75
Total 202 - Accounts payable					30,894.47	22,962.84	-9,026.75
203 - Accrued expenses							-15,173.45
Gener...	11/01/2022	148...		accrue per budget	200.00		-14,973.45
Gener...	11/01/2022	149...		accrue per budget	200.00		-14,773.45
Gener...	11/01/2022	150...		accrue expenses	300.00		-14,473.45
Gener...	11/01/2022	149...		accrue expenses	6,503.86		-7,969.59
Gener...	11/01/2022	149...		accrue expenses	3,433.59		-4,536.00
Gener...	11/01/2022	149...		accrue expenses	4,536.00		0.00
Gener...	11/30/2022	1506		accrue expenses		6,227.50	-6,227.50
Gener...	11/30/2022	1507		accrue expenses		3,193.96	-9,421.46
Gener...	11/30/2022	1510		accrue expenses		1,909.25	-11,330.71
Total 203 - Accrued expenses					15,173.45	11,330.71	-11,330.71
206 - Prepaid assessments							-21,190.78
Gener...	11/01/2022	1492		Set up prepaid		18,541.73	-39,732.51
Gener...	11/01/2022	1492		Reverse prepaid	21,190.78		-18,541.73
Total 206 - Prepaid assessments					21,190.78	18,541.73	-18,541.73

GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month

As of November 30, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
207 · Prepaid special assessment							-75.20
Gener...	11/01/2022	1492		Set up prepaid S/A		75.20	-150.40
Gener...	11/01/2022	1492		Reverse prepaid S/A	75.20		-75.20
Total 207 · Prepaid special assessment					75.20	75.20	-75.20
210 · Security Deposit							-63,370.00
2101008 · Unit 1008							-500.00
Total 2101008 · Unit 1008							-500.00
2101101 · Unit-1101							-500.00
Total 2101101 · Unit-1101							-500.00
210 · Security Deposit - Other							-62,370.00
Deposit	11/28/2022	1729		Gleiffom Severo Apt 801		500.00	-62,870.00
Deposit	11/28/2022	1270		Oscar Rodriguez Apt 1002		1,000.00	-63,870.00
Total 210 · Security Deposit - Other					0.00	1,500.00	-63,870.00
Total 210 · Security Deposit					0.00	1,500.00	-64,870.00
212 · Insurance payable							-14,797.17
Check	11/22/2022	ACH	IPFS Corporation		14,081.97		-715.20
Total 212 · Insurance payable					14,081.97	0.00	-715.20
271 · Fund balance - reserves							-276,488.01
271.02 · Street sealing-pavement							-3,999.70
Total 271.02 · Street sealing-pavement							-3,999.70
271.08 · Pool							-6,291.32
Total 271.08 · Pool							-6,291.32
271.11 · Lobby Furniture							-8,000.03
Total 271.11 · Lobby Furniture							-8,000.03
271.12 · Generator							-15,866.97
Total 271.12 · Generator							-15,866.97
271.13 · Painting/Interior							-5,981.12
Total 271.13 · Painting/Interior							-5,981.12
271.15 · Pool furniture							-821.80
Total 271.15 · Pool furniture							-821.80
271.16 · Flooring							-4,064.96
Total 271.16 · Flooring							-4,064.96
271.17 · Awning							-16,910.29
Total 271.17 · Awning							-16,910.29
271.18 · Garage Gate							-829.50
Total 271.18 · Garage Gate							-829.50
271.27 · HVAC							-2,020.12
Total 271.27 · HVAC							-2,020.12
271.28 · Pooled reserves							-210,576.38
Gener...	11/01/2022	1492		Set up prepaid		7,500.00	-218,076.38
Total 271.28 · Pooled reserves					0.00	7,500.00	-218,076.38
271.85 · Interest income							-1,215.82
Deposit	11/30/2022			Interest		32.27	-1,248.09
Total 271.85 · Interest income					0.00	32.27	-1,248.09
271.86 · Bank Charges - reserves							90.00
Total 271.86 · Bank Charges - reserves							90.00
Total 271 · Fund balance - reserves					0.00	7,532.27	-284,020.28

GABLES TERRACE CONDOMINIUM ASSOC., INC.

**General Ledger - Month
As of November 30, 2022**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
274.1 · Fund balance - operating							-133,153.35
Gener...	11/30/2022	1505		voiding old check 8799 never cashed.		40.00	-133,193.35
Total 274.1 · Fund balance - operating					0.00	40.00	-133,193.35
301 · Maintenance assessments							-209,520.00
Gener...	11/01/2022	1492		Monthly assesment		52,380.00	-261,900.00
Total 301 · Maintenance assessments					0.00	52,380.00	-261,900.00
310 · Screening fees							-1,000.00
Total 310 · Screening fees							-1,000.00
315 · Late charges							-750.00
Gener...	11/01/2022	1492		Late charge		180.00	-930.00
Gener...	11/01/2022	1492		remove l/c b-1145	270.00		-660.00
Total 315 · Late charges					270.00	180.00	-660.00
320 · Interest							-40.71
Deposit	11/28/2022			Interest		5.32	-46.03
Deposit	11/30/2022			Interest		1.28	-47.31
Deposit	11/30/2022			Interest		2.68	-49.99
Total 320 · Interest					0.00	9.28	-49.99
334 · Parking space & Storage rental							-2,440.00
Total 334 · Parking space & Storage rental							-2,440.00
335 · Gate cards							-550.00
Total 335 · Gate cards							-550.00
340 · Other income							-1,849.05
Deposit	11/28/2022	1727		Gleiffom Severo APT 801		100.00	-1,949.05
Deposit	11/28/2022	117		Vilma Robinet		250.00	-2,199.05
Deposit	11/28/2022	122		Jesus Burgos APT 811		50.00	-2,249.05
Deposit	11/28/2022	1627		Milade Kaik APT 705		50.00	-2,299.05
Deposit	11/28/2022	199		Asheley Lewis APT1109		40.00	-2,339.05
Total 340 · Other income					0.00	490.00	-2,339.05
1 · Administrative Expenses							23,602.02
505 · Accounting							2,000.00
Gener...	11/01/2022	149...		Reverse of GJE 1494 -- prepaid exp...	500.00		2,500.00
Total 505 · Accounting					500.00	0.00	2,500.00
522 · Bank Charges							520.00
Check	11/15/2022		Maintenance Fee		65.00		585.00
Check	11/15/2022			Service Charge	65.00		650.00
Total 522 · Bank Charges					130.00	0.00	650.00
525 · Miscellaneous							2,419.74
Deposit	11/29/2022		DoorLoop	: MerchPayout SV97		22.50	2,397.24
Total 525 · Miscellaneous					0.00	22.50	2,397.24
540 · Legal							3,900.00
Total 540 · Legal							3,900.00
545 · Licenses & permits							1,293.90
Total 545 · Licenses & permits							1,293.90
546 · Licenses - Fla. condo fee							144.00
Gener...	11/07/2022	1493		prepaid expenses	36.00		180.00
Total 546 · Licenses - Fla. condo fee					36.00	0.00	180.00

GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month
As of November 30, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
550 · Management Services							
Gener...	11/01/2022	149...		Reverse of GJE 1495 -- prepaid exp...	3,000.00		12,000.00 15,000.00
Total 550 · Management Services					3,000.00	0.00	15,000.00
582 · Postage & printing							
Bill	11/15/2022	21131	Padron, Montoro & Hartney, LLP	Out of pockey 3rd Qt 2022 collections	66.40		1,134.38 1,200.78
Bill	11/15/2022	21131	Padron, Montoro & Hartney, LLP	Out of pockey 3rd Qt 2022 accounti...	540.79		1,741.57
Bill	11/15/2022	21184	Padron, Montoro & Hartney, LLP	Prep 30 days notice FI Statutes Oct...	50.00		1,791.57
Total 582 · Postage & printing					657.19	0.00	1,791.57
592 · Screening service							
Total 592 · Screening service							190.00 190.00
Total 1 · Administrative Expenses					4,323.19	22.50	27,902.71
2 · Insurance							
615.01 · Insurance - Property/Liability							
Gener...	11/01/2022	1492		Amort Insurance	12,243.30		52,198.74 50,197.53 62,440.83
Total 615.01 · Insurance - Property/Liability					12,243.30	0.00	62,440.83
615.02 · Insurance - D & O							
Gener...	11/01/2022	1492		Amort Insurance	0.00		0.00 0.00
Total 615.02 · Insurance - D & O					0.00	0.00	0.00
615.04 · Insurance - Crime							
Gener...	11/01/2022	1492		Amort Insurance	0.00		0.00 0.00
Total 615.04 · Insurance - Crime					0.00	0.00	0.00
615.07 · Insurance-Umbrella							
Gener...	11/01/2022	1492		Amort Insurance	174.90		717.09 891.99
Total 615.07 · Insurance-Umbrella					174.90	0.00	891.99
615.09 · Insurance-Boiler & Machinery							
Gener...	11/01/2022	1492		Amort Insurance	262.50		1,076.25 1,338.75
Total 615.09 · Insurance-Boiler & Machinery					262.50	0.00	1,338.75
615.11 · Workers Compensation							
Gener...	11/01/2022	1492		Amort Insurance	50.70		207.87 258.57
Total 615.11 · Workers Compensation					50.70	0.00	258.57
Total 2 · Insurance					12,731.40	0.00	64,930.14
3 · Utilities							
585 · Telephone							
Bill	11/01/2022	X11...	AT & T	10/02-11/01 Wireless	20.75		41,125.56 2,147.52 2,168.27
Check	11/21/2022	ACH	Comcast	Preauthorized payment	504.80		2,673.07
Total 585 · Telephone					525.55	0.00	2,673.07
610 · Electricity							
Gener...	11/01/2022	149...		Reverse of GJE 1497 -- accrue exp...		3,433.59	15,673.07 12,239.48
Bill	11/03/2022	FPL...	ECS Business Services	11/18/2022 FPL savings	172.80		12,412.28
Bill	11/10/2022	FPL...	ECS Business Services	07/05/22 FPL savings/ Replacemen...	163.20		12,575.48
Check	11/15/2022	ACH	FPL	10/4-11/02/2022	3,307.90		15,883.38
Gener...	11/29/2022	1502		voiding check 8887 8/26/22 to repla...		163.20	15,720.18
Gener...	11/30/2022	1507		accrue expenses	3,193.96		18,914.14
Total 610 · Electricity					6,837.86	3,596.79	18,914.14

GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month

As of November 30, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
690 · Waste removal							8,633.20
Bill	11/10/2022	We...	ECS Business Services	Waste Connections 09/01/2022-09/...	505.20		9,138.40
Gener...	11/29/2022	1502		voiding check 8892 9/8/22 to replace		505.20	8,633.20
Check	11/30/2022	ACH	Waste Connections of Florida	register by statement/ missed bill	1,484.84		10,118.04
Total 690 · Waste removal					1,990.04	505.20	10,118.04
695 · Water & sewer							14,671.77
Gener...	11/01/2022	149...		Reverse of GJE 1496 -- accrue exp...		6,503.86	8,167.91
Check	11/15/2022	ACH	Miami-Dade Water And Sewer ...	9/14-10/14/2022	12.65		8,180.56
Check	11/15/2022	ACH	Miami-Dade Water And Sewer ...	9/14-10/14/2022	195.10		8,375.66
Check	11/15/2022	ACH	Miami-Dade Water And Sewer ...	9/14-10/14/2022	3,767.16		12,142.82
Gener...	11/30/2022	1506		accrue expenses	6,227.50		18,370.32
Total 695 · Water & sewer					10,202.41	6,503.86	18,370.32
Total 3 · Utilities					19,555.86	10,605.85	50,075.57
4 · Property Expenses							74,826.08
604 · Security/ Concierge							39,066.48
Gener...	11/01/2022	149...		Reverse of GJE 1498 -- accrue exp...		4,536.00	34,530.48
Bill	11/11/2022	12489	DDCA Security Inc	10/29-11/11/22	4,964.00		39,494.48
Bill	11/15/2022	12424	DDCA Security Inc	10/15-10/28/22	5,240.00		44,734.48
Bill	11/25/2022	12520	DDCA Security Inc	11/12/22 TO 11/25/22	4,964.00		49,698.48
Gener...	11/30/2022	1510		accrue expenses	1,909.25		51,607.73
Total 604 · Security/ Concierge					17,077.25	4,536.00	51,607.73
608 · Elevator service							7,384.16
Total 608 · Elevator service							7,384.16
613 · Fire alarm service							13,086.89
Total 613 · Fire alarm service							13,086.89
614 · Generator/Fire Pump Maint.							790.40
Bill	11/03/2022	73515	Circle Generator Service	Inspection and labor Generator, Fir...	405.20		1,195.60
Total 614 · Generator/Fire Pump Maint.					405.20	0.00	1,195.60
625 · Lawn maintenance							965.00
Gener...	11/01/2022	148...		Reverse of GJE 1489 -- accrue per ...		200.00	765.00
Gener...	11/01/2022	149...		Reverse of GJE 1491 -- accrue per ...		200.00	565.00
Gener...	11/01/2022	150...		Reverse of GJE 1500 -- accrue exp...		300.00	265.00
Bill	11/15/2022	11/1...	Guzman Landscaping	Maintenance	300.00		565.00
Bill	11/15/2022	11/1...	Guzman Landscaping	Garden Maintenance	300.00		865.00
Bill	11/16/2022	09/1...	Guzman Landscaping	General cleaning	500.00		1,365.00
Total 625 · Lawn maintenance					1,100.00	700.00	1,365.00
626 · Maintenance Service							6,848.00
Total 626 · Maintenance Service							6,848.00
665 · Pest Control							721.00
Total 665 · Pest Control							721.00
667 · HVAC Service							2,580.00
Gener...	11/30/2022	1509		reclass to ac repairs		1,500.00	1,080.00
Total 667 · HVAC Service					0.00	1,500.00	1,080.00
670 · Pool service							2,384.15
Bill	11/01/2022	1978	Largaespada Pool Service Inc.	November service	465.00		2,849.15
Total 670 · Pool service					465.00	0.00	2,849.15
650.7 · Bonuses							1,000.00
Total 650.7 · Bonuses							1,000.00
Total 4 · Property Expenses					19,047.45	6,736.00	87,137.53

GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month

As of November 30, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
6 - Repairs and Maintenance							37,348.33
675.02 - Repairs - electrical							1,225.00
Total 675.02 - Repairs - electrical							1,225.00
675.03 - Repairs - general							20,179.82
Bill	11/08/2022	22097	GMP Window Cleaning	Repair concrete PH03-1203	2,400.00		22,579.82
Bill	11/15/2022	448...	City of Miami-Elevator Inspectio...	FD12 06/06/2022 Fire False Alarm ...	503.50		23,083.32
Total 675.03 - Repairs - general					2,903.50	0.00	23,083.32
675.05 - Landscaping.							337.05
Total 675.05 - Landscaping.							337.05
675.10 - Garage Gate							15,246.46
Bill	11/07/2022	130...	Above All Garage Doors of Sout...	Service rolling grille	225.00		15,471.46
Bill	11/25/2022	133...	Above All Garage Doors of Sout...	Service rolling grille	1,177.00		16,648.46
Total 675.10 - Garage Gate					1,402.00	0.00	16,648.46
675.15 - Repairs- HVAC							360.00
Gener...	11/30/2022	1509		reclass to ac repairs	1,500.00		1,860.00
Total 675.15 - Repairs- HVAC					1,500.00	0.00	1,860.00
Total 6 - Repairs and Maintenance					5,805.50	0.00	43,153.83
720 - Reserve transfers							30,000.00
Gener...	11/01/2022	1492		Monthly reserves	7,500.00		37,500.00
Total 720 - Reserve transfers					7,500.00	0.00	37,500.00
TOTAL					283,557.55	283,557.55	0.00