

GABLES TERRACE CONDOMINIUM ASSOCIATION, INC.

PREPARED FINANCIAL STATEMENTS

April 30, 2023



**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
April 30, 2023

TABLE OF CONTENTS

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

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



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

ACCOUNTANT'S PREPARATION REPORT

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

The accompanying financial statements and supplementary information of Gables Terrace Condominium Association, Inc. as of April 30, 2023 and for ten months then ended, were not subjected to an audit, review, or compilation by us and, accordingly, we do not express an opinion, a conclusion, nor provide any assurance on them.

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

Padron, Montoro & Hartney, LLP
May 17, 2023
Miami, Florida

GABLES TERRACE CONDOMINIUM ASSOCIATION, INC.
BALANCE SHEET
April 30, 2023

	<u>Operating Fund</u>	<u>Special Assessment Fund</u>	<u>Replacement Fund</u>	<u>Total</u>
ASSETS				
Cash in banks	\$ 103,068	\$ -	\$ 272,056	\$ 375,124
Assessments receivable	6,456	3,781	-	10,237
Prepaid expenses	193,430	-	-	193,430
Federal Tax Withheld	66	-	-	66
Due from replacement fund	26,589	-	-	26,589
Due from special assessment fund	3,706	-	-	3,706
Total	<u>\$ 333,315</u>	<u>\$ 3,781</u>	<u>\$ 272,056</u>	<u>\$ 609,152</u>
LIABILITIES AND FUND BALANCE				
Accounts payable and accrued expenses	\$ 17,595	\$ -	-	\$ 17,595
Assessments received in advance	22,278	75	-	22,353
Short term borrowing-insurance	181,993	-	-	181,993
Security deposit	65,370	-	-	65,370
Due to operating fund	-	3,706	26,589	30,295
Total Liabilities	<u>287,236</u>	<u>3,781</u>	<u>26,589</u>	<u>317,606</u>
FUND BALANCE				
Fund balance	<u>46,079</u>	<u>-</u>	<u>245,467</u>	<u>291,546</u>
Total Fund Balance	<u>46,079</u>	<u>-</u>	<u>245,467</u>	<u>291,546</u>
Total	<u>\$ 333,315</u>	<u>\$ 3,781</u>	<u>\$ 272,056</u>	<u>\$ 609,152</u>

GABLES TERRACE CONDOMINIUM ASSOCIATION, INC.
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND BALANCE
TEN MONTHS ENDED APRIL 30, 2023

REVENUES	Operating Fund	Special Assessment Fund	Replacement Fund	Total
Maintenance assessments	\$ 448,800	\$ -	\$ 75,000	\$ 523,800
Late charges	1,260	-	-	1,260
Interest	86	-	276	362
Parking and space rental income	4,815	-	-	4,815
Screening Fees	1,000	-	-	1,000
Gate Cards	850	-	-	850
Insurance Proceeds	10,133	-	-	10,133
Other	5,093	-	-	5,093
Total	472,037	-	75,276	547,313
EXPENSES				
Administrative	48,751	-	-	48,751
Insurance	179,152	-	-	179,152
Utilities	94,710	-	-	94,710
Property expenses	161,926	-	-	161,926
Repairs and maintenance	68,208	-	76,200	144,408
Total	552,747	-	76,200	628,947
EXCESS (DEFICIT) OF REVENUES AND EXPENSES	(80,710)	-	(924)	(81,634)
Fund balance - beginning	126,789	-	246,391	373,180
FUND BALANCE - ENDING	\$ 46,079	\$ -	\$ 245,467	\$ 291,546

**GABLES TERRACE CONDOMINIUM ASSOCIATION, INC.
STATEMENT OF DEFERRED MAINTENANCE AND REPLACEMENT FUND
TEN MONTHS ENDED APRIL 30, 2023**

	Fund Balance <u>6/30/2021</u>	<u>Additions</u>	<u>Payments</u>	<u>Transfer/Adj</u>	<u>Interest</u>	Fund Balance <u>4/30/2023</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	-	(2,550)	-	-	14,360
Garage gate	830	-	-	-	-	830
Water pump	-	-	-	-	-	-
HVAC	2,020	-	-	-	-	2,020
Pooled	180,577	75,000	(73,650)	-	-	181,927
Interest-net of bank of charges	1,029	-	-	-	276	1,305
Total	<u>\$ 246,391</u>	<u>\$ 75,000</u>	<u>\$ (76,200)</u>	<u>\$ -</u>	<u>\$ 276</u>	<u>\$ 245,467</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 April 30, 2023**

	<u>Apr 30, 23</u>	<u>Mar 31, 23</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
103.01 · City Natl Bank 9906 -Operati...	32,251	44,436	-12,185
103.8 · City Natl Bank 1530 -Operat N...	3,304	13,084	-9,780
103.06 · City Natl Bank-1014-Sec Dep	67,513	67,511	3
105.08 · City Natl Bank Reserve 4369	272,056	264,537	7,519
Total Checking/Savings	<u>375,124</u>	<u>389,568</u>	<u>-14,443</u>
Total Current Assets	<u>375,124</u>	<u>389,568</u>	<u>-14,443</u>
Other Assets			
112 · Assessment receivable	6,456	5,830	626
111 · Special assessment	3,781	3,781	0
115 · Prepaid insurance	190,142	214,519	-24,377
116 · Prepaid expenses	3,288	3,324	-36
117 · Suspense	0	6,405	-6,405
125 · Federal Tax Withheld	66	66	0
Total Other Assets	<u>203,733</u>	<u>233,925</u>	<u>-30,192</u>
TOTAL ASSETS	<u><u>578,857</u></u>	<u><u>623,493</u></u>	<u><u>-44,635</u></u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
202 · Accounts payable	4,950	12,514	-7,564
Total Accounts Payable	<u>4,950</u>	<u>12,514</u>	<u>-7,564</u>
Other Current Liabilities			
203 · Accrued expenses	12,645	8,767	3,878
206 · Prepaid assessments	22,278	24,597	-2,319
207 · Prepaid special assessment	75	75	0
210 · Security Deposit	65,370	65,370	0
212 · Insurance payable	181,993	212,328	-30,335
Total Other Current Liabilities	<u>282,362</u>	<u>311,138</u>	<u>-28,776</u>
Total Current Liabilities	<u>287,312</u>	<u>323,652</u>	<u>-36,340</u>
Total Liabilities	<u>287,312</u>	<u>323,652</u>	<u>-36,340</u>
Equity			
271 · Fund balance - reserves	245,467	237,948	7,519
274.1 · Fund balance - operating	126,789	133,193	-6,405
Net Income	-80,710	-71,300	-9,410
Total Equity	<u>291,546</u>	<u>299,841</u>	<u>-8,296</u>
TOTAL LIABILITIES & EQUITY	<u><u>578,857</u></u>	<u><u>623,493</u></u>	<u><u>-44,635</u></u>

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Revenues and Expenses - Budget Performance

April 2023

	Apr 23	Budget	\$ Over Budget	Jul '22 - Apr 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
301 · Maintenance assessments	52,380	52,380	0	523,800	523,797	3	628,556
310 · Screening fees	0	208	-208	1,000	2,083	-1,083	2,500
315 · Late charges	135	6	129	1,260	63	1,198	75
320 · Interest	5	0	5	86	0	86	0
334 · Parking space & Storage rental	725	833	-108	4,815	8,333	-3,518	10,000
335 · Gate cards	200	100	100	850	1,000	-150	1,200
340 · Other income	270	83	187	5,093	833	4,260	1,000
345 · Insurance Proceeds	0	0	0	10,133	0	10,133	0
Total Income	53,715	53,811	104	547,038	536,109	10,928	643,331
Expense							
1 · Administrative Expenses							
505 · Accounting	500	500	0	5,000	5,000	0	6,000
510 · Audit and Tax returns	0	333	-333	0	3,333	-3,333	4,000
515 · Office expenses	0	208	-208	1,078	2,083	-1,006	2,500
520 · Bad debt	0	125	-125	0	1,250	-1,250	1,500
522 · Bank Charges	65	83	-18	1,040	833	207	1,000
525 · Miscellaneous	0	0	0	2,162	0	2,162	0
540 · Legal	0	292	-292	3,900	2,917	983	3,500
544 · Corporate Filing Fees	0	6	-6	61	63	-1	75
545 · Licenses & permits	0	208	-208	1,872	2,083	-211	2,500
546 · Licenses - Fla. condo fee	36	36	0	360	360	0	432
550 · Management Services	3,000	3,000	0	30,000	30,000	0	36,000
582 · Postage & printing	599	208	391	3,088	2,083	1,005	2,500
592 · Screening service	0	0	0	190	0	190	0
Total 1 · Administrative Expenses	4,200	5,001	-800	48,751	50,006	-1,254	60,007
2 · Insurance							
615.01 · Insurance - Property/Liability	23,874	13,414	10,461	174,141	134,136	40,006	160,963
615.07 · Insurance-Umbrella	186	177	8	1,820	1,773	46	2,128
615.09 · Insurance-Boiler & Machin...	268	266	2	2,685	2,663	22	3,195
615.11 · Workers Compensation	49	51	-2	506	513	-7	616
Total 2 · Insurance	24,377	13,908	10,469	179,152	139,085	40,067	166,902
3 · Utilities							
585 · Telephone	513	550	-37	5,434	5,500	-66	6,600
610 · Electricity	3,656	2,667	990	32,049	26,667	5,382	32,000
690 · Waste removal	2,004	1,667	338	20,915	16,667	4,248	20,000
695 · Water & sewer	102	3,333	-3,231	36,312	33,333	2,979	40,000
Total 3 · Utilities	6,276	8,217	-1,941	94,710	82,167	12,543	98,600
4 · Property Expenses							
604 · Security/ Concierge	11,456	10,442	1,014	105,830	104,417	1,413	125,300
608 · Elevator service	0	1,250	-1,250	12,906	12,500	406	15,000
612 · Fire Sprinkler Inspection	2,215	0	2,215	2,215	0	2,215	0
613 · Fire alarm service	447	190	257	2,512	1,900	612	2,280
614 · Generator/Fire Pump Maint.	0	150	-150	2,593	1,500	1,093	1,800
619 · Handyman Services	0	417	-417	0	4,167	-4,167	5,000
625 · Lawn maintenance	0	200	-200	2,865	2,000	865	2,400
626 · Maintenance Service	0	1,755	-1,755	16,970	17,550	-580	21,060
664 · Window Cleaning	0	267	-267	3,100	2,667	433	3,200
663 · Roof PM	0	208	-208	0	2,083	-2,083	2,500
665 · Pest Control	277	143	134	1,441	1,433	8	1,720
667 · HVAC Service	380	175	205	2,220	1,750	470	2,100
670 · Pool service	565	465	100	5,274	4,650	624	5,580
650.7 · Bonuses	0	417	-417	4,000	4,167	-167	5,000
Total 4 · Property Expenses	15,339	16,078	-739	161,926	160,783	1,142	192,940
6 · Repairs and Maintenance							
675.02 · Repairs - electrical	0	167	-167	1,225	1,667	-442	2,000
675.03 · Repairs - general	1,254	1,074	181	53,420	10,735	42,685	12,882
675.04 · Repairs - plumbing	4,003	167	3,836	4,003	1,667	2,336	2,000
675.05 · Landscaping	0	125	-125	337	1,250	-913	1,500
675.08 · Repairs - pool	0	167	-167	0	1,667	-1,667	2,000
675.10 · Garage Gate	0	250	-250	3,710	2,500	1,210	3,000
675.15 · Repairs- HVAC	0	250	-250	1,860	2,500	-640	3,000
675.17 · Life Safety Equipment	175	208	-33	175	2,083	-1,908	2,500
675.91 · Maintenance Supplies	0	167	-167	0	1,667	-1,667	2,000
675.93 · Carpet Cleaning	0	333	-333	3,478	3,333	145	4,000
Total 6 · Repairs and Maintenance	5,432	2,907	2,525	68,208	29,068	39,140	34,882
720 · Reserve transfers	7,500	7,500	0	75,000	75,000	0	90,000
Total Expense	63,125	53,811	9,514	627,747	536,109	91,638	643,331
Net Ordinary Income	-9,410	0	-9,410	-80,710	0	-80,710	0

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Revenues and Expenses - Budget Performance

April 2023

	<u>Apr 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jul '22 - Apr 23</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Net Income	<u>-9,410</u>	<u>0</u>	<u>-9,410</u>	<u>-80,710</u>	<u>0</u>	<u>-80,710</u>	<u>0</u>

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Revenues and Expenses - Operating Fund - month by month

July 2022 through April 2023

	<u>Jul 22</u>	<u>Aug 22</u>	<u>Sep 22</u>	<u>Oct 22</u>	<u>Nov 22</u>	<u>Dec 22</u>	<u>Jan 23</u>	<u>Feb 23</u>	<u>Mar 23</u>	<u>Apr 23</u>	<u>TOTAL</u>
Ordinary Income/Expense											
Income											
301 · Maintenance assessments	52,380	52,380	52,380	52,380	52,380	52,380	52,380	52,380	52,380	52,380	523,800
310 · Screening fees	400	0	300	300	0	0	0	0	0	0	1,000
315 · Late charges	150	180	180	240	-90	150	150	75	90	135	1,260
320 · Interest	10	11	10	10	9	8	9	7	7	5	86
334 · Parking space & Storage rental	1,020	0	705	715	0	0	1,235	415	0	725	4,815
335 · Gate cards	0	0	0	550	0	0	100	0	0	200	850
340 · Other income	0	1,706	43	100	490	1,884	300	0	300	270	5,093
345 · Insurance Proceeds	0	0	0	0	0	0	0	0	10,133	0	10,133
Total Income	53,960	54,277	53,618	54,295	52,789	54,423	54,174	52,877	62,910	53,715	547,038
Expense											
1 · Administrative Expenses											
505 · Accounting	500	500	500	500	500	500	500	500	500	500	5,000
515 · Office expenses	0	0	0	0	0	500	0	578	0	0	1,078
522 · Bank Charges	130	130	130	130	130	130	65	65	65	65	1,040
525 · Miscellaneous	0	3,216	49	-845	-23	-45	-190	0	0	0	2,162
540 · Legal	0	0	0	3,900	0	0	0	0	0	0	3,900
544 · Corporate Filing Fees	0	0	0	0	0	0	0	61	0	0	61
545 · Licenses & permits	429	0	0	865	0	404	0	175	0	0	1,872
546 · Licenses - Fla. condo fee	36	36	36	36	36	36	36	36	36	36	360
550 · Management Services	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	30,000
582 · Postage & printing	618	541	25	-50	657	155	542	0	0	599	3,088
592 · Screening service	40	0	150	0	0	0	40	-40	0	0	190
Total 1 · Administrative Expenses	4,753	7,423	3,890	7,536	4,301	4,680	3,993	4,375	3,601	4,200	48,751
2 · Insurance											
615.01 · Insurance - Property/Liability	12,651	12,651	12,243	12,651	12,243	16,203	24,670	22,283	24,670	23,874	174,141
615.07 · Insurance-Umbrella	181	181	175	181	175	185	192	173	192	186	1,820
615.09 · Insurance-Boiler & Machin...	271	271	263	271	263	274	277	250	277	268	2,685
615.11 · Workers Compensation	52	52	51	52	51	51	51	46	51	49	506
Total 2 · Insurance	13,156	13,156	12,731	13,156	12,731	16,714	25,190	22,752	25,190	24,377	179,152
3 · Utilities											
585 · Telephone	579	548	511	511	526	597	573	564	513	513	5,434
610 · Electricity	3,181	3,914	3,742	4,836	3,241	3,178	2,719	3,425	157	3,656	32,049
690 · Waste removal	1,460	2,058	2,244	2,870	1,485	2,283	2,209	2,116	2,184	2,004	20,915
695 · Water & sewer	2,606	3,261	2,283	6,522	3,699	3,631	3,763	4,237	6,209	102	36,312
Total 3 · Utilities	7,826	9,781	8,780	14,739	8,950	9,689	9,264	10,342	9,063	6,276	94,710
4 · Property Expenses											
604 · Security/ Concierge	10,119	10,119	9,421	9,408	12,541	6,110	11,074	14,332	11,252	11,456	105,830
608 · Elevator service	0	0	0	7,384	0	500	0	5,022	0	0	12,906
612 · Fire Sprinkler Inspection	0	0	0	0	0	0	0	0	0	2,215	2,215
613 · Fire alarm service	0	190	187	752	0	0	187	374	374	447	2,512
614 · Generator/Fire Pump Maint.	385	0	405	0	405	0	0	1,397	0	0	2,593
625 · Lawn maintenance	200	200	265	300	400	300	0	900	300	0	2,865
628 · Maintenance Service	3,349	0	500	2,999	0	5,125	1,648	1,626	1,723	0	16,970
664 · Window Cleaning	0	0	0	0	0	0	0	3,100	0	0	3,100
665 · Pest Control	277	111	0	333	0	277	0	166	0	277	1,441
667 · HVAC Service	750	1,130	0	700	-1,500	0	380	0	380	380	2,220
670 · Pool service	989	465	465	465	465	465	0	930	465	565	5,274
650.7 · Bonuses	0	1,000	0	0	0	2,000	0	1,000	0	0	4,000
Total 4 · Property Expenses	16,069	13,215	11,243	22,341	12,311	14,777	13,289	28,848	14,494	15,339	161,926
6 · Repairs and Maintenance											
675.02 · Repairs - electrical	925	0	300	0	0	0	0	0	0	0	1,225
675.03 · Repairs - general	8,104	6,586	160	920	2,904	21,678	4,233	2,403	5,178	1,254	53,420
675.04 · Repairs - plumbing	0	0	0	0	0	0	0	0	0	4,003	4,003
675.05 · Landscaping	337	0	0	0	0	0	0	0	0	0	337
675.10 · Garage Gate	0	0	0	773	1,402	0	0	375	1,161	0	3,710
675.15 · Repairs- HVAC	180	180	0	0	1,500	0	0	0	0	0	1,860
675.17 · Life Safety Equipment	0	0	0	0	0	0	0	0	0	175	175
675.93 · Carpet Cleaning	0	0	0	0	0	3,478	0	0	0	0	3,478
Total 6 · Repairs and Maintenance	9,546	6,766	460	1,693	5,806	25,156	4,233	2,778	6,339	5,432	68,208
720 · Reserve transfers	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	75,000
Total Expense	58,849	57,841	44,605	66,964	51,599	78,516	63,468	76,594	66,187	63,125	627,747
Net Ordinary Income	-4,889	-3,564	9,013	-12,669	1,190	-24,093	-9,294	-23,717	-3,277	-9,410	-80,710
Net Income	-4,889	-3,564	9,013	-12,669	1,190	-24,093	-9,294	-23,717	-3,277	-9,410	-80,710

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Check Register

As of April 30, 2023

Type	Date	Num	Name	Memo	Debit	Credit	Balance
103.01 · City Natl Bank 9906 -Operating							44,435.82
Deposit	04/03/2023	403	A/R Deposit	Deposit	2,885.00		47,320.82
Deposit	04/04/2023	401	A/R Deposit	Deposit	25,705.00		73,025.82
Deposit	04/05/2023	405	A/R Deposit	Deposit	1,940.00		74,965.82
Transfer	04/06/2023			Funds Transfer		20,000.00	54,965.82
Deposit	04/06/2023	406	A/R Deposit	Deposit	4,365.00		59,330.82
Deposit	04/10/2023	410	A/R Deposit	Deposit	1,455.00		60,785.82
Deposit	04/10/2023			Deposit	270.00		61,055.82
Deposit	04/11/2023	411	A/R Deposit	Deposit	2,455.00		63,510.82
Deposit	04/12/2023	412	A/R Deposit	Deposit	485.00		63,995.82
Deposit	04/17/2023	417	A/R Deposit	Deposit	485.00		64,480.82
Check	04/17/2023	ach	CITIBANK			65.00	64,415.82
Bill Pmt -Check	04/17/2023	ACH	Miami-Dade Water And Sewer Dept.			5,002.01	59,413.81
Bill Pmt -Check	04/17/2023	ACH	Miami-Dade Water And Sewer Dept.	Acc# 6931777355		244.18	59,169.63
Bill Pmt -Check	04/17/2023	ACH	Miami-Dade Water And Sewer Dept.			18.03	59,153.60
Check	04/19/2023	POL	IPFS Corporation	Pmt 4/11		30,335.30	28,818.30
Deposit	04/20/2023	420	A/R Deposit	Deposit	1,455.00		30,273.30
Deposit	04/24/2023	424	A/R Deposit	Deposit	485.00		30,758.30
Deposit	04/26/2023	426	A/R Deposit	Deposit	934.00		31,692.30
Deposit	04/27/2023	427	A/R Deposit	Deposit	485.00		32,177.30
Deposit	04/28/2023	428	A/R Deposit	Deposit	71.20		32,248.50
Deposit	04/28/2023			Interest	2.08		32,250.58
Total 103.01 · City Natl Bank 9906 -Operating					43,477.28	55,662.52	32,250.58
103.8 · City Natl Bank 1530 -Operat New							13,084.35
Deposit	04/03/2023	403	A/R Deposit	Online	485.00		13,569.35
Bill Pmt -Check	04/05/2023	1014	Above All Garage Doors of South Florida	Inv. 133934		856.00	12,713.35
Bill Pmt -Check	04/05/2023	1015	Padron, Montoro & Hartney, LLP	Inv. 21780 April/2023		500.00	12,213.35
Bill Pmt -Check	04/05/2023	1016	DDCA Security Inc	Inv. 13071		4,964.00	7,249.35
Bill Pmt -Check	04/05/2023	1017	ECS Business Services	Inv. WasteGableTerr2513 April 2023		568.72	6,680.63
Bill Pmt -Check	04/05/2023	1018	Florida Pumps Solution Corp	Inv.0027652		2,000.00	4,680.63
Bill Pmt -Check	04/05/2023	1019	Mako Fire Group	Inv. E26364		1,254.20	3,426.43
Bill Pmt -Check	04/05/2023	1020	Railsback Pump & Control Services, Inc.	Inv. 1940		2,215.00	1,211.43
Bill Pmt -Check	04/05/2023	1021	Diversifire Systems, Inc	Inv.119229		187.20	1,024.23
Bill Pmt -Check	04/05/2023	1022	The Security &Lock Corp,Quickly Lock...	Inv.6321		454.75	569.48
Bill Pmt -Check	04/05/2023	1023	Mako Fire Group	Inv. E26287		846.17	-276.69
Bill Pmt -Check	04/05/2023	1024	JM EXERCISE EQUIPMENT SERVIC...	Inv : 464793		185.00	-461.69
Bill Pmt -Check	04/05/2023	1025	Yuliet Tapia Del Sol	Inv.1907		380.00	-841.69
Deposit	04/05/2023	405	A/R Deposit	Online	485.00		-356.69
Transfer	04/06/2023			Funds Transfer	20,000.00		19,643.31
Deposit	04/06/2023	406	A/R Deposit	Online	1,455.00		21,098.31
Deposit	04/09/2023	409	A/R Deposit	Online	485.00		21,583.31
Deposit	04/11/2023	411	A/R Deposit	Assoc	1,455.00		23,038.31
Deposit	04/11/2023	411	A/R Deposit	Online	485.00		23,523.31
Deposit	04/12/2023	412	A/R Deposit	Online	485.00		24,008.31
Bill Pmt -Check	04/14/2023	ach	FPL	Acct# 96110-50130		3,470.75	20,537.56
Bill Pmt -Check	04/18/2023	1026	DDCA Security Inc	Inv. 12971		4,964.00	15,573.56
Check	04/19/2023	1027	Gables Terrace Condo Assoc, inc	April 2023 Reserve Transfer		7,500.00	8,073.56
Bill Pmt -Check	04/19/2023	1028	ECS Business Services	Inv. FPLGablesTerr2531		185.60	7,887.96
Check	04/19/2023	1029	Michelle J Fernandez	Acc. 1208 Overpayment Refund		970.00	6,917.96
Bill Pmt -Check	04/19/2023	1030	Padron, Montoro & Hartney, LLP	Inv. 21892		599.33	6,318.63
Bill Pmt -Check	04/19/2023	1031	Care Pest Solutions	Inv.180669 date 02/28/2023		111.00	6,207.63
Bill Pmt -Check	04/19/2023	1032	Care Pest Solutions	Inv.181940		55.00	6,152.63
Bill Pmt -Check	04/19/2023	1033	Diversifire Systems, Inc	Inv.119332		259.48	5,893.15
Bill Pmt -Check	04/19/2023	1034	Largaespada Pool Service Inc.	Inv. 2000		565.00	5,328.15
Bill Pmt -Check	04/19/2023	1035	Grove Properties LLC	Inv.1955 May1 2023		3,000.00	2,328.15
Check	04/21/2023	ACH	Comcast			513.20	1,814.95
Bill Pmt -Check	04/26/2023	ach	Waste Connections of Florida			1,435.56	379.39
Deposit	04/26/2023	426	A/R Deposit	Online	2,000.00		2,379.39
Deposit	04/28/2023			Deposit	925.00		3,304.39
Total 103.8 · City Natl Bank 1530 -Operat New					28,260.00	38,039.96	3,304.39
103.06 · City Natl Bank-1014-Sec Dep							67,510.89
Deposit	04/28/2023			Interest	2.59		67,513.48
Total 103.06 · City Natl Bank-1014-Sec Dep					2.59	0.00	67,513.48
105.08 · City Natl Bank Reserve 4369							264,536.54
Check	04/19/2023	1027	Gables Terrace Condo Assoc, Inc	April 2023 Reserve Transfer	7,500.00		272,036.54
Deposit	04/28/2023			Interest	19.14		272,055.68
Total 105.08 · City Natl Bank Reserve 4369					7,519.14	0.00	272,055.68
TOTAL					79,259.01	93,702.48	375,124.13

GABLES TERRACE CONDOMINIUM
MAINTENANCE FEES RECEIVABLE SCHEDULE
AS OF 04/30/2023

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

GABLES TERRACE CONDOMINIUM
 MAINTENANCE FEES RECEIVABLE SCHEDULE
 AS OF 04/30/2023

ACCT #	NAME	PAST DUE	COMMENTS
0606	MARTHA FRANCO	642.00	First Notice Mailed: 05/16/2023
0609	ERIDANIA MERCEDES	61.00	First Notice Mailed: 05/16/2023
0805	UGARTE REALTY INC	15.00	First Notice Mailed: 05/16/2023
0903	CAMILLY KAFKA	420.00	ATTY 1-08/10/2022 - DEMAND #1
0908	L CORP LLC	4,040.95	ATTY 1-10/04/2022 - DEMAND #1
1106	Andgla Investments INC	942.10	ATTY 1-08/10/2022 - DEMAND #1
1210	ARMANDO FUKUMA	335.00	ATTY 1-12/05/2022 - DEMAND #1
	TOTAL	6,456.05	

GABLES TERRACE CONDOMINIUM
 MAINTENANCE FEES RECEIVABLE SCHEDULE
 AS OF 04/30/2023

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:	3	2.7%	718.00	11.1%
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:	4	3.6%	5,738.05	88.8%
TOTAL	7	6.4%	6,456.05	100.0%

GABLES TERRACE CONDOMINIUM

PREPAID MAINTENANCE FEES SCHEDULE

AS OF 04/30/2023

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

GABLES TERRACE CONDOMINIUM
 PREPAID MAINTENANCE FEES SCHEDULE
 AS OF 04/30/2023

ACCT #	NAME	PREPAID	COMMENTS
0502	LUIS ALBERTO TORO MARTINEZ	-25.00	
0503	5VA LLC	-515.00	
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	
0612	KIMBERLY MARTINEZ	-1,169.00	
0701	SERGIO MENDEZ	-75.00	
0702	RICHARD BLANCO & ALEXANDRA	-823.00	
0706	MARK MUGICA	-0.85	
0708	JEAN MARC CUVILLY	-15.00	
0801	JEAN MARC CUVILLY	-15.00	
0803	PATRICIA NANCY IBARRA ZERPA	-424.00	
0804	MATTHEW D. GABRIEL &	-970.00	
0808	ELA DOMINGUEZ	-970.00	
0809	Beatriz Back	-387.82	
0810	MICHAEL&CATARINA STUART-SMITH	-0.60	
0811	LUIS A & SOFIA DEL R JUGO	-2,560.00	
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	-506.00	
1011	Anders Alexandersson	-1,390.00	
1012	SOUREN AVAKIANTS	-0.10	
1101	ADRIAN ALFONSO	-1,763.00	
1103	BERNARDO ROMAN III	-606.10	
1107	DAVID & NATALIE FRANCISCO	-15.00	
1109	ERIC LEWIS	-59.90	
1112	CHIQUIRRITIN, S.A.	-970.00	
1203	Diego & Eliana Vargas	-19.80	
1204	Alexis Vldes-Barry	-100.95	
1205	DEL VALLE GROUP	-1,676.25	
1206	MARCO A. ROMERO	-15.00	
1306	Andgla Investments INC	-10.10	
1308	TOMAS DAVID SIMON	-431.10	
1309	MICHAEL TODD	-24.00	
1311	ALEIDA & JORGE LOPEZ-GARCIA	-485.00	
9999	unapplied paymen	-2,238.47	

GABLES TERRACE CONDOMINIUM
PREPAID MAINTENANCE FEES SCHEDULE
AS OF 04/30/2023

ACCT #	NAME	PREPAID	COMMENTS
	TOTAL	-22,277.93	

GABLES TERRACE CONDOMINIUM

SPECIAL ASSESSMENT - 2019 RECEIVABLE SCHEDULE

AS OF 04/30/2023

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

GABLES TERRACE CONDOMINIUM
 SPECIAL ASSESSMENT - 2019 RECEIVABLE SCHEDULE
 AS OF 04/30/2023

ACCT #	NAME	PAST DUE	COMMENTS
1210	ARMANDO FUKUMA	3,780.90	ATTY 1-12/05/2022 - DEMAND #1
	TOTAL	3,780.90	

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:	1	0.9%	3,780.90	100.0%
TOTAL	1	0.9%	3,780.90	100.0%

GABLES TERRACE CONDOMINIUM

PREPAID SPECIAL ASSESSMENT - 2019 SCHEDULE

AS OF 04/30/2023

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

GABLES TERRACE CONDOMINIUM
PREPAID SPECIAL ASSESSMENT - 2019 SCHEDULE
AS OF 04/30/2023

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

GABLES TERRACE CONDOMINIUM ASSOCIATION, INC.
INSURANCE SCHEDULE

MONTHLY EXPENSE - 2022 through 2023

EXISTING DESCRIPTION	TERM	PREV. COST	NEW COST	PREPAID 6/30/2022	Jul 31	Aug 31	Sep 30	Oct 31	Nov 30	Dec 31	Jan 31	Feb 28	March 31	April 30	May 0	June 0	Prepaid	
																		OLD
1 PROPERTY	12/20/2022	121,125.50	-	57,410.30	10,287.35	10,287.35	9,955.50	10,287.35	9,955.50	6,637.25	-	-	-	-	-	-	-	-
2 PACKAGE	12/20/2022	24,697.00	-	11,706.28	2,097.46	2,097.46	2,029.80	2,097.46	2,029.80	1,354.30	-	-	-	-	-	-	-	-
3 UMBRELLA	12/20/2022	2,128.00	-	1,008.64	180.73	180.73	174.90	180.73	174.90	116.65	-	-	-	-	-	-	-	-
4 B&M	12/20/2022	3,195.00	-	1,515.00	271.25	271.25	262.50	271.25	262.50	176.25	-	-	-	-	-	-	-	-
5 WORKMENS COMP	12/20/2022	616.00	-	291.52	52.39	52.39	50.70	52.39	50.70	32.95	-	-	-	-	-	-	-	-
6 FINANCE CHARGE	12/20/2022	3,140.17	-	1,488.97	266.60	266.60	258.00	266.60	258.00	173.17	-	-	-	-	-	-	-	-
NEW		154,901.67	-	73,420.71	13,155.78	13,155.78	12,731.40	13,155.78	12,731.40	8,490.57	-	-	-	-	-	-	-	-
1 PROPERTY	12/20/2023	-	240,462.00	-	-	-	-	-	-	7,246.80	20,422.80	18,446.40	20,422.80	19,764.00	-	-	-	154,159.20
2 PACKAGE	12/20/2023	-	38,942.40	-	-	-	-	-	-	1,173.59	3,307.39	2,987.32	3,307.39	3,200.70	-	-	-	24,966.01
3 UMBRELLA	12/20/2023	-	2,260.00	-	-	-	-	-	-	68.09	191.89	173.32	191.89	185.70	-	-	-	1,449.11
4 B&M	12/20/2023	-	3,258.90	-	-	-	-	-	-	98.23	276.83	250.04	276.83	267.90	-	-	-	2,089.07
5 WORKMENS COMP	12/20/2023	-	599.00	-	-	-	-	-	-	18.04	50.84	45.92	50.84	49.20	-	-	-	384.16
6 FINANCE CHARGE	12/20/2022	-	11,066.63	-	-	-	-	-	-	333.52	939.92	848.96	939.92	909.60	-	-	-	7,094.71
		-	296,588.93	73,420.71	13,155.78	13,155.78	12,731.40	13,155.78	12,731.40	17,428.84	25,189.67	22,751.96	25,189.67	24,377.10	-	-	-	190,142.26
Prepaid - balance beginning of month				73,420.71	60,264.93	47,109.15	34,377.75	34,377.75	21,221.97	6,490.57	287,650.66	262,460.98	239,709.03	214,519.36	-	-	-	
New policies				-	-	-	-	-	-	296,588.93	-	-	-	-	-	-	-	
Prepaid - balance - end of month				60,264.93	47,109.15	34,377.75	21,221.97	21,221.97	8,490.57	287,650.66	262,460.99	239,709.03	214,519.36	190,142.26	-	-	-	190,142.26

GABLES TERRACE CONDOMINIUM ASSOC., INC.
Reconciliation Summary
103.01 - City Natl Bank 9906 -Operating, Period Ending 04/30/2023

	<u>Apr 30, 23</u>
Beginning Balance	48,621.82
Cleared Transactions	
Checks and Payments - 6 items	-55,662.52
Deposits and Credits - 20 items	46,902.28
Total Cleared Transactions	<u>-8,760.24</u>
Cleared Balance	<u>39,861.58</u>
Uncleared Transactions	
Checks and Payments - 2 items	<u>-7,611.00</u>
Total Uncleared Transactions	<u>-7,611.00</u>
Register Balance as of 04/30/2023	<u>32,250.58</u>
Ending Balance	32,250.58

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Reconciliation Detail

103.01 - City Natl Bank 9906 -Operating, Period Ending 04/30/2023

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						48,621.82
Cleared Transactions						
Checks and Payments - 6 items						
Transfer	04/06/2023			X	-20,000.00	-20,000.00
Bill Pmt -Check	04/17/2023	ACH	Miami-Dade Water ...	X	-5,002.01	-25,002.01
Bill Pmt -Check	04/17/2023	ACH	Miami-Dade Water ...	X	-244.18	-25,246.19
Check	04/17/2023	ach	CITIBANK	X	-65.00	-25,311.19
Bill Pmt -Check	04/17/2023	ACH	Miami-Dade Water ...	X	-16.03	-25,327.22
Check	04/19/2023	POL	IPFS Corporation	X	-30,335.30	-55,662.52
Total Checks and Payments					-55,662.52	-55,662.52
Deposits and Credits - 20 items						
Deposit	03/01/2023	301	A/R Deposit	X	485.00	485.00
Deposit	03/09/2023	309	A/R Deposit	X	971.00	1,456.00
Deposit	03/10/2023	310	A/R Deposit	X	484.00	1,940.00
Deposit	03/15/2023	315	A/R Deposit	X	485.00	2,425.00
Deposit	03/23/2023	323	A/R Deposit	X	1,000.00	3,425.00
Deposit	04/03/2023	403	A/R Deposit	X	2,885.00	6,310.00
Deposit	04/04/2023	401	A/R Deposit	X	25,705.00	32,015.00
Deposit	04/05/2023	405	A/R Deposit	X	1,940.00	33,955.00
Deposit	04/06/2023	406	A/R Deposit	X	4,365.00	38,320.00
Deposit	04/10/2023			X	270.00	38,590.00
Deposit	04/10/2023	410	A/R Deposit	X	1,455.00	40,045.00
Deposit	04/11/2023	411	A/R Deposit	X	2,455.00	42,500.00
Deposit	04/12/2023	412	A/R Deposit	X	485.00	42,985.00
Deposit	04/17/2023	417	A/R Deposit	X	485.00	43,470.00
Deposit	04/20/2023	420	A/R Deposit	X	1,455.00	44,925.00
Deposit	04/24/2023	424	A/R Deposit	X	485.00	45,410.00
Deposit	04/26/2023	426	A/R Deposit	X	934.00	46,344.00
Deposit	04/27/2023	427	A/R Deposit	X	485.00	46,829.00
Deposit	04/28/2023			X	2.08	46,831.08
Deposit	04/28/2023	428	A/R Deposit	X	71.20	46,902.28
Total Deposits and Credits					46,902.28	46,902.28
Total Cleared Transactions					-8,760.24	-8,760.24
Cleared Balance					-8,760.24	39,861.58
Uncleared Transactions						
Checks and Payments - 2 items						
Bill Pmt -Check	09/08/2022	8889	Care Pest Solutions		-111.00	-111.00
Check	02/22/2023	9026	Gables Terrace Con...		-7,500.00	-7,611.00
Total Checks and Payments					-7,611.00	-7,611.00
Total Uncleared Transactions					-7,611.00	-7,611.00
Register Balance as of 04/30/2023					-16,371.24	32,250.58
Ending Balance					-16,371.24	32,250.58



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:11246 / 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:	\$48,621.82
Last Statement:	March 31, 2023	Ending Balance:	\$39,861.58
This Statement:	April 28, 2023	Average Ledger Balance:	\$54,313.86
		Low Balance:	\$34,459.30
		Interest Earned This Period:	\$2.08
		Interest Earned 2023:	\$16.61
		Days In Period:	28
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
03-31	Beginning balance			48,621.82
04-03	Lockbox Deposit	1,915.00		50,536.82
04-03	City National Ba Ebp Paymen 000475 000475	970.00		51,506.82
04-04	Cr Offset Gables Terrace Achplus Origsetl 1650362324	25,705.00		77,211.82
04-05	Lockbox Deposit	1,455.00		78,666.82
04-05	City National Ba Ebp Paymen 000475 000475	485.00		79,151.82
04-05	Bc 0186 Transfer Debit To Account 30000551530		20,000.00	59,151.82
04-06	Lockbox Deposit	1,940.00		61,091.82
04-06	City National Ba Ebp Paymen 000475 000475	2,425.00		63,516.82
04-10	Lockbox Deposit	1,455.00		64,971.82
04-10	Merchpayout Sv9t 8662240369 Doorloop	270.00		65,241.82

Continued on the next page



Pay it safe with Zelle

We know getting money to
friends and family quickly and
safely is important.



Scan here for tips on how to
"pay it safe" when sending
money through Zelle®.

**Join us on
social media!**



**One of Florida's Largest and
Best Capitalized Banks**



Scan here to learn more about
our financial strength



**BAUER 5 STAR
RATING FOR
FINANCIAL SAFETY
AND SOUNDNESS**

Source: www.Baueffinancial.com as of December 31, 2021

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
04-11	Lockbox Deposit	2,455.00		67,696.82
04-12	Lockbox Deposit	485.00		68,181.82
04-14	Mdws M-dwasdpmt 000001525642918		16.03	68,165.79
04-14	Mdws M-dwasdpmt 000001525642919		244.18	67,921.61
04-14	Mdws M-dwasdpmt 000001525642920		5,002.01	62,919.60
04-17	Lockbox Deposit	485.00		63,404.60
04-17	Monthly Service Fee		65.00	63,339.60
04-20	Lockbox Deposit	970.00		64,309.60
04-20	City National Ba Ebp Paymen 000475 000475	485.00		64,794.60
04-20	lpfs877-674-3076 lpfspmtfls 172874		30,335.30	34,459.30
04-24	Lockbox Deposit	485.00		34,944.30
04-24	Office Deposit	3,425.00		38,369.30
04-26	Lockbox Deposit	485.00		38,854.30
04-26	City National Ba Ebp Paymen 000475 000475	449.00		39,303.30
04-27	City National Ba Ebp Paymen 000475 000475	485.00		39,788.30
04-28	Lockbox Deposit	71.20		39,859.50
04-28	Interest	2.08		39,861.58
04-28	Ending totals	46,902.28	55,662.52	39,861.58



GABLES TERRACE CONDOMINIUM ASSOC., INC.
Reconciliation Summary
103.8 · City Natl Bank 1530 -Operat New, Period Ending 04/30/2023

	<u>Apr 30, 23</u>
Beginning Balance	16,323.10
Cleared Transactions	
Checks and Payments - 25 items	-26,819.90
Deposits and Credits - 3 items	22,380.00
Total Cleared Transactions	<u>-4,439.90</u>
Cleared Balance	<u>11,883.20</u>
Uncleared Transactions	
Checks and Payments - 7 items	-14,458.81
Deposits and Credits - 7 items	5,880.00
Total Uncleared Transactions	<u>-8,578.81</u>
Register Balance as of 04/30/2023	<u>3,304.39</u>
Ending Balance	3,304.39

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Reconciliation Detail

103.8 - City Natl Bank 1530 -Operat New, Period Ending 04/30/2023

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						16,323.10
Cleared Transactions						
Checks and Payments - 25 items						
Bill Pmt -Check	03/23/2023	1008	Southern Chute, Inc	X	-925.00	-925.00
Bill Pmt -Check	03/23/2023	1002	Circle Generator Ser...	X	-735.56	-1,660.56
Bill Pmt -Check	03/23/2023	1003	Circle Generator Ser...	X	-661.56	-2,322.12
Bill Pmt -Check	03/23/2023	1007	Largaespada Pool S...	X	-465.00	-2,787.12
Bill Pmt -Check	03/23/2023	1006	The Security &Lock ...	X	-187.25	-2,974.37
Bill Pmt -Check	03/23/2023	1004	Dicsan Technology I...	X	-166.38	-3,140.75
Bill Pmt -Check	03/23/2023	1005	Dicsan Technology I...	X	-98.00	-3,238.75
Bill Pmt -Check	04/05/2023	1016	DDCA Security Inc	X	-4,964.00	-8,202.75
Bill Pmt -Check	04/05/2023	1020	Railsback Pump & C...	X	-2,215.00	-10,417.75
Bill Pmt -Check	04/05/2023	1018	Florida Pumps Soluti...	X	-2,000.00	-12,417.75
Bill Pmt -Check	04/05/2023	1019	Mako Fire Group	X	-1,254.20	-13,671.95
Bill Pmt -Check	04/05/2023	1014	Above All Garage D...	X	-856.00	-14,527.95
Bill Pmt -Check	04/05/2023	1023	Mako Fire Group	X	-846.17	-15,374.12
Bill Pmt -Check	04/05/2023	1017	ECS Business Servi...	X	-568.72	-15,942.84
Bill Pmt -Check	04/05/2023	1015	Padron, Montoro & ...	X	-500.00	-16,442.84
Bill Pmt -Check	04/05/2023	1022	The Security &Lock ...	X	-454.75	-16,897.59
Bill Pmt -Check	04/05/2023	1025	Yuliet Tapia Del Sol	X	-380.00	-17,277.59
Bill Pmt -Check	04/05/2023	1021	Diversifire Systems, ...	X	-187.20	-17,464.79
Bill Pmt -Check	04/05/2023	1024	JM EXERCISE EQU...	X	-185.00	-17,649.79
Bill Pmt -Check	04/14/2023	ach	FPL	X	-3,470.75	-21,120.54
Bill Pmt -Check	04/19/2023	1035	Grove Properties LLC	X	-3,000.00	-24,120.54
Bill Pmt -Check	04/19/2023	1034	Largaespada Pool S...	X	-565.00	-24,685.54
Bill Pmt -Check	04/19/2023	1028	ECS Business Servi...	X	-185.60	-24,871.14
Check	04/21/2023	ACH	Comcast	X	-513.20	-25,384.34
Bill Pmt -Check	04/26/2023	ach	Waste Connections ...	X	-1,435.56	-26,819.90
Total Checks and Payments					-26,819.90	-26,819.90
Deposits and Credits - 3 items						
Transfer	04/06/2023			X	20,000.00	20,000.00
Deposit	04/11/2023	411	A/R Deposit	X	1,455.00	21,455.00
Deposit	04/28/2023			X	925.00	22,380.00
Total Deposits and Credits					22,380.00	22,380.00
Total Cleared Transactions					-4,439.90	-4,439.90
Cleared Balance					-4,439.90	11,883.20
Uncleared Transactions						
Checks and Payments - 7 items						
Bill Pmt -Check	04/18/2023	1026	DDCA Security Inc		-4,964.00	-4,964.00
Check	04/19/2023	1027	Gables Terrace Con...		-7,500.00	-12,464.00
Check	04/19/2023	1029	Michelle J Fernandez		-970.00	-13,434.00
Bill Pmt -Check	04/19/2023	1030	Padron, Montoro & ...		-599.33	-14,033.33
Bill Pmt -Check	04/19/2023	1033	Diversifire Systems, ...		-259.48	-14,292.81
Bill Pmt -Check	04/19/2023	1031	Care Pest Solutions		-111.00	-14,403.81
Bill Pmt -Check	04/19/2023	1032	Care Pest Solutions		-55.00	-14,458.81
Total Checks and Payments					-14,458.81	-14,458.81
Deposits and Credits - 7 items						
Deposit	04/03/2023	403	A/R Deposit		485.00	485.00
Deposit	04/05/2023	405	A/R Deposit		485.00	970.00
Deposit	04/06/2023	406	A/R Deposit		1,455.00	2,425.00
Deposit	04/09/2023	409	A/R Deposit		485.00	2,910.00
Deposit	04/11/2023	411	A/R Deposit		485.00	3,395.00
Deposit	04/12/2023	412	A/R Deposit		485.00	3,880.00

GABLES TERRACE CONDOMINIUM ASSOC., INC.

Reconciliation Detail

103.8 - City Natl Bank 1530 -Operat New, Period Ending 04/30/2023

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Clr</u>	<u>Amount</u>	<u>Balance</u>
Deposit	04/26/2023	426	A/R Deposit		2,000.00	5,880.00
Total Deposits and Credits					5,880.00	5,880.00
Total Uncleared Transactions					-8,578.81	-8,578.81
Register Balance as of 04/30/2023					-13,018.71	3,304.39
Ending Balance					-13,018.71	3,304.39



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:61003 / T: / S:



GABLES TERRACE CONDOMINIUM
ASSOCIATION INC
OPERATING 2
13358 SW 128 ST
C/O PADRON, MONTORO & HARTNEY LLP
MIAMI FL 33186-5807



For additional locations
and hours, please visit
citynational.com



Association Non-Interest Checking

Account Summary

Account:	XXXXXXX1530	Beginning Balance:	\$16,323.10
Last Statement:	March 31, 2023	Ending Balance:	\$11,883.20
This Statement:	April 28, 2023	Average Ledger Balance:	\$21,886.83
		Low Balance:	\$11,708.80

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
03-31	Beginning balance			16,323.10
04-03	Check # 1003		661.56	15,661.54
04-03	Check # 1002		735.56	14,925.98
04-04	Check # 1005		98.00	14,827.98
04-04	Check # 1004		166.38	14,661.60
04-05	Bc 0186 Transfer Credit From Account 423709906	20,000.00		34,661.60
04-05	Check # 1008		925.00	33,736.60
04-11	Office Deposit	1,455.00		35,191.60
04-13	Check # 1025		380.00	34,811.60
04-13	Check # 1016		4,964.00	29,847.60
04-14	Check # 1024		185.00	29,662.60
04-14	Check # 1015		500.00	29,162.60
04-14	Check # 1014		856.00	28,306.60
04-14	Check # 1019		1,254.20	27,052.40
04-14	Check # 1020		2,215.00	24,837.40
04-17	Fpl Direct Debit Elec Pymt Xxxxxx0130 Ppda		3,470.75	21,366.65
04-17	Check # 1021		187.20	21,179.45
04-17	Check # 1017		568.72	20,610.73

Continued on the next page



Pay it safe with Zelle®

We know getting money to
friends and family quickly and
safely is important.



Scan here for tips on how to
"pay it safe" when sending
money through Zelle®.

**Join us on
social media!**



**One of Florida's Largest and
Best Capitalized Banks**



Scan here to learn more about
our financial strength



**BAUER 5 STAR
RATING FOR
FINANCIAL SAFETY
AND SOUNDNESS**

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
04-17	Check # 1023		846.17	19,764.56
04-20	Check # 1018		2,000.00	17,764.56
04-21	Comcast 8495600 Xxxxx3835 4201946		513.20	17,251.36
04-21	Check # 1007		465.00	16,786.36
04-24	Check # 1006		187.25	16,599.11
04-24	Check # 1022		454.75	16,144.36
04-25	Check # 1035		3,000.00	13,144.36
04-27	Waste Connection Web_pay 70531663042623		1,435.56	11,708.80
04-28	Deposit	925.00		12,633.80
04-28	Check # 1028		185.60	12,448.20
04-28	Check # 1034		565.00	11,883.20
04-28	Ending totals	22,380.00	26,819.90	11,883.20

Checks

Number	Date	Amount	Number	Date	Amount
1002	04-03	735.56	1018	04-20	2,000.00
1003	04-03	661.56	1019	04-14	1,254.20
1004	04-04	166.38	1020	04-14	2,215.00
1005	04-04	98.00	1021	04-17	187.20
1006	04-24	187.25	1022	04-24	454.75
1007	04-21	465.00	1023	04-17	846.17
1008*	04-05	925.00	1024	04-14	185.00
1014	04-14	856.00	1025*	04-13	380.00
1015	04-14	500.00	1028*	04-28	185.60
1016	04-13	4,964.00	1034	04-28	565.00
1017	04-17	568.72	1035	04-25	3,000.00

* Skip In Check Sequence

Amount: \$1,455.00 Date: 04/11/2023

Amount: \$1,455.00 Date: 04/11/2023

Amount: \$1,455.00
Account #: 30000551530
Account Desc: GABLES TERRACE
CONDOMINIUM OP2
Credit Date: 20230411
User: padron1973
Location: Padron & Montoro CPA, PA
Item Count: 3

Deposit Ticket

Amount: \$925.00 Date: 04/28/2023

DEPOSIT TICKET CHECKING / MONEY MARKET ACCOUNT

City National Bank
Date: 4/28/23
Account #: 30000551530
Amount: \$925.00

Amount: \$925.00 Date: 04/28/2023

Handwritten notes: 90.00, 90.00, 90.00, 35.00
Machine print: 87619, 2494, 151

Check # 1002 Amount: \$735.56 Date: 04/03/2023

Check # 1002
Pay to the order of: Circle Generator Service
Amount: \$735.56
Signature: [Handwritten Signature]

Check # 1002 Amount: \$735.56 Date: 04/03/2023

Check # 1002
Machine print: 247090586, 2023-04-03

Check # 1003 Amount: \$661.56 Date: 04/03/2023

Check # 1003
Pay to the order of: Circle Generator Service
Amount: \$661.56
Signature: [Handwritten Signature]

Check # 1003 Amount: \$661.56 Date: 04/03/2023

Check # 1003
Machine print: 247090586, 2023-04-03

Check # 1004 Amount: \$166.38 Date: 04/04/2023

Check # 1004
Pay to the order of: Dican Technology Inc.
Amount: \$166.38
Signature: [Handwritten Signature]

Check # 1004 Amount: \$166.38 Date: 04/04/2023

Check # 1004
Machine print: 247090586, 2023-04-04

Check # 1005 Amount: \$98.00 Date: 04/04/2023

Check # 1005
Pay to the order of: Dican Technology Inc.
Amount: \$98.00
Signature: [Handwritten Signature]

Check # 1005 Amount: \$98.00 Date: 04/04/2023

Check # 1005
Machine print: 247090586, 2023-04-04

Check # 1006 Amount: \$187.25 Date: 04/24/2023

Gables Terrace
 Condominium Association
 C/O Padon, Moriolo & Hartney
 1336 SW 12th Street
 Miami, FL 33136

City National Bank
 Operating Account
 1006
 3/23/2023

Pay to the Order of: The Security & Lock Corp. d/b/a Lockout
 One Hundred Eighty-Seven and 25/100 DOLLARS
 \$187.25

The Security & Lock Corp. d/b/a
 1233 N Bayshore Dr.
 Unit 2816
 Miami, FL 33132

Memo: 04/2023
 001006 00560043674 30000554530*

Check # 1006 Amount: \$187.25 Date: 04/24/2023

Ser: 96
 Batch: 945643
 Date: 04/24/2023

001006
 00560043674
 30000554530

Check # 1007 Amount: \$465.00 Date: 04/21/2023

Gables Terrace
 Condominium Association
 C/O Padon, Moriolo & Hartney
 1336 SW 12th Street
 Miami, FL 33136

City National Bank
 Operating Account
 1007
 3/23/2023

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

Largespada Pool Service Inc.
 2425 SW 107th Ave, Suite 107
 Miami, FL 33157

Memo: 04/2023
 001007 00560043674 30000554530*

Check # 1007 Amount: \$465.00 Date: 04/21/2023

001007
 00560043674
 30000554530

22403410128

Check # 1008 Amount: \$925.00 Date: 04/05/2023

Gables Terrace
 Condominium Association
 C/O Padon, Moriolo & Hartney
 1336 SW 12th Street
 Miami, FL 33136

City National Bank
 Operating Account
 1008
 3/23/2023

Pay to the Order of: Southern Chute, Inc
 Nine Hundred Twenty-Five and 00/100 DOLLARS
 \$925.00

Southern Chute, Inc
 2725 SW 30th Ave
 Ft. Lauderdale, FL 33312

Memo: 04/2023
 001008 00560043674 30000554530*

Check # 1008 Amount: \$925.00 Date: 04/05/2023

For Deposit Only - PNC
 Southern Chute, Inc
 302099030

Check # 1014 Amount: \$856.00 Date: 04/14/2023

Gables Terrace
 Condominium Association
 C/O Padon, Moriolo & Hartney
 1336 SW 12th Street
 Miami, FL 33136

City National Bank
 Operating Account
 1014
 4/5/2023

Pay to the Order of: Above All Garage Doors of South Florida
 Eight Hundred Fifty-Six and 00/100 DOLLARS
 \$856.00

Above All Garage Doors
 of South Florida, Inc
 3850 NW 34 St
 Miami, FL 33142

Memo: 04/2023
 001014 00560043674 30000554530*

Check # 1014 Amount: \$856.00 Date: 04/14/2023

For Deposit Only - PNC

Check # 1015 Amount: \$500.00 Date: 04/14/2023

Gables Terrace
 Condominium Association
 C/O Padon, Moriolo & Hartney
 1336 SW 12th Street
 Miami, FL 33136

City National Bank
 Operating Account
 1015
 4/5/2023

Pay to the Order of: Padon, Moriolo & Hartney, LLP
 Five Hundred and 00/100 DOLLARS
 \$500.00

Padon, Moriolo & Hartney, LL
 1336 SW 12th Street
 Miami, FL 33136

Memo: 04/2023
 001015 00560043674 30000554530*

Check # 1015 Amount: \$500.00 Date: 04/14/2023

00560043674
 001015
 00560043674
 30000554530

Check # 1016 Amount: \$4,964.00 Date: 04/13/2023

Gables Terrace
 Condominium Association
 C/O Padon, Moriolo & Hartney
 1336 SW 12th Street
 Miami, FL 33136

City National Bank
 Operating Account
 1016
 4/5/2023

Pay to the Order of: DDCA Security Inc
 Four Thousand Nine Hundred Sixty-Four and 00/100 DOLLARS
 \$4,964.00

DDCA Security Inc
 4808 NW 72 Avenue
 Unit 2
 Miami, FL 33166

Memo: 04/2023
 001016 00560043674 30000554530*

Check # 1016 Amount: \$4,964.00 Date: 04/13/2023

DDCA Security Inc
 0758 CLEANING SERVICES CORP
 00560043674
 001016
 00560043674
 30000554530

Check # 1017 Amount: \$568.72 Date: 04/17/2023

Pay to the Order of: **ECS Business Services**
 Five Hundred Sixty Eight and 72/100 DOLLARS
 ECS Business Services
 5013 Wynnton Blvd, Suite 200
 Miami, FL 33177 US

City: Miami, FL
 Date: 4/17/2023

Amount: **\$568.72**

Signature: *[Handwritten Signature]*

MEMO: Int: 2513 April 22

⑆001031⑆ 60660043676 30000551530⑆

Check # 1017 Amount: \$568.72 Date: 04/17/2023

City: Miami, FL
 Date: 4/17/2023

Amount: **\$568.72**

Signature: *[Handwritten Signature]*

MEMO: Int: 2513 April 22

⑆001031⑆ 60660043676 30000551530⑆

Check # 1018 Amount: \$2,000.00 Date: 04/20/2023

Pay to the Order of: **Florida Pumps Solution Corp.**
 Two Thousand and 00/100 DOLLARS
 Florida Pumps Solution Corp
 2289 W. Bullock Street
 Clearwater, FL 34624

City: Clearwater, FL
 Date: 4/20/2023

Amount: **\$2,000.00**

Signature: *[Handwritten Signature]*

MEMO: Int: 20000000

⑆001031⑆ 60660043676 30000551530⑆

Check # 1018 Amount: \$2,000.00 Date: 04/20/2023

City: Clearwater, FL
 Date: 4/20/2023

Amount: **\$2,000.00**

Signature: *[Handwritten Signature]*

MEMO: Int: 20000000

⑆001031⑆ 60660043676 30000551530⑆

Check # 1019 Amount: \$1,254.20 Date: 04/14/2023

Pay to the Order of: **Mako Fire Group**
 One Thousand Two Hundred Fifty Four and 20/100 DOLLARS
 Mako Fire Group
 13033 SW 133 Rd UT
 Miami, FL 33186

City: Miami, FL
 Date: 4/15/2023

Amount: **\$1,254.20**

Signature: *[Handwritten Signature]*

MEMO: Int: E20364

⑆001031⑆ 60660043676 30000551530⑆

Check # 1019 Amount: \$1,254.20 Date: 04/14/2023

City: Miami, FL
 Date: 4/15/2023

Amount: **\$1,254.20**

Signature: *[Handwritten Signature]*

MEMO: Int: E20364

⑆001031⑆ 60660043676 30000551530⑆

Check # 1020 Amount: \$2,215.00 Date: 04/14/2023

Pay to the Order of: **Reback Pump & Control Services, Inc.**
 Two Thousand Two Hundred Fifteen and 00/100 DOLLARS
 Reback Pump & Control Serv
 4180 McRiley Dr
 Hollywood, FL 33021

City: Hollywood, FL
 Date: 4/15/2023

Amount: **\$2,215.00**

Signature: *[Handwritten Signature]*

MEMO: Int: 1840

⑆001031⑆ 60660043676 30000551530⑆

Check # 1020 Amount: \$2,215.00 Date: 04/14/2023

City: Hollywood, FL
 Date: 4/15/2023

Amount: **\$2,215.00**

Signature: *[Handwritten Signature]*

MEMO: Int: 1840

⑆001031⑆ 60660043676 30000551530⑆

Check # 1021 Amount: \$187.20 Date: 04/17/2023

Pay to the Order of: **Diversity Systems, Inc.**
 One Hundred Eighty Seven and 20/100 DOLLARS
 Diversity Systems, Inc
 15830 NW 158th Ave
 Miami, FL 33064-4214

City: Miami, FL
 Date: 4/17/2023

Amount: **\$187.20**

Signature: *[Handwritten Signature]*

MEMO: Int: 112269

⑆001031⑆ 60660043676 30000551530⑆

Check # 1021 Amount: \$187.20 Date: 04/17/2023

City: Miami, FL
 Date: 4/17/2023

Amount: **\$187.20**

Signature: *[Handwritten Signature]*

MEMO: Int: 112269

⑆001031⑆ 60660043676 30000551530⑆

Check # 1022 Amount: \$454.75 Date: 04/24/2023

Pay to the Order of: **The Security & Lock Corp. Quikly Locks**
 Four Hundred Fifty Four and 75/100 DOLLARS
 The Security & Lock Corp, Inc
 1800 W Bayshore Dr
 Unit 2819
 Miami, FL 33152

City: Miami, FL
 Date: 4/25/2023

Amount: **\$454.75**

Signature: *[Handwritten Signature]*

MEMO: Int: 8321

⑆001031⑆ 60660043676 30000551530⑆

Check # 1022 Amount: \$454.75 Date: 04/24/2023

City: Miami, FL
 Date: 4/25/2023

Amount: **\$454.75**

Signature: *[Handwritten Signature]*

MEMO: Int: 8321

⑆001031⑆ 60660043676 30000551530⑆

Check # 1023 Amount: \$846.17 Date: 04/17/2023

Galilee Terrace Condominium Association
 220 Palm Beach & Highway
 1300 SW 13th Street
 Miami, FL 33136

City: National Bank
 Operating Account: 1023
 Date: 4/15/2023

Pay to the Order of: Metro Fire Group
 Eight Hundred Forty-Six and 17/100 DOLLARS

Memo: 452587

Signature: *Natalia M. Escamado*

Micro: 452587

⑆001023⑆ 40860043674 30000551530⑆

Check # 1023 Amount: \$846.17 Date: 04/17/2023

For Deposit Only - PNC

⑆001023⑆ 40860043674 30000551530⑆

2023-04-17

Check # 1024 Amount: \$185.00 Date: 04/14/2023

Galilee Terrace Condominium Association
 220 Palm Beach & Highway
 1300 SW 13th Street
 Miami, FL 33136

City: National Bank
 Operating Account: 1024
 Date: 4/5/2023

Pay to the Order of: JM EXERCISE EQUIPMENT SERVICES, INC.
 One Hundred Eighty-Five and 00/100 DOLLARS

Memo: 45793

Signature: *Natalia M. Escamado*

Micro: 45793

⑆001024⑆ 40860043674 30000551530⑆

Check # 1024 Amount: \$185.00 Date: 04/14/2023

⑆001024⑆ 40860043674 30000551530⑆

2023-04-14

280.00 0.75

Check # 1025 Amount: \$380.00 Date: 04/13/2023

Galilee Terrace Condominium Association
 220 Palm Beach & Highway
 1300 SW 13th Street
 Miami, FL 33136

City: National Bank
 Operating Account: 1025
 Date: 4/5/2023

Pay to the Order of: Yulet Triple Del Del
 Three Hundred Eighty and 00/100 DOLLARS

Memo: 45907

Signature: *Natalia M. Escamado*

Micro: 45907

⑆001025⑆ 40860043674 30000551530⑆

Check # 1025 Amount: \$380.00 Date: 04/13/2023

⑆001025⑆ 40860043674 30000551530⑆

2023-04-13

Check # 1028 Amount: \$185.60 Date: 04/28/2023

Galilee Terrace Condominium Association
 220 Palm Beach & Highway
 1300 SW 13th Street
 Miami, FL 33136

City: National Bank
 Operating Account: 1028
 Date: 4/19/2023

Pay to the Order of: EOC Business Services
 One Hundred Eighty-Five and 60/100 DOLLARS

Memo: 45793

Signature: *Natalia M. Escamado*

Micro: 45793

⑆001028⑆ 40860043674 30000551530⑆

Check # 1028 Amount: \$185.60 Date: 04/28/2023

⑆001028⑆ 40860043674 30000551530⑆

2023-04-28

2766043674
 028-04-28
 00204829
 00204829
 04-28 199548462

Check # 1034 Amount: \$565.00 Date: 04/28/2023

Galilee Terrace Condominium Association
 220 Palm Beach & Highway
 1300 SW 13th Street
 Miami, FL 33136

City: National Bank
 Operating Account: 1034
 Date: 4/19/2023

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

Memo: 45200

Signature: *Natalia M. Escamado*

Micro: 45200

⑆001034⑆ 40860043674 30000551530⑆

Check # 1034 Amount: \$565.00 Date: 04/28/2023

⑆001034⑆ 40860043674 30000551530⑆

2023-04-28

2290340276

Check # 1035 Amount: \$3,000.00 Date: 04/25/2023

Galilee Terrace Condominium Association
 220 Palm Beach & Highway
 1300 SW 13th Street
 Miami, FL 33136

City: National Bank
 Operating Account: 1035
 Date: 4/19/2023

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

Memo: 45253

Signature: *Natalia M. Escamado*

Micro: 45253

⑆001035⑆ 40860043674 30000551530⑆

Check # 1035 Amount: \$3,000.00 Date: 04/25/2023

For Deposit Only - PNC

⑆001035⑆ 40860043674 30000551530⑆

2023-04-26

For Deposit Only

GABLES TERRACE CONDOMINIUM ASSOC., INC.
Reconciliation Summary
103.06 - City Natl Bank-1014-Sec Dep, Period Ending 04/30/2023

	<u>Apr 30, 23</u>
Beginning Balance	67,510.89
Cleared Transactions	
Deposits and Credits - 1 item	<u>2.59</u>
Total Cleared Transactions	<u>2.59</u>
Cleared Balance	<u>67,513.48</u>
Register Balance as of 04/30/2023	67,513.48
Ending Balance	67,513.48

GABLES TERRACE CONDOMINIUM ASSOC., INC.
Reconciliation Detail
103.06 · City Natl Bank-1014-Sec Dep, Period Ending 04/30/2023

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Clr</u>	<u>Amount</u>	<u>Balance</u>
Beginning Balance						67,510.89
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	04/28/2023			X	2.59	2.59
Total Deposits and Credits					2.59	2.59
Total Cleared Transactions					2.59	2.59
Cleared Balance					2.59	67,513.48
Register Balance as of 04/30/2023					2.59	67,513.48
Ending Balance					2.59	67,513.48



75
YEARS

WE GROW FLORIDA

Page: 1 of 1
Account: XXXXX1014

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:11832 / T: / S:



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



For additional locations
and hours, please visit
citynational.com



Association Interest Checking

Account Summary

Account:	XXXXX1014	Beginning Balance:	\$67,510.89
Last Statement:	March 31, 2023	Ending Balance:	\$67,513.48
This Statement:	April 28, 2023	Average Ledger Balance:	\$67,510.89
		Low Balance:	\$67,510.89
		Interest Earned This Period:	\$2.59
		Interest Earned 2023:	\$11.04
		Days In Period:	28
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
03-31	Beginning balance			67,510.89
04-28	Interest	2.59		67,513.48
04-28	Ending totals	2.59	0.00	67,513.48



Pay it safe with zelle

We know getting money to friends and family quickly and safely is important.



Scan here for tips on how to "pay it safe" when sending money through Zelle®.

Join us on social media!



One of Florida's Largest and Best Capitalized Banks



Scan here to learn more about our financial strength



BAUER 5 STAR RATING FOR FINANCIAL SAFETY AND SOUNDNESS

Source: www.BauerFinancial.com as of December 31, 2021

GABLES TERRACE CONDOMINIUM ASSOC., INC.
Reconciliation Summary
105.08 - City Natl Bank Reserve 4369, Period Ending 04/30/2023

	<u>Apr 30, 23</u>
Beginning Balance	249,536.54
Cleared Transactions	
Deposits and Credits - 1 item	<u>19.14</u>
Total Cleared Transactions	<u>19.14</u>
Cleared Balance	<u>249,555.68</u>
Uncleared Transactions	
Deposits and Credits - 3 items	<u>22,500.00</u>
Total Uncleared Transactions	<u>22,500.00</u>
Register Balance as of 04/30/2023	<u>272,055.68</u>
Ending Balance	272,055.68

GABLES TERRACE CONDOMINIUM ASSOC., INC.
Reconciliation Detail
105.08 · City Natl Bank Reserve 4369, Period Ending 04/30/2023

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Clr</u>	<u>Amount</u>	<u>Balance</u>
Beginning Balance						249,536.54
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	04/28/2023			X	19.14	19.14
Total Deposits and Credits					19.14	19.14
Total Cleared Transactions					19.14	19.14
Cleared Balance					19.14	249,555.68
Uncleared Transactions						
Deposits and Credits - 3 items						
Check	08/24/2022	8875	Gables Terrace Con...		7,500.00	7,500.00
Check	02/22/2023	9026	Gables Terrace Con...		7,500.00	15,000.00
Check	04/19/2023	1027	Gables Terrace Con...		7,500.00	22,500.00
Total Deposits and Credits					22,500.00	22,500.00
Total Uncleared Transactions					22,500.00	22,500.00
Register Balance as of 04/30/2023					22,519.14	272,055.68
Ending Balance					22,519.14	272,055.68



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:14341 / T: / S:



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



For additional locations
and hours, please visit
citynational.com



Condo Tiered

Account Summary

Account:	XXXXX4369	Beginning Balance:	\$249,536.54
Last Statement:	March 31, 2023	Ending Balance:	\$249,555.68
This Statement:	April 28, 2023	Average Ledger Balance:	\$249,536.54
		Low Balance:	\$249,536.54
		Interest Earned This Period:	\$19.14
		Interest Earned 2023:	\$114.22
		Days In Period:	28
		Annual Percentage Yield Earned:	0.10%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
03-31	Beginning balance			249,536.54
04-28	Interest	19.14		249,555.68
04-28	Ending totals	19.14	0.00	249,555.68



Pay it safe with zelle

We know getting money to friends and family quickly and safely is important.



Scan here for tips on how to "pay it safe" when sending money through Zelle®.

Join us on social media!



One of Florida's Largest and Best Capitalized Banks



Scan here to learn more about our financial strength



BAUER 5 STAR RATING FOR FINANCIAL SAFETY AND SOUNDNESS

Source: www.BauerFinancial.com as of December 31, 2021

GABLES TERRACE CONDOMINIUM ASSOC., INC.
Accounts Payable Schedule
As of April 30, 2023

	<u>Apr 30, 23</u>
Care Pest Solutions	111
Florida Pumps Solution Corp	2,003
Miami-Dade Water And Sewer Dept.	2,661
South-Tel Communications	<u>175</u>
TOTAL	<u><u>4,950</u></u>

**GABLES TERRACE CONDOMINIUM
 ACCRUED EXPENSES
 April 30, 2023**

	<u>DESCRIPTION</u>		<u>CODE</u>	<u>AMOUNT PAID</u>	<u>DAILY AVERAGE</u>	<u>DAYS ACCRUED</u>	<u>AMOUNT ACCRUED</u>
MDWS	3/21/2023	4/17/2023	695	2,471.19	91.53	13	1,189.89
Security	3/18/2023	3/31/2023	604	4,964.00	381.85	30	11,455.50
						TOTAL	12,645.39

GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month

As of April 30, 2023

Type	Date	Num	Name	Memo	Debit	Credit	Balance
103.01 - City Natl Bank 9906 -Operating							44,435.82
Deposit	04/03/2023	403	A/R Deposit	Deposit	2,885.00		47,320.82
Deposit	04/04/2023	401	A/R Deposit	Deposit	25,705.00		73,025.82
Deposit	04/05/2023	405	A/R Deposit	Deposit	1,940.00		74,965.82
Transfer	04/06/2023			Funds Transfer		20,000.00	54,965.82
Deposit	04/06/2023	406	A/R Deposit	Deposit	4,365.00		59,330.82
Deposit	04/10/2023	410	A/R Deposit	Deposit	1,455.00		60,785.82
Deposit	04/10/2023			Deposit	270.00		61,055.82
Deposit	04/11/2023	411	A/R Deposit	Deposit	2,455.00		63,510.82
Deposit	04/12/2023	412	A/R Deposit	Deposit	485.00		63,995.82
Deposit	04/17/2023	417	A/R Deposit	Deposit	485.00		64,480.82
Check	04/17/2023	ach	CITIBANK			65.00	64,415.82
Bill Pm...	04/17/2023	ACH	Miami-Dade Water And Sewer Dept.			5,002.01	59,413.81
Bill Pm...	04/17/2023	ACH	Miami-Dade Water And Sewer Dept.	Acc# 6931777355		244.18	59,169.63
Bill Pm...	04/17/2023	ACH	Miami-Dade Water And Sewer Dept.			16.03	59,153.60
Check	04/19/2023	POL	IPFS Corporation	Pmt 4/11		30,335.30	28,818.30
Deposit	04/20/2023	420	A/R Deposit	Deposit	1,455.00		30,273.30
Deposit	04/24/2023	424	A/R Deposit	Deposit	485.00		30,758.30
Deposit	04/26/2023	426	A/R Deposit	Deposit	934.00		31,692.30
Deposit	04/27/2023	427	A/R Deposit	Deposit	485.00		32,177.30
Deposit	04/28/2023	428	A/R Deposit	Deposit	71.20		32,248.50
Deposit	04/28/2023			Interest	2.08		32,250.58
Total 103.01 - City Natl Bank 9906 -Operating					43,477.28	55,662.52	32,250.58
103.8 - City Natl Bank 1530 -Operat New							13,084.35
Deposit	04/03/2023	403	A/R Deposit	Online	485.00		13,569.35
Bill Pm...	04/05/2023	1014	Above All Garage Doors of South ...	Inv. 133934		856.00	12,713.35
Bill Pm...	04/05/2023	1015	Padron, Montoro & Hartney, LLP	Inv. 21780 April/2023		500.00	12,213.35
Bill Pm...	04/05/2023	1016	DDCA Security Inc	Inv. 13071		4,964.00	7,249.35
Bill Pm...	04/05/2023	1017	ECS Business Services	Inv. WasteGableTerr2513 April 2023		568.72	6,680.63
Bill Pm...	04/05/2023	1018	Florida Pumps Solution Corp	Inv.0027652		2,000.00	4,680.63
Bill Pm...	04/05/2023	1019	Mako Fire Group	Inv. E26364		1,254.20	3,426.43
Bill Pm...	04/05/2023	1020	Railsback Pump & Control Service...	Inv. 1940		2,215.00	1,211.43
Bill Pm...	04/05/2023	1021	Diversifire Systems, Inc	Inv.119229		187.20	1,024.23
Bill Pm...	04/05/2023	1022	The Security &Lock Corp,Quickly ...	Inv.6321		454.75	569.48
Bill Pm...	04/05/2023	1023	Mako Fire Group	Inv. E26287		846.17	-276.69
Bill Pm...	04/05/2023	1024	JM EXERCISE EQUIPMENT SER...	Inv : 464793		185.00	-461.69
Bill Pm...	04/05/2023	1025	Yuliet Tapia Del Sol	Inv.1907		380.00	-841.69
Deposit	04/05/2023	405	A/R Deposit	Online	485.00		-356.69
Transfer	04/06/2023			Funds Transfer	20,000.00		19,643.31
Deposit	04/06/2023	406	A/R Deposit	Online	1,455.00		21,098.31
Deposit	04/09/2023	409	A/R Deposit	Online	485.00		21,583.31
Deposit	04/11/2023	411	A/R Deposit	Assoc	1,455.00		23,038.31
Deposit	04/11/2023	411	A/R Deposit	Online	485.00		23,523.31
Deposit	04/12/2023	412	A/R Deposit	Online	485.00		24,008.31
Bill Pm...	04/14/2023	ach	FPL	Acct# 96110-50130		3,470.75	20,537.56
Bill Pm...	04/18/2023	1026	DDCA Security Inc	Inv. 12971		4,964.00	15,573.56
Check	04/19/2023	1027	Gables Terrace Condo Assoc, Inc	April 2023 Reserve Transfer		7,500.00	8,073.56
Bill Pm...	04/19/2023	1028	ECS Business Services	Inv. FPLGablesTerr2531		185.60	7,887.96
Check	04/19/2023	1029	Michelle J Fernandez	Acc. 1208 Overpayment Refund		970.00	6,917.96
Bill Pm...	04/19/2023	1030	Padron, Montoro & Hartney, LLP	Inv. 21892		599.33	6,318.63
Bill Pm...	04/19/2023	1031	Care Pest Solutions	Inv.180669 date 02/28/2023		111.00	6,207.63
Bill Pm...	04/19/2023	1032	Care Pest Solutions	Inv.181940		55.00	6,152.63
Bill Pm...	04/19/2023	1033	Diversifire Systems, Inc	Inv.119332		259.48	5,893.15
Bill Pm...	04/19/2023	1034	Largaespada Pool Service Inc.	Inv. 2000		565.00	5,328.15
Bill Pm...	04/19/2023	1035	Grove Properties LLC	Inv.1955 May1 2023		3,000.00	2,328.15
Check	04/21/2023	ACH	Comcast			513.20	1,814.95
Bill Pm...	04/26/2023	ach	Waste Connections of Florida			1,435.56	379.39
Deposit	04/26/2023	426	A/R Deposit	Online	2,000.00		2,379.39
Deposit	04/28/2023			Deposit	925.00		3,304.39
Total 103.8 - City Natl Bank 1530 -Operat New					28,260.00	38,039.96	3,304.39
103.06 - City Natl Bank-1014-Sec Dep							67,510.89
Deposit	04/28/2023			Interest	2.59		67,513.48
Total 103.06 - City Natl Bank-1014-Sec Dep					2.59	0.00	67,513.48
105.08 - City Natl Bank Reserve 4369							264,536.54
Check	04/19/2023	1027	Gables Terrace Condo Assoc, Inc	April 2023 Reserve Transfer	7,500.00		272,036.54
Deposit	04/28/2023			Interest	19.14		272,055.68

GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month

As of April 30, 2023

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Total 105.08 · City Natl Bank Reserve 4369					7,519.14	0.00	272,055.68
112 · Assessment receivable							5,830.05
Gener...	04/01/2023	1532		Monthly assesment	52,380.00		58,210.05
Gener...	04/01/2023	1532		Set up prepaid	22,277.93		80,487.98
Gener...	04/01/2023	1532		Reverse prepaid		24,596.73	55,891.25
Gener...	04/01/2023	1532		Late charge B-444	135.00		56,026.25
Deposit	04/03/2023	403	A/R Deposit	Deposit		2,885.00	53,141.25
Deposit	04/03/2023	403	A/R Deposit	Online		485.00	52,656.25
Deposit	04/04/2023	401	A/R Deposit	Deposit		25,705.00	26,951.25
Deposit	04/05/2023	405	A/R Deposit	Deposit		1,940.00	25,011.25
Deposit	04/05/2023	405	A/R Deposit	Online		485.00	24,526.25
Deposit	04/06/2023	406	A/R Deposit	Deposit		4,365.00	20,161.25
Deposit	04/06/2023	406	A/R Deposit	Online		1,455.00	18,706.25
Deposit	04/09/2023	409	A/R Deposit	Online		485.00	18,221.25
Deposit	04/10/2023	410	A/R Deposit	Deposit		1,455.00	16,766.25
Deposit	04/11/2023	411	A/R Deposit	Deposit		2,455.00	14,311.25
Deposit	04/11/2023	411	A/R Deposit	Assoc		1,455.00	12,856.25
Deposit	04/11/2023	411	A/R Deposit	Online		485.00	12,371.25
Deposit	04/12/2023	412	A/R Deposit	Deposit		485.00	11,886.25
Deposit	04/12/2023	412	A/R Deposit	Online		485.00	11,401.25
Deposit	04/17/2023	417	A/R Deposit	Deposit		485.00	10,916.25
Check	04/19/2023	1029	Michelle J Fernandez	Acc. 1208 Overpayment Refund	970.00		11,886.25
Deposit	04/20/2023	420	A/R Deposit	Deposit		1,455.00	10,431.25
Deposit	04/24/2023	424	A/R Deposit	Deposit		485.00	9,946.25
Deposit	04/26/2023	426	A/R Deposit	Deposit		934.00	9,012.25
Deposit	04/26/2023	426	A/R Deposit	Online		2,000.00	7,012.25
Deposit	04/27/2023	427	A/R Deposit	Deposit		485.00	6,527.25
Deposit	04/28/2023	428	A/R Deposit	Deposit		71.20	6,456.05
Total 112 · Assessment receivable					75,762.93	75,136.93	6,456.05
111 · Special assessment							3,780.90
Gener...	04/01/2023	1532		Set up prepaid S/A			3,780.90
Gener...	04/01/2023	1532		Reverse prepaid S/A			3,780.90
Total 111 · Special assessment					0.00	0.00	3,780.90
115 · Prepaid insurance							214,519.36
Gener...	04/01/2023	1532		Amort Insurance		24,377.10	190,142.26
Total 115 · Prepaid insurance					0.00	24,377.10	190,142.26
116 · Prepaid expenses							3,324.00
Gener...	04/01/2023	1549		Reverse Prepaid Exp. April Services		3,000.00	324.00
Gener...	04/07/2023	1533		prepaid expenses		36.00	288.00
Bill	04/30/2023	1955	Grove Properties LLC	May 2023	3,000.00		3,288.00
Total 116 · Prepaid expenses					3,000.00	3,036.00	3,288.00
117 · Suspense							6,404.70
Gener...	04/01/2023	1552	Diversifire Systems, Inc	Ck# 1013 replaced Ck# 8882 (08/08/2...		6,404.70	0.00
Total 117 · Suspense					0.00	6,404.70	0.00
125 · Federal Tax Withheld							66.13
Total 125 · Federal Tax Withheld							66.13
202 · Accounts payable							-12,514.10
Bill	04/01/2023	21780	Padron, Montoro & Hartney, LLP	Inv. 21780 April/2023		500.00	-13,014.10
Bill	04/01/2023	1192...	Diversifire Systems, Inc	Inv.119229		187.20	-13,201.30
Bill	04/01/2023	2000	Largaespada Pool Service Inc.	Inv. 2000		565.00	-13,766.30
Bill	04/03/2023	1940	Railsback Pump & Control Service...	Inv. 1940		2,215.00	-15,981.30
Bill	04/04/2023	1819...	Care Pest Solutions	Inv.181940		55.00	-16,036.30
Bill Pm...	04/05/2023	1014	Above All Garage Doors of South ...	Inv. 133934	856.00		-15,180.30
Bill Pm...	04/05/2023	1015	Padron, Montoro & Hartney, LLP	Inv. 21780 April/2023	500.00		-14,680.30
Bill Pm...	04/05/2023	1016	DDCA Security Inc	Inv. 13071	4,964.00		-9,716.30
Bill	04/05/2023	Was...	ECS Business Services	Inv. WasteGableTerr2513 April 2023		568.72	-10,285.02
Bill Pm...	04/05/2023	1017	ECS Business Services	Inv. WasteGableTerr2513 April 2023	568.72		-9,716.30
Bill	04/05/2023	0027...	Florida Pumps Solution Corp	Inv.0027652		2,000.00	-11,716.30
Bill Pm...	04/05/2023	1018	Florida Pumps Solution Corp	Inv.0027652	2,000.00		-9,716.30
Bill	04/05/2023	E26...	Mako Fire Group	Inv. E26364		1,254.20	-10,970.50
Bill Pm...	04/05/2023	1019	Mako Fire Group	Inv. E26364	1,254.20		-9,716.30
Bill Pm...	04/05/2023	1020	Railsback Pump & Control Service...	Inv. 1940	2,215.00		-7,501.30
Bill Pm...	04/05/2023	1021	Diversifire Systems, Inc	Inv.119229	187.20		-7,314.10

GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month

As of April 30, 2023

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill Pm...	04/05/2023	1022	The Security & Lock Corp,Quickly ...	Inv.6321	454.75		-6,859.35
Bill Pm...	04/05/2023	1023	Mako Fire Group	Inv. E26287	846.17		-6,013.18
Bill Pm...	04/05/2023	1024	JM EXERCISE EQUIPMENT SER...	Inv : 464793	185.00		-5,828.18
Bill	04/05/2023	1907	Yuliet Tapia Del Sol	Inv.1907		380.00	-6,208.18
Bill Pm...	04/05/2023	1025	Yuliet Tapia Del Sol	Inv.1907	380.00		-5,828.18
Bill	04/05/2023	1193...	Diversifire Systems, Inc	Inv.119332		259.48	-6,087.66
Bill	04/11/2023	6116	South-Tel Communications	Inv. 6116		175.00	-6,262.66
Bill	04/14/2023		FPL	Acct# 96110-50130		3,470.75	-9,733.41
Bill Pm...	04/14/2023	ach	FPL	Acct# 96110-50130	3,470.75		-6,262.66
Bill	04/17/2023		Miami-Dade Water And Sewer Dept.	Acct# 1748205455		5,002.01	-11,264.67
Bill Pm...	04/17/2023	ACH	Miami-Dade Water And Sewer Dept.		5,002.01		-6,262.66
Bill Pm...	04/17/2023	ACH	Miami-Dade Water And Sewer Dept.	Acct# 6931777355	244.18		-6,018.48
Bill	04/17/2023		Miami-Dade Water And Sewer Dept.			16.03	-1,430.51
Bill Pm...	04/17/2023	ACH	Miami-Dade Water And Sewer Dept.		16.03		-6,018.48
Bill	04/17/2023	6931...	Miami-Dade Water And Sewer Dept.	Acct# 6931777355		190.12	-6,208.60
Bill Pm...	04/18/2023	1026	DDCA Security Inc	Inv. 12971	4,964.00		-1,244.60
Bill	04/18/2023	FPL...	ECS Business Services	Inv. FPLGablesTerr2531		185.60	-1,430.20
Bill	04/18/2023	21892	Padron, Montoro & Hartney, LLP	Inv. 21892		599.33	-2,029.53
Bill Pm...	04/19/2023	1028	ECS Business Services	Inv. FPLGablesTerr2531	185.60		-1,843.93
Bill Pm...	04/19/2023	1030	Padron, Montoro & Hartney, LLP	Inv. 21892	599.33		-1,244.60
Bill	04/19/2023	1806...	Care Pest Solutions	Inv.180669 date 02/28/2023		111.00	-1,355.60
Bill Pm...	04/19/2023	1031	Care Pest Solutions	Inv.180669 date 02/28/2023	111.00		-1,244.60
Bill Pm...	04/19/2023	1032	Care Pest Solutions	Inv.181940	55.00		-1,189.60
Bill Pm...	04/19/2023	1033	Diversifire Systems, Inc	Inv.119332	259.48		-930.12
Bill Pm...	04/19/2023	1034	Largaespada Pool Service Inc.	Inv. 2000	565.00		-365.12
Bill Pm...	04/19/2023	1035	Grove Properties LLC	Inv.1955 May1 2023	3,000.00		2,634.88
Bill	04/25/2023	0027...	Florida Pumps Solution Corp	Inv.0027674 50% final payment		2,003.00	631.88
Bill	04/25/2023	1819...	Care Pest Solutions	Inv.181969 April/25/2023		111.00	520.88
Bill	04/25/2023	2969...	Waste Connections of Florida			1,435.56	-914.68
Bill	04/25/2023	Serv...	Miami-Dade Water And Sewer Dept.	Account#1748205455		2,471.19	-3,385.87
Bill Pm...	04/26/2023	ach	Waste Connections of Florida		1,435.56		-1,950.31
Bill	04/30/2023	1955	Grove Properties LLC	Inv.1955 May1 2023		3,000.00	-4,950.31
Total 202 · Accounts payable					34,318.98	26,755.19	-4,950.31
203 · Accrued expenses							-8,767.20
Gener...	04/01/2023	1550		Reverse accrual exp. 02/12/2023-03/3...	8,767.20		0.00
Gener...	04/30/2023	1553		Record Accrued Exp. 4/18/2023-4/30/...		1,189.89	-1,189.89
Gener...	04/30/2023	1553		Record Accrued Exp. 4/01/2023-4/30/...		11,455.50	-12,645.39
Total 203 · Accrued expenses					8,767.20	12,645.39	-12,645.39
206 · Prepaid assessments							-24,596.73
Gener...	04/01/2023	1532		Set up prepaid		22,277.93	-46,874.66
Gener...	04/01/2023	1532		Reverse prepaid	24,596.73		-22,277.93
Total 206 · Prepaid assessments					24,596.73	22,277.93	-22,277.93
207 · Prepaid special assessment							-75.20
Gener...	04/01/2023	1532		Set up prepaid S/A			-75.20
Gener...	04/01/2023	1532		Reverse prepaid S/A			-75.20
Total 207 · Prepaid special assessment					0.00	0.00	-75.20
210 · Security Deposit							-65,370.00
2101008 · Unit 1008							-500.00
Total 2101008 · Unit 1008							-500.00
2100707 · Unit 0707							-500.00
Total 2100707 · Unit 0707							-500.00
2101101 · Unit-1101							-500.00
Total 2101101 · Unit-1101							-500.00
210 · Security Deposit - Other							-63,870.00
Total 210 · Security Deposit - Other							-63,870.00
Total 210 · Security Deposit							-65,370.00
212 · Insurance payable							-212,328.37
Check	04/19/2023	POL	IPFS Corporation	4 of 11	30,335.30		-181,993.07
Total 212 · Insurance payable					30,335.30	0.00	-181,993.07
271 · Fund balance - reserves							-237,947.69

GABLES TERRACE CONDOMINIUM ASSOC., INC.
General Ledger - Month
As of April 30, 2023

Type	Date	Num	Name	Memo	Debit	Credit	Balance
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				-14,360.29
Total 271.17			Awning				-14,360.29
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				-174,426.44
Gener...	04/01/2023	1532		Monthly reserves		7,500.00	-181,926.44
Total 271.28			Pooled reserves		0.00	7,500.00	-181,926.44
271.85			Interest income				-1,375.44
Deposit	04/28/2023			Interest		19.14	-1,394.58
Total 271.85			Interest income		0.00	19.14	-1,394.58
271.86			Bank Charges - reserves				90.00
Total 271.86			Bank Charges - reserves				90.00
Total 271			Fund balance - reserves		0.00	7,519.14	-245,466.83
274.1			Fund balance - operating				-133,193.35
Gener...	04/01/2023	1552	Diversifire Systems, Inc	Ck# 1013 replaced Ck# 8882 (08/08/2...	6,404.70		-126,788.65
Total 274.1			Fund balance - operating		6,404.70	0.00	-126,788.65
301			Maintenance assessments				-471,420.00
Gener...	04/01/2023	1532		Monthly assesment		52,380.00	-523,800.00
Total 301			Maintenance assessments		0.00	52,380.00	-523,800.00
310			Screening fees				-1,000.00
Total 310			Screening fees				-1,000.00
315			Late charges				-1,125.00
Gener...	04/01/2023	1532		Late charge B-444		135.00	-1,260.00
Total 315			Late charges		0.00	135.00	-1,260.00
320			Interest				-81.34
Deposit	04/28/2023			Interest		2.08	-83.42
Deposit	04/28/2023			Interest		2.59	-86.01
Total 320			Interest		0.00	4.67	-86.01
334			Parking space & Storage rental				-4,090.00
Deposit	04/28/2023	108		Enrique Luna, storage#37		165.00	-4,255.00
Deposit	04/28/2023	202		Olga Kirillova		120.00	-4,375.00
Deposit	04/28/2023	151		Oscar De Soto		350.00	-4,725.00
Deposit	04/28/2023	2954		Jose Fresnedo		90.00	-4,815.00

GABLES TERRACE CONDOMINIUM ASSOC., INC.
General Ledger - Month
As of April 30, 2023

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Total 334 · Parking space & Storage rental					0.00	725.00	-4,815.00
335 · Gate cards							-650.00
Deposit	04/28/2023	201		Oiga Kirillova		100.00	-750.00
Deposit	04/28/2023	101		Lara A Gonzalez		50.00	-800.00
Deposit	04/28/2023	19-5...		Deposit		50.00	-850.00
Total 335 · Gate cards					0.00	200.00	-850.00
340 · Other income							-4,823.37
Deposit	04/10/2023			Merchpayout Doorloop		270.00	-5,093.37
Total 340 · Other income					0.00	270.00	-5,093.37
345 · Insurance Proceeds							-10,133.20
Total 345 · Insurance Proceeds							-10,133.20
1 · Administrative Expenses							44,551.01
505 · Accounting							4,500.00
Bill	04/01/2023	21780	Padron, Montoro & Hartney, LLP	April/2023	500.00		5,000.00
Total 505 · Accounting					500.00	0.00	5,000.00
515 · Office expenses							1,077.79
Total 515 · Office expenses							1,077.79
522 · Bank Charges							975.00
Check	04/17/2023	ach	CITIBANK	monthly fee	65.00		1,040.00
Total 522 · Bank Charges					65.00	0.00	1,040.00
525 · Miscellaneous							2,162.24
Total 525 · Miscellaneous							2,162.24
540 · Legal							3,900.00
Total 540 · Legal							3,900.00
544 · Corporate Filing Fees							61.25
Total 544 · Corporate Filing Fees							61.25
545 · Licenses & permits							1,871.90
Total 545 · Licenses & permits							1,871.90
546 · Licenses - Fla. condo fee							324.00
Gener...	04/07/2023	1533		prepaid expenses	36.00		360.00
Total 546 · Licenses - Fla. condo fee					36.00	0.00	360.00
550 · Management Services							27,000.00
Gener...	04/01/2023	1549		Reverse Prepaid Exp. April Services	3,000.00		30,000.00
Total 550 · Management Services					3,000.00	0.00	30,000.00
582 · Postage & printing							2,488.83
Bill	04/18/2023	21892	Padron, Montoro & Hartney, LLP	Out of pockey 1st Qt 2023 collections	30.20		2,519.03
Bill	04/18/2023	21892	Padron, Montoro & Hartney, LLP	Out of pockey 1st Qt 2023 collections	569.13		3,088.16
Total 582 · Postage & printing					599.33	0.00	3,088.16
592 · Screening service							190.00
Total 592 · Screening service							190.00
Total 1 · Administrative Expenses					4,200.33	0.00	48,751.34
2 · Insurance							154,775.08
615.01 · Insurance - Property/Liability							150,267.16
Gener...	04/01/2023	1532		Amort Insurance	23,874.30		174,141.46
Total 615.01 · Insurance - Property/Liability					23,874.30	0.00	174,141.46
615.02 · Insurance - D & O							0.00
Gener...	04/01/2023	1532		Amort Insurance	0.00		0.00
Total 615.02 · Insurance - D & O					0.00	0.00	0.00
615.04 · Insurance - Crime							0.00

GABLES TERRACE CONDOMINIUM ASSOC., INC.

General Ledger - Month

As of April 30, 2023

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Gener...	04/01/2023	1532		Amort Insurance	0.00		0.00
Total 615.04 · Insurance - Crime					0.00	0.00	0.00
615.07 · Insurance-Umbrella							1,633.83
Gener...	04/01/2023	1532		Amort Insurance	185.70		1,819.53
Total 615.07 · Insurance-Umbrella					185.70	0.00	1,819.53
615.09 · Insurance-Boiler & Machinery							2,416.93
Gener...	04/01/2023	1532		Amort Insurance	267.90		2,684.83
Total 615.09 · Insurance-Boiler & Machinery					267.90	0.00	2,684.83
615.11 · Workers Compensation							457.16
Gener...	04/01/2023	1532		Amort Insurance	49.20		506.36
Total 615.11 · Workers Compensation					49.20	0.00	506.36
Total 2 · Insurance					24,377.10	0.00	179,152.18
3 · Utilities							88,434.12
585 · Telephone							4,921.16
Check	04/21/2023	ACH	Comcast	Per Bank statement	513.20		5,434.36
Total 585 · Telephone					513.20	0.00	5,434.36
610 · Electricity							28,392.40
Bill	04/14/2023		FPL	Acct# 96110-50130	3,470.75		31,863.15
Bill	04/18/2023	FPL...	ECS Business Services	04.24.2023	185.60		32,048.75
Total 610 · Electricity					3,656.35	0.00	32,048.75
690 · Waste removal							18,910.36
Bill	04/05/2023	Was...	ECS Business Services	WasteGableTerr2513 April 2023	568.72		19,479.08
Bill	04/25/2023	2969...	Waste Connections of Florida		1,435.56		20,914.64
Total 690 · Waste removal					2,004.28	0.00	20,914.64
695 · Water & sewer							36,210.20
Gener...	04/01/2023	1550		Reverse accrual exp. 02/12/2023-03/3...		8,767.20	27,443.00
Bill	04/17/2023		Miami-Dade Water And Sewer Dept.	2/12/2023-3/20/2023	5,002.01		32,445.01
Bill	04/17/2023		Miami-Dade Water And Sewer Dept.	BY BANK ESTAM	16.03		32,461.04
Bill	04/17/2023	6931...	Miami-Dade Water And Sewer Dept.	03/21/23 to 04/17/2023	190.12		32,651.16
Bill	04/25/2023	Serv...	Miami-Dade Water And Sewer Dept.	Service 03/21/2023-04/17/2023	2,471.19		35,122.35
Gener...	04/30/2023	1553		Record Accrued Exp. 4/18/2023-4/30/...	1,189.89		36,312.24
Total 695 · Water & sewer					8,869.24	8,767.20	36,312.24
Total 3 · Utilities					15,043.07	8,767.20	94,709.99
4 · Property Expenses							146,586.39
604 · Security/ Concierge							94,374.48
Gener...	04/30/2023	1553		Record Accrued Exp. 4/01/2023-4/30/...	11,455.50		105,829.98
Total 604 · Security/ Concierge					11,455.50	0.00	105,829.98
608 · Elevator service							12,905.95
Total 608 · Elevator service							12,905.95
612 · Fire Sprinkler Inspection							0.00
Bill	04/03/2023	1940	Railsback Pump & Control Service...	Fire Sprinkler Annual Inspection	2,215.00		2,215.00
Total 612 · Fire Sprinkler Inspection					2,215.00	0.00	2,215.00
613 · Fire alarm service							2,064.89
Bill	04/01/2023	1192...	Diversifire Systems, Inc	Service Contract fire alarm for 11/2022	187.20		2,252.09
Bill	04/05/2023	1193...	Diversifire Systems, Inc	Inv.119332	259.48		2,511.57
Total 613 · Fire alarm service					446.68	0.00	2,511.57
614 · Generator/Fire Pump Maint.							2,592.72
Total 614 · Generator/Fire Pump Maint.							2,592.72
625 · Lawn maintenance							2,865.00
Total 625 · Lawn maintenance							2,865.00

GABLES TERRACE CONDOMINIUM ASSOC., INC.
General Ledger - Month
As of April 30, 2023

Type	Date	Num	Name	Memo	Debit	Credit	Balance
626 · Maintenance Service							16,970.20
Total 626 · Maintenance Service							16,970.20
664 · Window Cleaning							3,100.00
Total 664 · Window Cleaning							3,100.00
665 · Pest Control							1,164.00
Bill	04/04/2023	1819...	Care Pest Solutions	Perimeter power spray service	55.00		1,219.00
Bill	04/19/2023	1806...	Care Pest Solutions	Monthly	111.00		1,330.00
Bill	04/25/2023	1819...	Care Pest Solutions	Monthly	111.00		1,441.00
Total 665 · Pest Control							277.00 0.00 1,441.00
667 · HVAC Service							1,840.00
Bill	04/05/2023	1907	Yuliet Tapia Del Sol	Bi-monthly PM service	380.00		2,220.00
Total 667 · HVAC Service							380.00 0.00 2,220.00
670 · Pool service							4,709.15
Bill	04/01/2023	2000	Largaespada Pool Service Inc.	aPRIL/2023	465.00		5,174.15
Bill	04/01/2023	2000	Largaespada Pool Service Inc.	Inv. 2000	100.00		5,274.15
Total 670 · Pool service							565.00 0.00 5,274.15
650.7 · Bonuses							4,000.00
Total 650.7 · Bonuses							4,000.00
Total 4 · Property Expenses					15,339.18	0.00	161,925.57
6 · Repairs and Maintenance							62,776.21
675.02 · Repairs - electrical							1,225.00
Total 675.02 · Repairs - electrical							1,225.00
675.03 · Repairs - general							52,165.71
Bill	04/05/2023	E26...	Mako Fire Group	2023 Annual emergency lightin mainte...	1,254.20		53,419.91
Total 675.03 · Repairs - general							1,254.20 0.00 53,419.91
675.04 · Repairs - plumbing							0.00
Bill	04/05/2023	0027...	Florida Pumps Solution Corp	50% deposit	2,000.00		2,000.00
Bill	04/25/2023	0027...	Florida Pumps Solution Corp	50% final payment. Install new pipes ...	2,003.00		4,003.00
Total 675.04 · Repairs - plumbing							4,003.00 0.00 4,003.00
675.05 · Landscaping.							337.05
Total 675.05 · Landscaping.							337.05
675.10 · Garage Gate							3,710.45
Total 675.10 · Garage Gate							3,710.45
675.15 · Repairs- HVAC							1,860.00
Total 675.15 · Repairs- HVAC							1,860.00
675.17 · Life Safety Equipment							0.00
Bill	04/11/2023	6116	South-Tel Communications	troublehoot telephone	175.00		175.00
Total 675.17 · Life Safety Equipment							175.00 0.00 175.00
675.93 · Carpet Cleaning							3,478.00
Total 675.93 · Carpet Cleaning							3,478.00
Total 6 · Repairs and Maintenance					5,432.20	0.00	68,208.41
720 · Reserve transfers							67,500.00
Gener...	04/01/2023	1532		Monthly reserves	7,500.00		75,000.00
Total 720 · Reserve transfers							7,500.00 0.00 75,000.00
TOTAL					334,336.73	334,336.73	0.00