

**AVILA SOUTH CONDOMINIUM
ASSOCIATION INC.**

BALANCE SHEET
Consolidated
As of: 08/31/2024

Assets

Account #	Account Name	Total
Assets		
01011	Truist Bank (BB&T) Operating	\$19,835.11
01035	Cash - BB&T Special Assessment	\$100,885.57
01036	Cash - Truist (BB&T) Security Deposit	\$20,773.35
01045	Cash - BB&T Loan	\$26,221.25
01200	Owner Assessments Receivable	\$10,208.28
01205	Allowance for Bad Debts	(\$10,000.00)
01210	Special Assessments Receivable	\$17,325.81
01215	SA Insurance Receivable	\$1,210.12
01610	Prepaid Insurance	\$363,689.33
01620	Prepaid Expenses	\$2,040.88
	ASSETS TOTAL:	\$552,189.70
	TOTAL ASSETS:	\$552,189.70

Liabilities

Account #	Account Name	Total
Liabilities		
02001	Accounts Payable	\$2,037.81
02002	Accrued Expenses	\$1,030.00
02010	Insurance Payable	\$311,954.09
02500	Prepaid Owner Assessments	\$26,161.33
02600	Security Deposits	\$68,325.00
02650	BB&T Loan	\$394,648.60
02660	Loan Funds Spent	(\$367,385.85)
	LIABILITIES TOTAL:	\$436,770.98
	TOTAL LIABILITIES:	\$436,770.98

Equity

Account #	Account Name	Total
Reserves		
03047	Special Assessment Billed	\$135,211.75
03048	Special Assessment Spent	(\$9,231.02)
03049	Special Assessment Interest	\$5.35
	RESERVES TOTAL:	\$125,986.08

**Members
Equity**

Account #	Account Name	Total
03800	Retained Earnings	<u>\$39,053.31</u>
	MEMBERS EQUITY TOTAL:	\$39,053.31
	Current Year Net Income/(Loss)	<u>(\$49,620.67)</u>
	TOTAL EQUITY:	\$115,418.72
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$552,189.70</u></u>

AVILA SOUTH CONDOMINIUM ASSOCIATION INC.

Run Date: 09/26/2024

Run Time: 10:47 AM

INCOME STATEMENT

Start: 08/01/2024 | End: 08/31/2024

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
40001 Owner Assessments	88,465.46	0.00	88,465.46	707,723.68	0.00	707,723.68	0.00
40005 Clubhouse Rental	0.00	0.00	0.00	30.00	0.00	30.00	0.00
40011 Late Fee Income	375.00	0.00	375.00	1,850.04	0.00	1,850.04	0.00
40015 Legal Fee Income	0.00	0.00	0.00	870.40	0.00	870.40	0.00
40030 Screening Fees	450.00	0.00	450.00	3,210.00	0.00	3,210.00	0.00
40050 Laundry Revenue	5,217.65	0.00	5,217.65	23,527.63	0.00	23,527.63	0.00
40060 Remotes/Keys	85.00	0.00	85.00	1,210.00	0.00	1,210.00	0.00
40080 Interest Income	0.57	0.00	0.57	3.52	0.00	3.52	0.00
40090 Miscellaneous Income	365.00	0.00	365.00	2,395.00	0.00	2,395.00	0.00
41016 Parking Space Rental	715.00	0.00	715.00	9,875.00	0.00	9,875.00	0.00
42010 Documents	24.00	0.00	24.00	24.00	0.00	24.00	0.00
Income Total	95,697.68	0.00	95,697.68	750,719.27	0.00	750,719.27	0.00
Total Income	95,697.68	0.00	95,697.68	750,719.27	0.00	750,719.27	0.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Administrative							
50011 Bank Charges	26.00	0.00	(26.00)	38.00	0.00	(38.00)	0.00
50045 Legal Fees	5,000.00	0.00	(5,000.00)	17,250.00	0.00	(17,250.00)	0.00
50050 Licenses, Taxes, Permits	510.00	0.00	(510.00)	4,359.32	0.00	(4,359.32)	0.00
50075 Office Supplies	230.12	0.00	(230.12)	1,934.58	0.00	(1,934.58)	0.00
50082 Screening Fees Expense	0.00	0.00	0.00	515.00	0.00	(515.00)	0.00
50085 Postage & Printing	9.85	0.00	(9.85)	4,775.00	0.00	(4,775.00)	0.00
50087 Miscellaneous Expenses	40.00	0.00	(40.00)	465.00	0.00	(465.00)	0.00
Administrative Total	5,815.97	0.00	(5,815.97)	29,336.90	0.00	(29,336.90)	0.00
Insurance							
52030 Multiperil Insurance	39,469.98	0.00	(39,469.98)	314,869.03	0.00	(314,869.03)	0.00
Insurance Total	39,469.98	0.00	(39,469.98)	314,869.03	0.00	(314,869.03)	0.00
Utilities							
54050 Electricity	2,643.06	0.00	(2,643.06)	21,772.92	0.00	(21,772.92)	0.00
54070 Water & Sewer	17,530.09	0.00	(17,530.09)	138,492.28	0.00	(138,492.28)	0.00
54080 Gas/Fuel Oil	1,260.76	0.00	(1,260.76)	14,057.97	0.00	(14,057.97)	0.00
54100 Telephone	1,047.85	0.00	(1,047.85)	8,522.06	0.00	(8,522.06)	0.00
Utilities Total	22,481.76	0.00	(22,481.76)	182,845.23	0.00	(182,845.23)	0.00
Personnel Expense							
55100 Payroll Salaries	3,080.00	0.00	(3,080.00)	26,602.00	0.00	(26,602.00)	0.00
Personnel Expense Total	3,080.00	0.00	(3,080.00)	26,602.00	0.00	(26,602.00)	0.00
Contract Serices							
60004 Accounting/Bookkeeping	1,320.00	0.00	(1,320.00)	10,560.00	0.00	(10,560.00)	0.00
60035 Elevator Contract	2,180.00	0.00	(2,180.00)	14,624.64	0.00	(14,624.64)	0.00
60050 Fire Equipment & Alarms	346.68	0.00	(346.68)	2,773.44	0.00	(2,773.44)	0.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
60085 Janitorial Service	7,247.05	0.00	(7,247.05)	49,988.20	0.00	(49,988.20)	0.00
60090 Lawn Maintenance Contract	800.00	0.00	(800.00)	6,150.00	0.00	(6,150.00)	0.00
61000 Management Services	1,550.16	0.00	(1,550.16)	12,450.31	0.00	(12,450.31)	0.00
61010 Pest Control	627.00	0.00	(627.00)	5,311.00	0.00	(5,311.00)	0.00
61020 Pool Service Contract	875.00	0.00	(875.00)	7,000.00	0.00	(7,000.00)	0.00
61045 Security Services	5,293.80	0.00	(5,293.80)	37,638.68	0.00	(37,638.68)	0.00
61055 Trash Removal	4,171.64	0.00	(4,171.64)	32,051.02	0.00	(32,051.02)	0.00
Contract Serices Total	24,411.33	0.00	(24,411.33)	178,547.29	0.00	(178,547.29)	0.00
Maintenance							
70020 Domestic Water Heaters-Boilers	0.00	0.00	0.00	3,320.00	0.00	(3,320.00)	0.00
70037 R&M Doors	0.00	0.00	0.00	155.15	0.00	(155.15)	0.00
70039 R&M Gate	425.00	0.00	(425.00)	2,250.00	0.00	(2,250.00)	0.00
70045 R&M Electrical	0.00	0.00	0.00	20.32	0.00	(20.32)	0.00
70049 R&M Fire Alarm	3,181.11	0.00	(3,181.11)	7,421.39	0.00	(7,421.39)	0.00
70060 R&M General	3,062.72	0.00	(3,062.72)	22,232.69	0.00	(22,232.69)	0.00
70063 R&M Locksmith	609.90	0.00	(609.90)	1,969.89	0.00	(1,969.89)	0.00
70065 R&M Supplies	415.50	0.00	(415.50)	7,799.34	0.00	(7,799.34)	0.00
70068 R&M Lighting	55.52	0.00	(55.52)	270.69	0.00	(270.69)	0.00
70090 R&M Plumbing	0.00	0.00	0.00	14,852.28	0.00	(14,852.28)	0.00
70095 R&M Pool/Spa Fountain	45.69	0.00	(45.69)	5,061.74	0.00	(5,061.74)	0.00
70119 R&M Trash Chute	0.00	0.00	0.00	2,786.00	0.00	(2,786.00)	0.00
Maintenance Total	7,795.44	0.00	(7,795.44)	68,139.49	0.00	(68,139.49)	0.00
Total Expense	103,054.48	0.00	(103,054.48)	800,339.94	0.00	(800,339.94)	0.00
Net Income	(7,356.80)	0.00	(7,356.80)	(49,620.67)	0.00	(49,620.67)	0.00

AVILA SOUTH CONDOMINIUM ASSOCIATION INC.

Run Date: 09/26/2024
Run Time: 10:47 AM

GENERAL LEDGER DETAIL

Consolidated

As of: Start: 08/01/2024 | End: 08/31/2024

Account						Balance Forward	Debits	Credits	Ending Balance
01011 Truist Bank (BB&T) Operating						\$40,044.41	\$93,995.94	\$114,205.24	\$19,835.11
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref			Debits	Credits
8/1/2024	AR 516823 - Cash Receipts -	431078468		One Time Payment				\$464.10	\$0.00
8/1/2024	AR 518058 - Cash Receipts -	0000000287						\$467.12	\$0.00
8/1/2024	AP 518900 - Hand Written Check	ACH	BRE-22 - BREEZELINE	07/20/24 - 08/19/24				\$0.00	\$182.77
8/2/2024	AR 518610 - Cash Receipts -	431906471		One Time Payment				\$1,568.52	\$0.00
8/2/2024	AR 518805 - Cash Receipts -	432052891		One Time Payment				\$729.46	\$0.00
8/2/2024	AP 518902 - Hand Written Check	ACH	BRE-22 - BREEZELINE	07/22/24 - 08/21/24				\$0.00	\$538.73
8/2/2024	AR 519127 - Cash Receipts -	0030000801						\$383.83	\$0.00
8/4/2024	AR 516647 - Cash Receipts -	432391045		Automated Payment for Apply Charges Batch #516620				\$17,092.06	\$0.00
8/5/2024	AR 519142 - Cash Receipts -	432767388		One Time Payment				\$657.40	\$0.00
8/5/2024	AR 519150 - Cash Receipts -	432771434		One Time Payment				\$464.10	\$0.00
8/5/2024	AR 519151 - Cash Receipts -	432771619		One Time Payment				\$464.10	\$0.00
8/5/2024	AP 519190 - Hand Written Check	ACH	FIRST21 - FIRST INSURANCE FUNDING	PYMNT #3 AUG 2024				\$0.00	\$9,074.08
8/5/2024	AR 519351 - Cash Receipts -	432972218		One Time Payment				\$80.27	\$0.00
8/5/2024	AR 519582 - Cash Receipts -	0000003684						\$29,873.86	\$0.00
8/5/2024	AR 520132 - Cash Receipts -	Cash						\$55.00	\$0.00
8/6/2024	AR 519959 - Cash Receipts -	0000000003						\$1,785.19	\$0.00
8/7/2024	AR 520207 - Cash Receipts -			Key/Parking/App/Laundry	Key/Parking/App/Laundry			\$2,839.52	\$0.00
8/7/2024	AP 520353 - Print Check	5791	M0037-20 - MIAMI POOL TECH INC	POOL SERVICE AUG 2024				\$0.00	\$875.00
8/7/2024	AP 520353 - Print Check	5796	CFP-24 - CENTURY FIRE PROTECTION -	FIRE ALARM SYSTEM REPAIRED - ASD-PL2-F				\$0.00	\$928.76

Account			Balance Forward	Debits	Credits	Ending Balance
			ADVANCED INC.	REPLACED UNIT 223 & 509		
8/7/2024	AP 520353 - Print Check	5797	CFP-24 - CENTURY FIRE PROTECTION - ADVANCED INC.	FIRE ALARM SYSTEM REPAIRED - MINI HORN UNIT 223 & 509	\$0.00	\$1,001.52
8/7/2024	AP 520353 - Print Check	5788	UISS-21 - USA INTERNATIONAL SECURITY SERVICES INC.	07/29/24 - 08/04/24	\$0.00	\$1,058.76
8/7/2024	AP 520353 - Print Check	5786	LOCKS-20 - MIAMI BEACH LOCKSMITH & SECURITY SYSTEMS	FIXED MORTISE MEDECO G3	\$0.00	\$187.25
8/7/2024	AP 520353 - Print Check	5787	LOCKS-20 - MIAMI BEACH LOCKSMITH & SECURITY SYSTEMS	MEDECO REKEY	\$0.00	\$197.95
8/7/2024	AP 520353 - Print Check	5795	TOROPES-20 - TORO	AUG 2024	\$0.00	\$627.00
8/7/2024	AP 520353 - Print Check	5793	VSC-21 - VERIFY SCREENING SOLUTIONS INC	BACKGROUND CHECKS	\$0.00	\$150.00
8/7/2024	AP 520353 - Print Check	5789	AS-21 - ALBERTO SANCHEZ	GAS AUG 2024	\$0.00	\$40.00
8/7/2024	AP 520353 - Print Check	5794	FL-22 - FIRE LINE INC	FIRE EXTINGUISHERS ANNUAL INSPECTION 2024	\$0.00	\$1,250.83
8/7/2024	AP 520353 - Print Check	5790	MHJ-23 - MANUEL H. JANE	CIRCUIT BREAKER DETECTIVE	\$0.00	\$21.45
8/7/2024	AP 520353 - Print Check	5792	CNET-24 - CLEAN NET OF SOUTH FLORIDA, INC	AUG 2024	\$0.00	\$7,247.05
8/7/2024	AP 520419 - Hand Written Check	ACH	IOA - INSURANCE OFFICE OF AMERICA	24-25 PROPERTY INSU DOWN PYMNT	\$0.00	\$7,121.36
8/7/2024	AR 520513 - Cash Receipts - Lockbox	0000000891			\$1,701.90	\$0.00
8/8/2024	AR 521093 - Cash Receipts - Lockbox	0000000288			\$1,921.37	\$0.00
8/8/2024	AR 523872 - Backout Payment	0000000001			\$0.00	\$603.30
8/8/2024	GL 536743 - Misc Payment				\$0.00	\$12.00
8/9/2024	AR 521062 - Cash Receipts - Direct Debit	433793614		One Time Payment	\$564.80	\$0.00
8/9/2024	AR 521643 - Cash Receipts - Direct Debit	433835286		One Time Payment	\$80.27	\$0.00
8/9/2024	AR 521694 - Cash Receipts - Direct Debit	433842068		One Time Payment	\$514.10	\$0.00
8/9/2024	AR 522128 - Cash Receipts - Lockbox	0000000004			\$467.12	\$0.00
8/11/2024	AR 521986 - Cash Receipts - Direct Debit	433977791		One Time Payment	\$97.68	\$0.00
8/12/2024	AR 522406 - Cash Receipts - Lockbox	0054500441			\$1,701.90	\$0.00
8/13/2024	AR 522825 - Cash Receipts - Lockbox	0000002795			\$2,026.04	\$0.00
8/14/2024	AR 522875 -	19-663046887			\$50.00	\$0.00

Account				Balance Forward	Debits	Credits	Ending Balance
	Cash Receipts - Manual						
8/14/2024	AR 522878 - Parking/App/Violation			Parking/App/Violation	\$470.00	\$0.00	
8/14/2024	Cash Receipts - Miscellaneous						
8/14/2024	AP 523122 - 5798	5798	UISS-21 - USA INTERNATIONAL SECURITY SERVICES INC.	08/05/24 - 08/11/24	\$0.00	\$1,058.76	
8/14/2024	AP 523122 - 5799	5799	RNIC-24 - RICHMOND NATIONAL INSURANCE COMPANY	G. LIABILITY DEDUCTIBLE; PER OCCURRENCE - CLAIM RN-9-0000503	\$0.00	\$5,000.00	
8/14/2024	AR 523244 - 0000000420	0000000420			\$8,011.68	\$0.00	
8/15/2024	Cash Receipts - Lockbox						
8/15/2024	AR 523205 - 434329862	434329862		One Time Payment	\$564.80	\$0.00	
8/15/2024	Cash Receipts - Direct Debit						
8/15/2024	AR 523299 - 434336416	434336416		One Time Payment	\$467.12	\$0.00	
8/15/2024	Cash Receipts - Direct Debit						
8/15/2024	AR 523300 - 434336472	434336472		One Time Payment	\$467.12	\$0.00	
8/15/2024	Cash Receipts - Direct Debit						
8/15/2024	AR 523779 - 0000000172	0000000172			\$467.12	\$0.00	
8/16/2024	Cash Receipts - Lockbox						
8/16/2024	AP 518695 - ACH	ACH	TECO-20 - TECO PEOPLES GAS	06/21/24 - 07/22/24	\$0.00	\$596.63	
8/16/2024	AR 523681 - 434429486	434429486		One Time Payment	\$400.00	\$0.00	
8/19/2024	Cash Receipts - Direct Debit						
8/19/2024	AP 523973 - 1	1	HD-AVILA - HOME DEPOT CREDIT SERVICES	SUPPLIES	\$0.00	\$370.52	
8/19/2024	AR 524277 - 0000000002	0000000002			\$650.00	\$0.00	
8/20/2024	Cash Receipts - Lockbox						
8/20/2024	AP 524185 - ACH	ACH	NMB-21 - NORTH MIAMI BEACH WATER	06/20/24 - 07/20/24	\$0.00	\$17,530.09	
8/20/2024	AR 524253 - 434628361	434628361		One Time Payment	\$113.70	\$0.00	
8/20/2024	Cash Receipts - Direct Debit						
8/20/2024	AR 524725 - 0000008433	0000008433			\$383.83	\$0.00	
8/20/2024	Cash Receipts - Lockbox						
8/20/2024	AP 531937 - ACH	ACH	NES-24 - NEXTERA ENERGY SERVICES	06/21/24 - 07/22/24	\$0.00	\$664.13	
8/21/2024	AR 524888 - 184	184			\$5,526.54	\$0.00	
8/21/2024	Cash Receipts - Manual						
8/21/2024	AR 524901 - Parking Income			Parking Income	\$340.00	\$0.00	
8/21/2024	Cash Receipts - Miscellaneous						
8/21/2024	AP 525273 - 5800	5800	UISS-21 - USA INTERNATIONAL SECURITY SERVICES INC.	08/12/24 - 08/18/24	\$0.00	\$1,058.76	
8/21/2024	AP 525273 - 5802	5802	LOCKS-20 - MIAMI BEACH LOCKSMITH & SECURITY SYSTEMS	REMOVE MEDECO KEY/ ADJUSTED AND FIX A LOCK	\$0.00	\$224.70	
8/21/2024	AP 525273 - 5801	5801	PREF-20 - PREFERRED	AUG 2024	\$0.00	\$1,320.00	

Account				Balance Forward	Debits	Credits	Ending Balance
	Print Check		ACCOUNTING SERVICES, Inc.				
8/21/2024	AP 525273 - Print Check	5803	AUTOG23 - AUTOMATIC GATES SOLUTIONS, INC.	50% PYMNT GATE REPAIRED- NEW LOOP UNDER GROUND	\$0.00	\$425.00	
8/21/2024	AP 525273 - Print Check	5804	AUSA-24 - ASPHALT U.S.A FIVE STARS	2ND PYMNT - CONCRETE REPAIRS	\$0.00	\$2,000.00	
8/21/2024	AP 532267 - Hand Written Check	ACH	MDELEV-22 - MIAMI DADE COUNTY INTERNAL SERVICES DEPARTEMENT	VIOLATION	\$0.00	\$510.00	
8/22/2024	AR 527786 - Cash Receipts - Manual	Cash			\$25.00	\$0.00	
8/22/2024	AP 531934 - Hand Written Check	ACH	TRUIST-22 - TRUIST BANK	07/03/24 - 08/02/24	\$0.00	\$1,196.78	
8/23/2024	AP 527297 - Hand Written Check	ACH	OFFICE-21 - OFFICE DEPOT	OFFICE SUPPLIES	\$0.00	\$150.65	
8/23/2024	AR 527480 - Cash Receipts - Lockbox	0000000149			\$467.12	\$0.00	
8/25/2024	AR 527428 - Cash Receipts - Direct Debit	434940842		One Time Payment	\$300.00	\$0.00	
8/25/2024	AP 531935 - Hand Written Check	ACH	FPL-21 - FPL	07/16/24 - 08/14/24	\$0.00	\$2,643.06	
8/26/2024	AP 527489 - Hand Written Check	ACH	DYNAM-22 - DYNAMIC ELEVATOR CONTROL CORP.	AUG 2024	\$0.00	\$800.00	
8/26/2024	AR 527728 - Cash Receipts - Direct Debit	435028986		One Time Payment	\$113.70	\$0.00	
8/27/2024	AR 528678 - Cash Receipts - Lockbox	0000000003			\$1,070.42	\$0.00	
8/28/2024	AR 529730 - Cash Receipts - Manual	814			\$2,125.66	\$0.00	
8/28/2024	AR 529771 - Cash Receipts - Miscellaneous			Parking/Key/App/Laundry	Parking/Key/App/Laundry	\$2,843.13	\$0.00
8/28/2024	AP 529901 - Print Check	5805	UISS-21 - USA INTERNATIONAL SECURITY SERVICES INC.	08/19/24 - 08/25/24	\$0.00	\$1,058.76	
8/28/2024	AP 529901 - Print Check	5806	DYNAM-22 - DYNAMIC ELEVATOR CONTROL CORP.	UNJUSTIFIED CALLS 08/08/24	\$0.00	\$200.00	
8/28/2024	AP 529901 - Print Check	5807	DYNAM-22 - DYNAMIC ELEVATOR CONTROL CORP.	ELEVATOR# 65773 REPAIRED	\$0.00	\$110.00	
8/28/2024	AP 529901 - Print Check	5808	DYNAM-22 - DYNAMIC ELEVATOR CONTROL CORP.	50% PYMNT - ELEV# 65771 REPAIRS	\$0.00	\$1,070.00	
8/28/2024	AR 530099 - Cash Receipts - Lockbox	0000000004			\$850.95	\$0.00	
8/29/2024	AR 530201 - Cash Receipts - Direct Debit	435365693		One Time Payment	\$675.08	\$0.00	
8/29/2024	AP 530489 - Hand Written Check	ACH	FIRST21 - FIRST INSURANCE FUNDING	PYMNT #3 AUG 2024	\$0.00	\$35,490.79	

Account					Balance Forward	Debits	Credits	Ending Balance
8/29/2024	AR 530576 - Cash Receipts - Lockbox	0000000003				\$854.52	\$0.00	
8/29/2024	GL 536865 - Misc Payment			COUPON STOP FEE		\$0.00	\$7.00	
8/30/2024	AP 531940 - Hand Written Check	ACH	WASCO-20 - WASTE CONNECTIONS OF FLA	AUG 2024		\$0.00	\$4,171.64	
8/30/2024	AR 531987 - Cash Receipts - Lockbox	0000000003				\$583.17	\$0.00	
8/30/2024	AP 532943 - Hand Written Check	ACH	ROYALP21 - ROYAL PALM LANDSCAPING INC	AUG 2024		\$0.00	\$800.00	
8/30/2024	GL 533351 - Journal Entry		PAYROLL	PAYROLL	PAYROLL	\$0.00	\$4,630.16	
8/30/2024	GL 536750 - Misc Deposit					\$0.57	\$0.00	
8/31/2024	AR 541455 - Cash Receipts - Manual	SECDEP				\$75.00	\$0.00	
8/31/2024	AR 541981 - Cash Receipts - Manual	SEC DEP				\$100.00	\$0.00	
01035 Cash - BB&T Special Assessment					\$88,036.48	\$64,011.31	\$51,162.22	\$100,885.57

Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits
8/1/2024	AR 518057 - Cash Receipts - Lockbox	0000000286				\$195.36	\$0.00
8/2/2024	AR 519125 - Cash Receipts - Lockbox	0029000801				\$240.81	\$0.00
8/5/2024	AR 519581 - Cash Receipts - Lockbox	0000000001				\$4,366.30	\$0.00
8/6/2024	AR 519958 - Cash Receipts - Lockbox	0000000003				\$938.11	\$0.00
8/7/2024	AR 520512 - Cash Receipts - Lockbox	0000000892				\$579.74	\$0.00
8/8/2024	AR 521094 - Cash Receipts - Lockbox	0000000289				\$373.31	\$0.00
8/9/2024	AR 522126 - Cash Receipts - Lockbox	0000000004				\$97.68	\$0.00
8/12/2024	AR 522405 - Cash Receipts - Lockbox	0054500635				\$1,004.84	\$0.00
8/13/2024	AR 522826 - Cash Receipts - Lockbox	0000002794				\$97.68	\$0.00
8/14/2024	AR 522862 - Cash Receipts - Manual	10753577				\$126.16	\$0.00
8/14/2024	AR 523245 - Cash Receipts - Lockbox	0000000422				\$3,547.27	\$0.00
8/15/2024	AR 523778 - Cash Receipts - Lockbox	0000000171				\$293.04	\$0.00
8/16/2024	AR 524051 - Cash Receipts - Lockbox	0000001716				\$459.94	\$0.00

Account				Balance Forward	Debits	Credits	Ending Balance
	Cash Receipts -						
	Lockbox						
8/20/2024	AR 524724 -	0000008432			\$80.27	\$0.00	
	Cash Receipts -						
	Lockbox						
8/21/2024	AR 524897 -	2663			\$1,213.85	\$0.00	
	Cash Receipts -						
	Manual						
8/21/2024	AP 525280 -	1070	CSI-22 - CITY OF	FLAT ROOF	\$0.00	\$18,376.75	
	Print Check		SUNNY ISLES BEACH	REPLACEMENT PERMIT			
8/21/2024	AP 525280 -	1071	GBE22 - G. BATISTA	DOWN PAYMENT -	\$0.00	\$20,000.00	
	Print Check		ENGINEERING &	MOBILIZATION (SIRS)			
			CONSTRUCTION				
8/22/2024	AR 525994 -	0000001290			\$80.27	\$0.00	
	Cash Receipts -						
	Lockbox						
8/22/2024	AP 531933 -	ACH	TRUIST-22 - TRUIST	07/03/24 - 08/02/24	\$0.00	\$6,675.00	
	Hand Written		BANK				
	Check						
8/25/2024	GL 536867 -		LOAN	LOAN	\$0.00	\$1,943.47	
	Journal Entry						
8/27/2024	AR 528679 -	0000000241			\$97.68	\$0.00	
	Cash Receipts -						
	Lockbox						
8/28/2024	AR 529767 -	151593988			\$633.18	\$0.00	
	Cash Receipts -						
	Manual						
8/28/2024	AP 529907 -	1072	ASSOCR-23 -	50% DEPOSIT - RESERVE	\$0.00	\$4,160.00	
	Print Check		ASSOCIATION	STUDY			
			RESERVES				
8/28/2024	AR 530098 -	0000000004			\$177.95	\$0.00	
	Cash Receipts -						
	Lockbox						
8/29/2024	AR 530577 -	0000000806			\$97.68	\$0.00	
	Cash Receipts -						
	Lockbox						
8/29/2024	GL 536858 -			COUPON STOP FEE	\$0.00	\$7.00	
	Misc Payment						
8/30/2024	AR 531985 -	0000000000			\$97.68	\$0.00	
	Cash Receipts -						
	Lockbox						
8/30/2024	GL 536863 -				\$0.76	\$0.00	
	Misc Deposit						
8/31/2024	GL 539927 -		BANK TR TO S/A	REIMB FOR LOAN	\$49,211.75	\$0.00	
	Journal Entry			PAYMNTS			
				REIMB FOR LOAN			
				PAYMNTS			

01036 Cash - Truist (BB&T) Security Deposit \$24,048.35 \$0.00 \$3,275.00 \$20,773.35

Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits
8/28/2024	AP 529910 - Print Check	1026	DK-24 - DARIYA KONURBAYEVA	Security Deposit Refund		\$0.00	\$1,925.00
8/28/2024	AP 529910 - Print Check	1027	BN-24 - BARANOVA NADEZHDA	SEC DEP REF 123412 - 08/16/16		\$0.00	\$1,175.00
8/31/2024	AP 541456 - AP Adjustment	SEC DEP TRANSFER	AV - Avila South Condominium	Security Deposit Refund		\$0.00	\$75.00
8/31/2024	GL 542124 - Journal Entry		\$100 FROM SEC DEP TO COVER VIOLATION	UNIT 123412	UNIT 123412	\$0.00	\$100.00

01045 Cash - BB&T Loan \$25,383.00 \$57,290.00 \$56,451.75 \$26,221.25

Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits
8/14/2024	AP 523126 - Print Check	1005	DYNAM-22 - DYNAMIC ELEVATOR CONTROL CORP.	SERIAL #65772 ELEVATOR REPAIRS PROJ		\$0.00	\$1,770.00
8/14/2024	AP 523126 -	1006	DYNAM-22 -	SERIAL #65773 ELEVATOR		\$0.00	\$1,770.00

Account					Balance Forward	Debits	Credits	Ending Balance
	Print Check		DYNAMIC ELEVATOR CONTROL CORP.	REPAIRS PROJ				
8/14/2024	AP 523126 - Print Check	1007	DYNAM-22 - DYNAMIC ELEVATOR CONTROL CORP.	SERIAL #65772 ELEVATOR REPAIRS PROJ		\$0.00	\$1,850.00	
8/14/2024	AP 523126 - Print Check	1008	DYNAM-22 - DYNAMIC ELEVATOR CONTROL CORP.	SERIAL #65773 ELEVATOR REPAIRS PROJ		\$0.00	\$1,850.00	
8/31/2024	GL 534142 - Journal Entry		LOAN ADVANCED	LOAN ADVANCED	LOAN ADVANCED	\$57,290.00	\$0.00	
8/31/2024	GL 539927 - Journal Entry		BANK TR TO S/A	REIMB FOR LOAN PAYMNTS	REIMB FOR LOAN PAYMNTS	\$0.00	\$49,211.75	
01200 Owner Assessments Receivable					\$9,347.82	\$90,376.59	\$89,516.13	\$10,208.28

Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits
8/1/2024	AR 516620 - Apply Charges					\$88,465.46	\$0.00
8/1/2024	AR 516646 - Apply PrePai					\$0.00	\$16,270.54
8/1/2024	AR 516823 - Cash Receipts - Direct Debit	431078468		One Time Payment		\$0.00	\$383.83
8/1/2024	AR 518057 - Cash Receipts - Lockbox	0000000286				\$0.00	\$97.68
8/1/2024	AR 518058 - Cash Receipts - Lockbox	0000000287				\$0.00	\$467.12
8/2/2024	AR 518610 - Cash Receipts - Direct Debit	431906471		One Time Payment		\$0.00	\$612.23
8/2/2024	AR 518805 - Cash Receipts - Direct Debit	432052891		One Time Payment		\$0.00	\$603.30
8/2/2024	AR 519125 - Cash Receipts - Lockbox	0029000801				\$0.00	\$240.81
8/2/2024	AR 519127 - Cash Receipts - Lockbox	0030000801				\$0.00	\$303.56
8/2/2024	AR 522876 - Adjustment					\$25.00	\$0.00
8/4/2024	AR 516647 - Cash Receipts - Direct Debit	432391045		Automated Payment for Apply Charges Batch #516620		\$0.00	\$15,695.16
8/5/2024	AR 519142 - Cash Receipts - Direct Debit	432767388		One Time Payment		\$0.00	\$543.70
8/5/2024	AR 519150 - Cash Receipts - Direct Debit	432771434		One Time Payment		\$0.00	\$383.83
8/5/2024	AR 519151 - Cash Receipts - Direct Debit	432771619		One Time Payment		\$0.00	\$383.83
8/5/2024	AR 519581 - Cash Receipts - Lockbox	0000000001				\$0.00	\$3,256.11
8/5/2024	AR 519582 - Cash Receipts - Lockbox	0000003684				\$0.00	\$20,697.05
8/5/2024	AR 520132 - Cash Receipts - Manual	Cash				\$0.00	\$55.00
8/6/2024	AR 519958 -	0000000003				\$0.00	\$840.43

Account	Balance Forward	Debits	Credits	Ending Balance
Cash Receipts - Lockbox				
8/6/2024 AR 519959 - 0000000003		\$0.00	\$1,411.88	
Cash Receipts - Lockbox				
8/7/2024 AR 520512 - 0000000892		\$0.00	\$401.79	
Cash Receipts - Lockbox				
8/7/2024 AR 520513 - 0000000891		\$0.00	\$944.76	
Cash Receipts - Lockbox				
8/8/2024 AR 521093 - 0000000288		\$0.00	\$1,246.31	
Cash Receipts - Lockbox				
8/8/2024 AR 521094 - 0000000003		\$0.00	\$97.68	
Cash Receipts - Lockbox				
8/8/2024 AR 523872 - 0000000001		\$603.30	\$0.00	
Backout Payment				
8/8/2024 AR 523873 - 0000000001		\$25.00	\$0.00	
Apply NSF				
8/8/2024 AR 527101 - Adjustment		\$25.00	\$0.00	
8/9/2024 AR 521062 - 433793614	One Time Payment	\$0.00	\$467.12	
Cash Receipts - Direct Debit				
8/9/2024 AR 521694 - 433842068	One Time Payment	\$0.00	\$50.00	
Cash Receipts - Direct Debit				
8/9/2024 AR 522126 - 0000000004		\$0.00	\$97.68	
Cash Receipts - Lockbox				
8/9/2024 AR 522128 - 0000000004		\$0.00	\$467.12	
Cash Receipts - Lockbox				
8/12/2024 AR 522405 - 0054500635		\$0.00	\$746.62	
Cash Receipts - Lockbox				
8/12/2024 AR 522406 - 0054500441		\$0.00	\$1,438.32	
Cash Receipts - Lockbox				
8/12/2024 AR 527783 - Adjustment		\$25.00	\$0.00	
8/13/2024 AR 522825 - 0000002795		\$0.00	\$1,616.86	
Cash Receipts - Lockbox				
8/14/2024 AR 522875 - 19-663046887		\$0.00	\$50.00	
Cash Receipts - Manual				
8/14/2024 AR 523244 - 0000000420		\$0.00	\$7,812.44	
Cash Receipts - Lockbox				
8/14/2024 AR 523245 - 0000000419		\$0.00	\$652.34	
Cash Receipts - Lockbox				
8/15/2024 AR 523205 - 434329862	One Time Payment	\$0.00	\$467.12	
Cash Receipts - Direct Debit				
8/15/2024 AR 523299 - 434336416	One Time Payment	\$0.00	\$271.76	
Cash Receipts - Direct Debit				
8/15/2024 AR 523300 - 434336472	One Time Payment	\$0.00	\$271.76	
Cash Receipts - Direct Debit				
8/15/2024 AR 523778 - 0000000171		\$0.00	\$195.36	

Account			Balance Forward	Debits	Credits	Ending Balance
	Cash Receipts -					
	Lockbox					
8/15/2024	AR 523779 -	0000000172		\$0.00	\$467.12	
	Cash Receipts -					
	Lockbox					
8/16/2024	AR 523681 -	434429486	One Time Payment	\$0.00	\$400.00	
	Cash Receipts -					
	Direct Debit					
8/16/2024	AR 524051 -	0000000003		\$0.00	\$333.78	
	Cash Receipts -					
	Lockbox					
8/16/2024	AR 541988 -			\$25.00	\$0.00	
	Adjustment					
8/19/2024	AR 524109 -			\$0.00	\$25.00	
	Adjustment					
8/19/2024	AR 524111 -			\$0.00	\$25.00	
	Adjustment					
8/19/2024	AR 524113 -			\$0.00	\$25.00	
	Adjustment					
8/19/2024	AR 524277 -	0000000002		\$0.00	\$603.30	
	Cash Receipts -					
	Lockbox					
8/20/2024	AR 524724 -	0000008432		\$0.00	\$80.27	
	Cash Receipts -					
	Lockbox					
8/20/2024	AR 524725 -	0000008433		\$0.00	\$303.56	
	Cash Receipts -					
	Lockbox					
8/20/2024	AR 541986 -			\$25.00	\$0.00	
	Adjustment					
8/21/2024	AR 524888 -	184		\$0.00	\$5,294.04	
	Cash Receipts -					
	Manual					
8/22/2024	AR 525363 -			\$0.00	\$0.26	
	Apply PrePays					
8/22/2024	AR 525365 -			\$525.00	\$0.00	
	Apply Late Fee					
8/22/2024	AR 525437 -			\$383.83	\$0.00	
	Adjustment					
8/22/2024	AR 527786 -	Cash		\$0.00	\$25.00	
	Cash Receipts -					
	Manual					
8/25/2024	AR 527428 -	434940842	One Time Payment	\$0.00	\$300.00	
	Cash Receipts -					
	Direct Debit					
8/27/2024	AR 541990 -			\$25.00	\$0.00	
	Adjustment					
8/27/2024	AR 541992 -			\$25.00	\$0.00	
	Adjustment					
8/28/2024	AR 529730 -	2305		\$0.00	\$1,556.56	
	Cash Receipts -					
	Manual					
8/28/2024	AR 529767 -	964		\$0.00	\$150.00	
	Cash Receipts -					
	Manual					
8/28/2024	AR 530098 -	0000000004		\$0.00	\$97.68	
	Cash Receipts -					
	Lockbox					
8/28/2024	AR 530099 -	0000000004		\$0.00	\$1.78	
	Cash Receipts -					
	Lockbox					
8/29/2024	AR 530201 -	435365693	One Time Payment	\$0.00	\$186.68	
	Cash Receipts -					
	Direct Debit					
8/29/2024	AR 530275 -			\$24.00	\$0.00	
	Adjustment					

Account	Balance Forward	Debits	Credits	Ending Balance
8/29/2024 AR 530577 - 0000000806 Cash Receipts - Lockbox		\$0.00	\$25.00	
8/31/2024 AR 541453 - Adjustment		\$75.00	\$0.00	
8/31/2024 AR 541455 - SECDEP Cash Receipts - Manual		\$0.00	\$75.00	
8/31/2024 AR 541457 - Adjustment		\$100.00	\$0.00	
01205 Allowance for Bad Debts	(\$10,000.00)	\$0.00	\$0.00	(\$10,000.00)
01210 Special Assessments Receivable	\$16,566.54	\$18,063.57	\$17,304.30	\$17,325.81

Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits
8/1/2024	AR 516691 - Apply Charges					\$18,063.57	\$0.00
8/1/2024	AR 516692 - Apply PrePays					\$0.00	\$2,288.24
8/1/2024	AR 516823 - Cash Receipts - Direct Debit	431078468		One Time Payment		\$0.00	\$80.27
8/1/2024	AR 518057 - Cash Receipts - Lockbox	0000000003				\$0.00	\$17.34
8/2/2024	AR 518610 - Cash Receipts - Direct Debit	431906471		One Time Payment		\$0.00	\$726.76
8/2/2024	AR 518805 - Cash Receipts - Direct Debit	432052891		One Time Payment		\$0.00	\$126.16
8/2/2024	AR 519127 - Cash Receipts - Lockbox	0030000801				\$0.00	\$80.27
8/5/2024	AR 519142 - Cash Receipts - Direct Debit	432767388		One Time Payment		\$0.00	\$113.70
8/5/2024	AR 519150 - Cash Receipts - Direct Debit	432771434		One Time Payment		\$0.00	\$80.27
8/5/2024	AR 519151 - Cash Receipts - Direct Debit	432771619		One Time Payment		\$0.00	\$80.27
8/5/2024	AR 519351 - Cash Receipts - Direct Debit	432972218		One Time Payment		\$0.00	\$80.27
8/5/2024	AR 519581 - Cash Receipts - Lockbox	0000000001				\$0.00	\$1,110.19
8/5/2024	AR 519582 - Cash Receipts - Lockbox	0000000001				\$0.00	\$3,993.46
8/6/2024	AR 519959 - Cash Receipts - Lockbox	0000000003				\$0.00	\$373.31
8/7/2024	AR 520512 - Cash Receipts - Lockbox	0000001447				\$0.00	\$97.68
8/7/2024	AR 520513 - Cash Receipts - Lockbox	0000000891				\$0.00	\$275.63
8/8/2024	AR 521093 - Cash Receipts - Lockbox	0000000288				\$0.00	\$394.20

Account			Balance Forward	Debits	Credits	Ending Balance
8/8/2024	AR 521094 - 0000000254			\$0.00	\$80.27	
	Cash Receipts - Lockbox					
8/9/2024	AR 521062 - 433793614	One Time Payment		\$0.00	\$97.68	
	Cash Receipts - Direct Debit					
8/9/2024	AR 521643 - 433835286	One Time Payment		\$0.00	\$80.27	
	Cash Receipts - Direct Debit					
8/11/2024	AR 521986 - 433977791	One Time Payment		\$0.00	\$97.68	
	Cash Receipts - Direct Debit					
8/12/2024	AR 522405 - 0000000002			\$0.00	\$258.22	
	Cash Receipts - Lockbox					
8/12/2024	AR 522406 - 0054500441			\$0.00	\$263.58	
	Cash Receipts - Lockbox					
8/13/2024	AR 522825 - 0000004216			\$0.00	\$178.05	
	Cash Receipts - Lockbox					
8/13/2024	AR 522826 - 0000002794			\$0.00	\$97.68	
	Cash Receipts - Lockbox					
8/14/2024	AR 523244 - 0000002147			\$0.00	\$199.24	
	Cash Receipts - Lockbox					
8/14/2024	AR 523245 - 0000000419			\$0.00	\$1,670.19	
	Cash Receipts - Lockbox					
8/15/2024	AR 523205 - 434329862	One Time Payment		\$0.00	\$97.68	
	Cash Receipts - Direct Debit					
8/15/2024	AR 523299 - 434336416	One Time Payment		\$0.00	\$97.68	
	Cash Receipts - Direct Debit					
8/15/2024	AR 523300 - 434336472	One Time Payment		\$0.00	\$97.68	
	Cash Receipts - Direct Debit					
8/15/2024	AR 523778 - 0000000144			\$0.00	\$97.68	
	Cash Receipts - Lockbox					
8/16/2024	AR 524051 - 0000001716			\$0.00	\$126.16	
	Cash Receipts - Lockbox					
8/19/2024	AR 524277 - 0000000002			\$0.00	\$46.70	
	Cash Receipts - Lockbox					
8/20/2024	AR 524253 - 434628361	One Time Payment		\$0.00	\$113.70	
	Cash Receipts - Direct Debit					
8/20/2024	AR 524725 - 0000008433			\$0.00	\$80.27	
	Cash Receipts - Lockbox					
8/21/2024	AR 524888 - 184			\$0.00	\$211.38	
	Cash Receipts - Manual					
8/21/2024	AR 524897 - 2663			\$0.00	\$1,213.85	
	Cash Receipts - Manual					
8/22/2024	AR 525363 -			\$0.00	\$576.29	
	Apply PrePays					
8/22/2024	AR 525994 - 0000001290			\$0.00	\$80.27	
	Cash Receipts - Lockbox					
8/26/2024	AR 527728 - 435028986	One Time Payment		\$0.00	\$113.70	

Account		Balance Forward	Debits	Credits	Ending Balance		
8/28/2024	Cash Receipts - Direct Debit AR 529730 - 814		\$0.00	\$24.98			
8/28/2024	Cash Receipts - Manual AR 529767 - 151593988		\$0.00	\$483.18			
8/28/2024	Cash Receipts - Manual AR 530099 - 0000000004		\$0.00	\$195.36			
8/29/2024	Cash Receipts - Lockbox AR 530201 - 435365693	One Time Payment	\$0.00	\$488.40			
8/29/2024	Cash Receipts - Direct Debit AR 530576 - 0000000003		\$0.00	\$35.78			
8/29/2024	Cash Receipts - Lockbox AR 530577 - 0000000806		\$0.00	\$72.68			
8/31/2024	Cash Receipts - Lockbox AR 532471 - Adjustment		\$0.00	\$75.00			
8/31/2024	AR 532473 - Adjustment		\$0.00	\$35.00			
01215 SA Insurance Receivable		\$3,078.60	\$0.00	\$1,868.48	\$1,210.12		
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits
8/2/2024	AR 518610 - Cash Receipts - Direct Debit	431906471		One Time Payment		\$0.00	\$229.53
8/5/2024	AR 519582 - Cash Receipts - Lockbox	0021001004				\$0.00	\$607.44
8/14/2024	AR 523245 - Cash Receipts - Lockbox	0000000422				\$0.00	\$1,025.50
8/21/2024	AR 524888 - Cash Receipts - Manual	1098				\$0.00	\$6.01
01610 Prepaid Insurance		\$334,466.83	\$68,692.48	\$39,469.98	\$363,689.33		
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits
8/7/2024	GL 539950 - Journal Entry		PROPERTY INSU 24-25	PROPERTY INSU 24-25	PROPERTY INSU 24-25	\$68,692.48	\$0.00
8/31/2024	GL 539951 - Journal Entry		INSURANCE	INSURANCE	INSURANCE	\$0.00	\$39,469.98
01620 Prepaid Expenses		\$1,734.86	\$979.05	\$673.03	\$2,040.88		
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits
8/31/2024	AP 535477 - Enter Bills - Separate Check		KINGS - KINGS III OF AMERICA LLC	ELEVATOR PHONE 08/01/24 - 10/31/24		\$979.05	\$0.00
8/31/2024	GL 539907 - Journal Entry		FIRE ALARM MAINT & MONIT	FIRE ALARM MAINT & MONIT	FIRE ALARM MAINT & MONIT	\$0.00	\$346.68
8/31/2024	GL 539916 - Journal Entry		ELEVATOR PHONE	ELEVATOR PHONE	ELEVATOR PHONE	\$0.00	\$326.35
02001 Accounts Payable		(\$150.00)	\$80,063.30	\$81,951.11	(\$2,037.81)		
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits
8/4/2024	AP 520335 - Enter Bill		UISS-21 - USA INTERNATIONAL	07/29/24 - 08/04/24		\$0.00	\$1,058.76

Account			Balance Forward	Debits	Credits	Ending Balance
		SECURITY SERVICES INC.				
8/7/2024	AP 520325 - Enter Bills - Separate Check	LOCKS-20 - MIAMI BEACH LOCKSMITH & SECURITY SYSTEMS		FIXED MORTISE MEDECO G3 \$0.00	\$187.25	
8/7/2024	AP 520332 - Enter Bills - Separate Check	LOCKS-20 - MIAMI BEACH LOCKSMITH & SECURITY SYSTEMS		MEDECO REKEY \$0.00	\$197.95	
8/7/2024	AP 520336 - Enter Bill	AS-21 - ALBERTO SANCHEZ		GAS AUG 2024 \$0.00	\$40.00	
8/7/2024	AP 520342 - Enter Bill	MHJ-23 - MANUEL H. JANE		CIRCUIT BREAKER DETECTIVE \$0.00	\$21.45	
8/7/2024	AP 520343 - Enter Bill	M0037-20 - MIAMI POOL TECH INC		POOL SERVICE AUG 2024 \$0.00	\$875.00	
8/7/2024	AP 520344 - Enter Bill	CNET-24 - CLEAN NET OF SOUTH FLORIDA, INC		AUG 2024 \$0.00	\$7,247.05	
8/7/2024	AP 520348 - Enter Bills - Separate Check	FL-22 - FIRE LINE INC		FIRE EXTINGUISHERS ANNUAL INSPECTION 2024 \$0.00	\$1,250.83	
8/7/2024	AP 520349 - Enter Bills - Separate Check	TOROPES-20 - TORO PEST CONTROL		AUG 2024 \$0.00	\$627.00	
8/7/2024	AP 520350 - Enter Bills - Separate Check	CFP-24 - CENTURY FIRE PROTECTION - ADVANCED INC.		FIRE ALARM SYSTEM REPAIRED - ASD-PL2-F REPLACED UNIT 223 & 509 \$0.00	\$928.76	
8/7/2024	AP 520352 - Enter Bills - Separate Check	CFP-24 - CENTURY FIRE PROTECTION - ADVANCED INC.		FIRE ALARM SYSTEM REPAIRED - MINI HORN UNIT 223 & 509 \$0.00	\$1,001.52	
8/7/2024	AP 520353 - 5791 Print Check	M0037-20 - MIAMI POOL TECH INC		POOL SERVICE AUG 2024 \$875.00	\$0.00	
8/7/2024	AP 520353 - 5796 Print Check	CFP-24 - CENTURY FIRE PROTECTION - ADVANCED INC.		FIRE ALARM SYSTEM REPAIRED - ASD-PL2-F REPLACED UNIT 223 & 509 \$928.76	\$0.00	
8/7/2024	AP 520353 - 5797 Print Check	CFP-24 - CENTURY FIRE PROTECTION - ADVANCED INC.		FIRE ALARM SYSTEM REPAIRED - MINI HORN UNIT 223 & 509 \$1,001.52	\$0.00	
8/7/2024	AP 520353 - 5788 Print Check	UISS-21 - USA INTERNATIONAL SECURITY SERVICES INC.		07/29/24 - 08/04/24 \$1,058.76	\$0.00	
8/7/2024	AP 520353 - 5786 Print Check	LOCKS-20 - MIAMI BEACH LOCKSMITH & SECURITY SYSTEMS		FIXED MORTISE MEDECO G3 \$187.25	\$0.00	
8/7/2024	AP 520353 - 5787 Print Check	LOCKS-20 - MIAMI BEACH LOCKSMITH & SECURITY SYSTEMS		MEDECO REKEY \$197.95	\$0.00	
8/7/2024	AP 520353 - 5795 Print Check	TOROPES-20 - TORO PEST CONTROL		AUG 2024 \$627.00	\$0.00	
8/7/2024	AP 520353 - 5793 Print Check	VSC-21 - VERIFY SCREENING SOLUTIONS INC		BACKGROUND CHECKS \$150.00	\$0.00	
8/7/2024	AP 520353 - 5789 Print Check	AS-21 - ALBERTO SANCHEZ		GAS AUG 2024 \$40.00	\$0.00	
8/7/2024	AP 520353 - 5794 Print Check	FL-22 - FIRE LINE INC		FIRE EXTINGUISHERS ANNUAL INSPECTION 2024 \$1,250.83	\$0.00	
8/7/2024	AP 520353 - 5790 Print Check	MHJ-23 - MANUEL H. JANE		CIRCUIT BREAKER DETECTIVE \$21.45	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
8/7/2024	AP 520353 - Print Check	5792	CNET-24 - CLEAN NET OF SOUTH FLORIDA, INC	AUG 2024	\$7,247.05	\$0.00	
8/11/2024	AP 523050 - Enter Bill		UISS-21 - USA INTERNATIONAL SECURITY SERVICES INC.	08/05/24 - 08/11/24	\$0.00	\$1,058.76	
8/14/2024	AP 523052 - Enter Bill		RNIC-24 - RICHMOND NATIONAL INSURANCE COMPANY	G. LIABILITY DEDUCTIBLE; PER OCCURRENCE - CLAIM RN-9-0000503	\$0.00	\$5,000.00	
8/14/2024	AP 523054 - Enter Bills - Separate Check		DYNAM-22 - DYNAMIC ELEVATOR CONTROL CORP.	SERIAL #65772 ELEVATOR REPAIRS PROJ	\$0.00	\$1,770.00	
8/14/2024	AP 523055 - Enter Bills - Separate Check		DYNAM-22 - DYNAMIC ELEVATOR CONTROL CORP.	SERIAL #65773 ELEVATOR REPAIRS PROJ	\$0.00	\$1,770.00	
8/14/2024	AP 523056 - Enter Bills - Separate Check		DYNAM-22 - DYNAMIC ELEVATOR CONTROL CORP.	SERIAL #65772 ELEVATOR REPAIRS PROJ	\$0.00	\$1,850.00	
8/14/2024	AP 523057 - Enter Bills - Separate Check		DYNAM-22 - DYNAMIC ELEVATOR CONTROL CORP.	SERIAL #65773 ELEVATOR REPAIRS PROJ	\$0.00	\$1,850.00	
8/14/2024	AP 523122 - Print Check	5798	UISS-21 - USA INTERNATIONAL SECURITY SERVICES INC.	08/05/24 - 08/11/24	\$1,058.76	\$0.00	
8/14/2024	AP 523122 - Print Check	5799	RNIC-24 - RICHMOND NATIONAL INSURANCE COMPANY	G. LIABILITY DEDUCTIBLE; PER OCCURRENCE - CLAIM RN-9-0000503	\$5,000.00	\$0.00	
8/14/2024	AP 523126 - Print Check	1005	DYNAM-22 - DYNAMIC ELEVATOR CONTROL CORP.	SERIAL #65772 ELEVATOR REPAIRS PROJ	\$1,770.00	\$0.00	
8/14/2024	AP 523126 - Print Check	1006	DYNAM-22 - DYNAMIC ELEVATOR CONTROL CORP.	SERIAL #65773 ELEVATOR REPAIRS PROJ	\$1,770.00	\$0.00	
8/14/2024	AP 523126 - Print Check	1007	DYNAM-22 - DYNAMIC ELEVATOR CONTROL CORP.	SERIAL #65772 ELEVATOR REPAIRS PROJ	\$1,850.00	\$0.00	
8/14/2024	AP 523126 - Print Check	1008	DYNAM-22 - DYNAMIC ELEVATOR CONTROL CORP.	SERIAL #65773 ELEVATOR REPAIRS PROJ	\$1,850.00	\$0.00	
8/18/2024	AP 525054 - Enter Bill		UISS-21 - USA INTERNATIONAL SECURITY SERVICES INC.	08/12/24 - 08/18/24	\$0.00	\$1,058.76	
8/21/2024	AP 525055 - Enter Bill		PREF-20 - PREFERRED ACCOUNTING SERVICES, Inc.	AUG 2024	\$0.00	\$1,320.00	
8/21/2024	AP 525059 - Enter Bill		LOCKS-20 - MIAMI BEACH LOCKSMITH & SECURITY SYSTEMS	REMOVE MEDECO KEY/ ADJUSTED AND FIX A LOCK	\$0.00	\$224.70	
8/21/2024	AP 525064 - Enter Bill		AUTOG23 - AUTOMATIC GATES SOLUTIONS, INC.	50% PYMNT GATE REPAIRED- NEW LOOP UNDER GROUND	\$0.00	\$425.00	
8/21/2024	AP 525084 - Enter Bill		CSI-22 - CITY OF SUNNY ISLES BEACH	FLAT ROOF REPLACEMENT PERMIT	\$0.00	\$18,376.75	
8/21/2024	AP 525114 - Enter Bill		GBE22 - G. BATISTA ENGINEERING & CONSTRUCTION	DOWN PAYMENT - MOBILIZATION (SIRS)	\$0.00	\$20,000.00	
8/21/2024	AP 525116 -		AUSA-24 - ASPHALT	2ND PYMNT - CONCRETE	\$0.00	\$2,000.00	

Account				Balance Forward	Debits	Credits	Ending Balance
	Enter Bill		U.S.A FIVE STARS	REPAIRS			
8/21/2024	AP 525273 - Print Check	5800	UISS-21 - USA INTERNATIONAL SECURITY SERVICES INC.	08/12/24 - 08/18/24	\$1,058.76	\$0.00	
8/21/2024	AP 525273 - Print Check	5802	LOCKS-20 - MIAMI BEACH LOCKSMITH & SECURITY SYSTEMS	REMOVE MEDECO KEY/ ADJUSTED AND FIX A LOCK	\$224.70	\$0.00	
8/21/2024	AP 525273 - Print Check	5801	PREF-20 - PREFERRED ACCOUNTING SERVICES, Inc.	AUG 2024	\$1,320.00	\$0.00	
8/21/2024	AP 525273 - Print Check	5803	AUTOG23 - AUTOMATIC GATES SOLUTIONS, INC.	50% PYMNT GATE REPAIRED- NEW LOOP UNDER GROUND	\$425.00	\$0.00	
8/21/2024	AP 525273 - Print Check	5804	AUSA-24 - ASPHALT U.S.A FIVE STARS	2ND PYMNT - CONCRETE REPAIRS	\$2,000.00	\$0.00	
8/21/2024	AP 525280 - Print Check	1070	CSI-22 - CITY OF SUNNY ISLES BEACH	FLAT ROOF REPLACEMENT PERMIT	\$18,376.75	\$0.00	
8/21/2024	AP 525280 - Print Check	1071	GBE22 - G. BATISTA ENGINEERING & CONSTRUCTION	DOWN PAYMENT - MOBILIZATION (SIRS)	\$20,000.00	\$0.00	
8/25/2024	AP 529724 - Enter Bill		UISS-21 - USA INTERNATIONAL SECURITY SERVICES INC.	08/19/24 - 08/25/24	\$0.00	\$1,058.76	
8/28/2024	AP 529728 - Enter Bills - Separate Check		DYNAM-22 - DYNAMIC ELEVATOR CONTROL CORP.	UNJUSTIFIED CALLS 08/08/24	\$0.00	\$200.00	
8/28/2024	AP 529729 - Enter Bills - Separate Check		DYNAM-22 - DYNAMIC ELEVATOR CONTROL CORP.	ELEVATOR# 65773 REPAIRED	\$0.00	\$110.00	
8/28/2024	AP 529766 - Enter Bills - Separate Check		DYNAM-22 - DYNAMIC ELEVATOR CONTROL CORP.	50% PYMNT - ELEV# 65771 REPAIRS	\$0.00	\$1,070.00	
8/28/2024	AP 529772 - Enter Bills - Separate Check		ASSOCR-23 - ASSOCIATION RESERVES	50% DEPOSIT - RESERVE STUDY	\$0.00	\$4,160.00	
8/28/2024	AP 529783 - Enter Bill		DK-24 - DARIYA KONURBAYEVA	Security Deposit Refund	\$0.00	\$1,925.00	
8/28/2024	AP 529792 - Enter Bill		BN-24 - BARANOVA NADEZHDA	SEC DEP REF 123412 - 08/16/16	\$0.00	\$1,175.00	
8/28/2024	AP 529901 - Print Check	5805	UISS-21 - USA INTERNATIONAL SECURITY SERVICES INC.	08/19/24 - 08/25/24	\$1,058.76	\$0.00	
8/28/2024	AP 529901 - Print Check	5806	DYNAM-22 - DYNAMIC ELEVATOR CONTROL CORP.	UNJUSTIFIED CALLS 08/08/24	\$200.00	\$0.00	
8/28/2024	AP 529901 - Print Check	5807	DYNAM-22 - DYNAMIC ELEVATOR CONTROL CORP.	ELEVATOR# 65773 REPAIRED	\$110.00	\$0.00	
8/28/2024	AP 529901 - Print Check	5808	DYNAM-22 - DYNAMIC ELEVATOR CONTROL CORP.	50% PYMNT - ELEV# 65771 REPAIRS	\$1,070.00	\$0.00	
8/28/2024	AP 529907 - Print Check	1072	ASSOCR-23 - ASSOCIATION RESERVES	50% DEPOSIT - RESERVE STUDY	\$4,160.00	\$0.00	
8/28/2024	AP 529910 - Print Check	1026	DK-24 - DARIYA KONURBAYEVA	Security Deposit Refund	\$1,925.00	\$0.00	
8/28/2024	AP 529910 - Print Check	1027	BN-24 - BARANOVA NADEZHDA	SEC DEP REF 123412 - 08/16/16	\$1,175.00	\$0.00	

Account					Balance Forward	Debits	Credits	Ending Balance
8/31/2024	AP 532768 - Enter Bill		UISS-21 - USA INTERNATIONAL SECURITY SERVICES INC.	08/26/24 - 09/01/24		\$0.00	\$1,058.76	
8/31/2024	AP 535477 - Enter Bills - Separate Check		KINGS - KINGS III OF AMERICA LLC	ELEVATOR PHONE 08/01/24 - 10/31/24		\$0.00	\$979.05	
8/31/2024	AP 541452 - Enter Bill		AV - Avila South Condominium	SEC DEP REF 123101 - TO COVERE VIOLATION		\$0.00	\$75.00	
8/31/2024	AP 541456 - AP Adjustment	SEC DEP TRANSFER	AV - Avila South Condominium	Security Deposit Refund		\$75.00	\$0.00	
02002 Accrued Expenses								
					(\$950.00)	\$7,871.78	\$7,951.78	(\$1,030.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits	
8/2/2024	GL 535444 - Journal Entry		CARD EXP 07/03/24 - 08/02/24	CARD EXP 07/03/24 - 08/02/24	CARD EXP 07/03/24 - 08/02/24	\$0.00	\$6,921.78	
8/21/2024	GL 525117 - Journal Entry		1ST PYMNT - CONCRETE REPAIRS	ASPHALT U.S.A FIVE STARS INV# 0000002	ASPHALT U.S.A FIVE STARS INV# 0000002	\$0.00	\$1,030.00	
8/22/2024	AP 531933 - Hand Written Check	ACH	TRUIST-22 - TRUIST BANK	07/03/24 - 08/02/24		\$6,675.00	\$0.00	
8/22/2024	AP 531934 - Hand Written Check	ACH	TRUIST-22 - TRUIST BANK	07/03/24 - 08/02/24		\$1,196.78	\$0.00	
02010 Insurance Payable								
					(\$294,947.84)	\$51,686.23	\$68,692.48	(\$311,954.09)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits	
8/5/2024	AP 519190 - Hand Written Check	ACH	FIRST21 - FIRST INSURANCE FUNDING	PYMNT #3 AUG 2024	C.# 107909921	\$9,074.08	\$0.00	
8/7/2024	AP 520419 - Hand Written Check	ACH	IOA - INSURANCE OFFICE OF AMERICA	24-25 PROPERTY INSU DOWN PYMNT		\$7,121.36	\$0.00	
8/7/2024	GL 539950 - Journal Entry		PROPERTY INSU 24-25	PROPERTY INSU 24-25	PROPERTY INSU 24-25	\$0.00	\$68,692.48	
8/29/2024	AP 530489 - Hand Written Check	ACH	FIRST21 - FIRST INSURANCE FUNDING	PYMNT #3 AUG 2024		\$35,490.79	\$0.00	
02500 Prepaid Owner Assessments								
					(\$31,979.89)	\$19,135.33	\$13,316.77	(\$26,161.33)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits	
8/1/2024	AR 516646 - Apply PrePays					\$16,270.54	\$0.00	
8/1/2024	AR 516692 - Apply PrePays					\$2,288.24	\$0.00	
8/1/2024	AR 518057 - Cash Receipts - Lockbox	0000000003				\$0.00	\$80.34	
8/4/2024	AR 516647 - Cash Receipts - Direct Debit	432391059		Automated Payment for Apply Charges Batch #516620		\$0.00	\$1,396.90	
8/5/2024	AR 519582 - Cash Receipts - Lockbox	0000000001				\$0.00	\$4,575.91	
8/6/2024	AR 519958 - Cash Receipts - Lockbox	0000005500				\$0.00	\$97.68	
8/7/2024	AR 520512 - Cash Receipts - Lockbox	0000004667				\$0.00	\$80.27	
8/7/2024	AR 520513 - Cash Receipts -	0000000000				\$0.00	\$481.51	

Account					Balance Forward	Debits	Credits	Ending Balance
			Lockbox					
8/8/2024	AR 521093 -	0000000288	Cash Receipts -			\$0.00	\$280.86	
			Lockbox					
8/8/2024	AR 521094 -	0000000289	Cash Receipts -			\$0.00	\$195.36	
			Lockbox					
8/9/2024	AR 521694 -	433842068	Cash Receipts -	One Time Payment		\$0.00	\$464.10	
			Direct Debit					
8/13/2024	AR 522825 -	0000004216	Cash Receipts -			\$0.00	\$231.13	
			Lockbox					
8/14/2024	AR 522862 -	10753577	Cash Receipts -			\$0.00	\$126.16	
			Manual					
8/14/2024	AR 523245 -	0000002150	Cash Receipts -			\$0.00	\$199.24	
			Lockbox					
8/15/2024	AR 523299 -	434336416	Cash Receipts -	One Time Payment		\$0.00	\$97.68	
			Direct Debit					
8/15/2024	AR 523300 -	434336472	Cash Receipts -	One Time Payment		\$0.00	\$97.68	
			Direct Debit					
8/21/2024	AR 524888 -	184	Cash Receipts -			\$0.00	\$15.11	
			Manual					
8/22/2024	AR 525363 -		Apply PrePays		\$576.55	\$0.00		
8/22/2024	AR 525437 -		Adjustment		\$0.00	\$383.83		
8/23/2024	AR 527480 -	0000000149	Cash Receipts -			\$0.00	\$467.12	
			Lockbox					
8/27/2024	AR 528678 -	0000000003	Cash Receipts -			\$0.00	\$1,070.42	
			Lockbox					
8/27/2024	AR 528679 -	0000000241	Cash Receipts -			\$0.00	\$97.68	
			Lockbox					
8/28/2024	AR 529730 -	261	Cash Receipts -			\$0.00	\$544.12	
			Manual					
8/28/2024	AR 530098 -	0000001546	Cash Receipts -			\$0.00	\$80.27	
			Lockbox					
8/28/2024	AR 530099 -	0000000004	Cash Receipts -			\$0.00	\$653.81	
			Lockbox					
8/29/2024	AR 530576 -	0000000003	Cash Receipts -			\$0.00	\$818.74	
			Lockbox					
8/30/2024	AR 531985 -	0000000000	Cash Receipts -			\$0.00	\$97.68	
			Lockbox					
8/30/2024	AR 531987 -	0000000003	Cash Receipts -			\$0.00	\$583.17	
			Lockbox					
8/31/2024	AR 541981 -	SEC DEP	Cash Receipts -			\$0.00	\$100.00	
			Manual					
02600 Security Deposits					(\$71,600.00)	\$5,275.00	\$2,000.00	(\$68,325.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits	

Account		Balance Forward	Debits	Credits	Ending Balance				
8/28/2024	AR 529777 - Refund Security Deposit		\$0.00	\$1,925.00					
8/28/2024	AR 529777 - Refund Security Deposit		\$1,925.00	\$0.00					
8/28/2024	AP 529783 - Enter Bill	DK-24 - DARIYA KONURBAYEVA	Security Deposit Refund	\$1,925.00	\$0.00				
8/28/2024	AP 529792 - Enter Bill	BN-24 - BARANOVA NADEZHDA	SEC DEP REF 123412 - 08/16/16	\$1,175.00	\$0.00				
8/31/2024	AR 541451 - Refund Security Deposit		\$75.00	\$75.00					
8/31/2024	AP 541452 - Enter Bill	AV - Avila South Condominium	SEC DEP REF 123101 - TO COVERE VIOLATION	\$75.00	\$0.00				
8/31/2024	GL 542124 - Journal Entry	\$100 FROM SEC DEP TO COVER VIOLATION	UNIT 123412 UNIT 123412	\$100.00	\$0.00				
02650 BB&T Loan			(\$337,358.60)	\$0.00	\$57,290.00 (\$394,648.60)				
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits		
8/31/2024	GL 534142 - Journal Entry		LOAN ADVANCED	LOAN ADVANCED	LOAN ADVANCED	\$0.00	\$20,000.00		
8/31/2024	GL 534142 - Journal Entry		LOAN ADVANCED	LOAN ADVANCED	LOAN ADVANCED	\$0.00	\$28,970.00		
8/31/2024	GL 534142 - Journal Entry		LOAN ADVANCED	LOAN ADVANCED	LOAN ADVANCED	\$0.00	\$8,320.00		
02660 Loan Funds Spent						\$310,934.10	\$56,451.75	\$0.00	\$367,385.85
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits		
8/2/2024	GL 535444 - Journal Entry		PERMITS #	CARD EXP 07/03/24 - 08/02/24	CARD EXP 07/03/24 - 08/02/24	\$6,675.00	\$0.00		
8/14/2024	AP 523054 - Enter Bills - Separate Check		DYNAM-22 - DYNAMIC ELEVATOR CONTROL CORP.	SERIAL #65772 ELEVATOR REPAIRS PROJ		\$1,770.00	\$0.00		
8/14/2024	AP 523055 - Enter Bills - Separate Check		DYNAM-22 - DYNAMIC ELEVATOR CONTROL CORP.	SERIAL #65773 ELEVATOR REPAIRS PROJ		\$1,770.00	\$0.00		
8/14/2024	AP 523056 - Enter Bills - Separate Check		DYNAM-22 - DYNAMIC ELEVATOR CONTROL CORP.	SERIAL #65772 ELEVATOR REPAIRS PROJ		\$1,850.00	\$0.00		
8/14/2024	AP 523057 - Enter Bills - Separate Check		DYNAM-22 - DYNAMIC ELEVATOR CONTROL CORP.	SERIAL #65773 ELEVATOR REPAIRS PROJ		\$1,850.00	\$0.00		
8/21/2024	AP 525084 - Enter Bill		CSI-22 - CITY OF SUNNY ISLES BEACH	FLAT ROOF REPLACEMENT PERMIT		\$18,376.75	\$0.00		
8/21/2024	AP 525114 - Enter Bill		GBE22 - G. BATISTA ENGINEERING & CONSTRUCTION	DOWN PAYMENT - MOBILIZATION (SIRS)		\$20,000.00	\$0.00		
8/28/2024	AP 529772 - Enter Bills - Separate Check		ASSOCR-23 - ASSOCIATION RESERVES	50% DEPOSIT - RESERVE STUDY		\$4,160.00	\$0.00		
03047 Special Assessment Billed						(\$117,148.18)	\$0.00	\$18,063.57	(\$135,211.75)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits		
8/1/2024	AR 516691 -					\$0.00	\$18,063.57		

Account						Balance Forward	Debits	Credits	Ending Balance
Apply Charges									
03048 Special Assessment Spent						\$7,287.55	\$1,943.47	\$0.00	\$9,231.02
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits		
8/25/2024	GL 536867 - Journal Entry		LOAN	LOAN	LOAN	\$1,943.47	\$0.00		
03049 Special Assessment Interest						(\$4.59)	\$0.00	\$0.76	(\$5.35)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits		
8/30/2024	GL 536863 - Misc Deposit					\$0.00	\$0.76		
03800 Retained Earnings						(\$39,053.31)	\$0.00	\$0.00	(\$39,053.31)
40001 Owner Assessments						(\$619,258.22)	\$0.00	\$88,465.46	(\$707,723.68)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits		
8/1/2024	AR 516620 - Apply Charges					\$0.00	\$88,465.46		
40005 Clubhouse Rental						(\$30.00)	\$0.00	\$0.00	(\$30.00)
40011 Late Fee Income						(\$1,475.04)	\$533.83	\$908.83	(\$1,850.04)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits		
8/19/2024	AR 524109 - Adjustment					\$25.00	\$0.00		
8/19/2024	AR 524111 - Adjustment					\$25.00	\$0.00		
8/19/2024	AR 524113 - Adjustment					\$25.00	\$0.00		
8/22/2024	AR 525365 - Apply Late Fee					\$0.00	\$525.00		
8/22/2024	AR 525437 - Adjustment					\$383.83	\$383.83		
8/31/2024	AR 532471 - Adjustment					\$75.00	\$0.00		
40015 Legal Fee Income						(\$870.40)	\$0.00	\$0.00	(\$870.40)
40030 Screening Fees						(\$2,760.00)	\$0.00	\$450.00	(\$3,210.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits		
8/7/2024	AR 520207 - Cash Receipts - Miscellaneous			217 app	217 app	\$0.00	\$150.00		
8/14/2024	AR 522878 - Cash Receipts - Miscellaneous			304 app	304 app	\$0.00	\$150.00		
8/28/2024	AR 529771 - Cash Receipts - Miscellaneous			127 app	127 app	\$0.00	\$150.00		
40050 Laundry Revenue						(\$18,309.98)	\$0.00	\$5,217.65	(\$23,527.63)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits		
8/7/2024	AR 520207 - Cash Receipts - Miscellaneous			WASH Chk #8974400 dated 7/16/24	WASH Chk #8974400 dated 7/16/24	\$0.00	\$2,614.52		
8/28/2024	AR 529771 - Cash Receipts - Miscellaneous			WASH Chk #8996480 dated 8/13/24	WASH Chk #8996480 dated 8/13/24	\$0.00	\$2,603.13		
40060 Remotes/Keys						(\$1,125.00)	\$0.00	\$85.00	(\$1,210.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits		
8/7/2024	AR 520207 -			319 fob	319 fob	\$0.00	\$35.00		

Account					Balance Forward	Debits	Credits	Ending Balance
8/28/2024	Cash Receipts - Miscellaneous AR 529771 -		137 fob		137 fob	\$0.00	\$50.00	
	Cash Receipts - Miscellaneous							
40080	Interest Income				(\$2.95)	\$0.00	\$0.57	(\$3.52)
8/30/2024	GL 536750 - Misc Deposit					\$0.00	\$0.57	
40090	Miscellaneous Income				(\$2,030.00)	\$35.00	\$400.00	(\$2,395.00)
8/2/2024	AR 522876 - Adjustment					\$0.00	\$25.00	
8/8/2024	AR 523873 - Apply NSF	0000000001				\$0.00	\$25.00	
8/8/2024	AR 527101 - Adjustment					\$0.00	\$25.00	
8/12/2024	AR 527783 - Adjustment					\$0.00	\$25.00	
8/14/2024	AR 522878 - Cash Receipts - Miscellaneous		Violation for exiting parking lot wrong way (no unit # listed)		Violation for exiting parking lot wrong way (no unit # listed)	\$0.00	\$25.00	
8/16/2024	AR 541988 - Adjustment					\$0.00	\$25.00	
8/20/2024	AR 541986 - Adjustment					\$0.00	\$25.00	
8/27/2024	AR 541990 - Adjustment					\$0.00	\$25.00	
8/27/2024	AR 541992 - Adjustment					\$0.00	\$25.00	
8/31/2024	AR 532473 - Adjustment					\$35.00	\$0.00	
8/31/2024	AR 541453 - Adjustment					\$0.00	\$75.00	
8/31/2024	AR 541457 - Adjustment					\$0.00	\$100.00	
41016	Parking Space Rental				(\$9,160.00)	\$0.00	\$715.00	(\$9,875.00)
8/7/2024	AR 520207 - Cash Receipts - Miscellaneous		123 parking 323		123 parking 323	\$0.00	\$40.00	
8/14/2024	AR 522878 - Cash Receipts - Miscellaneous		507 parking 301		507 parking 301	\$0.00	\$40.00	
8/14/2024	AR 522878 - Cash Receipts - Miscellaneous		102/202 parking 341		102/202 parking 341	\$0.00	\$40.00	
8/14/2024	AR 522878 - Cash Receipts - Miscellaneous		111 parking 305		111 parking 305	\$0.00	\$40.00	
8/14/2024	AR 522878 - Cash Receipts - Miscellaneous		202 parking		202 parking	\$0.00	\$40.00	
8/14/2024	AR 522878 - Cash Receipts - Miscellaneous		321 parking 322+moto		321 parking 322+moto	\$0.00	\$55.00	
8/14/2024	AR 522878 - Cash Receipts - Miscellaneous		223 parking 325		223 parking 325	\$0.00	\$40.00	
8/14/2024	AR 522878 -		205 parking 40		205 parking 40	\$0.00	\$40.00	

Account					Balance Forward	Debits	Credits	Ending Balance	
8/21/2024	Cash Receipts - Miscellaneous AR 524901 -		502 moto	502 moto		\$0.00	\$15.00		
8/21/2024	Cash Receipts - Miscellaneous AR 524901 -		144 parking 314	144 parking 314		\$0.00	\$30.00		
8/21/2024	Cash Receipts - Miscellaneous AR 524901 -		307 parking 326	307 parking 326		\$0.00	\$40.00		
8/21/2024	Cash Receipts - Miscellaneous AR 524901 -		407 moto	407 moto		\$0.00	\$15.00		
8/21/2024	Cash Receipts - Miscellaneous AR 524901 -		225 parking 321	225 parking 321		\$0.00	\$40.00		
8/21/2024	Cash Receipts - Miscellaneous AR 524901 -		518 parking 332 (Aug-Nov)	518 parking 332 (Aug-Nov)		\$0.00	\$160.00		
8/21/2024	Cash Receipts - Miscellaneous AR 524901 -		542 parking 304	542 parking 304		\$0.00	\$40.00		
8/28/2024	Cash Receipts - Miscellaneous AR 529771 -		409 parking 319	409 parking 319		\$0.00	\$40.00		
42010 Documents						\$0.00	\$0.00	\$24.00	(\$24.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits		
8/29/2024	AR 530275 - Adjustment					\$0.00	\$24.00		
50011 Bank Charges						\$12.00	\$26.00	\$0.00	\$38.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits		
8/8/2024	GL 536743 - Misc Payment					\$12.00	\$0.00		
8/29/2024	GL 536858 - Misc Payment			COUPON STOP FEE		\$7.00	\$0.00		
8/29/2024	GL 536865 - Misc Payment			COUPON STOP FEE		\$7.00	\$0.00		
50045 Legal Fees						\$12,250.00	\$5,000.00	\$0.00	\$17,250.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits		
8/14/2024	AP 523052 - Enter Bill		RNIC-24 - RICHMOND NATIONAL INSURANCE COMPANY	G. LIABILITY DEDUCTIBLE; PER OCCURRENCE - CLAIM RN-9-0000503		\$5,000.00	\$0.00		
50050 Licenses, Taxes, Permits						\$3,849.32	\$510.00	\$0.00	\$4,359.32
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits		
8/21/2024	AP 532267 - Hand Written Check	ACH	MDELEV-22 - MIAMI DADE COUNTY INTERNAL SERVICES DEPARTEMENT	VIOLATION		\$510.00	\$0.00		
50075 Office Supplies						\$1,704.46	\$230.12	\$0.00	\$1,934.58
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits		
8/2/2024	GL 535444 - Journal Entry		MSFT	CARD EXP 07/03/24 - 08/02/24	CARD EXP 07/03/24 - 08/02/24	\$12.50	\$0.00		
8/2/2024	GL 535444 - Journal Entry		OFFICE WATER	CARD EXP 07/03/24 - 08/02/24	CARD EXP 07/03/24 - 08/02/24	\$8.99	\$0.00		
8/2/2024	GL 535444 -		ONESTOPTESTKIT	CARD EXP 07/03/24 -	CARD EXP 07/03/24 -	\$57.98	\$0.00		

Account						Balance Forward	Debits	Credits	Ending Balance
Journal Entry						08/02/24	08/02/24		
8/23/2024	AP 527297 - Hand Written Check	ACH	OFFICE-21 - OFFICE DEPOT	OFFICE SUPPLIES			\$150.65	\$0.00	
50082 Screening Fees Expense						\$515.00	\$0.00	\$0.00	\$515.00
50085 Postage & Printing						\$4,765.15	\$9.85	\$0.00	\$4,775.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref		Debits	Credits	
8/2/2024	GL 535444 - Journal Entry		POSTAL SERVICE	CARD EXP 07/03/24 - 08/02/24	CARD EXP 07/03/24 - 08/02/24		\$9.85	\$0.00	
50087 Miscellaneous Expenses						\$425.00	\$40.00	\$0.00	\$465.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref		Debits	Credits	
8/7/2024	AP 520336 - Enter Bill		AS-21 - ALBERTO SANCHEZ	GAS AUG 2024			\$40.00	\$0.00	
52030 Multiperil Insurance						\$275,399.05	\$39,469.98	\$0.00	\$314,869.03
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref		Debits	Credits	
8/31/2024	GL 539951 - Journal Entry		INSURANCE	INSURANCE	INSURANCE		\$39,469.98	\$0.00	
54050 Electricity						\$19,129.86	\$2,643.06	\$0.00	\$21,772.92
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref		Debits	Credits	
8/25/2024	AP 531935 - Hand Written Check	ACH	FPL-21 - FPL	07/16/24 - 08/14/24			\$2,643.06	\$0.00	
54070 Water & Sewer						\$120,962.19	\$17,530.09	\$0.00	\$138,492.28
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref		Debits	Credits	
8/20/2024	AP 524185 - Hand Written Check	ACH	NMB-21 - NORTH MIAMI BEACH WATER	06/20/24 - 07/20/24			\$17,530.09	\$0.00	
54080 Gas/Fuel Oil						\$12,797.21	\$1,260.76	\$0.00	\$14,057.97
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref		Debits	Credits	
8/16/2024	AP 518695 - Hand Written Check	ACH	TECO-20 - TECO PEOPLES GAS	06/21/24 - 07/22/24			\$596.63	\$0.00	
8/20/2024	AP 531937 - Hand Written Check	ACH	NES-24 - NEXTERA ENERGY SERVICES	06/21/24 - 07/22/24			\$664.13	\$0.00	
54100 Telephone						\$7,474.21	\$1,047.85	\$0.00	\$8,522.06
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref		Debits	Credits	
8/1/2024	AP 518900 - Hand Written Check	ACH	BRE-22 - BREEZELINE	07/20/24 - 08/19/24			\$182.77	\$0.00	
8/2/2024	AP 518902 - Hand Written Check	ACH	BRE-22 - BREEZELINE	07/22/24 - 08/21/24			\$538.73	\$0.00	
8/31/2024	GL 539916 - Journal Entry		ELEVATOR PHONE	ELEVATOR PHONE	ELEVATOR PHONE		\$326.35	\$0.00	
55100 Payroll Salaries						\$23,522.00	\$3,080.00	\$0.00	\$26,602.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref		Debits	Credits	
8/30/2024	GL 533351 - Journal Entry		PAYROLL	PAYROLL	PAYROLL		\$3,080.00	\$0.00	
60004 Accounting/Bookkeeping						\$9,240.00	\$1,320.00	\$0.00	\$10,560.00

Account						Balance Forward	Debits	Credits	Ending Balance
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits		
8/21/2024	AP 525055 - Enter Bill		PREF-20 - PREFERRED ACCOUNTING SERVICES, Inc.	AUG 2024		\$1,320.00	\$0.00		
60035 Elevator Contract						\$12,444.64	\$2,180.00	\$0.00	\$14,624.64
8/26/2024	AP 527489 - Hand Written Check	ACH	DYNAM-22 - DYNAMIC ELEVATOR CONTROL CORP.	AUG 2024		\$800.00	\$0.00		
8/28/2024	AP 529728 - Enter Bills - Separate Check		DYNAM-22 - DYNAMIC ELEVATOR CONTROL CORP.	UNJUSTIFIED CALLS 08/08/24		\$200.00	\$0.00		
8/28/2024	AP 529729 - Enter Bills - Separate Check		DYNAM-22 - DYNAMIC ELEVATOR CONTROL CORP.	ELEVATOR# 65773 REPAIRED		\$110.00	\$0.00		
8/28/2024	AP 529766 - Enter Bills - Separate Check		DYNAM-22 - DYNAMIC ELEVATOR CONTROL CORP.	50% PYMNT - ELEV# 65771 REPAIRS		\$1,070.00	\$0.00		
60050 Fire Equipment & Alarms						\$2,426.76	\$346.68	\$0.00	\$2,773.44
8/31/2024	GL 539907 - Journal Entry		FIRE ALARM MAINT & MONIT	FIRE ALARM MAINT & MONIT	FIRE ALARM MAINT & MONIT	\$346.68	\$0.00		
60085 Janitorial Service						\$42,741.15	\$7,247.05	\$0.00	\$49,988.20
8/7/2024	AP 520344 - Enter Bill		CNET-24 - CLEAN NET OF SOUTH FLORIDA, INC	AUG 2024		\$7,247.05	\$0.00		
60090 Lawn Maintenance Contract						\$5,350.00	\$800.00	\$0.00	\$6,150.00
8/30/2024	AP 532943 - Hand Written Check	ACH	ROYALP21 - ROYAL PALM LANDSCAPING INC	AUG 2024		\$800.00	\$0.00		
61000 Management Services						\$10,900.15	\$1,550.16	\$0.00	\$12,450.31
8/30/2024	GL 533351 - Journal Entry		PAYROLL	PAYROLL	PAYROLL	\$1,550.16	\$0.00		
61010 Pest Control						\$4,684.00	\$627.00	\$0.00	\$5,311.00
8/7/2024	AP 520349 - Enter Bills - Separate Check		TOROPES-20 - TORO PEST CONTROL	AUG 2024		\$627.00	\$0.00		
61020 Pool Service Contract						\$6,125.00	\$875.00	\$0.00	\$7,000.00
8/7/2024	AP 520343 - Enter Bill		M0037-20 - MIAMI POOL TECH INC	POOL SERVICE AUG 2024		\$875.00	\$0.00		
61045 Security Services						\$32,344.88	\$5,293.80	\$0.00	\$37,638.68
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits		

Account						Balance Forward	Debits	Credits	Ending Balance
Type									
8/4/2024	AP 520335 - Enter Bill		UISS-21 - USA INTERNATIONAL SECURITY SERVICES INC.	07/29/24 - 08/04/24		\$1,058.76	\$0.00		
8/11/2024	AP 523050 - Enter Bill		UISS-21 - USA INTERNATIONAL SECURITY SERVICES INC.	08/05/24 - 08/11/24		\$1,058.76	\$0.00		
8/18/2024	AP 525054 - Enter Bill		UISS-21 - USA INTERNATIONAL SECURITY SERVICES INC.	08/12/24 - 08/18/24		\$1,058.76	\$0.00		
8/25/2024	AP 529724 - Enter Bill		UISS-21 - USA INTERNATIONAL SECURITY SERVICES INC.	08/19/24 - 08/25/24		\$1,058.76	\$0.00		
8/31/2024	AP 532768 - Enter Bill		UISS-21 - USA INTERNATIONAL SECURITY SERVICES INC.	08/26/24 - 09/01/24		\$1,058.76	\$0.00		
61055 Trash Removal						\$27,879.38	\$4,171.64	\$0.00	\$32,051.02
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits		
8/30/2024	AP 531940 - Hand Written Check	ACH	WASCO-20 - WASTE CONNECTIONS OF FLA	AUG 2024		\$4,171.64	\$0.00		
70020 Domestic Water Heaters- Boilers						\$3,320.00	\$0.00	\$0.00	\$3,320.00
70037 R&M Doors						\$155.15	\$0.00	\$0.00	\$155.15
70039 R&M Gate						\$1,825.00	\$425.00	\$0.00	\$2,250.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits		
8/21/2024	AP 525064 - Enter Bill		AUTOG23 - AUTOMATIC GATES SOLUTIONS, INC.	50% PYMNT GATE REPAIRED- NEW LOOP UNDER GROUND		\$425.00	\$0.00		
70045 R&M Electrical						\$20.32	\$0.00	\$0.00	\$20.32
70049 R&M Fire Alarm						\$4,240.28	\$3,181.11	\$0.00	\$7,421.39
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits		
8/7/2024	AP 520348 - Enter Bills - Separate Check		FL-22 - FIRE LINE INC	FIRE EXTINGUISHERS ANNUAL INSPECTION 2024		\$1,250.83	\$0.00		
8/7/2024	AP 520350 - Enter Bills - Separate Check		CFP-24 - CENTURY FIRE PROTECTION - ADVANCED INC.	FIRE ALARM SYSTEM REPAIRED - ASD-PL2-F REPLACED UNIT 223 & 509		\$928.76	\$0.00		
8/7/2024	AP 520352 - Enter Bills - Separate Check		CFP-24 - CENTURY FIRE PROTECTION - ADVANCED INC.	FIRE ALARM SYSTEM REPAIRED - MINI HORN UNIT 223 & 509		\$1,001.52	\$0.00		
70060 R&M General						\$19,169.97	\$3,062.72	\$0.00	\$22,232.69
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits		
8/2/2024	GL 535444 - Journal Entry		PATIO FURNITURE	CARD EXP 07/03/24 - 08/02/24	CARD EXP 07/03/24 - 08/02/24	\$32.72	\$0.00		
8/21/2024	AP 525116 - Enter Bill		AUSA-24 - ASPHALT U.S.A FIVE STARS	2ND PYMNT - CONCRETE REPAIRS		\$2,000.00	\$0.00		
8/21/2024	GL 525117 - Journal Entry		1ST PYMNT - CONCRETE REPAIRS	ASPHALT U.S.A FIVE STARS INV# 0000002	ASPHALT U.S.A FIVE STARS INV# 0000002	\$1,030.00	\$0.00		

Account						Balance Forward	Debits	Credits	Ending Balance
70063 R&M Locksmith						\$1,359.99	\$609.90	\$0.00	\$1,969.89
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits		
8/7/2024	AP 520325 - Enter Bills - Separate Check		LOCKS-20 - MIAMI BEACH LOCKSMITH & SECURITY SYSTEMS	FIXED MORTISE MEDECO G3		\$187.25	\$0.00		
8/7/2024	AP 520332 - Enter Bills - Separate Check		LOCKS-20 - MIAMI BEACH LOCKSMITH & SECURITY SYSTEMS	MEDECO REKEY		\$197.95	\$0.00		
8/21/2024	AP 525059 - Enter Bill		LOCKS-20 - MIAMI BEACH LOCKSMITH & SECURITY SYSTEMS	REMOVE MEDECO KEY/ ADJUSTED AND FIX A LOCK		\$224.70	\$0.00		
70065 R&M Supplies						\$7,383.84	\$415.50	\$0.00	\$7,799.34
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits		
8/2/2024	GL 535444 - Journal Entry		MK BATTERIES	CARD EXP 07/03/24 - 08/02/24	CARD EXP 07/03/24 - 08/02/24	\$23.53	\$0.00		
8/7/2024	AP 520342 - Enter Bill		MHJ-23 - MANUEL H. JANE	CIRCUIT BREAKER DETECTIVE		\$21.45	\$0.00		
8/19/2024	AP 523973 - Hand Written Check	1	HD-AVILA - HOME DEPOT CREDIT SERVICES	SUPPLIES		\$370.52	\$0.00		
70068 R&M Lighting						\$215.17	\$55.52	\$0.00	\$270.69
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits		
8/2/2024	GL 535444 - Journal Entry		LAMP POST	CARD EXP 07/03/24 - 08/02/24	CARD EXP 07/03/24 - 08/02/24	\$34.13	\$0.00		
8/2/2024	GL 535444 - Journal Entry		POST FOR LIGHTS	CARD EXP 07/03/24 - 08/02/24	CARD EXP 07/03/24 - 08/02/24	\$21.39	\$0.00		
70090 R&M Plumbing						\$14,852.28	\$0.00	\$0.00	\$14,852.28
70095 R&M Pool/Spa Fountain						\$5,016.05	\$45.69	\$0.00	\$5,061.74
Date	Source - Entry Type	Check#	Description / Vendor	Reference	BD Ref	Debits	Credits		
8/2/2024	GL 535444 - Journal Entry		WATER FOR THE GYM	CARD EXP 07/03/24 - 08/02/24	CARD EXP 07/03/24 - 08/02/24	\$13.98	\$0.00		
8/2/2024	GL 535444 - Journal Entry		MDP COUNT - 2 POLE	CARD EXP 07/03/24 - 08/02/24	CARD EXP 07/03/24 - 08/02/24	\$31.71	\$0.00		
70119 R&M Trash Chute						\$2,786.00	\$0.00	\$0.00	\$2,786.00
Total:						\$0.00	\$719,459.11	\$719,459.11	\$0.00

AVILA SOUTH CONDOMINIUM ASSOCIATION INC.

Run Date: 09/26/2024
Run Time: 10:47 AM

AGED OWNER BALANCE

As of: 08/31/2024

Account #	Lot	Name/Address	Current	Over 30	Over 60	Over 90	Total
123140		Julio A. Echemendia & Raiza Echemendia 210 172 Street 140	\$485.37	\$0.00	\$80.27	\$492.04	\$1,057.68
123407		Rick Landau 200 172 Street 407	\$779.46	\$0.00	\$0.00	\$0.00	\$779.46
123438		Angelica Castaneda & Karen Medina 210 172 Street 438	\$189.77	\$0.00	\$80.27	\$256.56	\$526.60
123520		Maria Rosaria Trunfo 200 172 STREET 520	\$589.80	\$0.00	\$0.00	\$0.00	\$589.80
123134		Maria Z. Sanchez 210 172 Street 134	\$489.10	\$0.00	\$0.00	\$0.00	\$489.10
123501		Allen Kaul 200 172 Street 501	\$419.44	\$0.00	\$97.68	\$53.08	\$570.20
123317		EUGENIA & YAKOV ARONOV 200 172 Street 317	\$492.12	\$0.00	\$97.68	\$0.00	\$589.80
123414		Black Tiger LLC 200 172 Street 414	\$613.80	\$0.00	\$564.80	\$1,505.57	\$2,684.17
123419		Christopher J. Russo 200 172 Street 419	\$607.40	\$0.00	\$0.00	\$0.00	\$607.40
123505		Claudia Bianchi 200 172 Street 505	\$408.83	\$0.00	\$0.00	\$0.00	\$408.83
123531		Andrey Tikhomirov 210 172 Street 531	\$754.46	\$0.00	\$0.00	\$0.00	\$754.46
123133		Artour Naoumov 210 172 Street 133	\$408.83	\$0.00	\$80.27	\$0.00	\$489.10
123137		Artour Naoumov, Yakov & Eugenia Aronov 210 172 Street 137	\$492.12	\$0.00	\$97.68	\$0.00	\$589.80
123429		Gloria Allende 210 172 Street 429	\$172.68	\$0.00	\$0.00	\$0.00	\$172.68
123537		Jorge R Chirino 210 172 Street 537	\$257.34	\$0.00	\$97.68	\$189.00	\$544.02
123244		XAVIEL PEREZ & CLAUDIA CASTRO 210 172 Street 244	\$221.10	\$0.00	\$113.70	\$0.00	\$334.80
123228		MARGARITA M. PONCE & JUAN LUIS PONTE 210 172 Street 228	\$256.07	\$0.00	\$0.00	\$0.00	\$256.07
123205		Alyona Musailova 200 172 Street 205	\$80.27	\$25.00	\$80.27	\$265.81	\$451.35
123511		Boris Dobrivker 200 172 Street 511	\$28.30	\$0.00	\$0.00	\$0.00	\$28.30
123424		Atlantic Shore Breeze LLC 210 172 Street 424	\$26.23	\$0.00	\$0.00	\$0.00	\$26.23
123527		Lucia Gedo & Johann G. Abarca 210 172 Street 527	\$97.68	\$0.00	\$97.68	\$971.24	\$1,166.60
123112		Nadja Prias & Maria I. Ruiz 200 172 Street 112	\$80.27	\$0.00	\$80.27	\$223.30	\$383.84
123518		Lazaro O Valdes 200 172 STREET 518	\$97.68	\$0.00	\$97.68	\$71.39	\$266.75
123524		Oksana Siginevich 210 172 Street 524	\$122.68	\$0.00	\$97.68	\$158.24	\$378.60
123206		Olga Anisimova 200 172 Street 206	\$80.27	\$0.00	\$80.27	\$394.21	\$554.75
123301		Ubina Zadkovic 200 172 Street 301	\$97.68	\$0.00	\$97.68	\$479.72	\$675.08

Account #	Lot	Name/Address	Current	Over 30	Over 60	Over 90	Total
123306		Sadamac LLC 200 172 Street 306	\$80.27	\$0.00	\$80.27	\$394.21	\$554.75
123405		Vyacheslav Yakubov 200 172 Street 405	\$80.27	\$0.00	\$80.27	\$394.21	\$554.75
123406		JUAN PABLO GECHIDJIAN & MARIA LAURA ROJAS 200 172 Street 406	\$80.27	\$0.00	\$80.27	\$347.41	\$507.95
123418		OLGA MONCADA GAITAN 200 172 Street 418	\$97.68	\$0.00	\$97.68	\$328.31	\$523.67
123514		Liat & Gady Abramson 200 172 Street 514	\$97.68	\$479.72	\$97.68	\$0.00	\$675.08
123128		KARINA KULIKOVA 210 172 Street 128	\$97.68	\$0.00	\$97.68	\$504.72	\$700.08
123130		Jorge Palacios 210 172 Street 130	\$97.68	\$0.00	\$97.68	\$479.72	\$675.08
123223		Lazaro O Valdes 210 172 Street 223	\$97.68	\$0.00	\$85.36	\$3.64	\$186.68
123225		Francy Elekman Samuel 210 172 Street 225	\$97.68	\$0.00	\$97.68	\$436.68	\$632.04
123426		Stephano Forcella 210 172 Street 426	\$97.68	\$0.00	\$97.68	\$479.72	\$675.08
123315		Ana Schneider 200 172 Street 315	\$97.68	\$0.00	\$97.68	\$479.72	\$675.08
123512		John W. Hughes 200 172 Street 512	\$80.27	\$0.00	\$80.27	\$297.47	\$458.01
123136		Paula A Navarrete 210 172 Street 136	\$0.01	\$0.00	\$0.00	\$0.00	\$0.01
123102		Eugenio Olvera & Teresa Olvera 200 172 Street 102	\$113.70	\$0.00	\$11.30	\$0.00	\$125.00
123103		Roger Tovar 200 172 Street 103	\$80.27	\$0.00	\$0.00	\$0.00	\$80.27
123105		Maria E Jurdi 200 172 Street 105	\$80.27	\$0.00	\$80.27	\$14.12	\$174.66
123106		Andrea Ancin 200 172 Street 106	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
123110		Maya Goldstein 200 172 Street 110	\$80.27	\$0.00	\$80.27	\$69.56	\$230.10
123201		Jose F & Esther R Gonzalez 200 172 Street 201	\$93.33	\$0.00	\$0.00	\$0.00	\$93.33
123208		Ellen Ferdas 200 172 Street 208	\$0.01	\$0.00	\$0.00	\$0.00	\$0.01
123210		Marlene Poveda 200 172 Street 210	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
123222		Sandra D. Myers & Cheryl Kaiser 200 172 Street 222	\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
123303		Vilen & Isabella Perlovich LE, Vladimir Perlovich (remainderman) 200 172 Street 303	\$0.20	\$0.00	\$0.00	\$0.00	\$0.20
123307		Wilfredo R Espinoza 200 172 Street 307	\$126.16	\$0.00	\$114.96	\$0.00	\$241.12
123308		ANZELIKA IVLEVA 200 172 Street 308	\$80.27	\$0.00	\$25.00	\$0.00	\$105.27
123401		BML Invest Holdings LLC 200 172 Street 401	\$20.66	\$0.00	\$0.00	\$0.00	\$20.66
123402		Edilio Diaz & Cristobalina Diaz 200 172 Street 402	\$73.09	\$0.00	\$0.00	\$0.00	\$73.09
123415		Martha Ortiz 200 172 Street 415	\$0.08	\$0.00	\$0.00	\$0.00	\$0.08
123416		Milojou Co	\$97.68	\$0.00	\$97.68	\$114.00	\$309.36

Account #	Lot	Name/Address	Current	Over 30	Over 60	Over 90	Total
123502		200 172 Street 416 Ulises Vasquez TRS & Miriam Oliva TRS	\$113.70	\$0.00	\$89.95	\$0.00	\$203.65
123504		200 172 Street 502 Esperanza Berrio	\$80.27	\$0.00	\$73.13	\$0.00	\$153.40
123507		200 172 Street 504 Maria B Gil	\$126.16	\$0.00	\$36.96	\$0.00	\$163.12
123517		200 172 STREET 507 Irema Properties Inc	\$97.68	\$0.00	\$97.68	\$0.00	\$195.36
123123		200 172 Street 517 Oxana Pyankova	\$30.67	\$0.00	\$0.00	\$0.00	\$30.67
123126		210 172 Street 123 Clara & Jaime La Fuente	\$97.68	\$0.00	\$89.00	\$0.00	\$186.68
123127		210 172 Street 126 Arkady Teplitsky	\$48.00	\$0.00	\$0.00	\$0.00	\$48.00
123131		210 172 Street 127 Paola Thereza Cosme De Magalhaes Pla	\$126.16	\$0.00	\$0.00	\$0.00	\$126.16
123135		210 172 Street 131 Daniel Rojas	\$80.27	\$0.00	\$24.92	\$0.00	\$105.19
123229		210 172 Street 135 Liat Abramson	\$97.68	\$0.00	\$97.68	\$0.00	\$195.36
123342		210 172 Street 229 VICTOR LUSHNIKOV	\$31.07	\$0.00	\$0.00	\$0.00	\$31.07
123421		210 172 Street 342 ALEXANDER CUEVA	\$113.70	\$0.00	\$113.70	\$341.10	\$568.50
123428		210 172 Street 421 Carol Ann Maita	\$73.98	\$0.00	\$0.00	\$0.00	\$73.98
123434		210 172 Street 428 Manuel Hermes Jane	\$2.01	\$0.00	\$0.00	\$0.00	\$2.01
123529		210 172 Street 434 Success Finders LLC	\$97.68	\$0.00	\$97.68	\$89.50	\$284.86
123530		210 172 Street 529 Angelo Bellusci	\$97.68	\$0.00	\$97.68	\$174.68	\$370.04
123536		210 172 Street 530 Anzelika Ivleva	\$80.27	\$0.00	\$0.00	\$0.00	\$80.27
123538		210 172 Street 536 Thomas J. Campo & Louise M. Campo	\$80.27	\$0.00	\$73.13	\$0.00	\$153.40
123323		210 172 Street 538 Luis Fernando Malagon	\$0.01	\$0.00	\$0.00	\$0.00	\$0.01
123324		210 172 Street 323 Boris Lopata	\$97.68	\$0.00	\$253.58	\$0.00	\$351.26
123325		210 172 Street 324 Orlando Torres	\$97.68	\$0.00	\$71.39	\$0.00	\$169.07
123326		210 172 Street 325 Andres J Malagon	\$97.68	\$0.00	\$0.70	\$0.00	\$98.38
123331		210 172 Street 326 Edward H. & Corey B. Berman	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
123332		210 172 Street 331 Dolly Julia Leon	\$97.68	\$0.00	\$0.00	\$0.00	\$97.68
123236		210 172 Street 332 ALBERT M LEVINTON	\$80.27	\$0.00	\$80.27	\$239.87	\$400.41
123237		210 172 Street 236 Manuel Martin	\$122.68	\$0.00	\$16.32	\$0.00	\$139.00
123534		210 172 Street 237 Jorge L Valdes	\$2.72	\$0.00	\$0.00	\$0.00	\$2.72
123506		210 172 Street 534 Kevin J Ruales	\$80.27	\$0.00	\$80.27	\$73.13	\$233.67
123235		200 172 Street 506 Alla Korostyshevskaya	\$80.27	\$0.00	\$73.13	\$0.00	\$153.40

Account #	Lot	Name/Address	Current	Over 30	Over 60	Over 90	Total
123107		210 172 Street 235 MAYRA PENA & CONCEPCION JIMENEZ	\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
123224		200 172 Street 107 OLGA STRELTSOVA	\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
123410		210 172 Street 224 Nora Chichina Padilla Hurtado	\$80.27	\$0.00	\$0.00	\$0.00	\$80.27
123412		200 172 Street 410 Alicia S Strubbia	\$100.00	\$0.00	\$0.00	\$0.00	\$100.00
123427		200 172 Street 412 Angelo Calabrese	\$0.00	\$24.74	\$0.00	\$0.00	\$24.74
123335		210 172 Street 427 Juan A Delgado	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
123118		210 172 Street 335 Tatyana Meshchaninova	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Community Total			\$12,984.41	\$529.46	\$4,908.41	\$10,321.93	\$28,744.21

Report Summary

Code	Account#	Current	Over 30	Over 60	Over 90	Total
01 - Late Fees	01200	\$450.00	\$0.00	\$0.00	\$25.00	\$475.00
02 - NSF charges	01200	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
03 - Admin. Fees	01200	\$24.00	\$0.00	\$0.00	\$0.00	\$24.00
11 - Fines	01200	\$225.00	\$49.74	\$0.00	\$50.00	\$324.74
A1 - MAINTENANCE	01200	\$5,581.45	\$0.00	\$467.12	\$905.80	\$6,954.37
A2 - MAINTENANCE INCREASE	01200	\$0.00	\$186.68	\$0.00	\$2,218.49	\$2,405.17
S4 - SA Ending Mar-2031	01210	\$6,678.96	\$293.04	\$4,441.29	\$5,539.26	\$16,952.55
SA2023 - SP.ASS. JAN-DEC-2023	01210	\$0.00	\$0.00	\$0.00	\$373.26	\$373.26
S1 - SA Insurance SEP-NOV 2023	01215	\$0.00	\$0.00	\$0.00	\$1,210.12	\$1,210.12
Grand Total:		\$12,984.41	\$529.46	\$4,908.41	\$10,321.93	\$28,744.21

Account#	Account Description	Delinquency Amount
01200	Owner Assessments Receivable	\$10,208.28
01210	Special Assessments Receivable	\$17,325.81
01215	SA Insurance Receivable	\$1,210.12
Total:		\$28,744.21

Total Number of Homes: 91

AVILA SOUTH CONDOMINIUM ASSOCIATION INC.

Run Date: 09/26/2024
Run Time: 10:47 AM

PREPAID OWNERS

As of: 08/31/2024

Owner	Address	Account #	Lot #	Prepaid Balance
Hanna Afridonidze	200 172 Street 108	123108		PP - General \$467.67 Total \$467.67
Isandra Leon	200 172 Street 111	123111		PP - General \$3.96 Total \$3.96
Alexandra Ismakova David Hornung (O)	200 172 Street 116	123116		PP - General \$269.98 Total \$269.98
Sharon M Diabo	200 172 Street 117	123117		PP - General \$662.48 Total \$662.48
Mario Serrano	200 172 Street 120	123120		PP - General \$682.13 Total \$682.13
Mark & Matthew Gagliardi	200 172 Street 203	123203		PP - General \$464.20 Total \$464.20
Joanna Rudd Joshua Gothelf (O)	200 172 Street 207	123207		PP - S4 - SA Ending Mar-2031 \$126.16 PP - General \$729.46 Total \$855.62
Peter Dragon	200 172 Street 209	123209		PP - General \$149.02 Total \$149.02
Marina Kats	200 172 Street 216	123216		PP - General \$369.44 Total \$369.44
DANIEL R. PEREYRA & GILSE C. SANCHEZ	200 172 Street 217	123217		PP - General \$97.68 Total \$97.68
Edgar Olave & Maria Magdalena Cubides	200 172 Street 302	123302		PP - General \$88.70 Total \$88.70
Francisco Fernandez	200 172 Street 318	123318		PP - General \$97.68 Total \$97.68
Gerald Zacker	200 172 Street 319	123319		PP - General \$0.01 Total \$0.01
Antonia Raquel Fernandez	200 172 Street 322	123322		PP - General \$564.81 Total \$564.81
Orlando Toledo	200 172 Street 334	123334		PP - General \$20.90 Total \$20.90
Ustinas Matiusovas Natalja Matiusoviene (O)	200 172 Street 404	123404		PP - General \$216.94 Total \$216.94
Lucero Bedoya Gronquist	200 172 Street 409	123409		PP - General \$0.01 Total \$0.01
Alicia S Strubbia	200 172 Street 412	123412		PP - General \$100.00 Total \$100.00
Ruben Mattina	200 172 Street 417	123417		PP - General \$1.25 Total \$1.25
Javier M. Torres	200 172 Street 422	123422		PP - General \$168.33 Total \$168.33
Olga L Hernandez	200 172 Street 503	123503		PP - General \$55.27 Total \$55.27
John W. Hughes	200 172 Street 512	123512		PP - S1 - SA Insurance SEP-NOV 2023 \$202.47 Total \$202.47
Maria Magda Hall	200 172 Street 515	123515		PP - General \$2,050.60 Total \$2,050.60
Pavel Vida	200 172 Street 516	123516		PP - S4 - SA Ending Mar-2031 \$97.68 PP - General \$129.73 PP - A1 - MAINTENANCE \$467.12 Total \$694.53
John Petrone	200 172 Street 522	123522		PP - General \$467.12

Owner	Address	Account #	Lot #	Prepaid Balance
				Total \$467.12
Maria I Lopez	210 172 Street 125	123125		PP - General \$2.32
H. Francisco Lopez (O)				Total \$2.32
Epifanio Natalizio	210 172 Street 132	123132		PP - General \$488.40
Mannara Giuseppa (O)				Total \$488.40
Rafael Naser Izam	210 172 Street 138	123138		PP - General \$0.15
				Total \$0.15
Ilma Maria Behar	210 172 Street 144	123144		PP - General \$10.73
				Total \$10.73
Yamileth Moreno	210 172 Street 221	123221		PP - General \$0.40
				Total \$0.40
Nancy Aloise	210 172 Street 226	123226		PP - General \$3.05
				Total \$3.05
Ana Maria Caro	210 172 Street 230	123230		PP - General \$327.20
				Total \$327.20
Nancy Bergamo	210 172 Street 231	123231		PP - General \$318.35
				PP - S1 - SA Insurance SEP-NOV 2023 \$363.69
				Total \$682.04
Galina Windsor	210 172 Street 232	123232		PP - General \$442.63
				Total \$442.63
Maria Banos	210 172 Street 336	123336		PP - General \$64.23
				Total \$64.23
Nelida Correa	210 172 Street 344	123344		PP - General \$318.76
				Total \$318.76
Cindy M Cork	210 172 Street 423	123423		PP - General \$547.46
				Total \$547.46
SOCORRO GIESEN	210 172 Street 432	123432		PP - General \$564.80
				Total \$564.80
Investment Dreams of Faith LLC	210 172 Street 433	123433		PP - S4 - SA Ending Mar-2031 \$321.08
				PP - A1 - MAINTENANCE \$1,535.32
				Total \$1,856.40
Javier M. Torres	210 172 Street 435	123435		PP - General \$62.80
				Total \$62.80
Rosendo E. Prieto	210 172 Street 436	123436		PP - General \$0.01
				Total \$0.01
Ecaterina Bolocan	210 172 Street 440	123440		PP - S4 - SA Ending Mar-2031 \$401.35
				PP - General \$544.12
				Total \$945.47
Juan Eberth Delgado	210 172 Street 444	123444		PP - General \$429.91
				Total \$429.91
Dorit Greenberg Dickla Mor (O)	210 172 Street 523	123523		PP - General \$4,370.32
				PP - S1 - SA Insurance SEP-NOV 2023 \$35.22
				Total \$4,405.54
Richard Devlin & Rebecca Devlin	210 172 Street 528	123528		PP - General \$565.61
				Total \$565.61
Mario Bottausci	210 172 Street 532	123532		PP - General \$744.68
				Total \$744.68
Fleetwood Real Estate Investments LLC	210 172 Street 533	123533		PP - General \$408.49
				Total \$408.49
Ievgeniia Khlypa aka Evgenia Khlypa as Trustee of the YPA Land Trust	210 172 Street 535	123535		PP - General \$13.75
				Total \$13.75
Shmuel Ashkenazi	210 172 Street 540	123540		PP - General \$124.45
				Total \$124.45
Cecilia Berrio	210 172 Street 542	123542		PP - General \$84.30
				Total \$84.30
Daniel Pereyra	210 172 Street 327	123327		PP - General \$97.68

Owner	Address	Account #	Lot #	Prepaid Balance
Gilse Sanchez (O)				Total \$97.68
Vera Goldman	210 172 Street 328	123328		PP - General \$411.93
				Total \$411.93
Marguerite Martinez	210 172 Street 333	123333		PP - General \$37.57
				Total \$37.57
Juan A Delgado	210 172 Street 335	123335		PP - General \$383.83
				Total \$383.83
Steven Merayo	210 172 Street 238	123238		PP - General \$651.82
				PP - S1 - SA Insurance SEP-NOV 2023 \$28.92
				Total \$680.74
Edgar Olave	210 172 Street 240	123240		PP - General \$55.27
				Total \$55.27
Samanta Karina Marsico		123101		PP - A1 - MAINTENANCE \$1,868.48
				PP - S4 - SA Ending Mar-2031 \$390.72
				Total \$2,259.20
CLAUDIA MARIN		123227		PP - General \$390.72
				Total \$390.72
Clara F. Aponte		123420		PP - S1 - SA Insurance SEP-NOV 2023 \$0.01
Luis M. Fonnegra (O)				Total \$0.01
				PP - General \$20,323.11
				PP - A1 - MAINTENANCE \$3,870.92
				PP - S1 - SA Insurance SEP-NOV 2023 \$630.31
				PP - S4 - SA Ending Mar-2031 \$1,336.99
				Total \$26,161.33