



# **Financial Report Package**

**December 2025**

**Prepared for**

**Avila South Condominium Association, Inc.**

**By**

**Preferred Accounting Services, Inc.**



**Balance Sheet**

Avila South Condominium Association, Inc.

End Date: 12/31/2025

	Operating	Total
<b>Assets</b>		
<b>Operating Cash</b>		
Cash - Truist Bank Operating - 5159	\$41,827.97	\$41,827.97
Cash - Truist Bank Loan - 4435	\$107,809.55	\$107,809.55
<b>Total: Operating Cash</b>	<b>\$149,637.52</b>	<b>\$149,637.52</b>
<b>Security Cash</b>		
Cash - Truist Bank 3056 Security Deposit	\$25,023.35	\$25,023.35
<b>Total: Security Cash</b>	<b>\$25,023.35</b>	<b>\$25,023.35</b>
<b>Special Assessment Cash</b>		
Cash - Truist Bank Special Assessment - 5167	\$1,756.97	\$1,756.97
<b>Total: Special Assessment Cash</b>	<b>\$1,756.97</b>	<b>\$1,756.97</b>
<b>Accounts Receivable</b>		
Owner Assessments Receivable	\$16,486.29	\$16,486.29
Allowance for Bad Debts	(\$10,000.00)	(\$10,000.00)
<b>Total: Accounts Receivable</b>	<b>\$6,486.29</b>	<b>\$6,486.29</b>
<b>Other Assets</b>		
Prepaid Insurance	\$134,969.95	\$134,969.95
Prepaid Expenses	\$1,868.11	\$1,868.11
<b>Total: Other Assets</b>	<b>\$136,838.06</b>	<b>\$136,838.06</b>
<b>Total: Assets</b>	<b>\$319,742.19</b>	<b>\$319,742.19</b>
<b>Liabilities &amp; Equity</b>		
<b>Liabilities</b>		
Accounts Payable	\$10,066.92	\$10,066.92
Accrued Expenses	\$5,355.05	\$5,355.05
Insurance Payable	\$118,237.76	\$118,237.76
Prepaid Owner Assessments	\$28,321.85	\$28,321.85
Security Deposits	\$71,350.00	\$71,350.00
<b>Total: Liabilities</b>	<b>\$233,331.58</b>	<b>\$233,331.58</b>
<b>Long Term Liabilities</b>		
Truist Loan 9777-04	\$1,262,705.34	\$1,262,705.34
Loan Funds Spent	(\$1,418,061.30)	(\$1,418,061.30)
<b>Total: Long Term Liabilities</b>	<b>(\$155,355.96)</b>	<b>(\$155,355.96)</b>
<b>Special Assessment</b>		
Special Assessment Billed	\$458,870.68	\$458,870.68
Special Assessment Spent	(\$195,745.98)	(\$195,745.98)
Special Assessment Interest	\$12.88	\$12.88
<b>Total: Special Assessment</b>	<b>\$263,137.58</b>	<b>\$263,137.58</b>
<b>Members Equity</b>		
Retained Earnings	(\$16,347.01)	(\$16,347.01)
<b>Total: Members Equity</b>	<b>(\$16,347.01)</b>	<b>(\$16,347.01)</b>
Net Income Gain/Loss	(\$5,024.00)	(\$5,024.00)
<b>Total: Liabilities &amp; Equity</b>	<b>\$319,742.19</b>	<b>\$319,742.19</b>



# Income Statement - Operating

Avila South Condominium Association, Inc.

12/01/2025 to 12/31/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>Income</b>							
40001-000 Owner Assessments	\$ 92,889.06	\$ 92,889.06	\$ -	\$1,114,668.72	\$1,114,668.72	\$ -	\$1,114,668.72
40011-000 Late Fee Income	1,750.00	166.63	1,583.37	4,268.34	2,000.00	2,268.34	2,000.00
40015-000 Legal Fee Income	-	-	-	2,236.00	-	2,236.00	-
40030-000 Screening Fees	300.00	333.37	( 33.37)	8,450.00	4,000.00	4,450.00	4,000.00
40035-000 Moving Fees	-	-	-	500.00	-	500.00	-
40050-000 Laundry Revenue	-	2,500.00	( 2,500.00)	27,387.67	30,000.00	( 2,612.33)	30,000.00
40055-000 BBQ Gas Income	-	-	-	90.00	-	90.00	-
40060-000 Remotes/Keys	30.00	83.37	( 53.37)	1,170.00	1,000.00	170.00	1,000.00
40080-000 Interest Income	0.77	0.07	0.70	107.37	1.28	106.09	1.28
40090-000 Miscellaneous Income	50.00	-	50.00	30,967.58	-	30,967.58	-
41011-000 Violation Fines	-	-	-	2,450.00	-	2,450.00	-
41016-000 Parking Space Rental	910.00	1,250.00	( 340.00)	13,370.00	15,000.00	( 1,630.00)	15,000.00
42010-000 Documents	-	-	-	14.00	-	14.00	-
<b>Total Income</b>	<b>\$ 95,929.83</b>	<b>\$ 97,222.50</b>	<b>(\$ 1,292.67)</b>	<b>\$1,205,679.68</b>	<b>\$1,166,670.00</b>	<b>\$39,009.68</b>	<b>\$1,166,670.00</b>
<b>Total OPERATING INCOME</b>	<b>\$ 95,929.83</b>	<b>\$ 97,222.50</b>	<b>(\$ 1,292.67)</b>	<b>\$1,205,679.68</b>	<b>\$1,166,670.00</b>	<b>\$ 39,009.68</b>	<b>\$1,166,670.00</b>
<b>OPERATING EXPENSE</b>							
<b>General &amp; Administrative</b>							
50008-000 Accounting Fees	-	300.00	300.00	2,850.00	3,600.00	750.00	3,600.00
50010-000 Bad Debt	-	83.37	83.37	241.35	1,000.00	758.65	1,000.00
50011-000 Bank Charges	73.00	4.13	( 68.87)	813.73	50.00	( 763.73)	50.00
50045-000 Legal Fees	475.00	666.63	191.63	18,023.20	8,000.00	( 10,023.20)	8,000.00
50050-000 Licenses, Taxes, Permits	413.79	291.63	( 122.16)	3,761.57	3,500.00	( 261.57)	3,500.00
50075-000 Office Supplies	-	166.63	166.63	1,865.14	2,000.00	134.86	2,000.00
50082-000 Screening Fees Expense	-	83.37	83.37	1,760.00	1,000.00	( 760.00)	1,000.00
50085-000 Postage & Printing	-	333.37	333.37	4,641.80	4,000.00	( 641.80)	4,000.00
50087-000 Miscellaneous Expenses	600.00	-	( 600.00)	600.00	-	( 600.00)	-
<b>Total General &amp; Administrative</b>	<b>\$ 1,561.79</b>	<b>\$ 1,929.13</b>	<b>\$ 367.34</b>	<b>\$ 34,556.79</b>	<b>\$ 23,150.00</b>	<b>(\$11,406.79)</b>	<b>\$ 23,150.00</b>
<b>Insurance</b>							
52030-000 Multiperil Insurance	29,993.32	40,833.37	10,840.05	431,616.70	490,000.00	58,383.30	490,000.00
<b>Total Insurance</b>	<b>\$ 29,993.32</b>	<b>\$ 40,833.37</b>	<b>\$ 10,840.05</b>	<b>\$431,616.70</b>	<b>\$490,000.00</b>	<b>\$58,383.30</b>	<b>\$490,000.00</b>
<b>Utilities</b>							
54050-000 Electricity	2,600.64	2,666.63	65.99	31,923.31	32,000.00	76.69	32,000.00
54070-000 Water & Sewer	15,713.74	16,916.63	1,202.89	188,297.76	203,000.00	14,702.24	203,000.00
54080-000 Gas/Fuel Oil	1,601.68	1,666.63	64.95	15,371.11	20,000.00	4,628.89	20,000.00
54100-000 Telephone	788.82	1,000.00	211.18	10,741.22	12,000.00	1,258.78	12,000.00
<b>Total Utilities</b>	<b>\$ 20,704.88</b>	<b>\$ 22,249.89</b>	<b>\$ 1,545.01</b>	<b>\$246,333.40</b>	<b>\$267,000.00</b>	<b>\$20,666.60</b>	<b>\$267,000.00</b>
<b>Personnel Expense</b>							
55100-000 Payroll Salaries	6,844.80	3,125.00	( 3,719.80)	56,332.30	37,500.00	( 18,832.30)	37,500.00
<b>Total Personnel Expense</b>	<b>\$ 6,844.80</b>	<b>\$ 3,125.00</b>	<b>(\$ 3,719.80)</b>	<b>\$ 56,332.30</b>	<b>\$ 37,500.00</b>	<b>(\$18,832.30)</b>	<b>\$ 37,500.00</b>
<b>Contract Services</b>							
60004-000 Accounting/Bookkeeping	1,320.00	1,400.00	80.00	15,840.00	16,800.00	960.00	16,800.00
60035-000 Elevator Contract	800.00	1,763.37	963.37	9,600.00	21,160.00	11,560.00	21,160.00
60050-000 Fire Equipment & Alarms	346.68	345.87	( 0.81)	4,160.16	4,150.00	( 10.16)	4,150.00
60085-000 Janitorial Service	6,950.00	6,250.00	( 700.00)	83,400.00	75,000.00	( 8,400.00)	75,000.00
60090-000 Lawn Maintenance Contract	800.00	800.00	-	9,600.00	9,600.00	-	9,600.00
61000-000 Management Services	3,297.61	1,600.00	( 1,697.61)	37,674.98	19,200.00	( 18,474.98)	19,200.00
61010-000 Pest Control	1,568.00	627.00	( 941.00)	17,715.00	7,524.00	( 10,191.00)	7,524.00
61020-000 Pool Service Contract	925.00	875.00	( 50.00)	11,100.00	10,500.00	( 600.00)	10,500.00
61045-000 Security Services	4,795.72	5,291.63	495.91	59,797.76	63,500.00	3,702.24	63,500.00
61055-000 Trash Removal	5,629.40	4,172.00	( 1,457.40)	60,069.64	50,064.00	( 10,005.64)	50,064.00
<b>Total Contract Services</b>	<b>\$ 26,432.41</b>	<b>\$ 23,124.87</b>	<b>(\$ 3,307.54)</b>	<b>\$308,957.54</b>	<b>\$277,498.00</b>	<b>(\$31,459.54)</b>	<b>\$277,498.00</b>
<b>Repairs &amp; Maintenance</b>							
70020-000 Domestic Water Heaters-Boilers	-	416.63	416.63	5,974.00	5,000.00	( 974.00)	5,000.00
70037-000 R&M Doors	-	166.63	166.63	185.00	2,000.00	1,815.00	2,000.00
70039-000 R&M Gate	-	375.00	375.00	4,468.00	4,500.00	32.00	4,500.00



# Income Statement - Operating

Avila South Condominium Association, Inc.

12/01/2025 to 12/31/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
70040-000 R&M Elevator Repairs	\$1,212.92	\$416.63	(\$796.29)	\$25,640.92	\$5,000.00	(\$20,640.92)	\$5,000.00
70045-000 R&M Electrical	-	83.37	83.37	850.00	1,000.00	150.00	1,000.00
70049-000 R&M Fire Alarm	-	625.00	625.00	7,412.79	7,500.00	87.21	7,500.00
70060-000 R&M General	4,655.14	1,576.87	(3,078.27)	28,868.33	18,922.00	(9,946.33)	18,922.00
70063-000 R&M Locksmith	-	83.37	83.37	747.40	1,000.00	252.60	1,000.00
70065-000 R&M Supplies	-	416.63	416.63	6,196.00	5,000.00	(1,196.00)	5,000.00
70068-000 R&M Lighting	-	50.00	50.00	369.10	600.00	230.90	600.00
70090-000 R&M Plumbing	7,725.00	1,250.00	(6,475.00)	47,794.19	15,000.00	(32,794.19)	15,000.00
70095-000 R&M Pool/Spa Fountain	-	166.63	166.63	2,095.42	2,000.00	(95.42)	2,000.00
70119-000 R&M Trash Chute	-	333.37	333.37	2,305.80	4,000.00	1,694.20	4,000.00
<b>Total Repairs &amp; Maintenance</b>	<u>\$13,593.06</u>	<u>\$5,960.13</u>	<u>(\$7,632.93)</u>	<u>\$132,906.95</u>	<u>\$71,522.00</u>	<u>(\$61,384.95)</u>	<u>\$71,522.00</u>
<b>Total OPERATING EXPENSE</b>	<u><b>\$99,130.26</b></u>	<u><b>\$97,222.39</b></u>	<u><b>(\$1,907.87)</b></u>	<u><b>\$1,210,703.68</b></u>	<u><b>\$1,166,670.00</b></u>	<u><b>(\$44,033.68)</b></u>	<u><b>\$1,166,670.00</b></u>
<b>Net Income:</b>	<u><u><b>(\$3,200.43)</b></u></u>	<u><u><b>\$0.11</b></u></u>	<u><u><b>(\$3,200.54)</b></u></u>	<u><u><b>(\$5,024.00)</b></u></u>	<u><u><b>\$0.00</b></u></u>	<u><u><b>(\$5,024.00)</b></u></u>	<u><u><b>\$0.00</b></u></u>



**General Ledger Trial Balance with Details**

Avila South Condominium Association, Inc.

Accts: 10-01010-0 To: 58-80010-000 Dates: 12/1/2025 - 12/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-01011-000	Cash - Truist Bank Operating - 5159	\$52,212.74	\$128,185.63	\$138,570.40	\$41,827.97
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/01/2025	24892	\$ 1,038.56	\$ -	Deposit from batch 1577	
			\$ 46.34	PrePaid Unit 334 200 172 Street (123334)	
			\$ 80.27	Assessment - A1 Unit 538 210 172 Street (123538)	
			\$ 80.27	Assessment - Special Unit 108 200 172 Street (123108)	
			\$ 80.27	Assessment - Special Unit 334 200 172 Street (123334)	
			\$ 348.39	Assessment - A1 Unit 334 200 172 Street (123334)	
			\$ 403.02	Assessment - A1 Unit 108 200 172 Street (123108)	
12/01/2025	29902	30,593.19	-	Deposit from batch 1801	
			\$ 6.98	PrePaid Unit 105 200 172 Street (123105)	
			\$ 47.68	PrePaid Unit 224 210 172 Street (123224)	
			\$ 49.20	PrePaid Unit 342 210 172 Street (123342)	
			\$ 80.27	Assessment - Special Unit 103 200 172 Street (123103)	
			\$ 80.27	Assessment - Special Unit 104 200 172 Street (123104)	
			\$ 80.27	Assessment - Special Unit 135 210 172 Street (123135)	
			\$ 80.27	Assessment - Special Unit 408 200 172 Street (123408)	
			\$ 80.27	PrePaid Unit 106 200 172 Street (123106)	
			\$ 80.27	PrePaid Unit 134 210 172 Street (123134)	
			\$ 80.27	PrePaid Unit 136 210 172 Street (123136)	
			\$ 80.27	PrePaid Unit 204 200 172 Street (123204)	
			\$ 80.27	PrePaid Unit 205 200 172 Street (123205)	
			\$ 80.27	PrePaid Unit 208 200 172 Street (123208)	
			\$ 80.27	PrePaid Unit 212 200 172 Street (123212)	
			\$ 80.27	PrePaid Unit 233 210 172 Street (123233)	
			\$ 80.27	PrePaid Unit 240 210 172 Street (123240)	
			\$ 80.27	PrePaid Unit 242 210 172 Street (123242)	
			\$ 80.27	PrePaid Unit 310 200 172 Street (123310)	
			\$ 80.27	PrePaid Unit 403 200 172 Street (123403)	
			\$ 80.27	PrePaid Unit 405 200 172 Street (123405)	
			\$ 80.27	PrePaid Unit 506 200 172 Street (123506)	
			\$ 80.27	PrePaid Unit 508 200 172 Street (123508)	
			\$ 80.27	PrePaid Unit 542 210 172 Street (123542)	
			\$ 80.33	PrePaid Unit 236 210 172 Street (123236)	
			\$ 97.68	Assessment - Special Unit 128 210 172 Street (123128)	
			\$ 97.68	Assessment - Special Unit 509 200 172 Street (123509)	
			\$ 97.68	PrePaid Unit 109 200 172 Street (123109)	
			\$ 97.68	PrePaid Unit 114 200 172 Street (123114)	
			\$ 97.68	PrePaid Unit 126 210 172 Street (123126)	
			\$ 97.68	PrePaid Unit 314 200 172 Street (123314)	
			\$ 97.68	PrePaid Unit 315 200 172 Street (123315)	
			\$ 97.68	PrePaid Unit 329 210 172 Street (123329)	



**General Ledger Trial Balance with Details**

Avila South Condominium Association, Inc.

Accts: 10-01010-0 To: 58-80010-000 Dates: 12/1/2025 - 12/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
		\$97.68	PrePaid Unit 417 200 172 Street (123417)		
		\$97.68	PrePaid Unit 517 200 172 Street (123517)		
		\$97.68	PrePaid Unit 532 210 172 Street (123532)		
		\$113.70	PrePaid Unit 302 200 172 Street (123302)		
		\$113.70	PrePaid Unit 421 210 172 Street (123421)		
		\$113.70	PrePaid Unit 544 210 172 Street (123544)		
		\$126.16	Assessment - Special Unit 131 210 172 Street (123131)		
		\$126.16	Assessment - Special Unit 531 210 172 Street (123531)		
		\$126.16	PrePaid Unit 431 210 172 Street (123431)		
		\$181.78	Assessment - A1 Unit 419 200 172 Street (123419)		
		\$193.28	Assessment - A1 Unit 229 210 172 Street (123229)		
		\$195.36	PrePaid Unit 128 210 172 Street (123128)		
		\$206.43	PrePaid Unit 305 200 172 Street (123305)		
		\$227.40	PrePaid Unit 519 200 172 STREET (123519)		
		\$252.32	PrePaid Unit 131 210 172 Street (123131)		
		\$276.86	Assessment - A1 Unit 305 200 172 Street (123305)		
		\$295.12	Assessment - A1 Unit 128 210 172 Street (123128)		
		\$322.69	Assessment - A1 Unit 236 210 172 Street (123236)		
		\$322.75	Assessment - A1 Unit 136 210 172 Street (123136)		
		\$322.75	Assessment - A1 Unit 208 200 172 Street (123208)		
		\$322.75	Assessment - A1 Unit 233 210 172 Street (123233)		
		\$322.75	Assessment - A1 Unit 310 200 172 Street (123310)		
		\$322.75	Assessment - A1 Unit 403 200 172 Street (123403)		
		\$322.75	Assessment - A1 Unit 405 200 172 Street (123405)		
		\$322.75	Assessment - A1 Unit 506 200 172 Street (123506)		
		\$353.82	Assessment - A1 Unit 342 210 172 Street (123342)		
		\$381.14	Assessment - A1 Unit 131 210 172 Street (123131)		
		\$392.80	Assessment - A1 Unit 114 200 172 Street (123114)		
		\$392.80	Assessment - A1 Unit 126 210 172 Street (123126)		
		\$392.80	Assessment - A1 Unit 314 200 172 Street (123314)		
		\$392.80	Assessment - A1 Unit 315 200 172 Street (123315)		
		\$392.80	Assessment - A1 Unit 329 210 172 Street (123329)		
		\$392.80	Assessment - A1 Unit 517 200 172 Street (123517)		
		\$396.04	Assessment - A1 Unit 105 200 172 Street (123105)		
		\$403.02	Assessment - A1 Unit 103 200 172 Street (123103)		
		\$403.02	Assessment - A1 Unit 104 200 172 Street (123104)		
		\$403.02	Assessment - A1 Unit 106 200 172 Street (123106)		
		\$403.02	Assessment - A1 Unit 134 210 172 Street (123134)		
		\$403.02	Assessment - A1 Unit 135 210 172 Street (123135)		
		\$403.02	Assessment - A1 Unit 204 200 172 Street (123204)		
		\$403.02	Assessment - A1 Unit 205 200 172 Street (123205)		
		\$403.02	Assessment - A1 Unit 206 200 172 Street (123206)		



**General Ledger Trial Balance with Details**

Avila South Condominium Association, Inc.

Accts: 10-01010-0 To: 58-80010-000 Dates: 12/1/2025 - 12/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
		\$403.02	Assessment - A1 Unit 212 200 172 Street (123212)		
		\$403.02	Assessment - A1 Unit 240 210 172 Street (123240)		
		\$403.02	Assessment - A1 Unit 242 210 172 Street (123242)		
		\$403.02	Assessment - A1 Unit 306 200 172 Street (123306)		
		\$403.02	Assessment - A1 Unit 408 200 172 Street (123408)		
		\$403.02	Assessment - A1 Unit 508 200 172 Street (123508)		
		\$403.02	Assessment - A1 Unit 512 200 172 Street (123512)		
		\$403.02	Assessment - A1 Unit 542 210 172 Street (123542)		
		\$442.80	Assessment - A1 Unit 224 210 172 Street (123224)		
		\$457.19	Assessment - A1 Unit 519 200 172 STREET (123519)		
		\$483.29	PrePaid Unit 533 210 172 Street (123533)		
		\$488.64	Assessment - A1 Unit 417 200 172 Street (123417)		
		\$490.48	Assessment - A1 Unit 109 200 172 Street (123109)		
		\$490.48	Assessment - A1 Unit 237 210 172 Street (123237)		
		\$490.48	Assessment - A1 Unit 332 210 172 Street (123332)		
		\$490.48	Assessment - A1 Unit 509 200 172 Street (123509)		
		\$490.48	Assessment - A1 Unit 532 210 172 Street (123532)		
		\$490.48	PrePaid Unit 330 210 172 Street (123330)		
		\$570.89	Assessment - A1 Unit 302 200 172 Street (123302)		
		\$570.89	Assessment - A1 Unit 419 200 172 Street (123419)		
		\$570.89	Assessment - A1 Unit 421 210 172 Street (123421)		
		\$570.89	Assessment - A1 Unit 544 210 172 Street (123544)		
		\$588.16	Assessment - A1 Unit 337 210 172 Street (123337)		
		\$588.16	PrePaid Unit 220 200 172 Street (123220)		
		\$588.16	PrePaid Unit 514 200 172 Street (123514)		
		\$607.20	PrePaid Unit 216 200 172 Street (123216)		
		\$633.46	Assessment - A1 Unit 431 210 172 Street (123431)		
		\$633.46	Assessment - A1 Unit 531 210 172 Street (123531)		
		\$847.33	Assessment - A1 Unit 419 200 172 Street (123419)		
		\$1,078.64	PrePaid Unit 229 210 172 Street (123229)		
12/01/2025	55077	-	555.27	Deposit Batch 1577	
12/02/2025	25213	1,078.64	-	Deposit from batch 1598	
			\$97.68	Assessment - Special Unit 117 200 172 Street (123117)	
			\$97.68	Assessment - Special Unit 432 210 172 Street (123432)	
			\$97.68	PrePaid Unit 117 200 172 Street (123117)	
			\$295.12	Assessment - A1 Unit 117 200 172 Street (123117)	
			\$490.48	Assessment - A1 Unit 432 210 172 Street (123432)	
12/02/2025	55079	-	97.68	Deposit Batch 1598	
12/03/2025	25416	-	1,040.04	Cash - Truist Bank Operating - 5159 Inv # CA82549; CFP-24 - CENTURY FIRE PROTECTION Inv: CA82549 CFP-24 - CENTURY FIRE PROTECTION - ADVANCED INC.	
12/03/2025	25418	-	800.00	Cash - Truist Bank Operating - 5159 Inv # 28949; DYNAMIC ELEVATOR CONTROL CORP. C Inv: 28949 DYNAMIC ELEVATOR CONTROL CORP.	



**General Ledger Trial Balance with Details**

Avila South Condominium Association, Inc.

Accts: 10-01010-0 To: 58-80010-000 Dates: 12/1/2025 - 12/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
12/03/2025	25420	\$ -	\$ 925.00		Cash - Truist Bank Operating - 5159 Inv # 188108; MIAMI POOL TECH, INC. Chk # 50016 Inv: 188108 MIAMI POOL TECH, INC.
12/03/2025	25422	-	1,320.00		Cash - Truist Bank Operating - 5159 Inv # 32450; PREFERRED ACCOUNTING SERVICES C Inv: 32450 PREFERRED ACCOUNTING SERVICES
12/03/2025	25424	-	1,259.92		Cash - Truist Bank Operating - 5159 Inv # 2025-048; USA INTERNATIONAL SECURITY SER Inv: 2025-048 USA INTERNATIONAL SECURITY SERVICES INC.
12/03/2025	25434	-	40.00		Cash - Truist Bank Operating - 5159 Inv # REIMB-120325; ALBERTO SANCHEZ Chk # 50016 Inv: REIMB-120325 ALBERTO SANCHEZ
12/03/2025	25436	-	1,568.00		Cash - Truist Bank Operating - 5159 Inv # 57675441; NORTHWEST EXTERMINATING Chk # Inv: 57675441 NORTHWEST EXTERMINATING
12/03/2025	25416	1,040.04	-		Cash - Truist Bank Operating - 5159 Inv # CA82549 (Reversal); CFP-24 - CENTURY FIRE PR Inv: CA82549 CFP-24 - CENTURY FIRE PROTECTION - ADVANCED INC.
12/03/2025	25442	-	1,040.04		Cash - Truist Bank Operating - 5159 Inv # CA82549; CENTURY FIRE PROTECTION INC. Ch Inv: CA82549 CENTURY FIRE PROTECTION INC.
12/03/2025	25757	45,092.28	-		Deposit from batch 1620
			\$0.01		PrePaid Unit 319 200 172 Street (123319)
			\$0.01		PrePaid Unit 409 200 172 Street (123409)
			\$0.01		PrePaid Unit 420 200 172 Street (123420)
			\$0.01		PrePaid Unit 436 210 172 Street (123436)
			\$0.15		PrePaid Unit 138 210 172 Street (123138)
			\$2.32		Assessment - Special - Billed Unit 137 210 172 Street (123137)
			\$2.32		PrePaid Unit 125 210 172 Street (123125)
			\$3.05		PrePaid Unit 226 210 172 Street (123226)
			\$11.12		Assessment - A1 Unit 225 210 172 Street (123225)
			\$12.04		Assessment - Special Unit 534 210 172 Street (123534)
			\$18.18		PrePaid Unit 423 210 172 Street (123423)
			\$19.04		Assessment - A1 Unit 216 200 172 Street (123216)
			\$20.00		Assessment - Special - Billed Unit 426 210 172 Street (123426)
			\$25.00		Assessment - A1 Unit 335 210 172 Street (123335)
			\$25.00		Assessment - A1 Unit 444 210 172 Street (123444)
			\$25.00		Assessment - A1 Unit 514 200 172 Street (123514)
			\$25.00		Assessment - Special - Billed Unit 118 200 172 Street (123118)
			\$25.00		Assessment - Special - Billed Unit 308 200 172 Street (123308)
			\$25.00		Assessment - Special - Billed Unit 535 210 172 Street (123535)
			\$31.07		Assessment - Special Unit 342 210 172 Street (123342)
			\$45.36		PrePaid Unit 327 210 172 Street (123327)
			\$47.68		Assessment - A1 Unit 224 210 172 Street (123224)
			\$47.68		Assessment - Special Unit 222 200 172 Street (123222)
			\$47.85		Assessment - A1 Unit 232 210 172 Street (123232)
			\$49.20		Assessment - A1 Unit 342 210 172 Street (123342)
			\$50.00		Assessment - Special - Billed Unit 222 200 172 Street (123222)



**General Ledger Trial Balance with Details**

Avila South Condominium Association, Inc.

Accts: 10-01010-0 To: 58-80010-000 Dates: 12/1/2025 - 12/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
	\$50.00	Assessment - Special Unit 224 210 172 Street (123224)			
	\$55.27	Assessment - Special Unit 535 210 172 Street (123535)			
	\$71.37	Assessment - Special - Billed Unit 540 210 172 Street (123540)			
	\$72.68	Assessment - Special Unit 118 200 172 Street (123118)			
	\$77.58	Assessment - Special Unit 231 210 172 Street (123231)			
	\$77.68	Assessment - Special Unit 426 210 172 Street (123426)			
	\$78.55	Assessment - A1 Unit 328 210 172 Street (123328)			
	\$80.23	PrePaid Unit 235 210 172 Street (123235)			
	\$80.27	Assessment - A1 Unit 136 210 172 Street (123136)			
	\$80.27	Assessment - A1 Unit 208 200 172 Street (123208)			
	\$80.27	Assessment - A1 Unit 233 210 172 Street (123233)			
	\$80.27	Assessment - A1 Unit 236 210 172 Street (123236)			
	\$80.27	Assessment - A1 Unit 310 200 172 Street (123310)			
	\$80.27	Assessment - A1 Unit 403 200 172 Street (123403)			
	\$80.27	Assessment - A1 Unit 405 200 172 Street (123405)			
	\$80.27	Assessment - A1 Unit 506 200 172 Street (123506)			
	\$80.27	Assessment - Special - Billed Unit 308 200 172 Street (123308)			
	\$80.27	Assessment - Special - Billed Unit 336 210 172 Street (123336)			
	\$80.27	Assessment - Special - Billed Unit 536 210 172 Street (123536)			
	\$80.27	Assessment - Special Unit 133 210 172 Street (123133)			
	\$80.27	Assessment - Special Unit 138 210 172 Street (123138)			
	\$80.27	Assessment - Special Unit 1406 230 174th Street (123338)			
	\$80.27	Assessment - Special Unit 142 210 172 Street (123142)			
	\$80.27	Assessment - Special Unit 210 200 172 Street (123210)			
	\$80.27	Assessment - Special Unit 234 210 172 Street (123234)			
	\$80.27	Assessment - Special Unit 333 210 172 Street (123333)			
	\$80.27	Assessment - Special Unit 335 210 172 Street (123335)			
	\$80.27	Assessment - Special Unit 404 200 172 Street (123404)			
	\$80.27	Assessment - Special Unit 406 200 172 Street (123406)			
	\$80.27	Assessment - Special Unit 412 200 172 Street (123412)			
	\$80.27	Assessment - Special Unit 442 210 172 Street (123442)			
	\$80.27	Assessment - Special Unit 533 210 172 Street (123533)			
	\$80.27	Assessment - Special Unit 538 210 172 Street (123538)			
	\$80.27	Assessment - Special Unit 540 210 172 Street (123540)			
	\$86.92	Assessment - Special - Billed Unit 336 210 172 Street (123336)			
	\$93.04	Assessment - Special Unit 217 200 172 Street (123217)			
	\$95.60	Assessment - Special - Billed Unit 229 210 172 Street (123229)			
	\$95.88	Assessment - Special Unit 326 210 172 Street (123326)			
	\$97.58	PrePaid Unit 318 200 172 Street (123318)			
	\$97.68	Assessment - A1 Unit 114 200 172 Street (123114)			
	\$97.68	Assessment - A1 Unit 126 210 172 Street (123126)			
	\$97.68	Assessment - A1 Unit 128 210 172 Street (123128)			



**General Ledger Trial Balance with Details**

Avila South Condominium Association, Inc.

Accts: 10-01010-0 To: 58-80010-000 Dates: 12/1/2025 - 12/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
\$97.68	Assessment - A1 Unit 314 200 172 Street (123314)				
\$97.68	Assessment - A1 Unit 315 200 172 Street (123315)				
\$97.68	Assessment - A1 Unit 329 210 172 Street (123329)				
\$97.68	Assessment - A1 Unit 517 200 172 Street (123517)				
\$97.68	Assessment - Special - Billed Unit 137 210 172 Street (123137)				
\$97.68	Assessment - Special - Billed Unit 225 210 172 Street (123225)				
\$97.68	Assessment - Special - Billed Unit 416 200 172 Street (123416)				
\$97.68	Assessment - Special - Billed Unit 524 210 172 Street (123524)				
\$97.68	Assessment - Special 3725 NW 59 Ter. (123227)				
\$97.68	Assessment - Special Unit 115 200 172 Street (123115)				
\$97.68	Assessment - Special Unit 125 210 172 Street (123125)				
\$97.68	Assessment - Special Unit 129 210 172 Street (123129)				
\$97.68	Assessment - Special Unit 130 210 172 Street (123130)				
\$97.68	Assessment - Special Unit 211 200 172 Street (123211)				
\$97.68	Assessment - Special Unit 215 200 172 Street (123215)				
\$97.68	Assessment - Special Unit 216 200 172 Street (123216)				
\$97.68	Assessment - Special Unit 218 200 172 Street (123218)				
\$97.68	Assessment - Special Unit 220 200 172 Street (123220)				
\$97.68	Assessment - Special Unit 225 210 172 Street (123225)				
\$97.68	Assessment - Special Unit 226 210 172 Street (123226)				
\$97.68	Assessment - Special Unit 229 210 172 Street (123229)				
\$97.68	Assessment - Special Unit 301 200 172 Street (123301)				
\$97.68	Assessment - Special Unit 309 200 172 Street (123309)				
\$97.68	Assessment - Special Unit 316 200 172 Street (123316)				
\$97.68	Assessment - Special Unit 317 200 172 Street (123317)				
\$97.68	Assessment - Special Unit 318 200 172 Street (123318)				
\$97.68	Assessment - Special Unit 327 210 172 Street (123327)				
\$97.68	Assessment - Special Unit 328 210 172 Street (123328)				
\$97.68	Assessment - Special Unit 401 200 172 Street (123401)				
\$97.68	Assessment - Special Unit 409 200 172 Street (123409)				
\$97.68	Assessment - Special Unit 411 200 172 Street (123411)				
\$97.68	Assessment - Special Unit 420 200 172 Street (123420)				
\$97.68	Assessment - Special Unit 423 210 172 Street (123423)				
\$97.68	Assessment - Special Unit 430 210 172 Street (123430)				
\$97.68	Assessment - Special Unit 437 210 172 Street (123437)				
\$97.68	Assessment - Special Unit 514 200 172 Street (123514)				
\$97.68	Assessment - Special Unit 520 200 172 STREET (123520)				
\$97.68	Assessment - Special Unit 523 210 172 Street (123523)				
\$97.68	Assessment - Special Unit 526 210 172 Street (123526)				
\$97.68	Assessment - Special Unit 537 210 172 Street (123537)				
\$97.68	PrePaid Unit 220 200 172 Street (123220)				
\$97.68	PrePaid Unit 330 210 172 Street (123330)				



**General Ledger Trial Balance with Details**

Avila South Condominium Association, Inc.

Accts: 10-01010-0 To: 58-80010-000 Dates: 12/1/2025 - 12/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
	\$97.68 PrePaid Unit 523 210 172 Street (123523)				
	\$98.86 PrePaid Unit 401 200 172 Street (123401)				
	\$113.70 Assessment - Special Unit 319 200 172 Street (123319)				
	\$113.70 Assessment - Special Unit 444 210 172 Street (123444)				
	\$113.70 Assessment - Special Unit 521 210 172 Street (123521)				
	\$114.00 Assessment - Special - Billed Unit 416 200 172 Street (123416)				
	\$126.16 Assessment - A1 Unit 131 210 172 Street (123131)				
	\$126.16 Assessment - Special Unit 407 200 172 Street (123407)				
	\$130.27 PrePaid Unit 438 210 172 Street (123438)				
	\$133.24 Assessment - Special - Billed Unit 524 210 172 Street (123524)				
	\$186.08 Assessment - A1 Unit 404 200 172 Street (123404)				
	\$186.32 Assessment - Special - Billed Unit 225 210 172 Street (123225)				
	\$195.36 Assessment - A1 Unit 520 200 172 STREET (123520)				
	\$197.44 PrePaid Unit 520 200 172 STREET (123520)				
	\$216.94 PrePaid Unit 404 200 172 Street (123404)				
	\$235.83 Assessment - A1 Unit 336 210 172 Street (123336)				
	\$251.38 Assessment - A1 Unit 540 210 172 Street (123540)				
	\$259.56 Assessment - A1 Unit 524 210 172 Street (123524)				
	\$278.80 Assessment - A1 Unit 416 200 172 Street (123416)				
	\$297.20 Assessment - A1 Unit 229 210 172 Street (123229)				
	\$297.75 Assessment - A1 Unit 335 210 172 Street (123335)				
	\$322.75 Assessment - A1 Unit 538 210 172 Street (123538)				
	\$322.75 PrePaid Unit 533 210 172 Street (123533)				
	\$322.79 Assessment - A1 Unit 235 210 172 Street (123235)				
	\$353.02 Assessment - A1 Unit 438 210 172 Street (123438)				
	\$367.80 PrePaid Unit 514 200 172 Street (123514)				
	\$373.76 PrePaid Unit 216 200 172 Street (123216)				
	\$378.02 Assessment - A1 Unit 308 200 172 Street (123308)				
	\$390.98 Assessment - A1 Unit 534 210 172 Street (123534)				
	\$391.62 Assessment - A1 Unit 401 200 172 Street (123401)				
	\$392.80 Assessment - A1 Unit 220 200 172 Street (123220)				
	\$392.80 Assessment - A1 Unit 523 210 172 Street (123523)				
	\$392.90 Assessment - A1 Unit 318 200 172 Street (123318)				
	\$394.60 Assessment - A1 Unit 326 210 172 Street (123326)				
	\$402.87 Assessment - A1 Unit 138 210 172 Street (123138)				
	\$403.01 Assessment - A1 Unit 436 210 172 Street (123436)				
	\$403.02 Assessment - A1 Unit 133 210 172 Street (123133)				
	\$403.02 Assessment - A1 Unit 1406 230 174th Street (123338)				
	\$403.02 Assessment - A1 Unit 142 210 172 Street (123142)				
	\$403.02 Assessment - A1 Unit 210 200 172 Street (123210)				
	\$403.02 Assessment - A1 Unit 234 210 172 Street (123234)				
	\$403.02 Assessment - A1 Unit 333 210 172 Street (123333)				



**General Ledger Trial Balance with Details**

Avila South Condominium Association, Inc.

Accts: 10-01010-0 To: 58-80010-000 Dates: 12/1/2025 - 12/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
\$403.02	Assessment - A1 Unit 406 200 172 Street (123406)				
\$403.02	Assessment - A1 Unit 412 200 172 Street (123412)				
\$403.02	Assessment - A1 Unit 442 210 172 Street (123442)				
\$403.02	Assessment - A1 Unit 505 200 172 Street (123505)				
\$403.02	Assessment - A1 Unit 535 210 172 Street (123535)				
\$403.02	Assessment - A1 Unit 536 210 172 Street (123536)				
\$411.93	PrePaid Unit 328 210 172 Street (123328)				
\$432.19	Assessment - A1 Unit 444 210 172 Street (123444)				
\$442.63	PrePaid Unit 232 210 172 Street (123232)				
\$445.12	Assessment - A1 Unit 327 210 172 Street (123327)				
\$472.30	Assessment - A1 Unit 423 210 172 Street (123423)				
\$487.43	Assessment - A1 Unit 226 210 172 Street (123226)				
\$488.16	Assessment - A1 Unit 125 210 172 Street (123125)				
\$488.16	Assessment - A1 Unit 137 210 172 Street (123137)				
\$490.47	Assessment - A1 Unit 409 200 172 Street (123409)				
\$490.47	Assessment - A1 Unit 420 200 172 Street (123420)				
\$490.48	Assessment - A1 3725 NW 59 Ter. (123227)				
\$490.48	Assessment - A1 Unit 115 200 172 Street (123115)				
\$490.48	Assessment - A1 Unit 118 200 172 Street (123118)				
\$490.48	Assessment - A1 Unit 129 210 172 Street (123129)				
\$490.48	Assessment - A1 Unit 130 210 172 Street (123130)				
\$490.48	Assessment - A1 Unit 211 200 172 Street (123211)				
\$490.48	Assessment - A1 Unit 214 200 172 Street (123214)				
\$490.48	Assessment - A1 Unit 215 200 172 Street (123215)				
\$490.48	Assessment - A1 Unit 218 200 172 Street (123218)				
\$490.48	Assessment - A1 Unit 222 200 172 Street (123222)				
\$490.48	Assessment - A1 Unit 301 200 172 Street (123301)				
\$490.48	Assessment - A1 Unit 309 200 172 Street (123309)				
\$490.48	Assessment - A1 Unit 316 200 172 Street (123316)				
\$490.48	Assessment - A1 Unit 317 200 172 Street (123317)				
\$490.48	Assessment - A1 Unit 320 200 172 Street (123320)				
\$490.48	Assessment - A1 Unit 411 200 172 Street (123411)				
\$490.48	Assessment - A1 Unit 426 210 172 Street (123426)				
\$490.48	Assessment - A1 Unit 430 210 172 Street (123430)				
\$490.48	Assessment - A1 Unit 437 210 172 Street (123437)				
\$490.48	Assessment - A1 Unit 525 210 172 Street (123525)				
\$490.48	Assessment - A1 Unit 526 210 172 Street (123526)				
\$490.48	Assessment - A1 Unit 537 210 172 Street (123537)				
\$490.48	PrePaid Unit 120 200 172 Street (123120)				
\$490.48	PrePaid Unit 429 210 172 Street (123429)				
\$495.12	Assessment - A1 Unit 217 200 172 Street (123217)				
\$570.88	Assessment - A1 Unit 319 200 172 Street (123319)				



**General Ledger Trial Balance with Details**

Avila South Condominium Association, Inc.

Accts: 10-01010-0 To: 58-80010-000 Dates: 12/1/2025 - 12/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
		\$570.89	Assessment - A1 Unit 344 210 172 Street (123344)		
		\$570.89	Assessment - A1 Unit 521 210 172 Street (123521)		
		\$588.16	PrePaid Unit 127 210 172 Street (123127)		
		\$588.16	PrePaid Unit 324 210 172 Street (123324)		
		\$633.46	Assessment - A1 Unit 331 210 172 Street (123331)		
		\$633.46	Assessment - A1 Unit 407 200 172 Street (123407)		
		\$682.04	PrePaid Unit 231 210 172 Street (123231)		
		\$684.59	PrePaid Unit 219 200 172 Street (123219)		
12/03/2025	55081	-	7,121.93	Deposit Batch 1620	
12/04/2025	27069	-	5,831.90	Cash - Truist Bank Operating - 5159 Inv # 3574740W440; WASTE CONNECTIONS OF FLA C Inv: 3574740W440 WASTE CONNECTIONS OF FLA	
12/04/2025	27276	126.16	-	Deposit from batch 1652	
			\$126.16	Assessment - Special Unit 331 210 172 Street (123331)	
12/04/2025	34914	-	126.16	Funds Transfer	
12/04/2025	61848	-	1,643.46	Cash - Truist Bank Operating - 5159 Inv # 12042025; ADP PAYROLL TAX AND WAGE Chk # 1 Inv: 12042025 ADP PAYROLL TAX AND WAGE	
12/04/2025	27069	5,831.90	-	Cash - Truist Bank Operating - 5159 Inv # 3574740W440 (Reversal); WASTE CONNECTIONS Inv: 3574740W440 WASTE CONNECTIONS OF FLA	
12/04/2025	99584	-	410.75	Cash - Truist Bank Operating - 5159 Inv # 12042025; BREEZELINE Chk # 0 Inv: 12042025 BREEZELINE	
12/05/2025	29241	-	405.00	Cash - Truist Bank Operating - 5159 Inv # 3586768W440; WASTE CONNECTIONS OF FLA C Inv: 3586768W440 WASTE CONNECTIONS OF FLA	
12/08/2025	28433	6,777.83	-	Deposit from batch 1712	
			\$25.00	Assessment - A1 Unit 414 200 172 Street (123414)	
			\$49.25	Assessment - Special - Billed Unit 221 210 172 Street (123221)	
			\$64.65	Assessment - Special - Billed Unit 221 210 172 Street (123221)	
			\$80.27	Assessment - Special Unit 312 200 172 Street (123312)	
			\$80.27	Assessment - Special Unit 440 210 172 Street (123440)	
			\$97.68	Assessment - A1 Unit 111 200 172 Street (123111)	
			\$97.68	Assessment - Special Unit 116 200 172 Street (123116)	
			\$97.68	Assessment - Special Unit 325 210 172 Street (123325)	
			\$97.68	Assessment - Special Unit 414 200 172 Street (123414)	
			\$97.68	Assessment - Special Unit 516 200 172 Street (123516)	
			\$97.69	Assessment - Special Unit 424 210 172 Street (123424)	
			\$97.69	Assessment - Special Unit 511 200 172 Street (123511)	
			\$129.73	PrePaid Unit 516 200 172 Street (123516)	
			\$188.00	Assessment - A1 Unit 440 210 172 Street (123440)	
			\$360.75	Assessment - A1 Unit 516 200 172 Street (123516)	
			\$381.68	Assessment - A1 Unit 225 210 172 Street (123225)	
			\$403.02	Assessment - A1 Unit 312 200 172 Street (123312)	
			\$403.02	Assessment - A1 Unit 510 200 172 Street (123510)	
			\$465.48	Assessment - A1 Unit 414 200 172 Street (123414)	



**General Ledger Trial Balance with Details**

Avila South Condominium Association, Inc.

Accts: 10-01010-0 To: 58-80010-000 Dates: 12/1/2025 - 12/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
		\$490.48	Assessment - A1 Unit 116 200 172 Street (123116)		
		\$490.48	Assessment - A1 Unit 325 210 172 Street (123325)		
		\$490.48	Assessment - A1 Unit 424 210 172 Street (123424)		
		\$490.48	Assessment - A1 Unit 511 200 172 Street (123511)		
		\$1,501.01	PrePaid Unit 440 210 172 Street (123440)		
12/08/2025	34916	-	2,713.33	Funds Transfer	
12/08/2025	99588	-	29,559.44	Cash - Truist Bank Operating - 5159 Inv # 12082025; FIRST INSURANCE FUNDING Chk # 0 <b>Inv: 12082025 FIRST INSURANCE FUNDING</b>	
12/09/2025	28379	5,119.22	-	Deposit from batch 1710	
			\$14.00	Miscellaneous Unit 402 200 172 Street (123402)	
			\$25.00	Assessment - A1 Unit 402 200 172 Street (123402)	
			\$113.70	Assessment - Special - Billed Unit 402 200 172 Street (123402)	
			\$167.81	Assessment - Special Unit 402 200 172 Street (123402)	
			\$570.89	Assessment - A1 Unit 402 200 172 Street (123402)	
			\$759.51	Assessment - Special - Billed Unit 402 200 172 Street (123402)	
			\$1,141.78	Assessment - A1 Unit 402 200 172 Street (123402)	
			\$1,566.94	Assessment - A1 Unit 402 200 172 Street (123402)	
12/09/2025	28393	470.00	-	Key/Parking Cash - Truist Bank Operating - 5159	
12/09/2025	29321	4,040.09	-	Deposit from batch 1788	
			\$0.05	PrePaid Unit 504 200 172 Street (123504)	
			\$0.91	PrePaid Unit 322 200 172 Street (123322)	
			\$19.27	PrePaid Unit 435 210 172 Street (123435)	
			\$50.98	PrePaid Unit 422 200 172 Street (123422)	
			\$80.27	Assessment - Special Unit 435 210 172 Street (123435)	
			\$80.27	Assessment - Special Unit 504 200 172 Street (123504)	
			\$97.68	Assessment - Special 3421 West Chester Pike C-46 Newtown Square (123528)	
			\$97.68	Assessment - Special Unit 123 210 172 Street (123123)	
			\$97.68	Assessment - Special Unit 311 200 172 Street (123311)	
			\$97.68	Assessment - Special Unit 322 200 172 Street (123322)	
			\$97.68	Assessment - Special Unit 422 200 172 Street (123422)	
			\$126.16	Assessment - Special Unit 107 200 172 Street (123107)	
			\$390.46	Assessment - A1 Unit 435 210 172 Street (123435)	
			\$402.97	Assessment - A1 Unit 504 200 172 Street (123504)	
			\$439.34	Assessment - A1 Unit 422 200 172 Street (123422)	
			\$489.57	Assessment - A1 Unit 322 200 172 Street (123322)	
			\$490.48	Assessment - A1 3421 West Chester Pike C-46 Newtown Square (123528)	
			\$490.48	Assessment - A1 Unit 123 210 172 Street (123123)	
			\$490.48	Assessment - A1 Unit 311 200 172 Street (123311)	
12/09/2025	61779	-	1,675.15	Manual Deposit Batches	
12/10/2025	29016	-	800.00	Cash - Truist Bank Operating - 5159 Inv # 20447; ROYAL PALM LANDSCAPING INC Chk # 5 <b>Inv: 20447 ROYAL PALM LANDSCAPING INC</b>	
12/10/2025	29018	-	1,178.60	Cash - Truist Bank Operating - 5159 Inv # 2025-049; USA INTERNATIONAL SECURITY SER'	



**General Ledger Trial Balance with Details**

Avila South Condominium Association, Inc.

Accts: 10-01010-0 To: 58-80010-000 Dates: 12/1/2025 - 12/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
<b>Inv: 2025-049 USA INTERNATIONAL SECURITY SERVICES INC.</b>					
12/10/2025	29257	2,293.07	-		
			\$1.02		Deposit from batch 1783
			\$80.27		PrePaid 980 Westside Ave (123428)
			\$97.68		Assessment - Special Unit 304 200 172 Street (123304)
			\$97.68		Assessment - Special 980 Westside Ave (123428)
			\$163.28		Assessment - Special Unit 230 210 172 Street (123230)
			\$327.20		Assessment - A1 Unit 230 210 172 Street (123230)
			\$403.02		PrePaid Unit 230 210 172 Street (123230)
			\$489.46		Assessment - A1 Unit 304 200 172 Street (123304)
			\$633.46		Assessment - A1 980 Westside Ave (123428)
12/10/2025	34918	-	275.63		Assessment - A1 Unit 107 200 172 Street (123107)
12/10/2025	99570	-	490.48		Funds Transfer
12/12/2025	30521	-	869.79		Return Paylease Payment - 123330
					Cash - Truist Bank Operating - 5159 Inv # 32760102; NEXTERA ENERGY SERVICES Chk #
<b>Inv: 32760102 NEXTERA ENERGY SERVICES</b>					
12/12/2025	31280	3,088.46	-		Deposit from batch 1833
			\$25.00		Assessment - A1 Unit 201 200 172 Street (123201)
			\$41.32		Assessment - Special - Billed Unit 237 210 172 Street (123237)
			\$56.56		Assessment - Special Unit 237 210 172 Street (123237)
			\$80.27		Assessment - Special Unit 340 210 172 Street (123340)
			\$97.68		Assessment - Special - Billed Unit 237 210 172 Street (123237)
			\$97.68		Assessment - Special Unit 201 200 172 Street (123201)
			\$97.68		Assessment - Special Unit 415 200 172 Street (123415)
			\$126.16		Assessment - Special - Billed Unit 507 200 172 STREET (123507)
			\$403.02		Assessment - A1 Unit 340 210 172 Street (123340)
			\$465.48		Assessment - A1 Unit 201 200 172 Street (123201)
			\$483.29		PrePaid Unit 238 210 172 Street (123238)
			\$490.48		Assessment - A1 Unit 415 200 172 Street (123415)
			\$623.84		Assessment - A1 Unit 507 200 172 STREET (123507)
12/12/2025	61781	-	678.46		Manual Deposit Batches
12/12/2025	61852	-	3,422.40		Cash - Truist Bank Operating - 5159 Inv # 12122025; ADP PAYROLL TAX AND WAGE Chk #
<b>Inv: 12122025 ADP PAYROLL TAX AND WAGE</b>					
12/15/2025	31698	8,965.91	-		Deposit from batch 1909
			\$13.77		PrePaid Unit 534 210 172 Street (123534)
			\$24.84		Assessment - Special - Billed Unit 323 210 172 Street (123323)
			\$25.00		Assessment - A1 Unit 102 200 172 Street (123102)
			\$25.00		Assessment - A1 Unit 112 200 172 Street (123112)
			\$25.00		Assessment - A1 Unit 221 210 172 Street (123221)
			\$25.00		Assessment - A1 Unit 323 210 172 Street (123323)
			\$25.00		NSF Fees Unit 323 210 172 Street (123323)
			\$49.05		Assessment - Special - Billed Unit 221 210 172 Street (123221)
			\$68.23		Assessment - Special Unit 534 210 172 Street (123534)



**General Ledger Trial Balance with Details**

Avila South Condominium Association, Inc.

Accts: 10-01010-0 To: 58-80010-000 Dates: 12/1/2025 - 12/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
		\$80.27			Assessment - Special - Billed Unit 112 200 172 Street (123112)
		\$80.27			Assessment - Special Unit 110 200 172 Street (123110)
		\$80.27			Assessment - Special Unit 140 210 172 Street (123140)
		\$80.27			Assessment - Special Unit 303 200 172 Street (123303)
		\$80.27			Assessment - Special Unit 434 210 172 Street (123434)
		\$80.27			PrePaid Unit 303 200 172 Street (123303)
		\$80.86			Assessment - Special - Billed Unit 529 210 172 Street (123529)
		\$97.68			Assessment - Special - Billed Unit 323 210 172 Street (123323)
		\$97.68			Assessment - Special Unit 111 200 172 Street (123111)
		\$97.68			Assessment - Special Unit 323 210 172 Street (123323)
		\$97.68			Assessment - Special Unit 427 210 172 Street (123427)
		\$97.68			Assessment - Special Unit 518 200 172 STREET (123518)
		\$97.68			PrePaid Unit 427 210 172 Street (123427)
		\$113.70			Assessment - Special - Billed Unit 221 210 172 Street (123221)
		\$113.70			Assessment - Special Unit 102 200 172 Street (123102)
		\$113.70			Assessment - Special Unit 202 200 172 Street (123202)
		\$113.70			Assessment - Special Unit 221 210 172 Street (123221)
		\$113.70			Assessment - Special Unit 321 210 172 Street (123321)
		\$114.50			Assessment - Special - Billed Unit 529 210 172 Street (123529)
		\$126.16			Assessment - Special Unit 307 200 172 Street (123307)
		\$126.16			PrePaid Unit 207 200 172 Street (123207)
		\$170.28			PrePaid Unit 323 210 172 Street (123323)
		\$322.75			Assessment - A1 Unit 303 200 172 Street (123303)
		\$353.02			Assessment - A1 Unit 112 200 172 Street (123112)
		\$383.34			Assessment - A1 Unit 221 210 172 Street (123221)
		\$392.80			Assessment - A1 Unit 111 200 172 Street (123111)
		\$392.80			Assessment - A1 Unit 427 210 172 Street (123427)
		\$403.02			Assessment - A1 Unit 110 200 172 Street (123110)
		\$403.02			Assessment - A1 Unit 140 210 172 Street (123140)
		\$403.02			Assessment - A1 Unit 434 210 172 Street (123434)
		\$490.48			Assessment - A1 Unit 323 210 172 Street (123323)
		\$490.48			Assessment - A1 Unit 518 200 172 STREET (123518)
		\$545.89			Assessment - A1 Unit 102 200 172 Street (123102)
		\$570.89			Assessment - A1 Unit 202 200 172 Street (123202)
		\$570.89			Assessment - A1 Unit 321 210 172 Street (123321)
		\$633.46			Assessment - A1 Unit 307 200 172 Street (123307)
12/15/2025	32803	991.18	-		Deposit from batch 1946
			\$97.68		PrePaid Unit 425 210 172 Street (123425)
			\$403.02		Assessment - A1 Unit 410 200 172 Street (123410)
			\$490.48		Assessment - A1 Unit 425 210 172 Street (123425)
12/15/2025	61783	-	1,501.12		Manual Deposit Batches
12/15/2025	99572	-	638.16		Return Paylease Payment - 123418



**General Ledger Trial Balance with Details**

Avila South Condominium Association, Inc.

Accts: 10-01010-0 To: 58-80010-000 Dates: 12/1/2025 - 12/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
12/17/2025	25424	\$ 1,259.92	\$ -		Cash - Truist Bank Operating - 5159 Inv # 2025-048 (Reversal); USA INTERNATIONAL SECURITY SERVICES INC. Inv: 2025-048 USA INTERNATIONAL SECURITY SERVICES INC.
12/17/2025	32246	-	413.79		Cash - Truist Bank Operating - 5159 Inv # MC2025-1089; CITY OF SUNNY ISLES BEACH BLDG DPTMT Inv: MC2025-1089 CITY OF SUNNY ISLES BEACH BLDG DPTMT
12/17/2025	32248	-	1,195.00		Cash - Truist Bank Operating - 5159 Inv # 29171; DYNAMIC ELEVATOR CONTROL CORP. C Inv: 29171 DYNAMIC ELEVATOR CONTROL CORP.
12/17/2025	32250	-	1,259.92		Cash - Truist Bank Operating - 5159 Inv # 2025-048; USA INTERNATIONAL SECURITY SERVICES INC. Inv: 2025-048 USA INTERNATIONAL SECURITY SERVICES INC.
12/17/2025	32252	-	1,178.60		Cash - Truist Bank Operating - 5159 Inv # 2025-050; USA INTERNATIONAL SECURITY SERVICES INC. Inv: 2025-050 USA INTERNATIONAL SECURITY SERVICES INC.
12/17/2025	32254	-	2,692.00		Cash - Truist Bank Operating - 5159 Inv # SI-0807-2; EVORA AIR CONDITIONING CONTRACTOR INC Inv: SI-0807-2 EVORA AIR CONDITIONING CONTRACTOR INC
12/17/2025	32256	-	1,923.14		Cash - Truist Bank Operating - 5159 Inv # SI-1205; EVORA AIR CONDITIONING CONTRACTOR INC Inv: SI-1205 EVORA AIR CONDITIONING CONTRACTOR INC
12/17/2025	32246	413.79	-		Cash - Truist Bank Operating - 5159 Inv # MC2025-1089 (Reversal); CITY OF SUNNY ISLES BEACH BLDG DPTMT Inv: MC2025-1089 CITY OF SUNNY ISLES BEACH BLDG DPTMT
12/17/2025	32343	-	413.79		Cash - Truist Bank Operating - 5159 Inv # REIMB-121725; PREFERRED ACCOUNTING SERVICES Inv: REIMB-121725 PREFERRED ACCOUNTING SERVICES
12/17/2025	111185	-	80.27		Return CK# 119 (actual check #117)
12/17/2025	111187	-	403.02		Return CK# 119 (actual check #117)
12/18/2025	99592	-	731.89		Cash - Truist Bank Operating - 5159 Inv # 12182025; TECO PEOPLE GAS Chk # 0 Inv: 12182025 TECO PEOPLE GAS
12/19/2025	33691	4,677.19	-		Deposit from batch 1969
			\$50.00		PrePaid Unit 514 200 172 Street (123514)
			\$72.68		PrePaid Unit 527 210 172 Street (123527)
			\$80.27		PrePaid Unit 503 200 172 Street (123503)
			\$87.28		Assessment - A1 Unit 522 200 172 Street (123522)
			\$97.68		Assessment - Special Unit 223 210 172 Street (123223)
			\$97.68		Assessment - Special Unit 527 210 172 Street (123527)
			\$113.70		Assessment - Special Unit 502 200 172 Street (123502)
			\$211.16		Assessment - A1 Unit 144 210 172 Street (123144)
			\$359.73		PrePaid Unit 144 210 172 Street (123144)
			\$403.02		Assessment - A1 Unit 503 200 172 Street (123503)
			\$403.20		PrePaid Unit 522 200 172 Street (123522)
			\$417.80		Assessment - A1 Unit 527 210 172 Street (123527)
			\$490.48		Assessment - A1 Unit 223 210 172 Street (123223)
			\$570.89		Assessment - A1 Unit 502 200 172 Street (123502)
			\$588.16		PrePaid Unit 516 200 172 Street (123516)
			\$633.46		PrePaid Unit 207 200 172 Street (123207)
12/19/2025	33943	588.16	-		Deposit from batch 2008
			\$25.04		Assessment - Special - Billed Unit 530 210 172 Street (123530)



**General Ledger Trial Balance with Details**

Avila South Condominium Association, Inc.

Accts: 10-01010-0 To: 58-80010-000 Dates: 12/1/2025 - 12/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
		\$72.64	Assessment - Special Unit 530 210 172 Street (123530)		
		\$490.48	Assessment - A1 Unit 530 210 172 Street (123530)		
12/19/2025	35066	97.68	-	Deposit from batch 2086	
			\$97.68	PrePaid Unit 522 200 172 Street (123522)	
12/19/2025	54861	-	2,000.00	Cash - Truist Bank Operating - 5159 Inv # 9117 - 121925; TRUIST-CREDIT CARD Chk # 0 <b>Inv: 9117 - 121925 TRUIST-CREDIT CARD</b>	
12/20/2025	36648	-	15,713.74	Cash - Truist Bank Operating - 5159 Inv # 0433057001; NORTH MIAMI BEACH WATER Chk # 0 <b>Inv: 0433057001 NORTH MIAMI BEACH WATER</b>	
12/22/2025	33984	770.00	-	Parking/Key/App Cash - Truist Bank Operating - 5159	
12/22/2025	34575	588.16	-	Deposit from batch 2061	
			\$25.00	Assessment - A1 Unit 116 200 172 Street (123116)	
			\$72.68	Assessment - Special Unit 116 200 172 Street (123116)	
			\$490.48	Assessment - A1 Unit 116 200 172 Street (123116)	
12/22/2025	34920	-	97.68	Funds Transfer	
12/22/2025	55083	-	97.68	Deposit Batch 2061	
12/22/2025	55083	97.68	-	Deposit Batch 2061 (Reversal)	
12/22/2025	55087	-	97.68	Deposit Batch 2061	
12/22/2025	99580	-	5,224.40	Cash - Truist Bank Operating - 5159 Inv # 3574740W440; WASTE CONNECTIONS OF FLA C <b>Inv: 3574740W440 WASTE CONNECTIONS OF FLA</b>	
12/23/2025	34637	-	6,950.00	Cash - Truist Bank Operating - 5159 Inv # 0026; UKE SERVICES LLC. Chk # 50031 <b>Inv: 0026 UKE SERVICES LLC.</b>	
12/23/2025	34922	-	406.74	Funds Transfer	
12/23/2025	61442	-	406.74	Manual Deposits	
12/23/2025	61442	406.74	-	Manual Deposits (Reversal)	
12/23/2025	65529	-	2,600.64	Cash - Truist Bank Operating - 5159 Inv # 88598-1225; FLORIDA POWER & LIGHT Chk # 0 <b>Inv: 88598-1225 FLORIDA POWER &amp; LIGHT</b>	
12/26/2025	35249	603.30	-	Deposit from batch 2109	
			\$603.30	PrePaid Unit 207 200 172 Street (123207)	
12/26/2025	61854	-	3,422.40	Cash - Truist Bank Operating - 5159 Inv # 122262025; ADP PAYROLL TAX AND WAGE Chk # 0 <b>Inv: 122262025 ADP PAYROLL TAX AND WAGE</b>	
12/29/2025	35549	-	150.00	Cash - Truist Bank Operating - 5159 Inv # AS-12292025; ALBERTO SANCHEZ Chk # 50032 <b>Inv: AS-12292025 ALBERTO SANCHEZ</b>	
12/29/2025	35551	-	150.00	Cash - Truist Bank Operating - 5159 Inv # AC-20251229; ANA COSTALES Chk # 50033 <b>Inv: AC-20251229 ANA COSTALES</b>	
12/29/2025	35553	-	100.00	Cash - Truist Bank Operating - 5159 Inv # AV-12292025; ARLEY VILLAREAL Chk # 50034 <b>Inv: AV-12292025 ARLEY VILLAREAL</b>	
12/29/2025	35555	-	50.00	Cash - Truist Bank Operating - 5159 Inv # CC-12292025; CHRISTOPHER CLAYTON Chk # 50035 <b>Inv: CC-12292025 CHRISTOPHER CLAYTON</b>	
12/29/2025	35557	-	3,862.50	Cash - Truist Bank Operating - 5159 Inv # 12172025-1; ELITE PLUMBING SEPTIC & SEWER INC <b>Inv: 12172025-1 ELITE PLUMBING SEPTIC &amp; SEWER INC</b>	
12/29/2025	35559	-	3,862.50	Cash - Truist Bank Operating - 5159 Inv # 12172025-2; ELITE PLUMBING SEPTIC & SEWER INC <b>Inv: 12172025-2 ELITE PLUMBING SEPTIC &amp; SEWER INC</b>	



**General Ledger Trial Balance with Details**

Avila South Condominium Association, Inc.

Accts: 10-01010-0 To: 58-80010-000 Dates: 12/1/2025 - 12/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance	
12/29/2025	35561	\$ -	\$ 100.00		Cash - Truist Bank Operating - 5159 Inv # MC; MAGDA E. CALVILLO Chk # 50038 Inv: MC MAGDA E. CALVILLO	
12/29/2025	35563	-	475.00		Cash - Truist Bank Operating - 5159 Inv # 5701; PETERS & PETERS, P.A. Chk # 50039 Inv: 5701 PETERS & PETERS, P.A.	
12/29/2025	35565	-	50.00		Cash - Truist Bank Operating - 5159 Inv # PE-12292025; PIERRE EXALANT Chk # 50040 Inv: PE-12292025 PIERRE EXALANT	
12/29/2025	35567	-	1,178.60		Cash - Truist Bank Operating - 5159 Inv # 2025-051; USA INTERNATIONAL SECURITY SER' Inv: 2025-051 USA INTERNATIONAL SECURITY SERVICES INC.	
12/29/2025	35569	-	1,259.92		Cash - Truist Bank Operating - 5159 Inv # 2025-052; USA INTERNATIONAL SECURITY SER' Inv: 2025-052 USA INTERNATIONAL SECURITY SERVICES INC.	
12/29/2025	36156	563.56	-		Deposit from batch 2174	
			\$19.19		Assessment - Special Unit 108 200 172 Street (123108)	
			\$25.00		Assessment - Special Unit 108 200 172 Street (123108)	
			\$80.27		PrePaid Unit 203 200 172 Street (123203)	
			\$439.10		PrePaid Unit 108 200 172 Street (123108)	
12/29/2025	54322	-	80.27		Deposit Batch #2174	
12/30/2025	61448	-	10,000.00		Funds Transfer	
12/31/2025	36458	0.77	-		Interest	
12/31/2025	42156	1,572.15	-		Deposit from batch 2278	
			\$80.27		PrePaid Unit 538 210 172 Street (123538)	
			\$97.68		PrePaid Unit 432 210 172 Street (123432)	
			\$403.02		PrePaid Unit 105 200 172 Street (123105)	
			\$403.02		PrePaid Unit 203 200 172 Street (123203)	
			\$588.16		PrePaid Unit 129 210 172 Street (123129)	
12/31/2025	54320	-	275.63		Deposit Batch #2278	
12/31/2025	61850	-	1,654.15		Cash - Truist Bank Operating - 5159 Inv # 12312025; ADP PAYROLL TAX AND WAGE Chk # Inv: 12312025 ADP PAYROLL TAX AND WAGE	
12/31/2025	132472	-	25.00		Adjustment; Truist Bank Chk # 0	
10-01045-000	Cash - Truist Bank Loan - 4435		107,809.55	-	107,809.55	
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>		
11-01036-000	Cash - Truist Bank 3056 Security Deposit		26,023.35	-	1,000.00	25,023.35
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>		
12/10/2025	29020	\$ -	\$ 1,000.00		Cash - Truist Bank 3056 Security Deposit Inv # SECDEP-327; ELEONORA LINYUSHINA Chk Inv: SECDEP-327 ELEONORA LINYUSHINA	
12-01030-000	Cash - Popular Bank Special Assessment - 7473		-	109,467.76	109,467.76	-
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>		
12/12/2025	30905	\$ -	\$ 109,370.08		Cash - Popular Bank Special Assessment - 7473 Inv # 1745; G. BATISTA ENGINEERING & C Inv: 1745 G. BATISTA ENGINEERING & CONSTRUCTION	
12/12/2025	30905	109,370.08	-		Cash - Popular Bank Special Assessment - 7473 Inv # 1745 (Reversal); G. BATISTA ENGINEE Inv: 1745 G. BATISTA ENGINEERING & CONSTRUCTION	
12/22/2025	55083	97.68	-		Deposit Batch 2061	
12/22/2025	55083	-	97.68		Deposit Batch 2061 (Reversal)	
12-01035-000	Cash - Truist Bank Special Assessment - 5167		500.16	26,145.57	24,888.76	1,756.97
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>		



**General Ledger Trial Balance with Details**

Avila South Condominium Association, Inc.

Accts: 10-01010-0 To: 58-80010-000 Dates: 12/1/2025 - 12/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance	
12/01/2025	55077	\$ 555.27	\$ -		Deposit Batch 1577	
12/02/2025	55079	97.68	-		Deposit Batch 1598	
12/03/2025	55081	7,121.93	-		Deposit Batch 1620	
12/04/2025	34914	126.16	-		Funds Transfer	
12/08/2025	34916	2,713.33	-		Funds Transfer	
12/09/2025	61779	1,675.15	-		Manual Deposit Batches	
12/10/2025	34918	275.63	-		Funds Transfer	
12/12/2025	61781	678.46	-		Manual Deposit Batches	
12/15/2025	61783	1,501.12	-		Manual Deposit Batches	
12/19/2025	61811	-	12.00		CPN Stop Serial #123402; Truist Bank Chk # 0	
12/22/2025	34920	97.68	-		Funds Transfer	
12/22/2025	55087	97.68	-		Deposit Batch 2061	
12/23/2025	34922	406.74	-		Funds Transfer	
12/23/2025	61442	406.74	-		Manual Deposits	
12/23/2025	61442	-	406.74		Manual Deposits (Reversal)	
12/25/2025	107847	-	24,398.02		Cash - Truist Bank Special Assessment - 5167 Inv # 12252025; Truist Bank Chk # 0 <b>Inv: 12252025 Truist Bank</b>	
12/26/2025	61813	-	36.00		Returned Item Fee; Truist Bank Chk # 0	
12/29/2025	54322	80.27	-		Deposit Batch #2174	
12/29/2025	61450	36.00	-		Returned Item Fee Reversal Cash - Truist Bank Special Assessment - 5167	
12/29/2025	61815	-	36.00		Prior Day OD Fee; Truist Bank Chk # 0	
12/30/2025	61448	10,000.00	-		Funds Transfer	
12/31/2025	36460	0.10	-		Interest	
12/31/2025	54320	275.63	-		Deposit Batch #2278	
15-01200-000	Owner Assessments Receivable		16,152.25	114,410.44	114,076.40	16,486.29
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>		
12/01/2025	24892	\$ 0.00	\$ 992.22	Deposit from batch 1577		
12/01/2025	29902	0.00	23,060.86	Deposit from batch 1801		
12/01/2025	11452	9,181.92	-	Assessment - Special - Batch 957		
12/01/2025	11456	5,217.55	-	Assessment - Special - Batch 958		
12/01/2025	11460	1,932.90	-	Assessment - Special - Batch 959		
12/01/2025	11464	1,261.60	-	Assessment - Special - Batch 960		
12/01/2025	11468	48,067.04	-	Assessment - A1 - Batch 953		
12/01/2025	11472	28,211.40	-	Assessment - A1 - Batch 954		
12/01/2025	11476	10,276.02	-	Assessment - A1 - Batch 955		
12/01/2025	11480	6,334.60	-	Assessment - A1 - Batch 956		
12/01/2025	15578	-	80.27	For Acct: 123438 - SA Paid In Full		
12/01/2025	24391	-	490.48	Applied Prepaid 123132		
12/01/2025	24391	-	97.68	Applied Prepaid 123132		
12/01/2025	24394	-	3.05	Applied Prepaid 123226		
12/01/2025	24396	-	490.48	Applied Prepaid 123330		
12/01/2025	24396	-	97.68	Applied Prepaid 123330		
12/01/2025	24399	-	1.84	Applied Prepaid 123417		
12/01/2025	24401	-	490.48	Applied Prepaid 123515		
12/01/2025	24401	-	97.68	Applied Prepaid 123515		
12/01/2025	24404	-	403.20	Applied Prepaid 123522		
12/01/2025	24406	-	633.46	Applied Prepaid 123207		



**General Ledger Trial Balance with Details**

Avila South Condominium Association, Inc.

Accts: 10-01010-0 To: 58-80010-000 Dates: 12/1/2025 - 12/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
12/01/2025	24406	\$ -	\$ 126.16		Applied Prepaid 123207
12/01/2025	24409	-	442.63		Applied Prepaid 123232
12/01/2025	24411	-	97.58		Applied Prepaid 123318
12/01/2025	24413	-	411.93		Applied Prepaid 123328
12/01/2025	24415	-	0.01		Applied Prepaid 123409
12/01/2025	24417	-	490.48		Applied Prepaid 123127
12/01/2025	24417	-	97.68		Applied Prepaid 123127
12/01/2025	24420	-	97.68		Applied Prepaid 123128
12/01/2025	24422	-	6.98		Applied Prepaid 123105
12/01/2025	24424	-	80.27		Applied Prepaid 123303
12/01/2025	24426	-	98.86		Applied Prepaid 123401
12/01/2025	24428	-	403.02		Applied Prepaid 123533
12/01/2025	24430	-	471.44		Applied Prepaid 123216
12/01/2025	24432	-	126.16		Applied Prepaid 123305
12/01/2025	24434	-	490.48		Applied Prepaid 123324
12/01/2025	24434	-	97.68		Applied Prepaid 123324
12/01/2025	24437	-	97.44		Applied Prepaid 123501
12/01/2025	24439	-	295.12		Applied Prepaid 123520
12/01/2025	24441	-	45.36		Applied Prepaid 123327
12/01/2025	24443	-	54.63		Applied Prepaid 123334
12/01/2025	24445	-	0.15		Applied Prepaid 123138
12/01/2025	24447	-	97.68		Applied Prepaid 123220
12/01/2025	24449	-	465.48		Applied Prepaid 123514
12/01/2025	24451	-	403.02		Applied Prepaid 123433
12/01/2025	24451	-	80.27		Applied Prepaid 123433
12/01/2025	24454	-	2.32		Applied Prepaid 123125
12/01/2025	24456	-	51.14		Applied Prepaid 123422
12/01/2025	24458	-	12.56		Applied Prepaid 123435
12/01/2025	24460	-	97.68		Applied Prepaid 123523
12/01/2025	24462	-	403.02		Applied Prepaid 123203
12/01/2025	24462	-	80.27		Applied Prepaid 123203
12/01/2025	24465	-	195.36		Applied Prepaid 123117
12/01/2025	24467	-	216.94		Applied Prepaid 123404
12/01/2025	24469	-	0.91		Applied Prepaid 123322
12/01/2025	24471	-	95.88		Applied Prepaid 123326
12/01/2025	24473	-	0.05		Applied Prepaid 123504
12/01/2025	24475	-	327.20		Applied Prepaid 123230
12/01/2025	24477	-	490.48		Applied Prepaid 123101
12/01/2025	24477	-	97.68		Applied Prepaid 123101
12/01/2025	24480	-	1.02		Applied Prepaid 123428
12/01/2025	24482	-	126.16		Applied Prepaid 123131
12/01/2025	24484	-	0.06		Applied Prepaid 123236
12/01/2025	24486	-	490.48		Applied Prepaid 123120
12/01/2025	24486	-	97.68		Applied Prepaid 123120
12/01/2025	24489	-	359.73		Applied Prepaid 123144
12/01/2025	24491	-	490.48		Applied Prepaid 123209
12/01/2025	24491	-	97.68		Applied Prepaid 123209
12/01/2025	24494	-	570.89		Applied Prepaid 123219



**General Ledger Trial Balance with Details**

Avila South Condominium Association, Inc.

Accts: 10-01010-0 To: 58-80010-000 Dates: 12/1/2025 - 12/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
12/01/2025	24494	\$ -	\$ 113.70		Applied Prepaid 123219
12/01/2025	24497	-	633.46		Applied Prepaid 123231
12/01/2025	24497	-	48.58		Applied Prepaid 123231
12/01/2025	24500	-	80.23		Applied Prepaid 123235
12/01/2025	24502	-	403.02		Applied Prepaid 123238
12/01/2025	24502	-	80.27		Applied Prepaid 123238
12/01/2025	24505	-	0.01		Applied Prepaid 123319
12/01/2025	24507	-	18.18		Applied Prepaid 123423
12/01/2025	24509	-	97.68		Applied Prepaid 123427
12/01/2025	24511	-	0.01		Applied Prepaid 123436
12/01/2025	24513	-	215.02		Applied Prepaid 123440
12/01/2025	24515	-	129.73		Applied Prepaid 123516
12/01/2025	24517	-	72.68		Applied Prepaid 123527
12/01/2025	24519	-	12.04		Applied Prepaid 123534
12/01/2025	24702	-	0.01		Applied Prepaid 123420
12/01/2025	24704	-	490.48		Applied Prepaid 123429
12/01/2025	24704	-	97.68		Applied Prepaid 123429
12/01/2025	24713	-	50.00		Applied Prepaid 123438
12/01/2025	122485	490.48	-		AR ADJUSTMENT (Reversal)
12/02/2025	25213	0.00	980.96		Deposit from batch 1598
12/03/2025	25757	0.00	38,466.04		Deposit from batch 1620
12/04/2025	27276	0.00	126.16		Deposit from batch 1652
12/08/2025	28433	0.00	5,147.09		Deposit from batch 1712
12/09/2025	28379	0.00	5,119.22		Deposit from batch 1710
12/09/2025	29321	0.00	3,968.88		Deposit from batch 1788
12/10/2025	29257	0.00	1,964.85		Deposit from batch 1783
12/10/2025	99570	490.48	-		Return Paylease Payment - 123330
			\$490.48		Assessment - A1 Unit 330 210 172 Street (123330)
12/12/2025	31280	0.00	2,605.17		Deposit from batch 1833
12/12/2025	31107	-	97.68		Applied Prepaid 123417
12/12/2025	31109	-	80.27		Applied Prepaid 123508
12/12/2025	31111	-	25.00		Applied Prepaid 123519
12/12/2025	31111	-	202.40		Applied Prepaid 123519
12/12/2025	31114	-	80.27		Applied Prepaid 123310
12/12/2025	31116	-	97.68		Applied Prepaid 123315
12/12/2025	31118	-	97.68		Applied Prepaid 123114
12/12/2025	31120	-	113.70		Applied Prepaid 123544
12/12/2025	31122	-	97.68		Applied Prepaid 123109
12/12/2025	31124	-	80.27		Applied Prepaid 123305
12/12/2025	31126	-	80.27		Applied Prepaid 123403
12/12/2025	31128	-	97.68		Applied Prepaid 123517
12/12/2025	31130	-	97.68		Applied Prepaid 123532
12/12/2025	31132	-	80.27		Applied Prepaid 123134



**General Ledger Trial Balance with Details**

Avila South Condominium Association, Inc.

Accts: 10-01010-0 To: 58-80010-000 Dates: 12/1/2025 - 12/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
12/12/2025	31134	\$ -	\$ 80.27		Applied Prepaid 123542
12/12/2025	31136	-	80.27		Applied Prepaid 123242
12/12/2025	31138	-	80.27		Applied Prepaid 123208
12/12/2025	31140	-	97.68		Applied Prepaid 123229
12/12/2025	31142	-	80.27		Applied Prepaid 123233
12/12/2025	31144	-	126.16		Applied Prepaid 123431
12/12/2025	31146	-	80.27		Applied Prepaid 123106
12/12/2025	31148	-	80.27		Applied Prepaid 123136
12/12/2025	31150	-	97.68		Applied Prepaid 123314
12/12/2025	31152	-	80.27		Applied Prepaid 123204
12/12/2025	31154	-	80.27		Applied Prepaid 123405
12/12/2025	31156	-	97.68		Applied Prepaid 123126
12/12/2025	31158	-	80.27		Applied Prepaid 123236
12/12/2025	31160	-	49.20		Applied Prepaid 123342
12/12/2025	31162	-	80.27		Applied Prepaid 123205
12/12/2025	31164	-	80.27		Applied Prepaid 123212
12/12/2025	31166	-	47.68		Applied Prepaid 123224
12/12/2025	31168	-	80.27		Applied Prepaid 123240
12/12/2025	31170	-	113.70		Applied Prepaid 123302
12/12/2025	31172	-	97.68		Applied Prepaid 123329
12/12/2025	31174	-	113.70		Applied Prepaid 123421
12/12/2025	31176	-	80.27		Applied Prepaid 123506
12/15/2025	31698	0.00	8,477.75		Deposit from batch 1909
12/15/2025	32803	0.00	893.50		Deposit from batch 1946
12/15/2025	99572	638.16	-		Return Paylease Payment - 123418
			\$638.16		Assessment - A1 Unit 418 200 172 Street (123418)
12/17/2025	111185	80.27	-		Return CK# 119 (actual check #117)
			\$80.27		Assessment - Special Unit 434 210 172 Street (123434)
12/17/2025	111187	403.02	-		Return CK# 119 (actual check #117)
			\$403.02		Assessment - A1 Unit 434 210 172 Street (123434)
12/17/2025	111189	25.00	-		NSF Fees - Batch 4944
12/18/2025	33556	-	97.68		Applied Prepaid 123425
12/19/2025	33691	0.00	2,489.69		Deposit from batch 1969
12/19/2025	33943	0.00	588.16		Deposit from batch 2008
12/19/2025	33764	-	97.68		Applied Prepaid 123522
12/19/2025	33766	-	113.70		Applied Prepaid 123144
12/19/2025	33768	-	7.31		Applied Prepaid 123503
12/19/2025	33768	-	72.96		Applied Prepaid 123503
12/20/2025	33780	1,175.00	-		Assessment - Special - Batch 1983
12/20/2025	33782	575.00	-		Assessment - A1 - Batch 1983
12/22/2025	34575	0.00	588.16		Deposit from batch 2061
12/29/2025	36156	0.00	44.19		Deposit from batch 2174
12/30/2025	56238	25.00	-		Owner Fines - Batch 2878
12/31/2025	52805	0.00	91.09		Deposit from batch 2736



**General Ledger Trial Balance with Details**

Avila South Condominium Association, Inc.

Accts: 10-01010-0 To: 58-80010-000 Dates: 12/1/2025 - 12/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance	
12/31/2025	52822	\$ 0.00	\$ 56.94		Deposit from batch 2740	
12/31/2025	124057	25.00	-		Move Payment 02/26/2026	
			\$25.00		PrePaid Unit 116 200 172 Street (123116)	
15-01205-000	Allowance for Bad Debts	(10,000.00)	-	-	(10,000.00)	
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>		
16-01610-000	Prepaid Insurance		164,963.27	-	29,993.32	134,969.95
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>		
12/31/2025	111375	\$ -	\$ 29,993.32		INSURANCE	
16-01620-000	Prepaid Expenses		1,552.82	1,040.04	724.75	1,868.11
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>		
12/01/2025	25408	\$ 1,040.04	\$ -		Inv CA82549, 01/01/26 - 03/31/26 Inv: CA82549 CFP-24 - CENTURY FIRE PROTECTION - ADVANCED INC.	
12/31/2025	111702	-	346.68		FIRE ALARM MAINT & MONIT	
12/31/2025	111782	-	378.07		ELEVATOR PHONE	
20-02001-000	Accounts Payable		(2,579.92)	263,163.06	270,650.06	(10,066.92)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>		
12/01/2025	25406	\$ -	\$ 1,320.00		Accounts Payable Inv # 32450 Inv: 32450 PREFERRED ACCOUNTING SERVICES	
12/01/2025	25408	-	1,040.04		Accounts Payable Inv # CA82549 Inv: CA82549 CFP-24 - CENTURY FIRE PROTECTION - ADVANCED INC.	
12/01/2025	25410	-	800.00		Accounts Payable Inv # 28949 Inv: 28949 DYNAMIC ELEVATOR CONTROL CORP.	
12/01/2025	25412	-	925.00		Accounts Payable Inv # 188108 Inv: 188108 MIAMI POOL TECH, INC.	
12/01/2025	25432	-	1,568.00		Accounts Payable Inv # 57675441 Inv: 57675441 NORTHWEST EXTERMINATING	
12/01/2025	26916	-	5,831.90		Accounts Payable Inv # 3574740W440 Inv: 3574740W440 WASTE CONNECTIONS OF FLA	
12/01/2025	32085	-	2,692.00		Accounts Payable Inv # SI-0807-2 Inv: SI-0807-2 EVORA AIR CONDITIONING CONTRACTOR INC	
12/01/2025	26916	5,831.90	-		Accounts Payable Inv # 3574740W440 (Reversal) Inv: 3574740W440 WASTE CONNECTIONS OF FLA	
12/01/2025	99578	-	5,224.40		Accounts Payable Inv # 3574740W440 Inv: 3574740W440 WASTE CONNECTIONS OF FLA	
12/03/2025	25416	1,040.04	-		Accounts Payable Inv # CA82549; CFP-24 - CENTURY FIRE PROTECTION - ADVANCED INC. Inv: CA82549 CFP-24 - CENTURY FIRE PROTECTION - ADVANCED INC.	
12/03/2025	25418	800.00	-		Accounts Payable Inv # 28949; DYNAMIC ELEVATOR CONTROL CORP. Chk # 50015 Inv: 28949 DYNAMIC ELEVATOR CONTROL CORP.	
12/03/2025	25420	925.00	-		Accounts Payable Inv # 188108; MIAMI POOL TECH, INC. Chk # 50016 Inv: 188108 MIAMI POOL TECH, INC.	
12/03/2025	25422	1,320.00	-		Accounts Payable Inv # 32450; PREFERRED ACCOUNTING SERVICES Chk # 50017 Inv: 32450 PREFERRED ACCOUNTING SERVICES	
12/03/2025	25424	1,259.92	-		Accounts Payable Inv # 2025-048; USA INTERNATIONAL SECURITY SERVICES INC. Chk #	



**General Ledger Trial Balance with Details**

Avila South Condominium Association, Inc.

Accts: 10-01010-0 To: 58-80010-000 Dates: 12/1/2025 - 12/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
					<b>Inv: 2025-048 USA INTERNATIONAL SECURITY SERVICES INC.</b>
12/03/2025	25430	-	40.00		Accounts Payable Inv # REIMB-120325 <b>Inv: REIMB-120325 ALBERTO SANCHEZ</b>
12/03/2025	25434	40.00	-		Accounts Payable Inv # REIMB-120325; ALBERTO SANCHEZ Chk # 50019 <b>Inv: REIMB-120325 ALBERTO SANCHEZ</b>
12/03/2025	25436	1,568.00	-		Accounts Payable Inv # 57675441; NORTHWEST EXTERMINATING Chk # 50020 <b>Inv: 57675441 NORTHWEST EXTERMINATING</b>
12/03/2025	25416	-	1,040.04		Accounts Payable Inv # CA82549 (Reversal); CFP-24 - CENTURY FIRE PROTECTION - ADV <b>Inv: CA82549 CFP-24 - CENTURY FIRE PROTECTION - ADVANCED INC.</b>
12/03/2025	25442	1,040.04	-		Accounts Payable Inv # CA82549; CENTURY FIRE PROTECTION INC. Chk # 50021 <b>Inv: CA82549 CENTURY FIRE PROTECTION INC.</b>
12/03/2025	28951	-	800.00		Accounts Payable Inv # 20447 <b>Inv: 20447 ROYAL PALM LANDSCAPING INC</b>
12/03/2025	29235	-	405.00		Accounts Payable Inv # 3586768W440 <b>Inv: 3586768W440 WASTE CONNECTIONS OF FLA</b>
12/04/2025	27069	5,831.90	-		Accounts Payable Inv # 3574740W440; WASTE CONNECTIONS OF FLA Chk # 0 <b>Inv: 3574740W440 WASTE CONNECTIONS OF FLA</b>
12/04/2025	61826	-	1,643.46		Accounts Payable Inv # 12042025 <b>Inv: 12042025 ADP PAYROLL TAX AND WAGE</b>
12/04/2025	61848	1,643.46	-		Accounts Payable Inv # 12042025; ADP PAYROLL TAX AND WAGE Chk # 0 <b>Inv: 12042025 ADP PAYROLL TAX AND WAGE</b>
12/04/2025	61826	1,643.46	-		Accounts Payable Inv # 12042025 (Reversal) <b>Inv: 12042025 ADP PAYROLL TAX AND WAGE</b>
12/04/2025	67863	-	1,643.46		Accounts Payable Inv # 12042025 <b>Inv: 12042025 ADP PAYROLL TAX AND WAGE</b>
12/04/2025	27069	-	5,831.90		Accounts Payable Inv # 3574740W440 (Reversal); WASTE CONNECTIONS OF FLA Chk # 0 <b>Inv: 3574740W440 WASTE CONNECTIONS OF FLA</b>
12/04/2025	99582	-	410.75		Accounts Payable Inv # 12042025 <b>Inv: 12042025 BREEZELINE</b>
12/04/2025	99584	410.75	-		Accounts Payable Inv # 12042025; BREEZELINE Chk # 0 <b>Inv: 12042025 BREEZELINE</b>
12/04/2025	99582	410.75	-		Accounts Payable Inv # 12042025 (Reversal) <b>Inv: 12042025 BREEZELINE</b>
12/04/2025	111840	-	410.75		Accounts Payable Inv # 12042025 <b>Inv: 12042025 BREEZELINE</b>
12/05/2025	29241	405.00	-		Accounts Payable Inv # 3586768W440; WASTE CONNECTIONS OF FLA Chk # 0 <b>Inv: 3586768W440 WASTE CONNECTIONS OF FLA</b>
12/05/2025	31014	-	1,195.00		Accounts Payable Inv # 29171 <b>Inv: 29171 DYNAMIC ELEVATOR CONTROL CORP.</b>
12/05/2025	32242	-	1,923.14		Accounts Payable Inv # SI-1205



**General Ledger Trial Balance with Details**

Avila South Condominium Association, Inc.

Accts: 10-01010-0 To: 58-80010-000 Dates: 12/1/2025 - 12/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
					<b>Inv: SI-1205 EVORA AIR CONDITIONING CONTRACTOR INC</b>
12/05/2025	56317	-	17.92		Accounts Payable Inv # 29171BAL <b>Inv: 29171BAL DYNAMIC ELEVATOR CONTROL CORP.</b>
12/08/2025	28953	-	1,178.60		Accounts Payable Inv # 2025-049 <b>Inv: 2025-049 USA INTERNATIONAL SECURITY SERVICES INC.</b>
12/08/2025	99586	-	29,559.44		Accounts Payable Inv # 12082025 <b>Inv: 12082025 FIRST INSURANCE FUNDING</b>
12/08/2025	99588	29,559.44	-		Accounts Payable Inv # 12082025; FIRST INSURANCE FUNDING Chk # 0 <b>Inv: 12082025 FIRST INSURANCE FUNDING</b>
12/10/2025	29012	-	1,000.00		Accounts Payable Inv # SECDEP-327 <b>Inv: SECDEP-327 ELEONORA LINYUSHINA</b>
12/10/2025	29016	800.00	-		Accounts Payable Inv # 20447; ROYAL PALM LANDSCAPING INC Chk # 50022 <b>Inv: 20447 ROYAL PALM LANDSCAPING INC</b>
12/10/2025	29018	1,178.60	-		Accounts Payable Inv # 2025-049; USA INTERNATIONAL SECURITY SERVICES INC. Chk # <b>Inv: 2025-049 USA INTERNATIONAL SECURITY SERVICES INC.</b>
12/10/2025	29020	1,000.00	-		Accounts Payable Inv # SECDEP-327; ELEONORA LINYUSHINA Chk # 50000 <b>Inv: SECDEP-327 ELEONORA LINYUSHINA</b>
12/12/2025	30521	869.79	-		Accounts Payable Inv # 32760102; NEXTERA ENERGY SERVICES Chk # 0 <b>Inv: 32760102 NEXTERA ENERGY SERVICES</b>
12/12/2025	30905	109,370.08	-		Accounts Payable Inv # 1745; G. BATISTA ENGINEERING & CONSTRUCTION Chk # 50001 <b>Inv: 1745 G. BATISTA ENGINEERING &amp; CONSTRUCTION</b>
12/12/2025	30905	-	109,370.08		Accounts Payable Inv # 1745 (Reversal); G. BATISTA ENGINEERING & CONSTRUCTION Chk # <b>Inv: 1745 G. BATISTA ENGINEERING &amp; CONSTRUCTION</b>
12/12/2025	61831	-	3,422.40		Accounts Payable Inv # 12122025 <b>Inv: 12122025 ADP PAYROLL TAX AND WAGE</b>
12/12/2025	61852	3,422.40	-		Accounts Payable Inv # 12122025; ADP PAYROLL TAX AND WAGE Chk # 0 <b>Inv: 12122025 ADP PAYROLL TAX AND WAGE</b>
12/12/2025	61831	3,422.40	-		Accounts Payable Inv # 12122025 (Reversal) <b>Inv: 12122025 ADP PAYROLL TAX AND WAGE</b>
12/12/2025	67872	-	3,422.40		Accounts Payable Inv # 12122025 <b>Inv: 12122025 ADP PAYROLL TAX AND WAGE</b>
12/15/2025	32083	-	413.79		Accounts Payable Inv # MC2025-1089 <b>Inv: MC2025-1089 CITY OF SUNNY ISLES BEACH BLDG DPTMT</b>
12/16/2025	32081	-	1,178.60		Accounts Payable Inv # 2025-050 <b>Inv: 2025-050 USA INTERNATIONAL SECURITY SERVICES INC.</b>
12/17/2025	25424	-	1,259.92		Accounts Payable Inv # 2025-048 (Reversal); USA INTERNATIONAL SECURITY SERVICES <b>Inv: 2025-048 USA INTERNATIONAL SECURITY SERVICES INC.</b>
12/17/2025	32246	413.79	-		Accounts Payable Inv # MC2025-1089; CITY OF SUNNY ISLES BEACH BLDG DPTMT Chk # <b>Inv: MC2025-1089 CITY OF SUNNY ISLES BEACH BLDG DPTMT</b>
12/17/2025	32248	1,195.00	-		Accounts Payable Inv # 29171; DYNAMIC ELEVATOR CONTROL CORP. Chk # 50025



**General Ledger Trial Balance with Details**

Avila South Condominium Association, Inc.

Accts: 10-01010-0 To: 58-80010-000 Dates: 12/1/2025 - 12/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
					<b>Inv: 29171 DYNAMIC ELEVATOR CONTROL CORP.</b>
12/17/2025	32250	1,259.92	-		Accounts Payable Inv # 2025-048; USA INTERNATIONAL SECURITY SERVICES INC. Chk #
					<b>Inv: 2025-048 USA INTERNATIONAL SECURITY SERVICES INC.</b>
12/17/2025	32252	1,178.60	-		Accounts Payable Inv # 2025-050; USA INTERNATIONAL SECURITY SERVICES INC. Chk #
					<b>Inv: 2025-050 USA INTERNATIONAL SECURITY SERVICES INC.</b>
12/17/2025	32254	2,692.00	-		Accounts Payable Inv # SI-0807-2; EVORA AIR CONDITIONING CONTRACTOR INC Chk # 5
					<b>Inv: SI-0807-2 EVORA AIR CONDITIONING CONTRACTOR INC</b>
12/17/2025	32256	1,923.14	-		Accounts Payable Inv # SI-1205; EVORA AIR CONDITIONING CONTRACTOR INC Chk # 50
					<b>Inv: SI-1205 EVORA AIR CONDITIONING CONTRACTOR INC</b>
12/17/2025	32246	-	413.79		Accounts Payable Inv # MC2025-1089 (Reversal); CITY OF SUNNY ISLES BEACH BLDG DF
					<b>Inv: MC2025-1089 CITY OF SUNNY ISLES BEACH BLDG DPTMT</b>
12/17/2025	32083	413.79	-		Accounts Payable Inv # MC2025-1089 (Reversal - voided check); CITY OF SUNNY ISLES BE
					<b>Inv: MC2025-1089 CITY OF SUNNY ISLES BEACH BLDG DPTMT</b>
12/17/2025	32341	-	413.79		Accounts Payable Inv # REIMB-121725
					<b>Inv: REIMB-121725 PREFERRED ACCOUNTING SERVICES</b>
12/17/2025	32343	413.79	-		Accounts Payable Inv # REIMB-121725; PREFERRED ACCOUNTING SERVICES Chk # 500:
					<b>Inv: REIMB-121725 PREFERRED ACCOUNTING SERVICES</b>
12/17/2025	35539	-	3,862.50		Accounts Payable Inv # 12172025-1
					<b>Inv: 12172025-1 ELITE PLUMBING SEPTIC &amp; SEWER INC</b>
12/17/2025	35541	-	3,862.50		Accounts Payable Inv # 12172025-2
					<b>Inv: 12172025-2 ELITE PLUMBING SEPTIC &amp; SEWER INC</b>
12/18/2025	35543	-	475.00		Accounts Payable Inv # 5701
					<b>Inv: 5701 PETERS &amp; PETERS, P.A.</b>
12/18/2025	99590	-	731.89		Accounts Payable Inv # 12182025
					<b>Inv: 12182025 TECO PEOPLE GAS</b>
12/18/2025	99592	731.89	-		Accounts Payable Inv # 12182025; TECO PEOPLE GAS Chk # 0
					<b>Inv: 12182025 TECO PEOPLE GAS</b>
12/19/2025	54519	-	2,000.00		Accounts Payable Inv # 9117 - 121925
					<b>Inv: 9117 - 121925 TRUIST-CREDIT CARD</b>
12/19/2025	54861	2,000.00	-		Accounts Payable Inv # 9117 - 121925; TRUIST-CREDIT CARD Chk # 0
					<b>Inv: 9117 - 121925 TRUIST-CREDIT CARD</b>
12/20/2025	36571	-	15,713.74		Accounts Payable Inv # 0433057001
					<b>Inv: 0433057001 NORTH MIAMI BEACH WATER</b>
12/20/2025	36648	15,713.74	-		Accounts Payable Inv # 0433057001; NORTH MIAMI BEACH WATER Chk # 0
					<b>Inv: 0433057001 NORTH MIAMI BEACH WATER</b>
12/22/2025	35503	-	1,178.60		Accounts Payable Inv # 2025-051
					<b>Inv: 2025-051 USA INTERNATIONAL SECURITY SERVICES INC.</b>
12/22/2025	99580	5,224.40	-		Accounts Payable Inv # 3574740W440; WASTE CONNECTIONS OF FLA Chk # 0
					<b>Inv: 3574740W440 WASTE CONNECTIONS OF FLA</b>
12/23/2025	34635	-	6,950.00		Accounts Payable Inv # 0026



**General Ledger Trial Balance with Details**

Avila South Condominium Association, Inc.

Accts: 10-01010-0 To: 58-80010-000 Dates: 12/1/2025 - 12/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
					<b>Inv: 0026 UKE SERVICES LLC.</b>
12/23/2025	34637	6,950.00	-		Accounts Payable Inv # 0026; UKE SERVICES LLC. Chk # 50031
					<b>Inv: 0026 UKE SERVICES LLC.</b>
12/23/2025	65395	-	2,600.64		Accounts Payable Inv # 88598-1225
					<b>Inv: 88598-1225 FLORIDA POWER &amp; LIGHT</b>
12/23/2025	65529	2,600.64	-		Accounts Payable Inv # 88598-1225; FLORIDA POWER & LIGHT Chk # 0
					<b>Inv: 88598-1225 FLORIDA POWER &amp; LIGHT</b>
12/25/2025	107835	-	24,398.02		Accounts Payable Inv # 12252025
					<b>Inv: 12252025 Truist Bank</b>
12/25/2025	107847	24,398.02	-		Accounts Payable Inv # 12252025; Truist Bank Chk # 0
					<b>Inv: 12252025 Truist Bank</b>
12/26/2025	29237	-	869.79		Accounts Payable Inv # 32760102
					<b>Inv: 32760102 NEXTERA ENERGY SERVICES</b>
12/26/2025	29237	869.79	-		Accounts Payable Inv # 32760102 (Reversal)
					<b>Inv: 32760102 NEXTERA ENERGY SERVICES</b>
12/26/2025	40606	-	869.79		Accounts Payable Inv # 32760102
					<b>Inv: 32760102 NEXTERA ENERGY SERVICES</b>
12/26/2025	61837	-	3,422.40		Accounts Payable Inv # 122262025
					<b>Inv: 122262025 ADP PAYROLL TAX AND WAGE</b>
12/26/2025	61854	3,422.40	-		Accounts Payable Inv # 122262025; ADP PAYROLL TAX AND WAGE Chk # 0
					<b>Inv: 122262025 ADP PAYROLL TAX AND WAGE</b>
12/26/2025	61837	3,422.40	-		Accounts Payable Inv # 122262025 (Reversal)
					<b>Inv: 122262025 ADP PAYROLL TAX AND WAGE</b>
12/26/2025	67882	-	3,422.40		Accounts Payable Inv # 122262025
					<b>Inv: 122262025 ADP PAYROLL TAX AND WAGE</b>
12/29/2025	35509	-	1,259.92		Accounts Payable Inv # 2025-052
					<b>Inv: 2025-052 USA INTERNATIONAL SECURITY SERVICES INC.</b>
12/29/2025	35513	-	150.00		Accounts Payable Inv # AC-20251229
					<b>Inv: AC-20251229 ANA COSTALES</b>
12/29/2025	35515	-	150.00		Accounts Payable Inv # AS-12292025
					<b>Inv: AS-12292025 ALBERTO SANCHEZ</b>
12/29/2025	35517	-	50.00		Accounts Payable Inv # PE-12292025
					<b>Inv: PE-12292025 PIERRE EXALANT</b>
12/29/2025	35519	-	50.00		Accounts Payable Inv # CC-12292025
					<b>Inv: CC-12292025 CHRISTOPHER CLAYTON</b>
12/29/2025	35521	-	100.00		Accounts Payable Inv # MC
					<b>Inv: MC MAGDA E. CALVILLO</b>
12/29/2025	35523	-	100.00		Accounts Payable Inv # AV-12292025
					<b>Inv: AV-12292025 ARLEY VILLAREAL</b>
12/29/2025	35549	150.00	-		Accounts Payable Inv # AS-12292025; ALBERTO SANCHEZ Chk # 50032



**General Ledger Trial Balance with Details**

Avila South Condominium Association, Inc.

Accts: 10-01010-0 To: 58-80010-000 Dates: 12/1/2025 - 12/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
					<b>Inv: AS-12292025 ALBERTO SANCHEZ</b>
12/29/2025	35551	150.00	-		Accounts Payable Inv # AC-20251229; ANA COSTALES Chk # 50033
					<b>Inv: AC-20251229 ANA COSTALES</b>
12/29/2025	35553	100.00	-		Accounts Payable Inv # AV-12292025; ARLEY VILLAREAL Chk # 50034
					<b>Inv: AV-12292025 ARLEY VILLAREAL</b>
12/29/2025	35555	50.00	-		Accounts Payable Inv # CC-12292025; CHRISTOPHER CLAYTON Chk # 50035
					<b>Inv: CC-12292025 CHRISTOPHER CLAYTON</b>
12/29/2025	35557	3,862.50	-		Accounts Payable Inv # 12172025-1; ELITE PLUMBING SEPTIC & SEWER INC Chk # 50036
					<b>Inv: 12172025-1 ELITE PLUMBING SEPTIC &amp; SEWER INC</b>
12/29/2025	35559	3,862.50	-		Accounts Payable Inv # 12172025-2; ELITE PLUMBING SEPTIC & SEWER INC Chk # 50037
					<b>Inv: 12172025-2 ELITE PLUMBING SEPTIC &amp; SEWER INC</b>
12/29/2025	35561	100.00	-		Accounts Payable Inv # MC; MAGDA E. CALVILLO Chk # 50038
					<b>Inv: MC MAGDA E. CALVILLO</b>
12/29/2025	35563	475.00	-		Accounts Payable Inv # 5701; PETERS & PETERS, P.A. Chk # 50039
					<b>Inv: 5701 PETERS &amp; PETERS, P.A.</b>
12/29/2025	35565	50.00	-		Accounts Payable Inv # PE-12292025; PIERRE EXALANT Chk # 50040
					<b>Inv: PE-12292025 PIERRE EXALANT</b>
12/29/2025	35567	1,178.60	-		Accounts Payable Inv # 2025-051; USA INTERNATIONAL SECURITY SERVICES INC. Chk #
					<b>Inv: 2025-051 USA INTERNATIONAL SECURITY SERVICES INC.</b>
12/29/2025	35569	1,259.92	-		Accounts Payable Inv # 2025-052; USA INTERNATIONAL SECURITY SERVICES INC. Chk #
					<b>Inv: 2025-052 USA INTERNATIONAL SECURITY SERVICES INC.</b>
12/31/2025	61843	-	1,654.15		Accounts Payable Inv # 12312025
					<b>Inv: 12312025 ADP PAYROLL TAX AND WAGE</b>
12/31/2025	61850	1,654.15	-		Accounts Payable Inv # 12312025; ADP PAYROLL TAX AND WAGE Chk # 0
					<b>Inv: 12312025 ADP PAYROLL TAX AND WAGE</b>
12/31/2025	61843	1,654.15	-		Accounts Payable Inv # 12312025 (Reversal)
					<b>Inv: 12312025 ADP PAYROLL TAX AND WAGE</b>
12/31/2025	112006	-	8,729.00		Accounts Payable Inv # 6123
					<b>Inv: 6123 DYNAMIC ELEVATOR CONTROL CORP.</b>
12/31/2025	132477	-	1,654.15		Accounts Payable Inv # 12312025
					<b>Inv: 12312025 ADP PAYROLL TAX AND WAGE</b>
20-02002-000	Accrued Expenses		(6,864.57)	2,000.00	490.48 (5,355.05)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/01/2025	122485	\$ -	\$ 490.48	AR ADJUSTMENT (Reversal)	
12/19/2025	54519	2,000.00	-	11/03/25 - 12/02/25	
					<b>Inv: 9117 - 121925 TRUIST-CREDIT CARD</b>
20-02005-000	Accounts Payable - Prev Mgmt		(8,729.00)	8,729.00	- -
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/31/2025	112006	\$ 8,729.00	\$ -	CK#6123 Issued 11/5/25	
					<b>Inv: 6123 DYNAMIC ELEVATOR CONTROL CORP.</b>
20-02010-000	Insurance Payable		(147,797.20)	29,559.44	- (118,237.76)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	



**General Ledger Trial Balance with Details**

Avila South Condominium Association, Inc.

Accts: 10-01010-0 To: 58-80010-000 Dates: 12/1/2025 - 12/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
12/08/2025	99586	\$ 29,559.44	\$ -	Loan XXX 103991444, Dec 2025	
				<b>Inv: 12082025 FIRST INSURANCE FUNDING</b>	
20-02500-000	Prepaid Owner Assessments	(24,398.19)	18,483.23	22,406.89	(28,321.85)
Date	GL Ref #	Debit	Credit	Description	
12/01/2025	24892	\$ 0.00	\$ 46.34	Deposit from batch 1577	
12/01/2025	29902	0.00	7,532.33	Deposit from batch 1801	
12/01/2025	24391	588.16	-	Adjust Prepaid	
12/01/2025	24394	3.05	-	Adjust Prepaid	
12/01/2025	24396	588.16	-	Adjust Prepaid	
12/01/2025	24399	1.84	-	Adjust Prepaid	
12/01/2025	24401	588.16	-	Adjust Prepaid	
12/01/2025	24404	403.20	-	Adjust Prepaid	
12/01/2025	24406	759.62	-	Adjust Prepaid	
12/01/2025	24409	442.63	-	Adjust Prepaid	
12/01/2025	24411	97.58	-	Adjust Prepaid	
12/01/2025	24413	411.93	-	Adjust Prepaid	
12/01/2025	24415	0.01	-	Adjust Prepaid	
12/01/2025	24417	588.16	-	Adjust Prepaid	
12/01/2025	24420	97.68	-	Adjust Prepaid	
12/01/2025	24422	6.98	-	Adjust Prepaid	
12/01/2025	24424	80.27	-	Adjust Prepaid	
12/01/2025	24426	98.86	-	Adjust Prepaid	
12/01/2025	24428	403.02	-	Adjust Prepaid	
12/01/2025	24430	471.44	-	Adjust Prepaid	
12/01/2025	24432	126.16	-	Adjust Prepaid	
12/01/2025	24434	588.16	-	Adjust Prepaid	
12/01/2025	24437	97.44	-	Adjust Prepaid	
12/01/2025	24439	295.12	-	Adjust Prepaid	
12/01/2025	24441	45.36	-	Adjust Prepaid	
12/01/2025	24443	54.63	-	Adjust Prepaid	
12/01/2025	24445	0.15	-	Adjust Prepaid	
12/01/2025	24447	97.68	-	Adjust Prepaid	
12/01/2025	24449	465.48	-	Adjust Prepaid	
12/01/2025	24451	483.29	-	Adjust Prepaid	
12/01/2025	24454	2.32	-	Adjust Prepaid	
12/01/2025	24456	51.14	-	Adjust Prepaid	
12/01/2025	24458	12.56	-	Adjust Prepaid	
12/01/2025	24460	97.68	-	Adjust Prepaid	
12/01/2025	24462	483.29	-	Adjust Prepaid	
12/01/2025	24465	195.36	-	Adjust Prepaid	
12/01/2025	24467	216.94	-	Adjust Prepaid	
12/01/2025	24469	0.91	-	Adjust Prepaid	
12/01/2025	24471	95.88	-	Adjust Prepaid	
12/01/2025	24473	0.05	-	Adjust Prepaid	
12/01/2025	24475	327.20	-	Adjust Prepaid	
12/01/2025	24477	588.16	-	Adjust Prepaid	
12/01/2025	24480	1.02	-	Adjust Prepaid	



**General Ledger Trial Balance with Details**

Avila South Condominium Association, Inc.

Accts: 10-01010-0 To: 58-80010-000 Dates: 12/1/2025 - 12/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
12/01/2025	24482	\$ 126.16	\$ -	Adjust Prepaid	
12/01/2025	24484	0.06	-	Adjust Prepaid	
12/01/2025	24486	588.16	-	Adjust Prepaid	
12/01/2025	24489	359.73	-	Adjust Prepaid	
12/01/2025	24491	588.16	-	Adjust Prepaid	
12/01/2025	24494	684.59	-	Adjust Prepaid	
12/01/2025	24497	682.04	-	Adjust Prepaid	
12/01/2025	24500	80.23	-	Adjust Prepaid	
12/01/2025	24502	483.29	-	Adjust Prepaid	
12/01/2025	24505	0.01	-	Adjust Prepaid	
12/01/2025	24507	18.18	-	Adjust Prepaid	
12/01/2025	24509	97.68	-	Adjust Prepaid	
12/01/2025	24511	0.01	-	Adjust Prepaid	
12/01/2025	24513	215.02	-	Adjust Prepaid	
12/01/2025	24515	129.73	-	Adjust Prepaid	
12/01/2025	24517	72.68	-	Adjust Prepaid	
12/01/2025	24519	12.04	-	Adjust Prepaid	
12/01/2025	24702	0.01	-	Adjust Prepaid	
12/01/2025	24704	588.16	-	Adjust Prepaid	
12/01/2025	24713	50.00	-	Adjust Prepaid	
12/02/2025	25213	0.00	97.68	Deposit from batch 1598	
12/03/2025	25757	0.00	6,626.24	Deposit from batch 1620	
12/08/2025	28433	0.00	1,630.74	Deposit from batch 1712	
12/09/2025	29321	0.00	71.21	Deposit from batch 1788	
12/10/2025	29257	0.00	328.22	Deposit from batch 1783	
12/12/2025	31280	0.00	483.29	Deposit from batch 1833	
12/12/2025	31107	97.68	-	Adjust Prepaid	
12/12/2025	31109	80.27	-	Adjust Prepaid	
12/12/2025	31111	227.40	-	Adjust Prepaid	
12/12/2025	31114	80.27	-	Adjust Prepaid	
12/12/2025	31116	97.68	-	Adjust Prepaid	
12/12/2025	31118	97.68	-	Adjust Prepaid	
12/12/2025	31120	113.70	-	Adjust Prepaid	
12/12/2025	31122	97.68	-	Adjust Prepaid	
12/12/2025	31124	80.27	-	Adjust Prepaid	
12/12/2025	31126	80.27	-	Adjust Prepaid	
12/12/2025	31128	97.68	-	Adjust Prepaid	
12/12/2025	31130	97.68	-	Adjust Prepaid	
12/12/2025	31132	80.27	-	Adjust Prepaid	
12/12/2025	31134	80.27	-	Adjust Prepaid	
12/12/2025	31136	80.27	-	Adjust Prepaid	
12/12/2025	31138	80.27	-	Adjust Prepaid	
12/12/2025	31140	97.68	-	Adjust Prepaid	
12/12/2025	31142	80.27	-	Adjust Prepaid	
12/12/2025	31144	126.16	-	Adjust Prepaid	



**General Ledger Trial Balance with Details**

Avila South Condominium Association, Inc.

Accts: 10-01010-0 To: 58-80010-000 Dates: 12/1/2025 - 12/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
12/12/2025	31146	\$ 80.27	\$ -	Adjust Prepaid	
12/12/2025	31148	80.27	-	Adjust Prepaid	
12/12/2025	31150	97.68	-	Adjust Prepaid	
12/12/2025	31152	80.27	-	Adjust Prepaid	
12/12/2025	31154	80.27	-	Adjust Prepaid	
12/12/2025	31156	97.68	-	Adjust Prepaid	
12/12/2025	31158	80.27	-	Adjust Prepaid	
12/12/2025	31160	49.20	-	Adjust Prepaid	
12/12/2025	31162	80.27	-	Adjust Prepaid	
12/12/2025	31164	80.27	-	Adjust Prepaid	
12/12/2025	31166	47.68	-	Adjust Prepaid	
12/12/2025	31168	80.27	-	Adjust Prepaid	
12/12/2025	31170	113.70	-	Adjust Prepaid	
12/12/2025	31172	97.68	-	Adjust Prepaid	
12/12/2025	31174	113.70	-	Adjust Prepaid	
12/12/2025	31176	80.27	-	Adjust Prepaid	
12/15/2025	31698	0.00	488.16	Deposit from batch 1909	
12/15/2025	32803	0.00	97.68	Deposit from batch 1946	
12/18/2025	33556	97.68	-	Adjust Prepaid	
12/19/2025	33691	0.00	2,187.50	Deposit from batch 1969	
12/19/2025	35066	0.00	97.68	Deposit from batch 2086	
12/19/2025	33764	97.68	-	Adjust Prepaid	
12/19/2025	33766	113.70	-	Adjust Prepaid	
12/19/2025	33768	80.27	-	Adjust Prepaid	
12/26/2025	35249	0.00	603.30	Deposit from batch 2109	
12/29/2025	36156	0.00	519.37	Deposit from batch 2174	
12/31/2025	42156	0.00	1,572.15	Deposit from batch 2278	
12/31/2025	124057	0.00	25.00	Deposit from batch 5489	
12/31/2025	52805	91.09	-	Move Payment 01/13/2026	
			\$91.09	Assessment - A1 Unit 444 210 172 Street (123444)	
12/31/2025	52822	56.94	-	Move Payment 01/13/2026	
			\$56.94	Assessment - A1 Unit 335 210 172 Street (123335)	
20-02600-000	Security Deposits		(72,350.00)	1,000.00	- (71,350.00)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/10/2025	29012	\$ 1,000.00	\$ -	Security Deposits	
				<b>Inv: SECDEP-327 ELEONORA LINYUSHINA</b>	
21-02650-000	Truist Loan 9777-04		(1,279,967.54)	17,262.20	- (1,262,705.34)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/25/2025	107835	\$ 17,262.20	\$ -	Truist Loan 9777-04	
				<b>Inv: 12252025 Truist Bank</b>	
21-02660-000	Loan Funds Spent		1,418,061.30	-	- 1,418,061.30
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	



**General Ledger Trial Balance with Details**

Avila South Condominium Association, Inc.

Accts: 10-01010-0 To: 58-80010-000 Dates: 12/1/2025 - 12/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
33-03047-000	Special Assessment Billed	(441,356.98)	-	17,513.70	(458,870.68)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/31/2025	111357	\$ -	\$ 17,513.70	RECLASS S/A	
33-03048-000	Special Assessment Spent	188,610.16	7,135.82	-	195,745.98
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/25/2025	107835	\$ 7,135.82	\$ -	Special Assessment Spent	
				<b>Inv: 12252025 Truist Bank</b>	
33-03049-000	Special Assessment Interest	(12.78)	-	0.10	(12.88)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/31/2025	111359	\$ -	\$ 0.10	RECLASS	
39-03800-000	Retained Earnings	16,347.01	-	-	16,347.01
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
40-40001-000	Owner Assessments	(1,021,779.66)	-	92,889.06	(1,114,668.72)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/01/2025	11468	\$ -	\$ 48,067.04	Assessment - A1 - Batch 953	
12/01/2025	11472	-	28,211.40	Assessment - A1 - Batch 954	
12/01/2025	11476	-	10,276.02	Assessment - A1 - Batch 955	
12/01/2025	11480	-	6,334.60	Assessment - A1 - Batch 956	
40-40003-000	Special Assessment	-	17,593.97	17,593.97	-
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/01/2025	11452	\$ -	\$ 9,181.92	Assessment - Special - Batch 957	
12/01/2025	11456	-	5,217.55	Assessment - Special - Batch 958	
12/01/2025	11460	-	1,932.90	Assessment - Special - Batch 959	
12/01/2025	11464	-	1,261.60	Assessment - Special - Batch 960	
12/01/2025	15578	80.27	-	For Acct: 123438 - SA Paid In Full	
12/31/2025	111357	17,513.70	-	RECLASS S/A	
40-40011-000	Late Fee Income	(2,518.34)	-	1,750.00	(4,268.34)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/20/2025	33780	\$ -	\$ 1,175.00	Assessment - Special - Batch 1983	
12/20/2025	33782	-	575.00	Assessment - A1 - Batch 1983	
40-40015-000	Legal Fee Income	(2,236.00)	-	-	(2,236.00)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
40-40030-000	Screening Fees	(8,150.00)	-	300.00	(8,450.00)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/22/2025	33984	\$ -	\$ 300.00	Parking/Key/App 532 app	
40-40035-000	Moving Fees	(500.00)	-	-	(500.00)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
40-40050-000	Laundry Revenue	(27,387.67)	-	-	(27,387.67)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
40-40055-000	BBQ Gas Income	(90.00)	-	-	(90.00)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
40-40060-000	Remotes/Keys	(1,140.00)	-	30.00	(1,170.00)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/09/2025	28393	\$ -	\$ 15.00	Key/Parking Alejandro Delgado gym key	
12/22/2025	33984	-	15.00	Parking/Key/App 319 gym key	
40-40080-000	Interest Income	(106.60)	0.10	0.87	(107.37)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/31/2025	36458	\$ -	\$ 0.77	Interest	
12/31/2025	36460	-	0.10	Interest	
12/31/2025	111359	0.10	-	RECLASS	



**General Ledger Trial Balance with Details**

Avila South Condominium Association, Inc.

Accts: 10-01010-0 To: 58-80010-000 Dates: 12/1/2025 - 12/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance	
40-40090-000	Miscellaneous Income	(\$30,917.58)	\$-	\$50.00	(\$30,967.58)	
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>		
12/17/2025	111189	\$ -	\$ 25.00	NSF Fees - Batch 4944		
12/30/2025	56238	-	25.00	Owner Fines - Batch 2878		
40-41011-000	Violation Fines	(2,450.00)	-	-	(2,450.00)	
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>		
40-41016-000	Parking Space Rental	(12,460.00)	-	910.00	(13,370.00)	
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>		
12/09/2025	28393	\$ -	\$ 40.00	Key/Parking 409 parking 319		
12/09/2025	28393	-	40.00	Key/Parking 516 parking 312		
12/09/2025	28393	-	40.00	Key/Parking parking 308		
12/09/2025	28393	-	40.00	Key/Parking 123 parking 323		
12/09/2025	28393	-	40.00	Key/Parking 111 parking 316		
12/09/2025	28393	-	40.00	Key/Parking 202 parking 384		
12/09/2025	28393	-	80.00	Key/Parking 214 parking 307		
12/09/2025	28393	-	15.00	Key/Parking 505 motorcycle		
12/09/2025	28393	-	40.00	Key/Parking 505 parking 311		
12/09/2025	28393	-	80.00	Key/Parking 523 parking 301		
12/22/2025	33984	-	10.00	Parking/Key/App 111 parking		
12/22/2025	33984	-	15.00	Parking/Key/App 502 moto		
12/22/2025	33984	-	40.00	Parking/Key/App 144 parking 314		
12/22/2025	33984	-	40.00	Parking/Key/App 516 parking 312		
12/22/2025	33984	-	40.00	Parking/Key/App 409 parking 319		
12/22/2025	33984	-	40.00	Parking/Key/App 307 parking 326		
12/22/2025	33984	-	40.00	Parking/Key/App parking 341		
12/22/2025	33984	-	55.00	Parking/Key/App 321 parking 322		
12/22/2025	33984	-	15.00	Parking/Key/App 407 moto		
12/22/2025	33984	-	40.00	Parking/Key/App 305 parking 310		
12/22/2025	33984	-	40.00	Parking/Key/App 223 parking 325		
12/22/2025	33984	-	40.00	Parking/Key/App 128 parking 166		
12/22/2025	33984	-	40.00	Parking/Key/App 107 parking 327		
40-42010-000	Documents	(14.00)	-	-	(14.00)	
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>		
50-50008-000	Accounting Fees		2,850.00	-	2,850.00	
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>		
50-50010-000	Bad Debt		241.35	-	241.35	
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>		
50-50011-000	Bank Charges		740.73	109.00	36.00	813.73
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>		
12/19/2025	61811	\$ 12.00	\$ -	CPN Stop Serial #123402; Truist Bank Chk # 0		
12/26/2025	61813	36.00	-	Returned Item Fee; Truist Bank Chk # 0		
12/29/2025	61450	-	36.00	Returned Item Fee Reversal Bank Charges		
12/29/2025	61815	36.00	-	Prior Day OD Fee; Truist Bank Chk # 0		
12/31/2025	132472	25.00	-	Adjustment; Truist Bank Chk # 0		
50-50045-000	Legal Fees		17,548.20	475.00	-	18,023.20
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>		
12/18/2025	35543	\$ 475.00	\$ -	Legal Fees		
				<b>Inv: 5701 PETERS &amp; PETERS, P.A.</b>		



**General Ledger Trial Balance with Details**

Avila South Condominium Association, Inc.

Accts: 10-01010-0 To: 58-80010-000 Dates: 12/1/2025 - 12/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
50-50050-000	Licenses, Taxes, Permits	\$3,347.78	\$827.58	\$413.79	\$3,761.57
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/15/2025	32083	\$ 413.79	\$ -	Licenses, Taxes, Permits Inv: MC2025-1089 CITY OF SUNNY ISLES BEACH BLDG DPTMT	
12/17/2025	32083	-	413.79	Licenses, Taxes, Permits (Reversal - voided check); CITY OF SUNNY ISLES BEACH BLDG C Inv: MC2025-1089 CITY OF SUNNY ISLES BEACH BLDG DPTMT	
12/17/2025	32341	413.79	-	Licenses, Taxes, Permits Inv: REIMB-121725 PREFERRED ACCOUNTING SERVICES	
50-50075-000	Office Supplies	1,865.14	-	-	1,865.14
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
50-50082-000	Screening Fees Expense	1,760.00	-	-	1,760.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
50-50085-000	Postage & Printing	4,641.80	-	-	4,641.80
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
50-50087-000	Miscellaneous Expenses	-	600.00	-	600.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/29/2025	35513	\$ 150.00	\$ -	Miscellaneous Expenses Inv: AC-20251229 ANA COSTALES	
12/29/2025	35515	150.00	-	Miscellaneous Expenses Inv: AS-12292025 ALBERTO SANCHEZ	
12/29/2025	35517	50.00	-	Miscellaneous Expenses Inv: PE-12292025 PIERRE EXALANT	
12/29/2025	35519	50.00	-	Miscellaneous Expenses Inv: CC-12292025 CHRISTOPHER CLAYTON	
12/29/2025	35521	100.00	-	Miscellaneous Expenses Inv: MC MAGDA E. CALVILLO	
12/29/2025	35523	100.00	-	Miscellaneous Expenses Inv: AV-12292025 ARLEY VILLAREAL	
52-52030-000	Multiperil Insurance	401,623.38	29,993.32	-	431,616.70
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/31/2025	111375	\$ 29,993.32	\$ -	INSURANCE	
54-54050-000	Electricity	29,322.67	3,470.43	869.79	31,923.31
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/23/2025	65395	\$ 2,600.64	\$ -	Electricity Inv: 88598-1225 FLORIDA POWER & LIGHT	
12/26/2025	29237	869.79	-	Inv 32760102, 11/03/25 - 11/21/25 Inv: 32760102 NEXTERA ENERGY SERVICES	
12/26/2025	29237	-	869.79	Inv 32760102, 11/03/25 - 11/21/25 (Reversal) Inv: 32760102 NEXTERA ENERGY SERVICES	
54-54070-000	Water & Sewer	172,584.02	15,713.74	-	188,297.76
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/20/2025	36571	\$ 15,713.74	\$ -	10/20/25 - 11/20/25 Inv: 0433057001 NORTH MIAMI BEACH WATER	



**General Ledger Trial Balance with Details**

Avila South Condominium Association, Inc.

Accts: 10-01010-0 To: 58-80010-000 Dates: 12/1/2025 - 12/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
54-54080-000	Gas/Fuel Oil	\$13,769.43	\$1,601.68	\$-	\$15,371.11
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/18/2025	99590	\$ 731.89	\$ -	EFT Payment Inv: 12182025 TECO PEOPLE GAS	
12/26/2025	40606	869.79	-	Inv 32760102, 11/03/25 - 11/21/25 Inv: 32760102 NEXTERA ENERGY SERVICES	
54-54100-000	Telephone	9,952.40	788.82	-	10,741.22
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/04/2025	111840	\$ 410.75	\$ -	EFT Payment Inv: 12042025 BREEZELINE	
12/31/2025	111782	378.07	-	ELEVATOR PHONE	
55-55100-000	Payroll Salaries	49,487.50	18,777.37	11,932.57	56,332.30
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/04/2025	61826	\$ 1,526.67	\$ -	Payroll Salaries - Correa Nelida Gross Inv: 12042025 ADP PAYROLL TAX AND WAGE	
12/04/2025	61826	116.79	-	Payroll Salaries - Employer Match Inv: 12042025 ADP PAYROLL TAX AND WAGE	
12/04/2025	61826	216.12	-	Payroll Salaries - Withholding Remittance Inv: 12042025 ADP PAYROLL TAX AND WAGE	
12/04/2025	61826	-	216.12	Payroll Salaries - Correa Nelida Withholding Inv: 12042025 ADP PAYROLL TAX AND WAGE	
12/04/2025	61826	-	1,526.67	Payroll Salaries - Correa Nelida Gross (Reversal) Inv: 12042025 ADP PAYROLL TAX AND WAGE	
12/04/2025	61826	-	116.79	Payroll Salaries - Employer Match (Reversal) Inv: 12042025 ADP PAYROLL TAX AND WAGE	
12/04/2025	61826	-	216.12	Payroll Salaries - Withholding Remittance (Reversal) Inv: 12042025 ADP PAYROLL TAX AND WAGE	
12/04/2025	61826	216.12	-	Payroll Salaries - Correa Nelida Withholding (Reversal) Inv: 12042025 ADP PAYROLL TAX AND WAGE	
12/12/2025	61831	1,600.00	-	Payroll Salaries - Maal, Daniel Gross Inv: 12122025 ADP PAYROLL TAX AND WAGE	
12/12/2025	61831	1,700.00	-	Payroll Salaries - Sanchez, Alberto Gross Inv: 12122025 ADP PAYROLL TAX AND WAGE	
12/12/2025	61831	122.40	-	Payroll Salaries - Employer Match Inv: 12122025 ADP PAYROLL TAX AND WAGE	
12/12/2025	61831	236.00	-	Payroll Salaries - Withholding Remittance Inv: 12122025 ADP PAYROLL TAX AND WAGE	
12/12/2025	61831	-	236.00	Payroll Salaries - Maal, Daniel Withholding Inv: 12122025 ADP PAYROLL TAX AND WAGE	
12/12/2025	61831	-	1,600.00	Payroll Salaries - Maal, Daniel Gross (Reversal) Inv: 12122025 ADP PAYROLL TAX AND WAGE	
12/12/2025	61831	-	1,700.00	Payroll Salaries - Sanchez, Alberto Gross (Reversal)	



**General Ledger Trial Balance with Details**

Avila South Condominium Association, Inc.

Accts: 10-01010-0 To: 58-80010-000 Dates: 12/1/2025 - 12/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
					<b>Inv: 12122025 ADP PAYROLL TAX AND WAGE</b>
12/12/2025	61831	-	122.40		Payroll Salaries - Employer Match (Reversal)
					<b>Inv: 12122025 ADP PAYROLL TAX AND WAGE</b>
12/12/2025	61831	-	236.00		Payroll Salaries - Withholding Remittance (Reversal)
					<b>Inv: 12122025 ADP PAYROLL TAX AND WAGE</b>
12/12/2025	61831	236.00	-		Payroll Salaries - Maal, Daniel Withholding (Reversal)
					<b>Inv: 12122025 ADP PAYROLL TAX AND WAGE</b>
12/12/2025	67872	1,600.00	-		Payroll Salaries - Maal, Daniel Gross
					<b>Inv: 12122025 ADP PAYROLL TAX AND WAGE</b>
12/12/2025	67872	1,700.00	-		Payroll Salaries - Sanchez, Alberto Gross
					<b>Inv: 12122025 ADP PAYROLL TAX AND WAGE</b>
12/12/2025	67872	122.40	-		Payroll Salaries - Employer Match
					<b>Inv: 12122025 ADP PAYROLL TAX AND WAGE</b>
12/26/2025	61837	1,600.00	-		Payroll Salaries - Maal, Daniel Gross
					<b>Inv: 122262025 ADP PAYROLL TAX AND WAGE</b>
12/26/2025	61837	1,700.00	-		Payroll Salaries - Sanchez, Alberto Gross
					<b>Inv: 122262025 ADP PAYROLL TAX AND WAGE</b>
12/26/2025	61837	122.40	-		Payroll Salaries - Employer Match
					<b>Inv: 122262025 ADP PAYROLL TAX AND WAGE</b>
12/26/2025	61837	236.00	-		Payroll Salaries - Withholding Remittance
					<b>Inv: 122262025 ADP PAYROLL TAX AND WAGE</b>
12/26/2025	61837	-	236.00		Payroll Salaries - Maal, Daniel Withholding
					<b>Inv: 122262025 ADP PAYROLL TAX AND WAGE</b>
12/26/2025	61837	-	1,600.00		Payroll Salaries - Maal, Daniel Gross (Reversal)
					<b>Inv: 122262025 ADP PAYROLL TAX AND WAGE</b>
12/26/2025	61837	-	1,700.00		Payroll Salaries - Sanchez, Alberto Gross (Reversal)
					<b>Inv: 122262025 ADP PAYROLL TAX AND WAGE</b>
12/26/2025	61837	-	122.40		Payroll Salaries - Employer Match (Reversal)
					<b>Inv: 122262025 ADP PAYROLL TAX AND WAGE</b>
12/26/2025	61837	-	236.00		Payroll Salaries - Withholding Remittance (Reversal)
					<b>Inv: 122262025 ADP PAYROLL TAX AND WAGE</b>
12/26/2025	61837	236.00	-		Payroll Salaries - Maal, Daniel Withholding (Reversal)
					<b>Inv: 122262025 ADP PAYROLL TAX AND WAGE</b>
12/26/2025	67882	1,600.00	-		Payroll Salaries - Maal, Daniel Gross
					<b>Inv: 122262025 ADP PAYROLL TAX AND WAGE</b>
12/26/2025	67882	1,700.00	-		Payroll Salaries - Sanchez, Alberto Gross
					<b>Inv: 122262025 ADP PAYROLL TAX AND WAGE</b>
12/26/2025	67882	122.40	-		Payroll Salaries - Employer Match
					<b>Inv: 122262025 ADP PAYROLL TAX AND WAGE</b>
12/31/2025	61843	1,526.67	-		Payroll Salaries - Correa, Nalida Gross



**General Ledger Trial Balance with Details**

Avila South Condominium Association, Inc.

Accts: 10-01010-0 To: 58-80010-000 Dates: 12/1/2025 - 12/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance	
					<b>Inv: 12312025 ADP PAYROLL TAX AND WAGE</b>	
12/31/2025	61843	-	206.96		Payroll Salaries - Correa, Nalida Withholding <b>Inv: 12312025 ADP PAYROLL TAX AND WAGE</b>	
12/31/2025	61843	127.48	-		Payroll Salaries - Employer Mathc <b>Inv: 12312025 ADP PAYROLL TAX AND WAGE</b>	
12/31/2025	61843	206.96	-		Payroll Salaries - Withholding Remittance <b>Inv: 12312025 ADP PAYROLL TAX AND WAGE</b>	
12/31/2025	61843	-	1,526.67		Payroll Salaries - Correa, Nalida Gross (Reversal) <b>Inv: 12312025 ADP PAYROLL TAX AND WAGE</b>	
12/31/2025	61843	206.96	-		Payroll Salaries - Correa, Nalida Withholding (Reversal) <b>Inv: 12312025 ADP PAYROLL TAX AND WAGE</b>	
12/31/2025	61843	-	127.48		Payroll Salaries - Employer Mathc (Reversal) <b>Inv: 12312025 ADP PAYROLL TAX AND WAGE</b>	
12/31/2025	61843	-	206.96		Payroll Salaries - Withholding Remittance (Reversal) <b>Inv: 12312025 ADP PAYROLL TAX AND WAGE</b>	
	<b>Totals:</b>		<b>(\$401,839.02)</b>	<b>\$816,533.20</b>	<b>\$856,558.67</b>	<b>(\$441,864.49)</b>



Date	Check #	Payee	Amount
<b>10-01011-000 Cash - Truist Bank Operating - 5159</b>			
12/03/2025	50015	DYNAMIC ELEVATOR CONTROL CORP. <b>Invoice #: 28949</b> <b>Check Memo : Inv 28949, Dec elevator maintenance</b> 60-60035-000 Inv 28949, Dec elevator maintenance	\$800.00 \$800.00
12/03/2025	50016	MIAMI POOL TECH, INC. <b>Invoice #: 188108</b> <b>Check Memo : Inv 188108, Dec pool service</b> 60-61020-000 Inv 188108, Dec pool service	\$925.00 \$925.00
12/03/2025	50017	PREFERRED ACCOUNTING SERVICES <b>Invoice #: 32450</b> <b>Check Memo : Inv 32450, Dec accounting services</b> 60-60004-000 Inv 32450, Dec accounting services	\$1,320.00 \$1,320.00
12/03/2025	50019	ALBERTO SANCHEZ <b>Invoice #: REIMB-120325</b> <b>Check Memo : REIMB - DEC GAS</b> 70-70060-000 R&M General	\$40.00 \$40.00
12/03/2025	50020	NORTHWEST EXTERMINATING <b>Invoice #: 57675441</b> <b>Check Memo : PEST CONTROL DEC 2025</b> 60-61010-000 Pest Control	\$1,568.00 \$1,568.00
12/03/2025	50021	CENTURY FIRE PROTECTION INC. <b>Invoice #: CA82549</b> <b>Check Memo : Inv CA82549, 01/01/26 - 03/31/26</b> 16-01620-000 Inv CA82549, 01/01/26 - 03/31/26	\$1,040.04 \$1,040.04
12/10/2025	50022	ROYAL PALM LANDSCAPING INC <b>Invoice #: 20447</b> <b>Check Memo : Inv 20447, Dec landscape maintenance</b> 60-60090-000 Inv 20447, Dec landscape maintenance	\$800.00 \$800.00
12/10/2025	50023	USA INTERNATIONAL SECURITY SERVICES INC. <b>Invoice #: 2025-049</b> <b>Check Memo : Inv 2025-049, 11/24/25 - 11/30/25</b> 60-61045-000 Inv 2025-049, 11/24/25 - 11/30/25	\$1,178.60 \$1,178.60
12/05/2025	0	WASTE CONNECTIONS OF FLA <b>Invoice #: 3586768W440</b> <b>Check Memo : Inv 3586768W440,</b> 60-61055-000 Inv 3586768W440,	\$405.00 \$405.00
12/12/2025	0	NEXTERA ENERGY SERVICES <b>Invoice #: 32760102</b> <b>Check Memo : Inv 32760102, 11/03/25 - 11/21/25</b> 54-54050-000 Inv 32760102, 11/03/25 - 11/21/25	\$869.79 \$869.79
12/17/2025	50025	DYNAMIC ELEVATOR CONTROL CORP. <b>Invoice #: 29171</b> <b>Check Memo : Inv 29171, Install new piston seal, packing and reassemble</b> 70-70040-000 Inv 29171, Install new piston seal, packing and reassemble	\$1,195.00 \$1,195.00



Date	Check #	Payee	Amount
12/17/2025	50026	USA INTERNATIONAL SECURITY SERVICES INC. <b>Invoice #: 2025-048</b> <b>Check Memo : Inv 2025-048, 11/24/25 - 11/30/25</b> 60-61045-000 Inv 2025-048, 11/24/25 - 11/30/25	\$1,259.92
12/17/2025	50027	USA INTERNATIONAL SECURITY SERVICES INC. <b>Invoice #: 2025-050</b> <b>Check Memo : SECURITY SVS 12/08/25 - 12/14/25</b> 60-61045-000 Security Services	\$1,178.60
12/17/2025	50028	EVORA AIR CONDITIONING CONTRACTOR INC <b>Invoice #: SI-0807-2</b> <b>Check Memo : REPLACE 7 EXHAUSTS UNITS - 2ND PMT</b> 70-70060-000 R&M General	\$2,692.00
12/17/2025	50029	EVORA AIR CONDITIONING CONTRACTOR INC <b>Invoice #: SI-1205</b> <b>Check Memo : REPLACED TWO EXHAUST DAMAGED</b> 70-70060-000 R&M General	\$1,923.14
12/17/2025	50030	PREFERRED ACCOUNTING SERVICES <b>Invoice #: REIMB-121725</b> <b>Check Memo : REIMB FOR CITY OF SUNNY ISLES PERMIT MC2025-1089</b> 50-50050-000 Licenses, Taxes, Permits	\$413.79
12/23/2025	50031	UKE SERVICES LLC. <b>Invoice #: 0026</b> <b>Check Memo : JANITORIAL DEC 2025</b> 60-60085-000 Janitorial Service	\$6,950.00
12/04/2025		<b>Check Memo :</b> 12-01035-000 Transfer to Cash - Truist Bank Special Ass; Funds Transfer	\$126.16
12/08/2025		<b>Check Memo :</b> 12-01035-000 Transfer to Cash - Truist Bank Special Ass; Funds Transfer	\$2,713.33
12/10/2025		<b>Check Memo :</b> 12-01035-000 Transfer to Cash - Truist Bank Special Ass; Funds Transfer	\$275.63
12/22/2025		<b>Check Memo :</b> 12-01035-000 Transfer to Cash - Truist Bank Special Ass; Funds Transfer	\$97.68
12/23/2025		<b>Check Memo :</b> 12-01035-000 Transfer to Cash - Truist Bank Special Ass; Funds Transfer	\$406.74
12/29/2025	50032	ALBERTO SANCHEZ <b>Invoice #: AS-12292025</b> <b>Check Memo : XMAS BONUS</b> 50-50087-000 Miscellaneous Expenses	\$150.00



Date	Check #	Payee	Amount
12/29/2025	50033	ANA COSTALES <b>Invoice #: AC-20251229</b> <b>Check Memo : XMAS BONUS</b> 50-50087-000 Miscellaneous Expenses	\$150.00
12/29/2025	50034	ARLEY VILLAREAL <b>Invoice #: AV-12292025</b> <b>Check Memo : XMAS BONUS</b> 50-50087-000 Miscellaneous Expenses	\$100.00
12/29/2025	50035	CHRISTOPHER CLAYTON <b>Invoice #: CC-12292025</b> <b>Check Memo : XMAS BONUS</b> 50-50087-000 Miscellaneous Expenses	\$50.00
12/29/2025	50036	ELITE PLUMBING SEPTIC & SEWER INC <b>Invoice #: 12172025-1</b> <b>Check Memo : BROKEN PIPE - 50% DEPOSIT</b> 70-70090-000 R&M Plumbing	\$3,862.50
12/29/2025	50037	ELITE PLUMBING SEPTIC & SEWER INC <b>Invoice #: 12172025-2</b> <b>Check Memo : BROKEN PIPE - 50% FINAL PMT</b> 70-70090-000 R&M Plumbing	\$3,862.50
12/29/2025	50038	MAGDA E. CALVILLO <b>Invoice #: MC</b> <b>Check Memo : XMAS BONUS</b> 50-50087-000 Miscellaneous Expenses	\$100.00
12/29/2025	50039	PETERS & PETERS, P.A. <b>Invoice #: 5701</b> <b>Check Memo : LEGAL SVS 10/22/25 - 11/20/25</b> 50-50045-000 Legal Fees	\$475.00
12/29/2025	50040	PIERRE EXALANT <b>Invoice #: PE-12292025</b> <b>Check Memo : XMAS BONUS</b> 50-50087-000 Miscellaneous Expenses	\$50.00
12/29/2025	50041	USA INTERNATIONAL SECURITY SERVICES INC. <b>Invoice #: 2025-051</b> <b>Check Memo : SEC SVS 12/15/25 - 12/21/25</b> 60-61045-000 Security Services	\$1,178.60
12/29/2025	50042	USA INTERNATIONAL SECURITY SERVICES INC. <b>Invoice #: 2025-052</b> <b>Check Memo : SEC SVS 12/22/25 - 12/28/25</b> 60-61045-000 Security Services	\$1,259.92
12/20/2025	0	NORTH MIAMI BEACH WATER <b>Invoice #: 0433057001</b> <b>Check Memo : 10/20/25 - 11/20/25</b> 54-54070-000 10/20/25 - 11/20/25	\$15,713.74
12/31/2025			\$275.63



Date	Check #	Payee	Amount
		<b>Check Memo :</b>	
		12-01035-000 Transfer to Cash - Truist Bank Special Ass; Deposit Batch #2278	\$275.63
12/29/2025			\$80.27
		<b>Check Memo :</b>	
		12-01035-000 Transfer to Cash - Truist Bank Special Ass; Deposit Batch #2174	\$80.27
12/19/2025	0	TRUIST-CREDIT CARD	\$2,000.00
		<b>Invoice #: 9117 - 121925</b>	
		<b>Check Memo : 11/03/25 - 12/02/25</b>	
		20-02002-000 11/03/25 - 12/02/25	\$2,000.00
12/01/2025			\$555.27
		<b>Check Memo :</b>	
		12-01035-000 Transfer to Cash - Truist Bank Special Ass; Deposit Batch 1577	\$555.27
12/02/2025			\$97.68
		<b>Check Memo :</b>	
		12-01035-000 Transfer to Cash - Truist Bank Special Ass; Deposit Batch 1598	\$97.68
12/03/2025			\$7,121.93
		<b>Check Memo :</b>	
		12-01035-000 Transfer to Cash - Truist Bank Special Ass; Deposit Batch 1620	\$7,121.93
12/22/2025			\$97.68
		<b>Check Memo :</b>	
		12-01035-000 Transfer to Cash - Truist Bank Special Ass; Deposit Batch 2061	\$97.68
12/30/2025			\$10,000.00
		<b>Check Memo :</b>	
		12-01035-000 Transfer to Cash - Truist Bank Special Ass; Funds Transfer	\$10,000.00
12/09/2025			\$1,675.15
		<b>Check Memo :</b>	
		12-01035-000 Transfer to Cash - Truist Bank Special Ass; Manual Deposit Batches	\$1,675.15
12/12/2025			\$678.46
		<b>Check Memo :</b>	
		12-01035-000 Transfer to Cash - Truist Bank Special Ass; Manual Deposit Batches	\$678.46
12/15/2025			\$1,501.12
		<b>Check Memo :</b>	
		12-01035-000 Transfer to Cash - Truist Bank Special Ass; Manual Deposit Batches	\$1,501.12
12/04/2025	0	ADP PAYROLL TAX AND WAGE	\$1,643.46
		<b>Invoice #: 12042025</b>	
		<b>Check Memo : ADP Payroll &amp; Taxes 12/04/25</b>	
		55-55100-000 Payroll Salaries - Correa Nelida Gross	\$1,526.67
		55-55100-000 Payroll Salaries - Employer Match	\$116.79
		55-55100-000 Payroll Salaries - Withholding Remittance	\$216.12
12/31/2025	0	ADP PAYROLL TAX AND WAGE	\$1,654.15



Date	Check #	Payee	Amount
		<b>Invoice #: 12312025</b>	
		<b>Check Memo : ADP Wages &amp; Taxes 01/02/26</b>	
		55-55100-000 Payroll Salaries - Correa, Nalida Gross	\$1,526.67
		55-55100-000 Payroll Salaries - Employer Mathc	\$127.48
		55-55100-000 Payroll Salaries - Withholding Remittance	\$206.96
12/12/2025	0	ADP PAYROLL TAX AND WAGE	\$3,422.40
		<b>Invoice #: 12122025</b>	
		<b>Check Memo : ADP Wages &amp; Taxes 12/12/25</b>	
		55-55100-000 Payroll Salaries - Withholding Remittance	\$236.00
		55-55100-000 Payroll Salaries - Employer Match	\$122.40
		55-55100-000 Payroll Salaries - Sanchez, Alberto Gross	\$1,700.00
		55-55100-000 Payroll Salaries - Maal, Daniel Gross	\$1,600.00
12/26/2025	0	ADP PAYROLL TAX AND WAGE	\$3,422.40
		<b>Invoice #: 122262025</b>	
		<b>Check Memo : ADP Wages &amp; Taxes 12/26/25</b>	
		55-55100-000 Payroll Salaries - Withholding Remittance	\$236.00
		55-55100-000 Payroll Salaries - Employer Match	\$122.40
		55-55100-000 Payroll Salaries - Sanchez, Alberto Gross	\$1,700.00
		55-55100-000 Payroll Salaries - Maal, Daniel Gross	\$1,600.00
12/23/2025	0	FLORIDA POWER & LIGHT	\$2,600.64
		<b>Invoice #: 88598-1225</b>	
		<b>Check Memo : 11/13/25 - 12/12/25</b>	
		54-54050-000 Electricity	\$2,600.64
12/22/2025	0	WASTE CONNECTIONS OF FLA	\$5,224.40
		<b>Invoice #: 3574740W440</b>	
		<b>Check Memo : Inv 3574740W440, 12/01/25 - 12/31/25</b>	
		60-61055-000 Inv 3574740W440, 12/01/25 - 12/31/25	\$5,224.40
12/04/2025	0	BREEZELINE	\$410.75
		<b>Invoice #: 12042025</b>	
		<b>Check Memo : EFT Payment</b>	
		60-60013-000 EFT Payment	\$410.75
12/08/2025	0	FIRST INSURANCE FUNDING	\$29,559.44
		<b>Invoice #: 12082025</b>	
		<b>Check Memo : Loan XXX 103991444, Dec 2025</b>	
		20-02010-000 Loan XXX 103991444, Dec 2025	\$29,559.44
12/18/2025	0	TECO PEOPLE GAS	\$731.89
		<b>Invoice #: 12182025</b>	
		<b>Check Memo : EFT Payment</b>	
		54-54080-000 EFT Payment	\$731.89
12/31/2025	0	Truist Bank	\$25.00
		<b>Check Memo :</b>	
		50-50011-000 Bank Adjustment - Adjustment; Adjustment	\$25.00
<b>Account Totals</b>			
<b># Checks:</b>			<b>40</b>
<b>Amount</b>			<b>\$127,908.40</b>

11-01036-000 Cash - Truist Bank 3056 Security Deposit



Date	Check #	Payee	Amount
12/10/2025	50000	ELEONORA LINYUSHINA	\$1,000.00
		<b>Invoice #: SECDEP-327</b>	
		<b>Check Memo : UNIT 327 SEC DEP REFUND</b>	
		20-02600-000 Security Deposits	\$1,000.00
		<b>Account Totals</b>	<b># Checks: 1</b>
			<b>\$1,000.00</b>
<b>12-01035-000 Cash - Truist Bank Special Assessment - 5167</b>			
12/19/2025	0	Truist Bank	\$12.00
		<b>Check Memo :</b>	
		50-50011-000 Bank Adjustment - CPN Stop Serial #123402; CPN Stop Serial #123402	\$12.00
12/26/2025	0	Truist Bank	\$36.00
		<b>Check Memo :</b>	
		50-50011-000 Bank Adjustment - Returned Item Fee; Returned Item Fee	\$36.00
12/29/2025	0	Truist Bank	\$36.00
		<b>Check Memo :</b>	
		50-50011-000 Bank Adjustment - Prior Day OD Fee; Prior Day OD Fee	\$36.00
12/25/2025	0	Truist Bank	\$24,398.02
		<b>Invoice #: 12252025</b>	
		<b>Check Memo : DEC LOAN PMT</b>	
		21-02650-000 Truist Loan 9777-04	\$17,262.20
		33-03048-000 Special Assessment Spent	\$7,135.82
		<b>Account Totals</b>	<b># Checks: 4</b>
			<b>\$24,482.02</b>
		<b>Association Totals</b>	<b># Checks: 45</b>
			<b>\$153,390.42</b>



Vendor	Current	Over 30	Over 60	Over 90	Balance
--------	---------	---------	---------	---------	---------

**DYNAMIC ELEVATOR CONTROL CORP.**

Invoice #	Date	Check Memo					
29171BAL	12/05/2025	Late fee	\$17.92	\$0.00	\$0.00	\$0.00	
<b>GL Account</b>		<b>Amount</b>	<b>Paid</b>	<b>Description</b>			
70-70040-000		\$17.92	\$0.00	R&M Elevator Repairs			
6123	12/31/2025	CK#6123 Issued 11/5/25	\$8,729.00	\$0.00	\$0.00	\$0.00	
<b>GL Account</b>		<b>Amount</b>	<b>Paid</b>	<b>Description</b>			
20-02005-000		\$8,729.00	\$0.00	CK#6123 Issued 11/5/25			
			<b>\$8,746.92</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$8,746.92</b>

**PREFERRED ACCOUNTING SERVICES, INC**

Invoice #	Date	Check Memo					
25187	11/02/2025	Nov 2025 accounting services	\$0.00	\$1,320.00	\$0.00	\$0.00	
<b>GL Account</b>		<b>Amount</b>	<b>Paid</b>	<b>Description</b>			
60-60004-000		\$1,320.00	\$0.00	Nov 2025 accounting services			
			<b>\$0.00</b>	<b>\$1,320.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,320.00</b>
<b>Totals:</b>			<b>\$8,746.92</b>	<b>\$1,320.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$10,066.92</b>



# Homeowner Aging Report Excluding Prepaid

Avila South Condominium Association, Inc.

End Date: 12/31/2025

Description	Current	Over 30	Over 60	Over 90	Balance
<b>123102 - Eugenio Olvera &amp; Teresa Olvera Owner</b> <span style="float: right;"><b>Last Payment: \$113.70 on 12/15/2025</b></span>					
200 172 Street Unit 102					
Assessment - A1 (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	<b>\$25.00</b>
Assessment - A1 2025	\$63.49	\$0.00	\$0.00	\$0.00	<b>\$63.49</b>
Assessment - Special (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	<b>\$25.00</b>
Assessment - Special 2025	\$113.70	\$0.00	\$0.00	\$0.00	<b>\$113.70</b>
<b>Total:</b>	<b>\$227.19</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$227.19</b>
<b>123112 - Nadja Prias &amp; Maria I. Ruiz &amp; Maria J Ruiz Owner</b> <span style="float: right;"><b>Last Payment: \$80.27 on 12/15/2025</b></span>					
200 172 Street Unit 112					
Assessment - A1 (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	<b>\$25.00</b>
Assessment - A1 2025	\$355.79	\$0.00	\$0.00	\$0.00	<b>\$355.79</b>
Assessment - Special (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	<b>\$25.00</b>
Assessment - Special 2025	\$80.27	\$0.00	\$0.00	\$0.00	<b>\$80.27</b>
<b>Total:</b>	<b>\$486.06</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$486.06</b>
<b>123116 - Alexandra Ismakova &amp; David Hornung Owner</b> <span style="float: right;"><b>Last Payment: \$490.48 on 12/22/2025</b></span>					
200 172 Street Unit 116					
Assessment - A1 (Delinquent Fee) 2025	\$25.00	\$25.00	\$0.00	\$0.00	<b>\$50.00</b>
Assessment - Special (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	<b>\$25.00</b>
Assessment - Special 2025	\$25.00	\$0.00	\$0.00	\$0.00	<b>\$25.00</b>
<b>Total:</b>	<b>\$75.00</b>	<b>\$25.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$100.00</b>
<b>123118 - Tatyana Meshchaninova &amp; Juliya Meshchaninova Owner</b> <span style="float: right;"><b>Last Payment: \$490.48 on 12/03/2025</b></span>					
200 172 Street Unit 118					
Assessment - Special (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	<b>\$25.00</b>
Assessment - Special 2025	\$25.00	\$0.00	\$0.00	\$0.00	<b>\$25.00</b>
<b>Total:</b>	<b>\$50.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$50.00</b>
<b>123137 - Artour Naoumov &amp; Yakov &amp; Eugenia Aronov Owner</b> <span style="float: right;"><b>Last Payment: \$490.48 on 12/03/2025</b></span>					
210 172 Street Unit 137					
Assessment - A1 2025	\$2.32	\$0.00	\$0.00	\$0.00	<b>\$2.32</b>
Assessment - Special (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	<b>\$25.00</b>
Assessment - Special 2025	\$97.68	\$0.00	\$0.00	\$0.00	<b>\$97.68</b>
<b>Total:</b>	<b>\$125.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$125.00</b>
<b>123201 - Jose F Gonzalez &amp; Esther R Gonzalez Owner</b> <span style="float: right;"><b>Last Payment: \$97.68 on 12/12/2025</b></span>					
200 172 Street Unit 201					
Assessment - A1 (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	<b>\$25.00</b>
Assessment - A1 2025	\$69.01	\$0.00	\$0.00	\$0.00	<b>\$69.01</b>
Assessment - Special (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	<b>\$25.00</b>
Assessment - Special 2025	\$97.68	\$0.00	\$0.00	\$0.00	<b>\$97.68</b>
<b>Total:</b>	<b>\$216.69</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$216.69</b>



# Homeowner Aging Report Excluding Prepaid

Avila South Condominium Association, Inc.

End Date: 12/31/2025

Description	Current	Over 30	Over 60	Over 90	Balance
<b>123202 - Eugenio Olvera &amp; Teresa Olvera Owner</b>					<b>Last Payment: \$113.70 on 12/15/2025</b>
200 172 Street Unit 202					
Assessment - Special (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	<b>\$25.00</b>
Assessment - Special 2025	\$27.19	\$0.00	\$0.00	\$0.00	<b>\$27.19</b>
<b>Total:</b>	<b>\$52.19</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$52.19</b>
<b>123205 - Alyona Musailova Owner</b>					<b>Last Payment: \$403.02 on 12/04/2025</b>
200 172 Street Unit 205					
Owner Fines 2025	\$25.00	\$0.00	\$0.00	\$0.00	<b>\$25.00</b>
<b>Total:</b>	<b>\$25.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$25.00</b>
<b>123206 - Olga Anisimova Owner</b>					<b>Last Payment: \$403.02 on 12/04/2025</b>
200 172 Street Unit 206					
Assessment - Special (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	<b>\$25.00</b>
Assessment - Special - Billed 2025	\$0.00	\$0.00	\$80.27	\$160.54	<b>\$240.81</b>
Assessment - Special 2025	\$80.27	\$80.27	\$0.00	\$0.00	<b>\$160.54</b>
<b>Total:</b>	<b>\$105.27</b>	<b>\$80.27</b>	<b>\$80.27</b>	<b>\$160.54</b>	<b>\$426.35</b>
<b>123217 - DANIEL R. PEREYRA &amp; GILSE C. SANCHEZ Owner</b>					<b>Last Payment: \$490.48 on 12/03/2025</b>
200 172 Street Unit 217					
Assessment - Special 2025	\$4.64	\$0.00	\$0.00	\$0.00	<b>\$4.64</b>
<b>Total:</b>	<b>\$4.64</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$4.64</b>
<b>123221 - Yamileth Moreno Owner</b>					<b>Last Payment: \$113.90 on 12/15/2025</b>
210 172 Street Unit 221					
Assessment - A1 (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	<b>\$25.00</b>
Assessment - A1 2025	\$187.55	\$0.00	\$0.00	\$0.00	<b>\$187.55</b>
Assessment - Special (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	<b>\$25.00</b>
Assessment - Special 2025	\$113.70	\$0.00	\$0.00	\$0.00	<b>\$113.70</b>
<b>Total:</b>	<b>\$351.25</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$351.25</b>
<b>123222 - Sandra D. Myers &amp; Cheryl Kaiser Owner</b>					<b>Last Payment: \$490.48 on 12/03/2025</b>
200 172 Street Unit 222					
Assessment - Special (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	<b>\$25.00</b>
Assessment - Special 2025	\$50.00	\$0.00	\$0.00	\$0.00	<b>\$50.00</b>
<b>Total:</b>	<b>\$75.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$75.00</b>
<b>123224 - OLGA STRELTSOVA Owner</b>					<b>Last Payment: \$490.48 on 12/04/2025</b>
210 172 Street Unit 224					
Assessment - Special (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	<b>\$25.00</b>
Assessment - Special 2025	\$50.00	\$0.00	\$0.00	\$0.00	<b>\$50.00</b>
<b>Total:</b>	<b>\$75.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$75.00</b>



# Homeowner Aging Report Excluding Prepaid

Avila South Condominium Association, Inc.

End Date: 12/31/2025

Description	Current	Over 30	Over 60	Over 90	Balance
<b>123225 - Francy Elekman Samuel Owner</b> <span style="float: right;">Last Payment: \$381.68 on 12/08/2025</span>					
210 172 Street Unit 225					
Assessment - A1 (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Assessment - A1 2025	\$97.68	\$0.00	\$0.00	\$0.00	\$97.68
Assessment - Special (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Assessment - Special 2025	\$97.68	\$0.00	\$0.00	\$0.00	\$97.68
<b>Total:</b>	<b>\$245.36</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$245.36</b>
<b>123228 - MARGARITA M. PONCE &amp; JUAN LUIS PONTE Owner</b> <span style="float: right;">Last Payment: \$636.52 on 11/12/2025</span>					
210 172 Street Unit 228					
Assessment - A1 (Delinquent Fee) 2025	\$25.00	\$25.00	\$0.00	\$0.00	\$50.00
Assessment - A1 2025	\$490.48	\$490.48	\$0.00	\$0.00	\$980.96
Assessment - Special (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Assessment - Special - Billed 2025	\$0.00	\$0.00	\$97.68	\$0.00	\$97.68
Assessment - Special 2025	\$97.68	\$0.00	\$0.00	\$0.00	\$97.68
<b>Total:</b>	<b>\$638.16</b>	<b>\$515.48</b>	<b>\$97.68</b>	<b>\$0.00</b>	<b>\$1,251.32</b>
<b>123237 - Manuel Martin Owner</b> <span style="float: right;">Last Payment: \$97.88 on 12/12/2025</span>					
210 172 Street Unit 237					
Assessment - Special (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Assessment - Special 2025	\$97.68	\$41.12	\$0.00	\$0.00	\$138.80
<b>Total:</b>	<b>\$122.68</b>	<b>\$41.12</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$163.80</b>
<b>123244 - XAVIEL PEREZ &amp; CLAUDIA CASTRO &amp; CLAUDIA CASTRO-AMERI At Attorney</b>					
210 172 Street Unit 244					
Assessment - A1 (Delinquent Fee) 2025	\$25.00	\$25.00	\$0.00	\$0.00	\$50.00
Assessment - A1 2025	\$570.89	\$570.89	\$0.00	\$0.00	\$1,141.78
Assessment - Special (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Assessment - Special 2025	\$113.70	\$113.70	\$0.00	\$0.00	\$227.40
<b>Total:</b>	<b>\$734.59</b>	<b>\$709.59</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,444.18</b>
<b>123306 - Sadamac LLC Owner</b> <span style="float: right;">Last Payment: \$403.02 on 12/04/2025</span>					
200 172 Street Unit 306					
Assessment - Special (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Assessment - Special - Billed 2025	\$0.00	\$0.00	\$80.25	\$0.00	\$80.25
Assessment - Special 2025	\$80.27	\$80.27	\$0.00	\$0.00	\$160.54
<b>Total:</b>	<b>\$105.27</b>	<b>\$80.27</b>	<b>\$80.25</b>	<b>\$0.00</b>	<b>\$265.79</b>
<b>123307 - Wilfredo R Espinoza Owner</b> <span style="float: right;">Last Payment: \$126.16 on 12/15/2025</span>					
200 172 Street Unit 307					
Assessment - Special (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Assessment - Special 2025	\$126.16	\$0.00	\$0.00	\$0.00	\$126.16
<b>Total:</b>	<b>\$151.16</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$151.16</b>



# Homeowner Aging Report Excluding Prepaid

Avila South Condominium Association, Inc.

End Date: 12/31/2025

Description	Current	Over 30	Over 60	Over 90	Balance
<b>123308 - ANZELIKA IVLEVA Owner</b>					<b>Last Payment: \$403.02 on 12/03/2025</b>
200 172 Street Unit 308					
Assessment - A1 (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	<b>\$25.00</b>
Assessment - A1 2025	\$25.00	\$0.00	\$0.00	\$0.00	<b>\$25.00</b>
Assessment - Special (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	<b>\$25.00</b>
Assessment - Special 2025	\$80.27	\$0.00	\$0.00	\$0.00	<b>\$80.27</b>
<b>Total:</b>	<b>\$155.27</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$155.27</b>
<b>123326 - Andres J Malagon Owner</b>					<b>Last Payment: \$490.48 on 12/03/2025</b>
210 172 Street Unit 326					
Assessment - Special 2025	\$1.80	\$0.00	\$0.00	\$0.00	<b>\$1.80</b>
<b>Total:</b>	<b>\$1.80</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1.80</b>
<b>123330 - Nikolay Kraynov Owner</b>					<b>Last Payment: \$490.48 on 12/04/2025</b>
210 172 Street Unit 330					
Assessment - A1 2025	\$356.96	\$0.00	\$0.00	\$0.00	<b>\$356.96</b>
Assessment - A1 2026	\$526.32	\$0.00	\$0.00	\$0.00	<b>\$526.32</b>
Assessment - Special 2025	\$97.68	\$0.00	\$0.00	\$0.00	<b>\$97.68</b>
<b>Total:</b>	<b>\$980.96</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$980.96</b>
<b>123332 - Dolly Julia Leon Owner</b>					<b>Last Payment: \$490.48 on 12/04/2025</b>
210 172 Street Unit 332					
Assessment - Special (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	<b>\$25.00</b>
Assessment - Special 2025	\$97.68	\$97.68	\$0.00	\$0.00	<b>\$195.36</b>
<b>Total:</b>	<b>\$122.68</b>	<b>\$97.68</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$220.36</b>
<b>123335 - Juan A Delgado Owner</b>					<b>Last Payment: \$403.02 on 12/03/2025</b>
210 172 Street Unit 335					
Assessment - A1 2025	\$48.33	\$0.00	\$0.00	\$0.00	<b>\$48.33</b>
Assessment - Special (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	<b>\$25.00</b>
<b>Total:</b>	<b>\$73.33</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$73.33</b>
<b>123336 - Maria Banos Owner</b>					<b>Last Payment: \$403.02 on 12/03/2025</b>
210 172 Street Unit 336					
Assessment - A1 (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	<b>\$25.00</b>
Assessment - A1 2025	\$167.19	\$0.00	\$0.00	\$0.00	<b>\$167.19</b>
Assessment - Special (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	<b>\$25.00</b>
Assessment - Special 2025	\$80.27	\$0.00	\$0.00	\$0.00	<b>\$80.27</b>
<b>Total:</b>	<b>\$297.46</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$297.46</b>
<b>123337 - Donna Skarr Owner</b>					<b>Last Payment: \$588.16 on 11/30/2025</b>
210 172 Street Unit 337					
Assessment - A1 (Delinquent Fee) 2025	\$25.00	\$25.00	\$0.00	\$0.00	<b>\$50.00</b>
Assessment - A1 2025	\$392.80	\$0.00	\$0.00	\$0.00	<b>\$392.80</b>
Assessment - Special (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	<b>\$25.00</b>
Assessment - Special 2025	\$97.68	\$97.68	\$0.00	\$0.00	<b>\$195.36</b>
<b>Total:</b>	<b>\$540.48</b>	<b>\$122.68</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$663.16</b>



# Homeowner Aging Report Excluding Prepaid

Avila South Condominium Association, Inc.

End Date: 12/31/2025

Description	Current	Over 30	Over 60	Over 90	Balance
<b>123342 - VICTOR LUSHNIKOV &amp; FYDOR LUSHNIKOV Owner</b>					<b>Last Payment: \$403.02 on 12/04/2025</b>
210 172 Street Unit 342					
Assessment - Special (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	<b>\$25.00</b>
Assessment - Special 2025	\$31.07	\$0.00	\$0.00	\$0.00	<b>\$31.07</b>
<b>Total:</b>	<b>\$56.07</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$56.07</b>
<b>123402 - Edilio Diaz &amp; Cristobalina Diaz Owner</b>					<b>Last Payment: \$5,119.22 on 12/09/2025</b>
200 172 Street Unit 402					
Assessment - Special (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	<b>\$25.00</b>
Assessment - Special 2025	\$59.59	\$0.00	\$0.00	\$0.00	<b>\$59.59</b>
<b>Total:</b>	<b>\$84.59</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$84.59</b>
<b>123410 - Nora Chichina Padilla Hurtado Owner</b>					<b>Last Payment: \$403.02 on 12/12/2025</b>
200 172 Street Unit 410					
Assessment - Special (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	<b>\$25.00</b>
Assessment - Special 2025	\$80.27	\$0.00	\$0.00	\$0.00	<b>\$80.27</b>
<b>Total:</b>	<b>\$105.27</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$105.27</b>
<b>123414 - Black Tiger LLC Owner</b>					<b>Last Payment: \$97.68 on 12/08/2025</b>
200 172 Street Unit 414					
Assessment - A1 (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	<b>\$25.00</b>
Assessment - A1 2025	\$467.80	\$0.00	\$0.00	\$0.00	<b>\$467.80</b>
Assessment - Special (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	<b>\$25.00</b>
Assessment - Special 2025	\$97.68	\$0.00	\$0.00	\$0.00	<b>\$97.68</b>
<b>Total:</b>	<b>\$615.48</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$615.48</b>
<b>123415 - Martha Ortiz Owner</b>					<b>Last Payment: \$97.68 on 12/12/2025</b>
200 172 Street Unit 415					
Assessment - Special (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	<b>\$25.00</b>
Assessment - Special 2025	\$24.82	\$0.00	\$0.00	\$0.00	<b>\$24.82</b>
<b>Total:</b>	<b>\$49.82</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$49.82</b>
<b>123416 - Milojou Co Owner</b>					<b>Last Payment: \$490.48 on 12/03/2025</b>
200 172 Street Unit 416					
Assessment - A1 (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	<b>\$25.00</b>
Assessment - A1 2025	\$211.68	\$0.00	\$0.00	\$0.00	<b>\$211.68</b>
Assessment - Special (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	<b>\$25.00</b>
Assessment - Special 2025	\$97.68	\$0.00	\$0.00	\$0.00	<b>\$97.68</b>
<b>Total:</b>	<b>\$359.36</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$359.36</b>
<b>123418 - OLGA MONCADA GAITAN Owner</b>					<b>Last Payment: \$638.16 on 11/09/2025</b>
200 172 Street Unit 418					
Assessment - A1 (Delinquent Fee) 2025	\$25.00	\$25.00	\$25.00	\$0.00	<b>\$75.00</b>
Assessment - A1 2025	\$490.48	\$490.48	\$490.48	\$0.00	<b>\$1,471.44</b>
Assessment - Special (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	<b>\$25.00</b>
Assessment - Special - Billed 2025	\$0.00	\$0.00	\$97.68	\$25.00	<b>\$122.68</b>
Assessment - Special 2025	\$97.68	\$97.68	\$0.00	\$0.00	<b>\$195.36</b>
<b>Total:</b>	<b>\$638.16</b>	<b>\$613.16</b>	<b>\$613.16</b>	<b>\$25.00</b>	<b>\$1,889.48</b>



# Homeowner Aging Report Excluding Prepaid

Avila South Condominium Association, Inc.

End Date: 12/31/2025

Description	Current	Over 30	Over 60	Over 90	Balance
<b>123419 - Christopher J. Russo &amp; Theodore J. Russo At Attorney</b>					<b>Last Payment: \$800.00 on 12/03/2025</b>
200 172 Street Unit 419					
Assessment - A1 (Delinquent Fee) 2025	\$25.00	\$50.00	\$0.00	\$0.00	<b>\$75.00</b>
Assessment - A1 2025	\$294.45	\$0.00	\$0.00	\$0.00	<b>\$294.45</b>
Assessment - Special (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	<b>\$25.00</b>
Assessment - Special - Billed 2025	\$0.00	\$0.00	\$113.70	\$227.40	<b>\$341.10</b>
Assessment - Special 2025	\$113.70	\$113.70	\$0.00	\$0.00	<b>\$227.40</b>
<b>Total:</b>	<b>\$458.15</b>	<b>\$163.70</b>	<b>\$113.70</b>	<b>\$227.40</b>	<b>\$962.95</b>
<b>123421 - ALEXANDER CUEVA Owner</b>					<b>Last Payment: \$570.89 on 12/04/2025</b>
210 172 Street Unit 421					
Assessment - Special (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	<b>\$25.00</b>
Assessment - Special 2025	\$113.70	\$0.00	\$0.00	\$0.00	<b>\$113.70</b>
<b>Total:</b>	<b>\$138.70</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$138.70</b>
<b>123424 - Atlantic Shore Breeze LLC Owner</b>					<b>Last Payment: \$97.68 on 12/08/2025</b>
210 172 Street Unit 424					
Assessment - Special (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	<b>\$25.00</b>
Assessment - Special 2025	\$76.13	\$0.00	\$0.00	\$0.00	<b>\$76.13</b>
<b>Total:</b>	<b>\$101.13</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$101.13</b>
<b>123426 - Stephano Forcella Owner</b>					<b>Last Payment: \$490.48 on 12/03/2025</b>
210 172 Street Unit 426					
Assessment - Special (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	<b>\$25.00</b>
Assessment - Special 2025	\$20.00	\$0.00	\$0.00	\$0.00	<b>\$20.00</b>
<b>Total:</b>	<b>\$45.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$45.00</b>
<b>123434 - Manuel Hermes Jane Owner</b>					<b>Last Payment: \$483.29 on 12/15/2025</b>
210 172 Street Unit 434					
Assessment - A1 2025	\$403.02	\$0.00	\$0.00	\$0.00	<b>\$403.02</b>
Assessment - Special 2025	\$80.27	\$0.00	\$0.00	\$0.00	<b>\$80.27</b>
NSF Fees 2025	\$25.00	\$0.00	\$0.00	\$0.00	<b>\$25.00</b>
<b>Total:</b>	<b>\$508.29</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$508.29</b>
<b>123444 - Juan Eberth Delgado Owner</b>					<b>Last Payment: \$570.89 on 12/03/2025</b>
210 172 Street Unit 444					
Assessment - A1 2025	\$47.61	\$0.00	\$0.00	\$0.00	<b>\$47.61</b>
Assessment - Special (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	<b>\$25.00</b>
<b>Total:</b>	<b>\$72.61</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$72.61</b>
<b>123501 - Allen Kaul Owner</b>					<b>Last Payment: \$1,961.92 on 11/17/2025</b>
200 172 Street Unit 501					
Assessment - A1 (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	<b>\$25.00</b>
Assessment - A1 2025	\$393.04	\$0.00	\$0.00	\$0.00	<b>\$393.04</b>
Assessment - Special (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	<b>\$25.00</b>
Assessment - Special 2025	\$97.68	\$0.00	\$0.00	\$0.00	<b>\$97.68</b>
<b>Total:</b>	<b>\$540.72</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$540.72</b>



# Homeowner Aging Report Excluding Prepaid

Avila South Condominium Association, Inc.

End Date: 12/31/2025

Description	Current	Over 30	Over 60	Over 90	Balance
<b>123503 - Olga L Hernandez Owner</b>					<b>Last Payment: \$483.29 on 12/19/2025</b>
200 172 Street Unit 503					
Assessment - A1 (Delinquent Fee) 2025	\$0.00	\$7.31	\$0.00	\$0.00	\$7.31
Assessment - Special (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
<b>Total:</b>	<b>\$25.00</b>	<b>\$7.31</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$32.31</b>
<b>123507 - Maria B Gil Owner</b>					<b>Last Payment: \$623.00 on 12/12/2025</b>
200 172 STREET Unit 507					
Assessment - A1 (Delinquent Fee) 2025	\$25.00	\$25.00	\$0.00	\$0.00	\$50.00
Assessment - A1 2025	\$633.46	\$9.62	\$0.00	\$0.00	\$643.08
Assessment - Special (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Assessment - Special 2025	\$126.16	\$0.00	\$0.00	\$0.00	\$126.16
<b>Total:</b>	<b>\$809.62</b>	<b>\$34.62</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$844.24</b>
<b>123509 - KATERINA TIMOFTI &amp; NADEJDA TIMOFTI Owner</b>					<b>Last Payment: \$588.16 on 12/04/2025</b>
200 172 Street Unit 509					
Owner Fines 2025	\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
<b>Total:</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$25.00</b>	<b>\$25.00</b>
<b>123511 - Boris Dobrivker Owner</b>					<b>Last Payment: \$97.68 on 12/08/2025</b>
200 172 Street Unit 511					
Assessment - Special (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Assessment - Special 2025	\$78.20	\$0.00	\$0.00	\$0.00	\$78.20
<b>Total:</b>	<b>\$103.20</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$103.20</b>
<b>123512 - John W. Hughes Owner</b>					<b>Last Payment: \$403.02 on 12/04/2025</b>
200 172 Street Unit 512					
Assessment - Special (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Assessment - Special - Billed 2025	\$0.00	\$0.00	\$25.00	\$0.00	\$25.00
Assessment - Special 2025	\$80.27	\$0.00	\$0.00	\$0.00	\$80.27
<b>Total:</b>	<b>\$105.27</b>	<b>\$0.00</b>	<b>\$25.00</b>	<b>\$0.00</b>	<b>\$130.27</b>
<b>123519 - Frank Cristillo &amp; Mary Cristillo Owner</b>					<b>Last Payment: \$684.59 on 12/02/2025</b>
200 172 STREET Unit 519					
Assessment - A1 2025	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Assessment - Special (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
<b>Total:</b>	<b>\$50.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$50.00</b>
<b>123524 - Oksana Siginevich Owner</b>					<b>Last Payment: \$490.48 on 12/03/2025</b>
210 172 Street Unit 524					
Assessment - A1 (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Assessment - A1 2025	\$230.92	\$0.00	\$0.00	\$0.00	\$230.92
Assessment - Special (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Assessment - Special 2025	\$97.68	\$0.00	\$0.00	\$0.00	\$97.68
<b>Total:</b>	<b>\$378.60</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$378.60</b>



# Homeowner Aging Report Excluding Prepaid

Avila South Condominium Association, Inc.

End Date: 12/31/2025

Description	Current	Over 30	Over 60	Over 90	Balance
<b>123529 - Success Finders LLC Owner</b>					<b>Last Payment: \$195.36 on 12/15/2025</b>
210 172 Street Unit 529					
Assessment - A1 (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Assessment - A1 2025	\$490.48	\$0.00	\$0.00	\$0.00	\$490.48
Assessment - Special (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Assessment - Special - Billed 2025	\$0.00	\$0.00	\$97.68	\$16.82	\$114.50
Assessment - Special 2025	\$97.68	\$0.00	\$0.00	\$0.00	\$97.68
<b>Total:</b>	<b>\$638.16</b>	<b>\$0.00</b>	<b>\$97.68</b>	<b>\$16.82</b>	<b>\$752.66</b>
<b>123530 - Angelo Bellusci Owner</b>					<b>Last Payment: \$490.48 on 12/19/2025</b>
210 172 Street Unit 530					
Assessment - A1 (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Assessment - Special (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Assessment - Special 2025	\$25.04	\$0.00	\$0.00	\$0.00	\$25.04
<b>Total:</b>	<b>\$75.04</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$75.04</b>
<b>123535 - Ievgeniia Khlypa aka Evgenia Khlypa as Trustee of the YPA Land Trust Owne</b>					<b>Last Payment: \$403.02 on 12/03/2025</b>
210 172 Street Unit 535					
Assessment - Special (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Assessment - Special 2025	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
<b>Total:</b>	<b>\$50.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$50.00</b>
<b>123536 - Anzelika Ivleva Owner</b>					<b>Last Payment: \$403.02 on 12/03/2025</b>
210 172 Street Unit 536					
Assessment - Special (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Assessment - Special 2025	\$80.27	\$0.00	\$0.00	\$0.00	\$80.27
<b>Total:</b>	<b>\$105.27</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$105.27</b>
<b>123540 - Shmuel Ashkenazi Owner</b>					<b>Last Payment: \$403.02 on 12/03/2025</b>
210 172 Street Unit 540					
Assessment - A1 (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Assessment - A1 2025	\$151.64	\$0.00	\$0.00	\$0.00	\$151.64
Assessment - Special (Delinquent Fee) 2025	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Assessment - Special 2025	\$80.27	\$0.00	\$0.00	\$0.00	\$80.27
<b>Total:</b>	<b>\$281.91</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$281.91</b>
<b>Association</b>	<b>Current Total</b>	<b>Over 30 Total</b>	<b>Over 60 Total</b>	<b>Over 90 Total</b>	<b>Balance Total</b>
Avila South Condominium Association, Inc.	\$12,432.91	\$2,490.88	\$1,107.74	\$454.76	\$16,486.29



**Homeowner Aging Report Excluding Prepaid**

Avila South Condominium Association, Inc.

End Date: 12/31/2025

Description	Current	Over 30	Over 60	Over 90	Balance
<b>Description</b>					<b>Total</b>
Assessment - A1 (Delinquent Fee) 2025			\$757.31		
Assessment - A1 2025			\$8,719.02		
Assessment - A1 2026			\$526.32		
Assessment - Special (Delinquent Fee) 2025			\$1,150.00		
Assessment - Special - Billed 2025			\$1,022.02		
Assessment - Special 2025			\$4,236.62		
NSF Fees 2025			\$25.00		
Owner Fines 2025			\$50.00		
		<b>AR Total:</b>	<b>\$16,486.29</b>		



Account No:	Homeowner Name	Address	Balance
123101	Samanta Karina Marsico	2167 Nora Village Dr Davie, FL 33317	(\$1,585.98)
123428	Carol Ann Maita	980 Westside Ave Jersey City, NJ 07306	(\$1.02)
123105	200 172nd ST 105 Trust	200 172 Street Unit 105 Sunny Isles, FL 33160	(\$410.00)
123108	Hanna Afridonidze	200 172 Street Unit 108 Sunny Isles, FL 33160	(\$439.10)
123116	Alexandra Ismakova & David Hornung	200 172 Street Unit 116 Sunny Isles, FL 33160	(\$25.00)
123117	Sharon M Diabo	200 172 Street Unit 117 Sunny Isles, FL 33160	(\$97.68)
123120	Mario Serrano	200 172 Street Unit 120 Sunny Isles, FL 33160	(\$1,463.57)
123125	Maria I Lopez & H. Francisco Lopez	210 172 Street Unit 125 Sunny Isles, FL 33160	(\$2.32)
123127	Arkady Teplitsky	210 172 Street Unit 127 Sunny Isles, FL 33160	(\$682.56)
123128	KARINA KULIKOVA	210 172 Street Unit 128 Sunny Isles, FL 33160	(\$195.36)
123129	Arthur Avakyants	210 172 Street Unit 129 Sunny Isles, FL 33160	(\$588.16)
123131	Paola Thereza Cosme De Magalhaes Pla	210 172 Street Unit 131 Sunny Isles, FL 33160	(\$252.32)
123132	Epifanio Natalizio & Mannara Giuseppa	210 172 Street Unit 132 Sunny Isles, FL 33160	(\$177.68)
123138	Rafael Naser Izam	210 172 Street Unit 138 Sunny Isles, FL 33160	(\$0.15)
123144	Ilma Maria Behar	210 172 Street Unit 144 Sunny Isles, FL 33160	(\$246.03)
123203	Mark Gagliardi & Matthew Gagliardi	200 172 Street Unit 203 Sunny Isles, FL 33160	(\$483.29)
123207	Joanna Rudd & Joshua Gothelf	200 172 Street Unit 207 Sunny Isles, FL 33160	(\$5,031.74)
123209	Peter Dragon	200 172 Street Unit 209 Sunny Isles, FL 33160	(\$50.14)
123216	Marina Kats	200 172 Street Unit 216 Sunny Isles, FL 33160	(\$980.96)
123219	Albina Allen	200 172 Street Unit 219 Sunny Isles, FL 33160	(\$684.59)
123220	Larissa Sayig	200 172 Street Unit 220 Sunny Isles, FL 33160	(\$685.84)
123226	Nancy Aloise	210 172 Street Unit 226 Sunny Isles, FL 33160	(\$3.05)
123229	Liat Abramson	210 172 Street Unit 229 Sunny Isles, FL 33160	(\$980.96)
123230	Ana Maria Caro	210 172 Street Unit 230 Sunny Isles, FL 33160	(\$327.20)
123231	Nancy Bergamo	210 172 Street Unit 231 Sunny Isles, FL 33160	(\$682.04)
123232	Galina Windsor	210 172 Street Unit 232 Sunny Isles, FL 33160	(\$442.63)
123235	Alejandro Aquiles Delgado	210 172 Street Unit 235 Sunny Isles, FL 33160	(\$80.23)
123236	ALBERT M LEVINTON & SVETLANA Uryash	210 172 Street Unit 236 Sunny Isles, FL 33160	(\$0.06)
123238	Steven Merayo	210 172 Street Unit 238 Sunny Isles, FL 33160	(\$781.98)



Account No:	Homeowner Name	Address	Balance
123303	Vilen & Isabella Perlovich LE & Vladimir Perlovich (i	200 172 Street Unit 303 Sunny Isles, FL 33160	(\$80.27)
123305	Gabriel Omar Bastida	200 172 Street Unit 305 Sunny Isles, FL 33160	(\$126.16)
123318	Francisco Fernandez	200 172 Street Unit 318 Sunny Isles, FL 33160	(\$97.58)
123319	Gerald Zacker	200 172 Street Unit 319 Sunny Isles, FL 33160	(\$0.01)
123322	Rebecca Raquel Devlin	200 172 Street Unit 322 Sunny Isles, FL 33160	(\$0.91)
123323	Luis Fernando Malagon	210 172 Street Unit 323 Sunny Isles, FL 33160	(\$170.28)
123324	Boris Lopata	210 172 Street Unit 324 Sunny Isles, FL 33160	(\$663.18)
123327	Daniel Pereyra & Gilse Sanchez	210 172 Street Unit 327 Sunny Isles, FL 33160	(\$45.36)
123328	Vera Goldman	210 172 Street Unit 328 Sunny Isles, FL 33160	(\$411.93)
123330	Nikolay Kraynov	210 172 Street Unit 330 Sunny Isles, FL 33160	(\$624.00)
123334	Orlando Toledo	200 172 Street Unit 334 Sunny Isles, FL 33160	(\$46.34)
123401	BML Invest Holdings LLC	200 172 Street Unit 401 Sunny Isles, FL 33160	(\$98.86)
123404	Ustinas Matiusovas & Natalja Matiusoviene	200 172 Street Unit 404 Sunny Isles, FL 33160	(\$216.94)
123409	Lucero Bedoya Gronquist	200 172 Street Unit 409 Sunny Isles, FL 33160	(\$0.01)
123410	Nora Chichina Padilla Hurtado	200 172 Street Unit 410 Sunny Isles, FL 33160	(\$80.27)
123420	Clara F. Aponte & LUIS FONNEGRA	200 172 Street Unit 420 Sunny Isles, FL 33160	(\$0.01)
123422	Javier M. Torres	200 172 Street Unit 422 Sunny Isles, FL 33160	(\$50.98)
123423	Vadim Karpova & Svetlana Karpova	210 172 Street Unit 423 Sunny Isles, FL 33160	(\$18.18)
123427	Angelo Calabrese	210 172 Street Unit 427 Sunny Isles, FL 33160	(\$97.68)
123429	Gloria Allende	210 172 Street Unit 429 Sunny Isles, FL 33160	(\$1,071.36)
123432	SOCORRO GIESEN	210 172 Street Unit 432 Sunny Isles, FL 33160	(\$97.68)
123435	Javier M. Torres	210 172 Street Unit 435 Sunny Isles, FL 33160	(\$19.27)
123436	Rosendo E. Prieto	210 172 Street Unit 436 Sunny Isles, FL 33160	(\$0.01)
123438	Natalia Borysova	210 172 Street Unit 438 Sunny Isles, FL 33160	(\$130.27)
123440	Ecaterina Bolocan	210 172 Street Unit 440 Sunny Isles, FL 33160	(\$1,501.01)
123504	Esperanza Berrio	200 172 Street Unit 504 Sunny Isles, FL 33160	(\$0.05)
123514	Liat Abramson & Gady Abramson	200 172 Street Unit 514 Sunny Isles, FL 33160	(\$1,005.96)
123515	Maria Magda Hall	200 172 Street Unit 515 Sunny Isles, FL 33160	(\$1,896.68)
123516	Pavel Vida	200 172 Street Unit 516 Sunny Isles, FL 33160	(\$717.89)



Account No:	Homeowner Name	Address	Balance
123520	Maria Rosaria Trunfo	200 172 STREET Unit 520 Sunny Isles, FL 33160	(\$197.44)
123522	John Petrone	200 172 Street Unit 522 Sunny Isles, FL 33160	(\$403.20)
123523	Dorit Greenberg & Dickla Mor	210 172 Street Unit 523 Sunny Isles, FL 33160	(\$97.68)
123527	Lucia Gedo Abarca & Johann G. Abarca	210 172 Street Unit 527 Sunny Isles, FL 33160	(\$72.68)
123533	Fleetwood Real Estate Investments LLC	210 172 Street Unit 533 Sunny Isles, FL 33160	(\$806.04)
123534	Jorge L Valdes	210 172 Street Unit 534 Sunny Isles, FL 33160	(\$13.77)
123538	Thomas J. Campo & Louise M. Campo	210 172 Street Unit 538 Sunny Isles, FL 33160	(\$80.27)
<b>Avila South Condominium Association, Inc. Total</b>			<b>65 (\$28,321.85)</b>



**Bank Account Reconciliation**

Avila South Condominium Association, Inc.

Cash - Truist Bank Loan - 4435 (End: 12/31/2025)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
<b>Uncleared Items</b>					
07/09/2025		FLO - FLO BUIDER & INVESTOR, INC		1047	(\$2,500.00)
			<b>Total Uncleared</b>		<b>(\$2,500.00)</b>

**Cash - Truist Bank Loan - 4435 Summary**

Ending Account Balance:	\$	107,809.55
Uncleared Items:	(\$	2,500.00)
Adjusted Balance:	\$	110,309.55
Bank Ending Balance:	\$	110,309.55
Difference:	\$	-



**Bank Account Reconciliation**

Avila South Condominium Association, Inc.

Cash - Truist Bank Operating - 5159 (End: 12/31/2025)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
<b>Uncleared Items</b>					
02/05/2025		MS21 - MARIO ROLANDO SERRANO		5927	(\$145.00)
09/24/2025		LISANDRO - LIZANDRO URIA SANCHEZ		6098	(\$712.69)
11/12/2025		ROYAL PALM LANDSCAPING INC		50006	(\$800.00)
11/19/2025		USA INTERNATIONAL SECURITY SERVICES INC.		50011	(\$1,259.92)
12/03/2025		NORTHWEST EXTERMINATING		50020	(\$1,568.00)
12/10/2025		USA INTERNATIONAL SECURITY SERVICES INC.		50023	(\$1,178.60)
12/17/2025		USA INTERNATIONAL SECURITY SERVICES INC.		50026	(\$1,259.92)
12/17/2025		DYNAMIC ELEVATOR CONTROL CORP.		50025	(\$1,195.00)
12/17/2025		USA INTERNATIONAL SECURITY SERVICES INC.		50027	(\$1,178.60)
12/17/2025		PREFERRED ACCOUNTING SERVICES		50030	(\$413.79)
12/23/2025		UKE SERVICES LLC.		50031	(\$6,950.00)
12/29/2025		ELITE PLUMBING SEPTIC & SEWER INC		50037	(\$3,862.50)
12/29/2025		ELITE PLUMBING SEPTIC & SEWER INC		50036	(\$3,862.50)
12/29/2025		USA INTERNATIONAL SECURITY SERVICES INC.		50042	(\$1,259.92)
12/29/2025		USA INTERNATIONAL SECURITY SERVICES INC.		50041	(\$1,178.60)
12/29/2025		PETERS & PETERS, P.A.		50039	(\$475.00)
12/29/2025		ALBERTO SANCHEZ		50032	(\$150.00)
12/29/2025		ANA COSTALES		50033	(\$150.00)
12/29/2025		ARLEY VILLAREAL		50034	(\$100.00)
12/29/2025		MAGDA E. CALVILLO		50038	(\$100.00)
12/29/2025		PIERRE EXALANT		50040	(\$50.00)
12/29/2025		CHRISTOPHER CLAYTON		50035	(\$50.00)
				<b>Total Uncleared</b>	<b>(\$27,900.04)</b>

**Cash - Truist Bank Operating - 5159 Summary**

Ending Account Balance:	\$ 41,827.97
Uncleared Items:	(\$27,900.04)
Adjusted Balance:	\$ 69,728.01
Bank Ending Balance:	\$ 69,728.01
Difference:	\$-



**Bank Account Reconciliation**

Avila South Condominium Association, Inc.

Cash - Truist Bank Security Deposit - 3056 (End: 12/31/2025)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
<b>Uncleared Items</b>					
12/10/2025		ELEONORA LINYUSHINA		50000	(\$1,000.00)
			<b>Total Uncleared</b>		<b>(\$1,000.00)</b>

**Cash - Truist Bank Security Deposit - 3056 Summary**

Ending Account Balance:	\$ 25,023.35
Uncleared Items:	(\$1,000.00)
Adjusted Balance:	\$ 26,023.35
Bank Ending Balance:	\$ 26,023.35
Difference:	\$-



**Bank Account Reconciliation**

Avila South Condominium Association, Inc.

Cash - Truist Bank Special Assessment - 5167 (End: 12/31/2025)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
------	------------	-------------	----------------	---------	------------

**Cash - Truist Bank Special Assessment - 5167 Summary**

Ending Account Balance:	\$ 1,756.97
Uncleared Items:	\$-
Adjusted Balance:	\$ 1,756.97
Bank Ending Balance:	\$ 1,756.97
Difference:	\$-

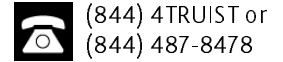


999-99-99-99 41141 14 C 001 30 55 004  
 AVILA SOUTH CONDOMINIUM ASSOCIATION INC  
 OPERATING ACCT  
 C/O PREFERRED ACCOUNTING SERVICES INC  
 7440 SW 50TH TER STE 106  
 MIAMI FL 33155-4413

# Your account statement

For 12/31/2025

## Contact us



### ■ ASSOC SVCS INTEREST CHECKING 1100020305159

#### Account summary

Your previous balance as of 11/30/2025	\$67,587.96
Checks	- 22,252.38
Other withdrawals, debits and service charges	- 79,724.99
Deposits, credits and interest	+ 104,117.42
<b>Your new balance as of 12/31/2025</b>	<b>= \$69,728.01</b>

#### Interest summary

Interest paid this statement period	\$0.77
2025 interest paid year-to-date	\$4.88
Interest rate	0.01%
Annual percentage yield (APY) earned	0.01%

#### Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
12/05	50005	1,568.00	12/02	50013	1,178.60	12/17	*50021	1,040.04
12/02	*50007	1,178.60	12/17	*50015	800.00	12/26	50022	800.00
12/01	*50009	1,195.00	12/16	50016	925.00	12/23	*50028	2,692.00
12/03	50010	642.00	12/18	50017	1,320.00	12/23	50029	1,923.14
12/01	*50012	6,950.00	12/10	*50019	40.00			

\* indicates a skip in sequential check numbers above this item

**Total checks = \$22,252.38**

#### Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
12/01	INTERNET PAYMENT CC PYMT Synchrony Bank 603462441997090	455.00
12/03	ACH CORP DEBIT ADP Tax ADP Tax AVILA SOUTH CONDOMINIUM CUSTOMER ID L6YBO 120412A01	332.91
12/03	ACH CORP DEBIT WAGE PAY ADP WAGE PAY AVILA SOUTH CONDOMINIUM CUSTOMER ID 754077774305YBO	1,310.55
12/04	INTERNET PAYMENT EFTPAYMENT BREEZELINE FL 335400060567543	410.75
12/04	INTERNET PAYMENT WEB_PAY WASTE CONNECTION 07981763120225	405.00
12/08	ACH CORP DEBIT INSURANCE FIRST INSURANCE Avila South Condominiu CUSTOMER ID 900-103991444	29,559.44
12/10	ACH CORP DEBIT REV2ZEGO PAYLEASE.COM CUSTOMER ID 455639529	490.48
12/11	ACH CORP DEBIT ADP Tax ADP Tax AVILA SOUTH CONDOMINIUM CUSTOMER ID L6YBO 121225A01	358.40
12/11	ACH CORP DEBIT WAGE PAY ADP WAGE PAY AVILA SOUTH CONDOMINIUM CUSTOMER ID 372580026421YBO	3,064.00
12/15	ACH CORP DEBIT REV2ZEGO PAYLEASE.COM CUSTOMER ID 455936779	638.16
12/17	RETURN DEPOSIT ITEM 99000500	483.29
12/18	UTILITYBIL TECO/PEOPLE GAS 2953 AVILA SOUTH CONDOMINIUM	731.89
12/19	TRUIST ONLINE CREDIT CARD PMT ONLINE TO ****9117 -	2,000.00
12/22	INTERNET PAYMENT WEB_PAY WASTE CONNECTION 08445657121825	5,224.40
12/22	ACH CORP DEBIT UTL ACH NORTH MIAMI BCH SOUTH CONDO *AVILA CUSTOMER ID 7248207	15,713.74
12/24	ACH CORP DEBIT ADP Tax ADP Tax AVILA SOUTH CONDOMINIUM CUSTOMER ID L6YBO 122626A01	358.40

*continued*

■ ASSOC SVCS INTEREST CHECKING 1100020305159 (continued)

DATE	DESCRIPTION	AMOUNT(\$)
12/24	ELEC PYMT FPL DIRECT DEBIT PPDA AVILA SOUTH COND ASSOC	2,600.64
12/24	ACH CORP DEBIT WAGE PAY ADP WAGE PAY AVILA SOUTH CONDOMINIU CUSTOMER ID 417579078745YBO	3,064.00
12/29	INTERNET PAYMENT ELECTRIC NEXTERA FL 9332395	869.79
12/30	TRUIST ONLINE TRANSFER ONLINE TO ****5167 -	10,000.00
12/31	ACH CORP DEBIT ADP Tax ADP Tax AVILA SOUTH CONDOMINIU CUSTOMER ID L6YBO 010201A01	334.44
12/31	ACH CORP DEBIT WAGE PAY ADP WAGE PAY AVILA SOUTH CONDOMINIU CUSTOMER ID 933338804851YBO	1,319.71

Total other withdrawals, debits and service charges = \$79,724.99

**Overdraft and Returned Item Fees**

	TOTAL THIS STATEMENT PERIOD (\$)	TOTAL YEAR-TO-DATE (\$)
Total Overdraft Fees*	0.00	144.00
Total Returned Item Fees	0.00	0.00
Refunds for Overdraft/Returned Item Fees	0.00	0.00

\*Total Overdraft Fees include Overdraft Fees and Negative Account Balance Fees.

**Deposits, credits and interest**

DATE	DESCRIPTION	AMOUNT(\$)
12/01	CONSOL ELEC BILL PAY DEPOSIT 1	483.29
12/02	CREDIT PAYLEASE.COM Preferred Accounting S CUSTOMER ID 452908185	684.59
12/02	CONSOLIDATED COUPON PAYMENT 2	980.96
12/03	CONSOLIDATED COUPON PAYMENT 1	403.02
12/03	CONSOL ELEC BILL PAY DEPOSIT 2	1,123.94
12/03	CONSOL ELEC DEPOSIT 77	36,443.39
12/04	CREDIT PAYLEASE.COM Preferred Accounting S CUSTOMER ID 454306383	991.18
12/04	CREDIT PAYLEASE.COM Preferred Accounting S CUSTOMER ID 454057255	2,189.33
12/05	CREDIT PAYLEASE.COM Preferred Accounting S CUSTOMER ID 454533289	2,335.76
12/08	CREDIT PAYLEASE.COM Preferred Accounting S CUSTOMER ID 454899289	2,042.91
12/08	CONSOLIDATED COUPON PAYMENT 8	4,064.50
12/09	CREDIT PAYLEASE.COM Preferred Accounting S CUSTOMER ID 455449853	483.29
12/09	CONSOL ELEC BILL PAY DEPOSIT 1	490.48
12/09	CONSOLIDATED COUPON PAYMENT 2	893.50
12/09	CONSOL ELEC DEPOSIT 2	980.96
12/09	CREDIT PAYLEASE.COM Preferred Accounting S CUSTOMER ID 455308813	18,597.95
12/10	REMOTE DEPOSIT	470.00
12/10	CREDIT PAYLEASE.COM Preferred Accounting S CUSTOMER ID 455530632	483.29
12/10	CONSOLIDATED COUPON PAYMENT 4	2,017.44
12/10	REMOTE DEPOSIT	5,119.22
12/11	CREDIT PAYLEASE.COM Preferred Accounting S CUSTOMER ID 455759622	563.56
12/12	COUPON PAYMENT 123238	403.02
12/12	CONSOL ELEC DEPOSIT 1	623.00
12/12	CREDIT PAYLEASE.COM Preferred Accounting S CUSTOMER ID 455800017	666.59
12/12	CONSOLIDATED COUPON PAYMENT 3	1,383.98
12/15	CREDIT PAYLEASE.COM Preferred Accounting S CUSTOMER ID 455880459	588.16
12/15	CREDIT PAYLEASE.COM Preferred Accounting S CUSTOMER ID 455924069	1,167.88
12/15	CONSOLIDATED COUPON PAYMENT 14	7,464.79
12/16	CREDIT PAYLEASE.COM Preferred Accounting S CUSTOMER ID 456056660	483.29
12/17	CREDIT PAYLEASE.COM Preferred Accounting S CUSTOMER ID 456128026	403.02
12/18	CREDIT PAYLEASE.COM Preferred Accounting S CUSTOMER ID 456151368	588.16
12/19	CONSOLIDATED COUPON PAYMENT 1	490.48
12/22	CONSOL ELEC DEPOSIT 1	490.48
12/23	REMOTE DEPOSIT	770.00
12/23	REMOTE DEPOSIT	4,270.45
12/26	CREDIT PAYLEASE.COM Preferred Accounting S CUSTOMER ID 456494955	97.68
12/26	CONSOL ELEC BILL PAY DEPOSIT 1	603.30
12/29	CONSOL ELEC BILL PAY DEPOSIT 1	483.29
12/31	CONSOLIDATED COUPON PAYMENT 1	403.02
12/31	CONSOL ELEC DEPOSIT 1	403.02
12/31	CONSOL ELEC BILL PAY DEPOSIT 1	490.48
12/31	INTEREST PAYMENT	0.77

Total deposits, credits and interest = \$104,117.42



## Questions, comments or errors?

For general questions/comments or to report errors about your statement or account, please call us at 1-844-4TRUIST (1-844-487-8478) 24 hours a day, 7 days a week. Truist Contact Center teammates are available to assist you from 8am – 8pm EST Monday-Friday and 8am – 5pm EST on Saturday. You may also contact your local Truist branch. To locate a Truist branch in your area, please visit [Truist.com](http://Truist.com).

### Electronic fund transfers (For Consumer Accounts Only. Commercial Accounts refer to the Commercial Bank Services Agreement.)

Services such as Bill Payments and Zelle® are subject to the terms and conditions governing those services, which may not provide an error resolution process in all cases. Please refer to the terms and conditions for those services.

In case of errors or questions about your electronic fund transfers, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, IMMEDIATELY call 1-844-487-8478 or write to:

Fraud Management  
P.O. Box 1014  
Charlotte, NC 28201

Tell us as soon as you can, if you think your statement or receipt is wrong, or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than sixty (60) days after we sent the FIRST statement on which the problem or error appeared.

- Tell us your name and deposit account number (if any)
- Describe the error or transfer you are unsure of, and explain as clearly as you can why you believe it is an error or why you need more information
- Tell us the dollar amount of the suspected error

If you tell us orally, we may require that you also send us your complaint or question in writing within ten (10) business days. We will tell you the results of our investigation within ten (10) business days after we hear from you, and we will correct any error promptly. If we need more time, however, we may take up to forty-five (45) days to investigate your complaint or questions for ATM transactions made within the United States and up to ninety (90) days for new accounts, foreign initiated transactions and point-of-sale transactions. If we decide to do this, we will re-credit your account within ten (10) business days for the amount you think is in error, minus a maximum of \$50. If we ask you to put your complaint in writing, and we do not receive it within ten (10) business days, we may not re-credit your account and you will not have use of the money during the time it takes us to complete our investigation.

Tell us AT ONCE if you believe your access device has been lost or stolen, or someone may have electronically transferred money from your account without your permission, or someone has used information from a check to conduct an unauthorized electronic fund transfer. If you tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, you can lose no more than \$50 if someone makes electronic transfers without your permission.

If you do NOT tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, and we can prove we could

have stopped someone from making electronic transfers without your permission if you had told us, you could lose as much as \$500. Also, if your periodic statement shows transfers you did not make, tell us at once. If you do not tell us within sixty (60) days after the statement was mailed to you, you may not get back any money you lost after sixty (60) days if we can prove we could have stopped someone from taking the money if you had told us in time.

### Important information about your Truist Ready Now Credit Line Account

Once advances are made from your Truist Ready Now Credit Line Account, an INTEREST CHARGE will automatically be imposed on the account's outstanding "Average daily balance." The INTEREST CHARGE is calculated by applying the "Daily periodic rate" to the "Average daily balance" of your account (including current transactions) and multiplying this figure by the number of days in the billing cycle. To get the "Average daily balance," we take the beginning account balance each day, add any new advances or debits, and subtract any payments or credits and the last unpaid INTEREST CHARGE. This gives us the daily balance. Then we add all of the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the "Average daily balance."

### Billing Rights Summary

#### In case of errors or questions about your Truist Ready Now Credit Line statement

If you think your statement is incorrect, or if you need more information about a Truist Ready Now Credit Line transaction on your statement, please call 1-844-4TRUIST or visit your local Truist branch. To dispute a payment, please write to us on a separate sheet of paper at the following address:

Card and Direct to Consumer Lending  
PO Box 200  
Wilson NC 27894-0200

We must hear from you no later than sixty (60) days after we sent you the FIRST statement on which the error or problem appeared. You may telephone us, but doing so will not preserve your rights. In your letter, please provide the following information:

- Your name and account number
- Describe the error or transfer you are unsure about, and explain in detail why you believe this is an error or why you need more information
- The dollar amount of the suspected error

During our investigation process, you are not responsible for paying any amount in question; you are, however, obligated to pay the items on your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount in question.

### Mail-in deposits

If you wish to mail a deposit, please send a deposit ticket and check to your local Truist branch. Visit [Truist.com](http://Truist.com) to locate the Truist branch closest to you. Please do not send cash.

### Change of address

If you need to change your address, please visit your local Truist branch or call Truist Contact Center at 1-844-4TRUIST (1-844-487-8478).

How to Reconcile Your Account		Outstanding Checks and Other Debits (Section A)			
		Date/Check #	Amount	Date/Check #	Amount
1.	List the new balance of your account from your latest statement here:				
2.	Record any outstanding debits (checks, check card purchases, ATM withdrawals, electronic transactions, etc.) in section A. Record the transaction date, the check number or type of debit and the debit amount. Add up all of the debits, and enter the sum here:				
3.	Subtract the amount in Line 2 above from the amount in Line 1 above and enter the total here:				
4.	Record any outstanding credits in section B. Record the transaction date, credit type and the credit amount. Add up all of the credits and enter the sum here:				
		Outstanding Deposits and Other Credits (Section B)			
5.	Add the amount in Line 4 to the amount in line 3 to find your balance. Enter the sum here. This amount should match the balance in your register.	Date/Type	Amount	Date/Type	Amount

For more information, please contact your local Truist branch, visit [Truist.com](http://Truist.com) or contact us at 1-844-4TRUIST (1-844-487-8478). MEMBER FDIC









Truist Bank  
 Avila South Condominium Association, Inc. (205)  
 7440 Southwest 50th Terrace  
 Suite 105  
 Miami, FL 33155

Check Number: 50021

PAY One Thousand, Forty And 04/100 Dollars

DATE 12/03/2025 AMOUNT \*\*\*\*\$1,040.04

TO THE ORDER OF CENTURY FIRE PROTECTION INC  
 PO BOX 668370  
 POMPAN0 BEACH, FL 33066

Memo INV CAS249 01/01/20 - 03/31/20

Authorized Signatures  
 Void After 90 Days

⑆000050021⑆ ⑆263191387⑆ ⑆100020305159⑆ ⑆0000104004⑆

For Deposit Only - JPMC

DO NOT WRITE / SIGN / STAMP BELOW THIS LINE

Check for Deposit Only

CHECK#:50021 \$1,040.04

Truist Bank  
 Avila South Condominium Association, Inc. (205)  
 7440 Southwest 50th Terrace  
 Suite 105  
 Miami, FL 33155

Check Number: 50022

PAY Eight Hundred And 00/100 Dollars

DATE 12/10/2025 AMOUNT \*\*\*\*\$800.00

TO THE ORDER OF ROYAL PALM LANDSCAPING INC  
 PO BOX 28524  
 HIALEAH, FL 33002

Memo: Inv 20447, Des landscape maintenance

Authorized Signatures  
 Void After 90 Days

⑆000050022⑆ ⑆263191387⑆ ⑆100020305159⑆ ⑆0000080000⑆

For Deposit Only - JPMC

DO NOT WRITE / SIGN / STAMP BELOW THIS LINE

Check for Deposit Only

CHECK#:50022 \$800.00

Truist Bank  
 Avila South Condominium Association, Inc. (205)  
 7440 Southwest 50th Terrace  
 Suite 105  
 Miami, FL 33155

Check Number: 50028

PAY Two Thousand, Six Hundred Ninety-Two And 00/100 Dollars

DATE 12/17/2025 AMOUNT \*\*\*\*\$2,692.00

TO THE ORDER OF EVORA AIR CONDITIONING CONTRACTOR INC  
 1622 SW 137 CT  
 MIAMI, FL 33184

Memo: REPLACE 7 EXHAUSTS UNITS - 2ND PMT

Authorized Signatures  
 Void After 90 Days

⑆000050028⑆ ⑆263191387⑆ ⑆100020305159⑆ ⑆0000269200⑆

0320817103 TD Mobile Deposit  
 12/23/2025 4:29:32 PM  
 4286421674

DO NOT WRITE / SIGN / STAMP BELOW THIS LINE

Check for Deposit Only

CHECK#:50028 \$2,692.00

Truist Bank  
 Avila South Condominium Association, Inc. (205)  
 7440 Southwest 50th Terrace  
 Suite 105  
 Miami, FL 33155

Check Number: 50029

PAY One Thousand, Nine Hundred Twenty-Three And 14/100 Dollars

DATE 12/17/2025 AMOUNT \*\*\*\*\$1,923.14

TO THE ORDER OF EVORA AIR CONDITIONING CONTRACTOR INC  
 1622 SW 137 CT  
 MIAMI, FL 33184

Memo: REPLACED TWO EXHAUST DAMAGED

Authorized Signatures  
 Void After 90 Days

⑆000050029⑆ ⑆263191387⑆ ⑆100020305159⑆ ⑆0000192314⑆

0329609103 TD Mobile Deposit  
 12/23/2025 4:30:05 PM  
 4286421674

DO NOT WRITE / SIGN / STAMP BELOW THIS LINE

Check for Deposit Only

CHECK#:50029 \$1,923.14





999-99-99-99 41141 0 C 001 30 55 004  
 AVILA SOUTH CONDOMINIUM ASSOCIATION INC  
 SPECIAL ASSESSMENT ACCT  
 C/O PREFERRED ACCOUNTING SERVICES  
 7440 SW 50TH TER STE 106  
 MIAMI FL 33155-4413

# Your account statement

For 12/31/2025

## Contact us



Truist.com



(844) 4TRUIST or  
 (844) 487-8478

### ■ ASSOC SVCS INTEREST CHECKING 1100020305167

#### Account summary

Your previous balance as of 11/30/2025	\$500.16
Checks	- 0.00
Other withdrawals, debits and service charges	- 24,482.02
Deposits, credits and interest	+ 25,738.83
<b>Your new balance as of 12/31/2025</b>	<b>= \$1,756.97</b>

#### Interest summary

Interest paid this statement period	\$0.10
2025 interest paid year-to-date	\$3.76
Interest rate	0.01%
Annual percentage yield (APY) earned	0.01%
On 12/01/2025 the interest rate changed from 0.00% to 0.01%	
On 12/29/2025 the interest rate changed from 0.01% to 0.00%	
On 12/30/2025 the interest rate changed from 0.00% to 0.01%	

#### Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
12/19	CPN STOP SERIAL#123402 000000000000	12.00
12/26	RETURNED ITEM FEE	36.00
12/29	PRIOR DAY OD FEE-\$36/ITM	36.00
12/29	ACH CORP DEBIT COMM LOANS TRUIST 9700869777/0000000004	24,398.02
<b>Total other withdrawals, debits and service charges</b>		<b>= \$24,482.02</b>

#### Overdraft and Returned Item Fees

	TOTAL THIS STATEMENT PERIOD(\$)	TOTAL YEAR-TO-DATE (\$)
Total Overdraft Fees*	36.00	108.00
Total Returned Item Fees	0.00	72.00
Refunds for Overdraft/Returned Item Fees	0.00	0.00

\*Total Overdraft Fees include Overdraft Fees and Negative Account Balance Fees.

#### Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
12/01	CONSOL ELEC BILL PAY DEPOSIT 2	555.27
12/02	CONSOLIDATED COUPON PAYMENT 1	97.68
12/03	CONSOLIDATED COUPON PAYMENT 1	80.27
12/03	CONSOL ELEC BILL PAY DEPOSIT 1	97.68
12/03	CONSOL ELEC DEPOSIT 74	6,943.98
12/04	CONSOL ELEC BILL PAY DEPOSIT 1	126.16
12/08	CONSOLIDATED COUPON PAYMENT 11	2,713.33
12/09	CONSOL ELEC DEPOSIT 2	195.36
12/09	CONSOLIDATED COUPON PAYMENT 3	304.11
12/09	CONSOL ELEC BILL PAY DEPOSIT 3	1,175.68

continued

■ ASSOC SVCS INTEREST CHECKING 1100020305167 (continued)

DATE	DESCRIPTION	AMOUNT(\$)
12/10	CONSOLIDATED COUPON PAYMENT 3	275.63
12/12	COUPON PAYMENT 123238	80.27
12/12	CONSOL ELEC DEPOSIT 1	127.00
12/12	CONSOLIDATED COUPON PAYMENT 5	471.19
12/15	CONSOLIDATED COUPON PAYMENT 14	1,501.12
12/19	CONSOLIDATED COUPON PAYMENT 1	97.68
12/22	CONSOL ELEC DEPOSIT 1	97.68
12/23	REMOTE DEPOSIT	406.74
12/29	RETURNED ITEM FEE REVERSAL	36.00
12/29	CONSOLIDATED COUPON PAYMENT 1	80.27
12/30	TRUIST ONLINE TRANSFER ONLINE FROM ****5159 -	10,000.00
12/31	CONSOLIDATED COUPON PAYMENT 1	97.68
12/31	CONSOL ELEC BILL PAY DEPOSIT 2	177.95
12/31	INTEREST PAYMENT	0.10
<b>Total deposits, credits and interest</b>		<b>= \$25,738.83</b>



## Questions, comments or errors?

For general questions/comments or to report errors about your statement or account, please call us at 1-844-4TRUIST (1-844-487-8478) 24 hours a day, 7 days a week. Truist Contact Center teammates are available to assist you from 8am – 8pm EST Monday-Friday and 8am – 5pm EST on Saturday. You may also contact your local Truist branch. To locate a Truist branch in your area, please visit [Truist.com](http://Truist.com).

### Electronic fund transfers (For Consumer Accounts Only. Commercial Accounts refer to the Commercial Bank Services Agreement.)

Services such as Bill Payments and Zelle® are subject to the terms and conditions governing those services, which may not provide an error resolution process in all cases. Please refer to the terms and conditions for those services.

In case of errors or questions about your electronic fund transfers, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, IMMEDIATELY call 1-844-487-8478 or write to:

Fraud Management  
P.O. Box 1014  
Charlotte, NC 28201

Tell us as soon as you can, if you think your statement or receipt is wrong, or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than sixty (60) days after we sent the FIRST statement on which the problem or error appeared.

- Tell us your name and deposit account number (if any)
- Describe the error or transfer you are unsure of, and explain as clearly as you can why you believe it is an error or why you need more information
- Tell us the dollar amount of the suspected error

If you tell us orally, we may require that you also send us your complaint or question in writing within ten (10) business days. We will tell you the results of our investigation within ten (10) business days after we hear from you, and we will correct any error promptly. If we need more time, however, we may take up to forty-five (45) days to investigate your complaint or questions for ATM transactions made within the United States and up to ninety (90) days for new accounts, foreign initiated transactions and point-of-sale transactions. If we decide to do this, we will re-credit your account within ten (10) business days for the amount you think is in error, minus a maximum of \$50. If we ask you to put your complaint in writing, and we do not receive it within ten (10) business days, we may not re-credit your account and you will not have use of the money during the time it takes us to complete our investigation.

Tell us AT ONCE if you believe your access device has been lost or stolen, or someone may have electronically transferred money from your account without your permission, or someone has used information from a check to conduct an unauthorized electronic fund transfer. If you tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, you can lose no more than \$50 if someone makes electronic transfers without your permission.

If you do NOT tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, and we can prove we could

have stopped someone from making electronic transfers without your permission if you had told us, you could lose as much as \$500. Also, if your periodic statement shows transfers you did not make, tell us at once. If you do not tell us within sixty (60) days after the statement was mailed to you, you may not get back any money you lost after sixty (60) days if we can prove we could have stopped someone from taking the money if you had told us in time.

### Important information about your Truist Ready Now Credit Line Account

Once advances are made from your Truist Ready Now Credit Line Account, an INTEREST CHARGE will automatically be imposed on the account's outstanding "Average daily balance." The INTEREST CHARGE is calculated by applying the "Daily periodic rate" to the "Average daily balance" of your account (including current transactions) and multiplying this figure by the number of days in the billing cycle. To get the "Average daily balance," we take the beginning account balance each day, add any new advances or debits, and subtract any payments or credits and the last unpaid INTEREST CHARGE. This gives us the daily balance. Then we add all of the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the "Average daily balance."

### Billing Rights Summary

#### In case of errors or questions about your Truist Ready Now Credit Line statement

If you think your statement is incorrect, or if you need more information about a Truist Ready Now Credit Line transaction on your statement, please call 1-844-4TRUIST or visit your local Truist branch. To dispute a payment, please write to us on a separate sheet of paper at the following address:

Card and Direct to Consumer Lending  
PO Box 200  
Wilson NC 27894-0200

We must hear from you no later than sixty (60) days after we sent you the FIRST statement on which the error or problem appeared. You may telephone us, but doing so will not preserve your rights. In your letter, please provide the following information:

- Your name and account number
- Describe the error or transfer you are unsure about, and explain in detail why you believe this is an error or why you need more information
- The dollar amount of the suspected error

During our investigation process, you are not responsible for paying any amount in question; you are, however, obligated to pay the items on your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount in question.

### Mail-in deposits

If you wish to mail a deposit, please send a deposit ticket and check to your local Truist branch. Visit [Truist.com](http://Truist.com) to locate the Truist branch closest to you. Please do not send cash.

### Change of address

If you need to change your address, please visit your local Truist branch or call Truist Contact Center at 1-844-4TRUIST (1-844-487-8478).

How to Reconcile Your Account		Outstanding Checks and Other Debits (Section A)			
		Date/Check #	Amount	Date/Check #	Amount
1.	List the new balance of your account from your latest statement here:				
2.	Record any outstanding debits (checks, check card purchases, ATM withdrawals, electronic transactions, etc.) in section A. Record the transaction date, the check number or type of debit and the debit amount. Add up all of the debits, and enter the sum here:				
3.	Subtract the amount in Line 2 above from the amount in Line 1 above and enter the total here:				
4.	Record any outstanding credits in section B. Record the transaction date, credit type and the credit amount. Add up all of the credits and enter the sum here:				
		Outstanding Deposits and Other Credits (Section B)			
5.	Add the amount in Line 4 to the amount in line 3 to find your balance. Enter the sum here. This amount should match the balance in your register.	Date/Type	Amount	Date/Type	Amount

For more information, please contact your local Truist branch, visit [Truist.com](http://Truist.com) or contact us at 1-844-4TRUIST (1-844-487-8478). MEMBER FDIC





999-99-99-99 41141 0 C 001 30 55 004  
AVILA SOUTH CONDOMINIUM ASSOCIATION INC  
SECURITY DEPOSIT ACCT  
C/O PREFERRED ACCOUNTING SERVICES INC  
7440 SW 50TH TER STE 106  
MIAMI FL 33155-4413

# Your account statement

For 12/31/2025

## Contact us



Truist.com



(844) 4TRUIST or  
(844) 487-8478

### ■ ASSOC SVCS REGULAR CHECKING 1100024803056

#### Account summary

Your previous balance as of 11/28/2025	\$26,023.35
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 0.00
Your new balance as of 12/31/2025	= \$26,023.35

## Questions, comments or errors?

For general questions/comments or to report errors about your statement or account, please call us at 1-844-4TRUIST (1-844-487-8478) 24 hours a day, 7 days a week. Truist Contact Center teammates are available to assist you from 8am – 8pm EST Monday-Friday and 8am – 5pm EST on Saturday. You may also contact your local Truist branch. To locate a Truist branch in your area, please visit [Truist.com](http://Truist.com).

### Electronic fund transfers (For Consumer Accounts Only. Commercial Accounts refer to the Commercial Bank Services Agreement.)

Services such as Bill Payments and Zelle® are subject to the terms and conditions governing those services, which may not provide an error resolution process in all cases. Please refer to the terms and conditions for those services.

In case of errors or questions about your electronic fund transfers, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, IMMEDIATELY call 1-844-487-8478 or write to:

Fraud Management  
P.O. Box 1014  
Charlotte, NC 28201

Tell us as soon as you can, if you think your statement or receipt is wrong, or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than sixty (60) days after we sent the FIRST statement on which the problem or error appeared.

- Tell us your name and deposit account number (if any)
- Describe the error or transfer you are unsure of, and explain as clearly as you can why you believe it is an error or why you need more information
- Tell us the dollar amount of the suspected error

If you tell us orally, we may require that you also send us your complaint or question in writing within ten (10) business days. We will tell you the results of our investigation within ten (10) business days after we hear from you, and we will correct any error promptly. If we need more time, however, we may take up to forty-five (45) days to investigate your complaint or questions for ATM transactions made within the United States and up to ninety (90) days for new accounts, foreign initiated transactions and point-of-sale transactions. If we decide to do this, we will re-credit your account within ten (10) business days for the amount you think is in error, minus a maximum of \$50. If we ask you to put your complaint in writing, and we do not receive it within ten (10) business days, we may not re-credit your account and you will not have use of the money during the time it takes us to complete our investigation.

Tell us AT ONCE if you believe your access device has been lost or stolen, or someone may have electronically transferred money from your account without your permission, or someone has used information from a check to conduct an unauthorized electronic fund transfer. If you tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, you can lose no more than \$50 if someone makes electronic transfers without your permission.

If you do NOT tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, and we can prove we could

have stopped someone from making electronic transfers without your permission if you had told us, you could lose as much as \$500. Also, if your periodic statement shows transfers you did not make, tell us at once. If you do not tell us within sixty (60) days after the statement was mailed to you, you may not get back any money you lost after sixty (60) days if we can prove we could have stopped someone from taking the money if you had told us in time.

### Important information about your Truist Ready Now Credit Line Account

Once advances are made from your Truist Ready Now Credit Line Account, an INTEREST CHARGE will automatically be imposed on the account's outstanding "Average daily balance." The INTEREST CHARGE is calculated by applying the "Daily periodic rate" to the "Average daily balance" of your account (including current transactions) and multiplying this figure by the number of days in the billing cycle. To get the "Average daily balance," we take the beginning account balance each day, add any new advances or debits, and subtract any payments or credits and the last unpaid INTEREST CHARGE. This gives us the daily balance. Then we add all of the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the "Average daily balance."

### Billing Rights Summary

#### In case of errors or questions about your Truist Ready Now Credit Line statement

If you think your statement is incorrect, or if you need more information about a Truist Ready Now Credit Line transaction on your statement, please call 1-844-4TRUIST or visit your local Truist branch. To dispute a payment, please write to us on a separate sheet of paper at the following address:

Card and Direct to Consumer Lending  
PO Box 200  
Wilson NC 27894-0200

We must hear from you no later than sixty (60) days after we sent you the FIRST statement on which the error or problem appeared. You may telephone us, but doing so will not preserve your rights. In your letter, please provide the following information:

- Your name and account number
- Describe the error or transfer you are unsure about, and explain in detail why you believe this is an error or why you need more information
- The dollar amount of the suspected error

During our investigation process, you are not responsible for paying any amount in question; you are, however, obligated to pay the items on your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount in question.

### Mail-in deposits

If you wish to mail a deposit, please send a deposit ticket and check to your local Truist branch. Visit [Truist.com](http://Truist.com) to locate the Truist branch closest to you. Please do not send cash.

### Change of address

If you need to change your address, please visit your local Truist branch or call Truist Contact Center at 1-844-4TRUIST (1-844-487-8478).

How to Reconcile Your Account		Outstanding Checks and Other Debits (Section A)			
		Date/Check #	Amount	Date/Check #	Amount
1.	List the new balance of your account from your latest statement here:				
2.	Record any outstanding debits (checks, check card purchases, ATM withdrawals, electronic transactions, etc.) in section A. Record the transaction date, the check number or type of debit and the debit amount. Add up all of the debits, and enter the sum here:				
3.	Subtract the amount in Line 2 above from the amount in Line 1 above and enter the total here:				
4.	Record any outstanding credits in section B. Record the transaction date, credit type and the credit amount. Add up all of the credits and enter the sum here:				
		Outstanding Deposits and Other Credits (Section B)			
5.	Add the amount in Line 4 to the amount in line 3 to find your balance. Enter the sum here. This amount should match the balance in your register.	Date/Type	Amount	Date/Type	Amount

For more information, please contact your local Truist branch, visit [Truist.com](http://Truist.com) or contact us at 1-844-4TRUIST (1-844-487-8478). MEMBER FDIC



999-99-99-99 41141 0 C 001 30 55 004  
AVILA SOUTH CONDOMINIUM ASSOCIATION INC  
LOAN DRAW  
C/O PREFERRED ACCOUNTING SERVICES INC  
7440 SW 50TH TER STE 106  
MIAMI FL 33155-4413

# Your account statement

For 12/31/2025

## Contact us



Truist.com



(844) 4TRUIST or  
(844) 487-8478

### ■ ASSOC SVCS REGULAR CHECKING 1100034074435

#### Account summary

Your previous balance as of 11/28/2025	\$110,309.55
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 0.00
<b>Your new balance as of 12/31/2025</b>	<b>= \$110,309.55</b>

#### Overdraft and Returned Item Fees

	TOTAL THIS STATEMENT PERIOD (\$)	TOTAL YEAR-TO-DATE (\$)
Total Overdraft Fees*	0.00	36.00
Total Returned Item Fees	0.00	0.00
Refunds for Overdraft/Returned Item Fees	0.00	0.00

\*Total Overdraft Fees include Overdraft Fees and Negative Account Balance Fees.

## Questions, comments or errors?

For general questions/comments or to report errors about your statement or account, please call us at 1-844-4TRUIST (1-844-487-8478) 24 hours a day, 7 days a week. Truist Contact Center teammates are available to assist you from 8am – 8pm EST Monday-Friday and 8am – 5pm EST on Saturday. You may also contact your local Truist branch. To locate a Truist branch in your area, please visit [Truist.com](http://Truist.com).

### Electronic fund transfers (For Consumer Accounts Only. Commercial Accounts refer to the Commercial Bank Services Agreement.)

Services such as Bill Payments and Zelle® are subject to the terms and conditions governing those services, which may not provide an error resolution process in all cases. Please refer to the terms and conditions for those services.

In case of errors or questions about your electronic fund transfers, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, IMMEDIATELY call 1-844-487-8478 or write to:

Fraud Management  
P.O. Box 1014  
Charlotte, NC 28201

Tell us as soon as you can, if you think your statement or receipt is wrong, or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than sixty (60) days after we sent the FIRST statement on which the problem or error appeared.

- Tell us your name and deposit account number (if any)
- Describe the error or transfer you are unsure of, and explain as clearly as you can why you believe it is an error or why you need more information
- Tell us the dollar amount of the suspected error

If you tell us orally, we may require that you also send us your complaint or question in writing within ten (10) business days. We will tell you the results of our investigation within ten (10) business days after we hear from you, and we will correct any error promptly. If we need more time, however, we may take up to forty-five (45) days to investigate your complaint or questions for ATM transactions made within the United States and up to ninety (90) days for new accounts, foreign initiated transactions and point-of-sale transactions. If we decide to do this, we will re-credit your account within ten (10) business days for the amount you think is in error, minus a maximum of \$50. If we ask you to put your complaint in writing, and we do not receive it within ten (10) business days, we may not re-credit your account and you will not have use of the money during the time it takes us to complete our investigation.

Tell us AT ONCE if you believe your access device has been lost or stolen, or someone may have electronically transferred money from your account without your permission, or someone has used information from a check to conduct an unauthorized electronic fund transfer. If you tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, you can lose no more than \$50 if someone makes electronic transfers without your permission.

If you do NOT tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, and we can prove we could

have stopped someone from making electronic transfers without your permission if you had told us, you could lose as much as \$500. Also, if your periodic statement shows transfers you did not make, tell us at once. If you do not tell us within sixty (60) days after the statement was mailed to you, you may not get back any money you lost after sixty (60) days if we can prove we could have stopped someone from taking the money if you had told us in time.

### Important information about your Truist Ready Now Credit Line Account

Once advances are made from your Truist Ready Now Credit Line Account, an INTEREST CHARGE will automatically be imposed on the account's outstanding "Average daily balance." The INTEREST CHARGE is calculated by applying the "Daily periodic rate" to the "Average daily balance" of your account (including current transactions) and multiplying this figure by the number of days in the billing cycle. To get the "Average daily balance," we take the beginning account balance each day, add any new advances or debits, and subtract any payments or credits and the last unpaid INTEREST CHARGE. This gives us the daily balance. Then we add all of the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the "Average daily balance."

### Billing Rights Summary

#### In case of errors or questions about your Truist Ready Now Credit Line statement

If you think your statement is incorrect, or if you need more information about a Truist Ready Now Credit Line transaction on your statement, please call 1-844-4TRUIST or visit your local Truist branch. To dispute a payment, please write to us on a separate sheet of paper at the following address:

Card and Direct to Consumer Lending  
PO Box 200  
Wilson NC 27894-0200

We must hear from you no later than sixty (60) days after we sent you the FIRST statement on which the error or problem appeared. You may telephone us, but doing so will not preserve your rights. In your letter, please provide the following information:

- Your name and account number
- Describe the error or transfer you are unsure about, and explain in detail why you believe this is an error or why you need more information
- The dollar amount of the suspected error

During our investigation process, you are not responsible for paying any amount in question; you are, however, obligated to pay the items on your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount in question.

### Mail-in deposits

If you wish to mail a deposit, please send a deposit ticket and check to your local Truist branch. Visit [Truist.com](http://Truist.com) to locate the Truist branch closest to you. Please do not send cash.

### Change of address

If you need to change your address, please visit your local Truist branch or call Truist Contact Center at 1-844-4TRUIST (1-844-487-8478).

How to Reconcile Your Account		Outstanding Checks and Other Debits (Section A)			
		Date/Check #	Amount	Date/Check #	Amount
1.	List the new balance of your account from your latest statement here:				
2.	Record any outstanding debits (checks, check card purchases, ATM withdrawals, electronic transactions, etc.) in section A. Record the transaction date, the check number or type of debit and the debit amount. Add up all of the debits, and enter the sum here:				
3.	Subtract the amount in Line 2 above from the amount in Line 1 above and enter the total here:				
4.	Record any outstanding credits in section B. Record the transaction date, credit type and the credit amount. Add up all of the credits and enter the sum here:				
		Outstanding Deposits and Other Credits (Section B)			
5.	Add the amount in Line 4 to the amount in line 3 to find your balance. Enter the sum here. This amount should match the balance in your register.	Date/Type	Amount	Date/Type	Amount

For more information, please contact your local Truist branch, visit [Truist.com](http://Truist.com) or contact us at 1-844-4TRUIST (1-844-487-8478). MEMBER FDIC



# Business Loan Statement

5042 8771789 100-50-02-57  
AVILA SOUTH CONDOMINIUM ASSOCIATION  
C/O CONDOMINIUM ASSOCIATES  
570 CARILLON PKWY STE 210  
ST PETERSBURG FL 33716-1344

Statement Date: 01/11/2026

## Loan Summary

Account Number .....9700869777-00004  
Current Loan Amount .....\$1,287,382.34  
Current Principal Balance.....\$1,262,705.34  
Interest Rate .....6.69000%  
Daily Interest Charge.....\$234.6527  
Interest Paid YTD .....\$0.00  
Maturity Date .....04/25/2031

Promissory Note #9700869777/00003

Your payment is being drafted from account #####5167.

**OUTSTANDING FEES ARE PAST DUE ON THIS ACCOUNT.**

## Billing Summary

Payment Due Date ..... 01/25/2026  
Current Principal Due.....\$17,123.79  
Current Interest Due.....\$7,274.23  
Current Late Fees Due.....\$0.00  
Current Other Fees Due.....\$0.00  
Past Due Date .....00/00/0000  
Past Due Amount.....\$30.00  
Total Amount Due .....\$24,428.02

Equal Housing Lender

Member FDIC

## Transaction History

Date	Description	Principal	Interest	Fees	Interest Rate	Principal Balance
	CURRENT RATE				6.69	
12/25/25	PAST DUE RETURNED PAYMENT			30.00		
12/25/25	PRINCIPAL PAYMENT PRINCIPAL	17,262.20				1,262,705.34

Detach here and mail with your payment in the enclosed envelope. Make check payable to Truist. Be sure to include your loan account number on the check. Allow 7 days for postal delivery.

### PAYMENT VOUCHER

Account Number	TC	Statement Date	Payment Due Date
9700869777 00004	84	01/11/2026	01/25/2026

102970086977700004600000024428020502

Check here if you prefer to have your payment drafted.

AVILA SOUTH CONDOMINIUM ASSOCIATION  
Total Amount Due: \$24,428.02  
Amount Enclosed \$ .

TRUIST ITEM PROCESSING CENTER  
PO BOX 580050  
CHARLOTTE NC 28258-0050



⑈00004⑈ ⑆5 260 2 2 2 29⑆ 9700869777⑈ 84

*Helpful Information:*

*For questions regarding this bill, or to pay your account off in full, please contact your local Truist account officer.*

*Only Checks or Money Orders should be sent by Mail.*

*This statement does not reflect activity after statement date.*

*Payments can be accepted at teller windows of any branch.*

*Messages:*

Member FDIC

*Automatic Payment Authorization*

9700869777-00004

By signing below, you authorize Truist Bank to initiate electronic debits from the checking or savings account listed below ("Account") in the amount of your scheduled loan payment, as and when same shall be due and payable. You certify that you are an authorized signatory on the Account and that the Account is a business account. You agree that the electronic debits you authorize comply with all applicable law (including but not limited to laws administered by the U.S. Office of Foreign Assets Control) and with NACHA Rules and Guidelines. This authorization will remain in place until your account officer receives written notice from you to cancel your automatic payments.

Checking or Savings Account Number to Draft \_\_\_\_\_ Check One:  Checking  Savings

Financial Institution to Draft \_\_\_\_\_ Financial Institution's Transit Routing Number \_\_\_\_\_

Date \_\_\_\_\_ Signature of Account Holder \_\_\_\_\_

Name and Title (if applicable) \_\_\_\_\_

**Include a blank voided check (for checking accounts) or a voided deposit slip (for savings accounts).  
Please allow 15 days for the setup of the Automatic Payment Draft to be completed.**



# Business Loan Statement

9700869777-00004  
AVILA SOUTH CONDOMINIUM ASSOCIATION

Page 3 of 3

## Transaction History

Date	Description	Principal	Interest	Fees	Interest Rate	Principal Balance
12/25/25	INTEREST PAYMENT INTEREST		7,135.82			
12/25/25	CHARGES THIS PERIOD INTEREST		7,274.23			
01/10/26	PRIN DUE THIS PERIOD	17,123.79				1,262,705.34





WASTE CONNECTIONS OF FLORIDA  
 MIAMI HAULING  
 3840 NW 37TH CT  
 MIAMI, FL 33142-4208  
 DISTRICT NO. 6440

ACCOUNT NO. 6440-023309  
 INVOICE NO. 3574740W440  
 STATEMENT DATE 11/15/25  
 DUE DATE 11/23/25  
 BILLING PERIOD 11-11

AVILA SOUTH CONDO C/O ASSOCIAT  
 200-210 172TH ST  
 MANAGEMENT GROUP  
 SUNNY ILSES, FL 33160

FOR ASSISTANCE CALL  
 Customer Service (888) 333-0515  
 One Time Payments (800) 457-1379

*EFT - Autopay 11/20/25  
 GL-61055*

INVOICE STATEMENT

Date	Description	Amount
<b>Contract No: #IR182912</b>		
<b>Service Location</b>		<b>AVILA SOUTH CONDO</b>
<b>Acct #023309-0001</b>		<b>200-210 172ND ST SUNNY ISLES, FL</b>
10/20/25	OVERAGES (AI) BOL:	1.00EA ZO 35635967 \$ 150.00
10/27/25	OVERAGES (AI) BOL:	1.00EA ZO 35875637 \$ 150.00
10/27/25	OVERAGES (AI) BOL:	1.00EA ZO 35875636 \$ 150.00
10/29/25	OVERAGES (AI) BOL:	1.00EA ZO 35889782 \$ 150.00
11/03/25	OVERAGES (AI) BOL:	1.00EA ZO 35715028 \$ 150.00
11/15/25	BASIC SERVICE CHARGE 12/1/2025-12/31/2025	1.00 4.00YD \$ 2,193.63
11/15/25	BASIC SERVICE CHARGE 12/1/2025-12/31/2025	1.00 2.00YD \$ 1,101.24
11/15/25	ADMINISTRATION FEE 12/1/2025-12/31/2025	1.00 2.00YD \$ 6.00
	DADE COUNTY AT 15.000%	\$ 607.63
	SUNNY ISLE BEACH AT 20.000%	\$ 810.17
	<b>Site Total</b>	<b>\$ 5,468.67</b>
<b>Service Location</b>		<b>AVILA SOUTH CONDO</b>
<b>Acct #023309-0002</b>		<b>200-210 172ND ST SUNNY ISLES, FL</b>
11/15/25	BASIC SERVICE CHARGE 12/1/2025-12/31/2025	1.00 0.40YD \$ 363.23
	<b>Site Total</b>	<b>\$ 363.23</b>
	<b>Invoice Total</b>	<b>\$ 5,831.90</b>
	<b>Account Balance</b>	<b>\$ 5,831.90</b>

NNNNNNNNNNNN

Please remit to the address below and return your remit stub with your payment.



WASTE CONNECTIONS OF FLORIDA  
 MIAMI HAULING  
 3840 NW 37TH CT  
 MIAMI, FL 33142-4208

ACCOUNT NO. 6440-023309  
 INVOICE NO. 3574740W440  
 STATEMENT DATE 11/15/25  
 DUE DATE 11/23/25  
**PAY THIS AMOUNT 5,831.90**

WRITE AMOUNT PAID	\$
-------------------	----

AVILA SOUTH CONDO C/O ASSOCIATION  
 200-210 172TH ST  
 MANAGEMENT GROUP  
 SUNNY ILSES, FL 33160

MAIL PAYMENT TO:  
 WASTE CONNECTIONS OF FLORIDA  
 PO BOX 535233  
 PITTSBURGH, PA 15253-5233



WASTE CONNECTIONS OF FLORIDA  
MIAMI HAULING  
3840 NW 37TH CT  
MIAMI, FL 33142-4208  
DISTRICT NO. 6440

ACCOUNT NO.  
INVOICE NO.  
STATEMENT DATE  
DUE DATE  
BILLING PERIOD

PAGE 2

6440-023309  
3574740W440  
11/15/25  
11/23/25  
11-11

AVILA SOUTH CONDO C/O ASSOCIAT  
200-210 172TH ST  
MANAGEMENT GROUP  
SUNNY ILSES, FL 33160

**INVOICE STATEMENT (continued)**

This invoice is scheduled for automatic payment according to your instructions on our online bill pay portal at [myaccount.wcicustomer.com](http://myaccount.wcicustomer.com).

Your next invoice may include a rate adjustment. Please contact us if you have any questions or objections.

***\*\*\*\*To avoid late fees, payment must be posted to your account within 30 days of your invoice date.\*\*\*\****  
***Bank returned checks will be electronically re-presented to your bank and you may be responsible for a resulting processing fee.***



**Miami Pool Tech, Inc.**  
 8493 Northwest 54th Street  
 Doral, FL 33166  
 Tel. (305) 477-0340  
 Fax. (305) 477-0270  
 www.miamipooltech.com

License # CPC056791

Avila South Condominium  
 200 172nd Street  
 Sunny Isles Beach FL 33160

PLEASE PAY BY	AMOUNT	INVOICE DATE
<b>12/01/2025</b>	<b>\$925.00</b>	<b>12/01/2025</b>

**INVOICE NO. 188108**

**Quote No.:**  
**Site:** 200 172nd Street Sunny Isles Beach  
**Site Address:** 200 172nd Street Sunny Isles Beach FL 33160  
**Order No.:**

**Description**  
 MONTHLY POOL SERVICE G 61020  
 ONE (1) POOL 46,390 Gallons  
 THREE (3) DAYS PER WEEK  
 CHEMICALS INCLUDED

Item	Quantity	Unit Price	Discount	Total
Monthly service	1.00	\$925.00		\$925.00
<b>Total</b>				\$925.00
<b>Incl. Tax of</b>				\$0.00

---

Thank you.	<b>Sub-Total ex Tax</b>	\$925.00
	<b>Tax</b>	\$0.00
	<b>Total inc Tax</b>	\$925.00
	<b>Amount Applied</b>	\$0.00
	<b>Balance Due</b>	\$925.00

---



**INVOICE**

Invoice Date	Invoice #
12/01/2025	CA82549

**Bill To:** Avila South Condominium  
 200 172nd Street  
 Sunny Isles, FL 33160

**GL 01620**

Customer PO:	Terms:	Invoice Due Date:	Job No:	Service Rendered Date:
See Below	NET 30	12/31/2025		

Quantity	Description	Reference	Unit Price	Extended Price
3	Fire Alarm Monitoring (Jan 2026 - Mar 2026)	12659377	\$35.00	\$105.00
3	Fire Alarm Maintenance (Jan 2026 - Mar 2026)	12659377	\$289.00	\$867.00
	Avila South Condo *UL*			
	200-210 172nd Street			
	Sunny Isles Beach, FL 33160			

Subtotal: \$972.00  
 Tax: \$68.04  
**Total: \$1,040.04**

*Please include invoice number with your remittance. Thank you for your business!*

**REMIT TO:**  
 Century Fire Protection - Advanced Fire & Security Inc.  
 P.O. Box 668370  
 Pompano Beach, FL, 33066

*(Please note that payments made by credit card or ACH may appear as Century Fire Protection on your statement.)*  
[www.advfireonline.com](http://www.advfireonline.com)

**Dynamic Elevator Control Corp.**

1840 NW 95th Ave  
Miami, FL 33172  
+13055972588  
info@dynamiclevator.com  
www.dynamiclevator.com



**INVOICE**

BILL TO  
Avila South Condominium  
200-210 172 St.  
Sunny Isles Beach, FL 33160

INVOICE 28949  
DATE 12/01/2025  
TERMS Net 30  
DUE DATE 12/31/2025

SERVICE		AMOUNT
Maintenance Elevator Maintenance	<b>GL 60035</b>	800.00
SUBTOTAL		800.00
TAX		0.00
TOTAL		800.00
BALANCE DUE		<b>\$800.00</b>

For detailed information regarding the warranty and terms & conditions, please visit  
<https://dynamiclevatorcontrol.com/terms-conditions/>

Preferred Accounting Services, Inc.

7440 SW 50 Terr #106

Miami, FL 33155

**Invoice**

Date	Invoice #
12/1/2025	32450

Bill To
Avila South Condominium

Description	Amount
Monthly Accounting Services	1,320.00
<b>Total</b>	<b>\$1,320.00</b>



Northwest Exterminating  
 PO Box 600730  
 Jacksonville, FL 32260  
 305-952-5363

Invoice # 57675441	
<b>Invoice Date:</b>	12/01/2025 Monday
<b>Time:</b>	12:00 AM
<b>Time In/Out:</b>	12:00 AM - 02:00 AM
<b>Bill-To:</b>	728895
<b>Location:</b>	728895

Avila South Condo  
 200 & 210 172nd St  
 Sunny Isles Beach, FL 33160-3440

Avila South Condo  
 200 & 210 172nd St  
 Sunny Isles Beach, FL 33160-3440

Service Description	Quantity	Price
Multi Unit Pest Services	1.00	\$1,568.00
		<b>SUBTOTAL</b> \$1,568.00
		<b>TAX</b> \$0.00
		<b>AMT PAID</b> \$0.00
		<b>TOTAL</b> \$1,568.00
		<b>AMOUNT DUE</b> \$1,568.00

Twice a month service. One building per week.  
 1st Wednesday building 200  
 2nd Wednesday building 210  
 4 rodent stations per building  
 Inside units and common areas, garbage areas and/or trash chutes on  
 all floors if any

**Payment Receipt. Please Return with Payment Remittance**

**Bill-To:** Avila South Condo  
 200 & 210 172nd St  
 Sunny Isles Beach, FL 33160-3440

Account #: 728895	Date: 12/01/2025
PO Number:	Invoice #: 57675441
Terms: UPON RECEIPT	
Amount Paid: _____	
Check No.: _____	

**Remit-To:** Northwest Exterminating  
 PO Box 600730  
 Jacksonville, FL 32260  
 305-952-5363

# Evora Air Conditioning Contractor.Inc

License # CAC1822461

License and Insurance

1522 sw 137 ct miami fl 33184

Evoracontractorhvac@gmail.com

## QUOTE

INVOICE #

SI-0807

DATE

8/7/2025

BILL TO

ÁVILA SOUTH 200172 ST

SUNNY ISLE, FL 33150

CUSTOMER ID

TERMS

Due Upon Receipt

DESCRIPTION

AMOUNT

Replacement of 7 Exhaust units

Centrifugal, Direct Drive Roof Exhaust fan, 1/10 H, 115/1/60, Open Drip Proof Motor; ÚLTIMA 705

Black Dras Damper.

Remove existing extractors

Disconnect and reconnect the electrical system of each system to be replaced

Anchor each new system installed

**Note: The change of units would be made, the 7 units in the day.**

**Payments:**

70% To order and purchase the units and parts (\$ 9423.40)

30% Once the work is finished (\$ 4038.60 )

*Thank you for your business!*

SUBTOTAL

13,462.00

TAX RATE

7.000%

TAX

TOTAL

\$

13,462.00

If you have any questions about this invoice, please contact

Hendicel Evora, 786-444-0201

Deposit  
paid 10/01/25 } \$ 9,500.00  
ck 10.50 } \$ 3,962.00

Balance



## payables

---

**From:** AVILA SOUTH CONDOMINIUM ASSOCIATION <avilasouthcondo@outlook.com>  
**Sent:** Monday, December 1, 2025 12:29 PM  
**To:** payables  
**Subject:** Alberto Sanchez Reimbursement

Good afternoon,

Please issue a check for \$40 to Alberto Sanchez, this is a reimbursement for gas and wear and tear of the vehicle for the month of December.

Thanks,

Nelida Correa  
Office Manager  
Avila South Condominium Association, Inc.  
200 - 210 172<sup>nd</sup> St, Sunny Isles Beach, FL 33160  
PH: 305-945-9772

# INVOICE

ROYAL PALM LANDSCAPING, INC  
P.O. Box 28624  
Hialeah, FL 33002

royalpalmlandscapinginc@yahoo.co  
m  
+1 (786) 258-1788  
www.royalpalmlandscaping.net



## Bill to

Nadiel  
AVILA SOUTH CONDOMINIUM  
200-210 172nd St  
SUNNY ISLES BEACH, FL 33160

## Invoice details

Invoice no.: 20447  
Terms: Net 10  
Invoice date: 12/03/2025  
Due date: 12/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	12/03/2025	LANDSCAPE MAINTENANCE	GROUND MAINTENANCE	1	\$400.00	\$400.00
2.	12/17/2025	LANDSCAPE MAINTENANCE	GROUND MAINTENANCE	1	\$400.00	\$400.00

**Total** **\$800.00**

## Ways to pay

BANK

## Note to customer

Thank you for the opportunity of working with you!

[View and pay](#)



WASTE CONNECTIONS OF FLORIDA  
 MIAMI HAULING  
 3840 NW 37TH CT  
 MIAMI, FL 33142-4208  
 DISTRICT NO. 6440

ACCOUNT NO. 6440-023309  
 INVOICE NO. 3586768W440  
 STATEMENT DATE 11/30/25  
 DUE DATE 12/06/25  
 BILLING PERIOD //II

AVILA SOUTH CONDO C/O ASSOCIAT  
 200-210 172TH ST  
 MANAGEMENT GROUP  
 SUNNY ILSES, FL 33160

FOR ASSISTANCE CALL  
 Customer Service (888) 333-0515  
 One Time Payments (800) 457-1379

**INVOICE STATEMENT**

GL 61055  
 POSTING DATE 1203/25

Date	Description	Amount
	<b>Contract No: #IR182912</b>	
	<b>Service Location</b>	<b>AVILA SOUTH CONDO</b>
	<b>Acct #023309-0001</b>	<b>200-210 172ND ST SUNNY ISLES, FL</b>
11/12/25	OVERAGES (AI) BOL:	1.00EA ZO 35769245 \$ 150.00
11/14/25	OVERAGES (AI) BOL:	1.00EA ZO 35783771 \$ 150.00
	DADE COUNTY AT 15.000%	\$ 45.00
	SUNNY ISLE BEACH AT 20.000%	\$ 60.00
	<b>Invoice Total</b>	<b>\$ 405.00</b>
	<b>Account Balance</b>	<b>\$ 405.00</b>

This invoice is scheduled for automatic payment according to your instructions on our online bill pay portal at myaccount.wcicustomer.com.

Your next invoice may include a rate adjustment. Please contact us if you have any questions or objections.

\*\*\*\*To avoid late fees, payment must be posted to your account within 30 days of your invoice date. \*\*\*\*  
 Bank returned checks will be electronically re-presented to your bank and you may be responsible for a resulting processing fee.

Please remit to the address below and return your remit stub with your payment.

NNNNNNNNNN



WASTE CONNECTIONS OF FLORIDA  
 MIAMI HAULING  
 3840 NW 37TH CT  
 MIAMI, FL 33142-4208

ACCOUNT NO. 6440-023309  
 INVOICE NO. 3586768W440  
 STATEMENT DATE 11/30/25  
 DUE DATE 12/06/25  
 PAY THIS AMOUNT 405.00

WRITE AMOUNT PAID	\$
-------------------------	----

AVILA SOUTH CONDO C/O ASSOCIATION  
 200-210 172TH ST  
 MANAGEMENT GROUP  
 SUNNY ILSES, FL 33160

MAIL PAYMENT TO:  
 WASTE CONNECTIONS OF FLORIDA  
 PO BOX 535233  
 PITTSBURGH, PA 15253-5233

6440 00000000000000000000X0233090 00000040500000000000000003586768 0

## Payroll Summary

Check Date	Name	Hours	Total Paid	Tax Withheld	Deductions	Net Pay	Check No	Employer Liability	Total Expense
<b>Pay Frequency:</b> Biweekly									
12/26/2025	Maal, Daniel	80.00	1,600.00	236.00	0.00	1,364.00	DD	122.40	1,722.40
12/26/2025	Sanchez, Alberto	80.00	1,700.00	0.00	0.00	1,700.00	DD	0.00	1,700.00
12/12/2025	Maal, Daniel	80.00	1,600.00	236.00	0.00	1,364.00	DD	122.40	1,722.40
12/12/2025	Sanchez, Alberto	80.00	1,700.00	0.00	0.00	1,700.00	DD	0.00	1,700.00
<b>Pay Frequency Totals: Biweekly</b>		320.00	\$6,600.00	\$472.00	\$0.00	\$6,128.00		\$244.80	\$6,844.80
<b>Total Net Pays for Biweekly frequency: 4</b>									
<b>Pay Frequency:</b> Monthly									
12/04/2025	Correa, Nelida	0.00	1,526.67	216.12	0.00	1,310.55	DD	116.79	1,643.46
<b>Pay Frequency Totals: Monthly</b>		0.00	\$1,526.67	\$216.12	\$0.00	\$1,310.55		\$116.79	\$1,643.46
<b>Total Net Pays for Monthly frequency: 1</b>									
<b>Company Totals:</b>		320.00	\$8,126.67	\$688.12	\$0.00	\$7,438.55		\$361.59	\$8,488.26
<b>Total Net Pays for Company: 5</b>									

**Dynamic Elevator Control Corp.**

1840 NW 95th Ave  
Miami, FL 33172  
+13055972588  
info@dynamiclevator.com  
www.dynamiclevator.com



**INVOICE**

BILL TO  
Avila South Condominium Serial 65774  
200-210 172 St.  
Sunny Isles Beach, FL 33160

INVOICE 29171  
DATE 12/05/2025  
TERMS Net 30  
DUE DATE 01/04/2026

DONE DATE 12/4/2025 SERIAL # 65774 P.O. NUMBER Ticket #118857

SERVICE	AMOUNT	DUE
Repairs - Disconnect the hydraulic piston head and remove existing packing. - Clean the piston head. - Furnish and install new piston seal, packing. - Reassemble the piston head. - Furnish six (6) new pails of hydraulic oil to refill the tank. - Perform operational testing to the elevator to ensure the issue is resolved. - Monitor through multiple full travel cycles to verify seal integrity and ensure properly system pressure is maintained. - Upon successful testing and monitoring, the elevator will be returned back to service. - Limited 3-month warranty.	1,195.00	1,195.00 of 2,390.00

NOTES:  
- This work will solely have a 3-month warranty, and will not follow the warranty clause that's usually listed in the terms and conditions for proposals. With the client's signature on this proposal, they agree to this limited warranty.  
- If we find other deficiencies that are preventing the elevator from returning back to service, a separate estimate with the necessary work will be sent over.

SUBTOTAL	1,195.00
TAX	0.00
TOTAL	1,195.00
BALANCE DUE	<b>\$1,195.00</b>

For detailed information regarding the warranty and terms & conditions, please visit  
<https://dynamiclevatorcontrol.com/terms-conditions/>

Estimate Summary

---

Estimate 8898	2,390.00
Invoice 28621	1,195.00
This invoice 29171	\$1,195.00
Total invoiced	2,390.00

---

Pay invoice

For detailed information regarding the warranty and terms & conditions, please visit  
<https://dynamicelevatorcontrol.com/terms-conditions/>

# Evora Air Conditioning Contractor, Inc

**License # CAC1822461**

**License and Insurance**

1522 sw 137 ct miami fl 33184

[Evoracontractorhvac@gmail.com](mailto:Evoracontractorhvac@gmail.com)

**QUOTE**

**INVOICE #**

**SI-1205**

**DATE**

**12/5/2025**

**BILL TO**

**Avilas South 200-172 st**

**Sunny Isle, Fl 33150**

**CUSTOMER ID**

**TERMS**

**Due Upon Receipt**

**DESCRIPTION**

**AMOUNT**

In a general inspection of all the extractors, two more damaged units were found: #5 and #33.

They must be replaced before the newly installed units can pass inspection.

**Payments:**

**70% To order and purchase the units and parts ( \$2692.39)**

**30% Once the work is finish es ( \$1153.88 )**

SUBTOTAL

3,846.28

TAX RATE

7.000%

TAX

TOTAL

\$

3,846.28

If you have any questions about this invoice, please contact

**Hendicel Evora, 786-444-0201**

**\$1923.14**

**APPROVED**

*Handwritten signature*

**Dynamic Elevator Control Corp.**

1840 NW 95th Ave  
Miami, FL 33172  
+13055972588  
info@dynamiclevator.com  
www.dynamiclevator.com



**INVOICE**

BILL TO  
Avila South Condominium Serial 65774  
200-210 172 St.  
Sunny Isles Beach, FL 33160

INVOICE 29171  
DATE 12/05/2025  
TERMS Net 30  
DUE DATE 01/04/2026

DONE DATE 12/4/2025 SERIAL # 65774 P.O. NUMBER Ticket #118857

SERVICE	AMOUNT	DUE
Repairs - Disconnect the hydraulic piston head and remove existing packing. - Clean the piston head. - Furnish and install new piston seal, packing. - Reassemble the piston head. - Furnish six (6) new pails of hydraulic oil to refill the tank. - Perform operational testing to the elevator to ensure the issue is resolved. - Monitor through multiple full travel cycles to verify seal integrity and ensure properly system pressure is maintained. - Upon successful testing and monitoring, the elevator will be returned back to service. - Limited 3-month warranty.	1,195.00	1,195.00 of 2,390.00

NOTES:  
- This work will solely have a 3-month warranty, and will not follow the warranty clause that's usually listed in the terms and conditions for proposals. With the client's signature on this proposal, they agree to this limited warranty.  
- If we find other deficiencies that are preventing the elevator from returning back to service, a separate estimate with the necessary work will be sent over.

Late fee 17.92T  
1.5% - Applied on Jan 5, 2026

SUBTOTAL	1,212.92
TAX	0.00
TOTAL	1,212.92
PAYMENT	1,195.00
BALANCE DUE	<b>\$17.92</b>

For detailed information regarding the warranty and terms & conditions, please visit  
<https://dynamiclevatorcontrol.com/terms-conditions/>

Estimate Summary

---

Estimate 8898	2,390.00
Invoice 28621	1,195.00
This invoice 29171	\$17.92
Total invoiced	2,407.92

---

Pay invoice

For detailed information regarding the warranty and terms & conditions, please visit

<https://dynamicelevatorcontrol.com/terms-conditions/>

**U.S.A INTERNATIONAL SECURITY SERVICES INC.**  
**OFFICE: 786 238 5249 FAX : 954 827 4665**  
**LICENCE # B-1800293**



**AVILA SOUTH CONDO**  
**200- 210 172nd St, Sunny Isles Beach, FL 33160**

<b>Invoice Date:</b>	<b>Invoice #:</b>
12/08/2025	# 2025-049

<b>Billing cycle</b>	<b>Date From:</b>	<b>Date To:</b>
7 DAYS	11/24/2025	11/30/2025

WEEKDAY	SERVICE HOURS	GUARDS	TOTAL HOURS	RATE	AMOUNT
MONDAY	9:00 PM 5:00 AM	1	8.0		
TUESDAY	9:00 PM 5:00 AM	1	8.0		
WEDNESDAY	9:00 PM 5:00 AM	1	8.0		
THURSDAY	9:00 PM 5:00 AM	1	8.0		
FRIDAY	9:00 PM 5:00 AM	1	8.0		
SATURDAY	9:00 PM 5:00 AM	1	8.0		
SUNDAY	9:00 PM 5:00 AM	1	8.0		
	<b>Subtotal</b>		<b>56.0</b>	<b>\$19.00</b>	<b>1,064.00</b>
	<b>Golf Cart</b>				<b>37.50</b>
	<b>Amount</b>				<b>1,101.50</b>
	<b>TAX 7 %</b>				<b>77.10</b>
	<b>TOTAL AMOUNT</b>		<b>56.0</b>		<b>1,178.60</b>

INVOICE #	Date From	Date To	Total Hours	Amount Due	Check #	COMMENTS
2025-045	11/03/2025	11/09/2025	56.0	1,178.60	50007	PAID 12/02/25
2025-046	11/10/2025	11/16/2025	56.0	1,259.92		PENDING
2025-047	11/17/2025	11/23/2025	56.0	1,178.60	50013	PAID 12/02/25
2025-048	11/24/2025	11/30/2025	56.0	1,259.92		PENDING
2025-049	12/01/2025	12/07/2025	56.0	1,178.60		PENDING
		<b>AMOUNT DUE</b>	<b>168.0</b>	<b>3,698.44</b>		<b>PENDING</b>

**Terms & Conditions**

Payment is due within 7 days.

Make all checks payable to U.S.A International Security Services Inc.

If you have any questions concerning this invoice, contact billing department 786 238 5249 or Email: [info@usaintss.com](mailto:info@usaintss.com)

**THANK YOU FOR YOUR PREFERENCE!**

## payables

---

**From:** AVILA SOUTH CONDOMINIUM ASSOCIATION <avilasouthcondo@outlook.com>  
**Sent:** Monday, December 1, 2025 1:50 PM  
**To:** payables  
**Subject:** Security Deposit Refund- unit 327  
**Attachments:** unit 327- security deposit.pdf

Good afternoon,

Please see attached proof of security deposit that the tenant is moving out and she is requesting a refund.

Her name is : **Eleonora Linyushina**

Thanks,

Nelida Correa  
Office Manager  
Avila South Condominium Association, Inc.  
200 - 210 172<sup>nd</sup> St, Sunny Isles Beach, FL 33160  
PH: 305-945-9772

I am requesting a security deposit  
for Unit 327

Eleonora Linyushina 443-303-7951  
*[Signature]*

THE DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO VIEW

**Western Union** WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Denver, Colorado **MONEY ORDER**  
Payable at Wells Fargo Bank Grand Junction - Downtown, N.A., Grand Junction, Colorado

Eleonora Linyushina 19-760106559

WESTERN UNION  
1 2008 07  
19760106559 L 001576 \$ 500.00

PAY EXACTLY FIVE HUNDRED DOLLARS AND NO CENTS

PAY TO THE ORDER OF Avila South Condo security deposit

210 172 st Unit 327 PURCHASER'S ADDRESS

*[Signature]*

PURCHASER'S SIGNATURE  
MOBILE DEPOSIT PROHIBITED

⑆102100400⑆ 40197601065596⑆

THE DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO VIEW

**Western Union** WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Denver, Colorado **MONEY ORDER**  
Payable at Wells Fargo Bank Grand Junction - Downtown, N.A., Grand Junction, Colorado

Eleonora Linyushina 19-760106560

WESTERN UNION  
1 2008 07  
19760106560 L 001576 \$ 500.00

PAY EXACTLY FIVE HUNDRED DOLLARS AND NO CENTS

PAY TO THE ORDER OF Avila South Condo security deposit

210 172 st Unit 327 PURCHASER'S ADDRESS

*[Signature]*

PURCHASER'S SIGNATURE  
MOBILE DEPOSIT PROHIBITED

⑆102100400⑆ 40197601065605⑆

**U.S.A INTERNATIONAL SECURITY SERVICES INC.  
OFFICE: 786 238 5249 FAX : 954 827 4665  
LICENCE # B-1800293**



**AVILA SOUTH CONDO  
200- 210 172nd St, Sunny Isles Beach, FL 33160**

<b>Invoice Date:</b>	<b>Invoice #:</b>
12/16/2025	# 2025-050

<b>Billing cycle</b>	<b>Date From:</b>	<b>Date To:</b>
7 DAYS	12/08/2025	12/14/2025

WEEKDAY	SERVICE HOURS	GUARDS	TOTAL HOURS	RATE	AMOUNT
MONDAY	9:00 PM 5:00 AM	1	8.0		
TUESDAY	9:00 PM 5:00 AM	1	8.0		
WEDNESDAY	9:00 PM 5:00 AM	1	8.0		
THURSDAY	9:00 PM 5:00 AM	1	8.0		
FRIDAY	9:00 PM 5:00 AM	1	8.0		
SATURDAY	9:00 PM 5:00 AM	1	8.0		
SUNDAY	9:00 PM 5:00 AM	1	8.0		
	<b>Subtotal</b>		<b>56.0</b>	<b>\$19.00</b>	<b>1,064.00</b>
	<b>Golf Cart</b>				<b>37.50</b>
	<b>Amount</b>				<b>1,101.50</b>
	<b>TAX 7 %</b>				<b>77.10</b>
	<b>TOTAL AMOUNT</b>		<b>56.0</b>		<b>1,178.60</b>

INVOICE #	Date From	Date To	Total Hours	Amount Due	Check #	COMMENTS
2025-045	11/03/2025	11/09/2025	56.0	1,178.60	50007	PAID 12/02/25
2025-046	11/10/2025	11/16/2025	56.0	1,259.92		PENDING
2025-047	11/17/2025	11/23/2025	56.0	1,178.60	50013	PAID 12/02/25
2025-048	11/24/2025	11/30/2025	56.0	1,259.92		PENDING
2025-049	12/01/2025	12/07/2025	56.0	1,178.60		PENDING
2025-050	12/08/2025	12/14/2025	56.0	1,178.60		PENDING
		<b>AMOUNT DUE</b>	<b>224.0</b>	<b>4,876.88</b>		<b>PENDING</b>

**Terms & Conditions**

Payment is due within 7 days.

Make all checks payable to U.S.A International Security Services Inc.

If you have any questions concerning this invoice, contact billing department 786 238 5249 or Email: [info@usaintss.com](mailto:info@usaintss.com)

**THANK YOU FOR YOUR PREFERENCE!**



**City of Sunny Isles Beach**

**Receipt Number: RCPT2025-10084**

Building Services Division 18070 Collins Avenue, 3rd Floor, Sunny Isles Beach, FL 33160

(305) 792-1705

**Receipt Date:** 12/17/2025

**Cashier:** ONLINE PAYMENT

ANA COSTALES

**Payer/Payee:** 7440 SW 50th TER 106  
MIAMI FL 33155

Tracking Number	Fee Description	Fee Amt	Amt Paid	Balance
MC2025-1089	Miami-Dade County Code of Ordinance (A-013.a)	\$8.40	\$8.40	\$0.00
200 172 ST SUNNY ISLES BEACH	Department of Business and Professional Regulations Surcharge (A-013.BCA)	\$5.55	\$5.55	\$0.00
REPLACE EXISTING VENTILATION	Department of Community Affairs Surcharge (A-013.DCA)	\$3.70	\$3.70	\$0.00
EXHAUST FANS WITH THE NEW UNITS OF IDENTICAL CAPACITY AND SPECIFICATIONS.	Training and Education Fee (A-023)	\$7.42	\$7.42	\$0.00
3122110200001	Technology Fee (A-024)	\$18.51	\$18.51	\$0.00
	Mechanical Permit Fees - Residential - Commercial - All Others (MC-001 to MC-008)	\$370.21	\$370.21	\$0.00
<b>Total:</b>			<b>\$413.79</b>	

Payment Method	Reference	Payment Amount	Total Amount
CREDIT CARD	247233	\$413.79	\$413.79
		<b>Total:</b>	<b>\$413.79</b>

**Elite Plumbing Septic & Sewer  
State Licensed & Insured**

CFC#022602<>Backflow lic# ICC-BT-115<>Backflow repair & maintenance#BRM-ICC-111

**8870 SW 172 STREET  
PALMETTO BAY, FL 33157**

Office 305-244-4401<> Cell 786-318-7679  
[eliteplumbingss@gmail.com](mailto:eliteplumbingss@gmail.com)

**PROPOSAL**

**Proposal Submitted to**  
Avila South Condo Association

**Date:** 12/17/2025  
**Job Name:**  
**Job Location:** 200 172nd St (200 172nd St, Sunny Isles, Florida 33160)  
**Phone:** 786-683-0608  
**E-mail:** [avilasouthcondo@outloo.com](mailto:avilasouthcondo@outloo.com)

**Attn:** Nelinda Correa

**We hereby submit specifications and estimates for:**

Elite will provide as listed below:

- ◆ Pump out water under the building ot be able to perform work \$ 4,250.00
- ◆ Repair damaged/broken pipe \$ 2,500.00
- ◆ Run the camera and unclog the line \$ 975.00
- ◆ We are not responsible for any insulation, fire caulking or walls
- ◆ We are not responsible for any underground utilities
- ◆ Price does not include any night work, weekends, or holidays
- ◆ Any additional work required by owner, inspector, or city, outside of our work will be addressed and priced accordingly.

.....  
We *propose* hereby to furnish materials and labor-complete in accordance with above specifications, for the sum of:

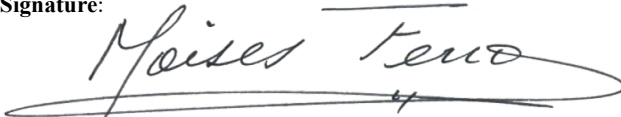
**Seven Thousand Seven Hundred Twenty Five dollars and zero cents** \$ 7,725.00

**Payment to be made as follows:**

.....  
*Acceptance of Proposal* - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outline above.

**Signature:**

**Signature:**

  
Moises Ferro

**Print Name:**

**Date of Acceptance:**

**Elite Plumbing Septic & Sewer  
State Licensed & Insured**

CFC#022602<>Backflow lic# ICC-BT-115<>Backflow repair & maintence#BRM-ICC-111

**8870 SW 172 STREET  
PALMETTO BAY, FL 33157**

Office 305-244-4401<> Cell 786-318-7679  
[eliteplumbingss@gmail.com](mailto:eliteplumbingss@gmail.com)

**PROPOSAL**

**Proposal Submitted to**  
Avila South Condo Association

**Date:** 12/17/2025  
**Job Name:**  
**Job Location:** 200 172nd St (200 172nd St, Sunny Isles, Florida 33160)  
**Phone:** 786-683-0608  
**E-mail:** [avilasouthcondo@outloo.com](mailto:avilasouthcondo@outloo.com)

**Attn:** Nelinda Correa

**We hereby submit specifications and estimates for:**

Elite will provide as listed below:

- ◆ Pump out water under the building ot be able to perform work \$ 4,250.00
- ◆ Repair damaged/broken pipe \$ 2,500.00
- ◆ Run the camera and unclog the line \$ 975.00
- ◆ We are not responsible for any insulation, fire caulking or walls
- ◆ We are not responsible for any underground utilities
- ◆ Price does not include any night work, weekends, or holidays
- ◆ Any additional work required by owner, inspector, or city, outside of our work will be addressed and priced accordingly.

.....  
We *propose* hereby to furnish materials and labor-complete in accordance with above specifications, for the sum of:

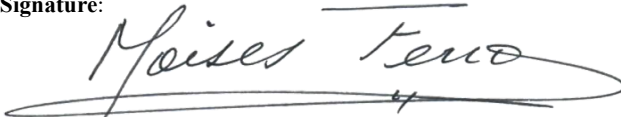
**Seven Thousand Seven Hundred Twenty Five dollars and zero cents** \$ 7,725.00

**Payment to be made as follows:**  
.....

*Acceptance of Proposal* - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outline above.

**Signature:**

**Signature:**

  
Moises Ferro

**Print Name:**

**Date of Acceptance:**



# INVOICE

Invoice # 5701  
Date: 12/18/2025  
Due On: 01/17/2026

## Peters & Peters, Attorneys at Law, P.A.

10400 Griffin Road, Suite 108  
Cooper City, Florida 33328  
Phone: 954-433-6788  
Fax: 954-206-0260  
www.petersandpeterspa.com

Avila South Condominium Association, Inc.  
200 172nd Street  
Sunny Isles Beach, Florida 33160

## 00004-Avila South Condominium Association, Inc.

### General Counsel

Type	Date	Notes	Quantity	Rate	Total
Service	10/22/2025	receipt and review of various inquires contained in 3 emails from client; vacancy on board, electronic voting, consecutive terms, executive decisions, etc. review statute and governing documents and respond to each, etc.	0.75	\$250.00	\$187.50
Service	10/24/2025	210-524, emails to/from owner of unit re: tenant vacating, emails to/from father of woman tenant re: pending case in NY and eviction, etc.	0.55	\$250.00	\$137.50
Service	10/27/2025	Emails to/from client re: misc inquires	0.15	\$250.00	\$37.50
Service	11/05/2025	Receipt and review email from client re sufficient funds affidavit for 438 sale, revise same, and opinion re; same, etc.	0.20	\$250.00	\$50.00
Service	11/20/2025	Emails to/from client re: misc issues and matters, etc.	0.25	\$250.00	\$62.50
				<b>Total</b>	<b>\$475.00</b>

## Statement of Account

Outstanding Balance	New Charges	Payments Received	<b>Total Amount Outstanding</b>
( \$0.00	+ \$475.00	) - ( \$0.00	) = <b>\$475.00</b>

## Detailed Statement of Account

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
5701	01/17/2026	\$475.00	\$0.00	\$475.00

<b>Outstanding Balance</b>	<b>\$475.00</b>
<b>Amount in Trust</b>	<b>\$0.00</b>
<b>Total Amount Outstanding</b>	<b>\$475.00</b>

Please make all amounts payable to: Peters & Peters, P.A.

Please remit payment within 15 days of receipt.



NILDA RODRIGUEZ  
Business Visa



Page 1 of 4  
Billing cycle 11/03/25 - 12/02/25  
Account number ending in 9117

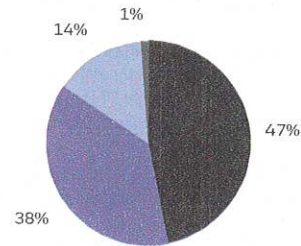
### Account summary

Previous balance		\$5,787.05
Payments & other credits	-	\$0.00
Purchases & other charges	-	\$937.01
Balance transfers	+	\$0.00
Cash advances	+	\$0.00
<b>Interest charged</b>	<b>+</b>	<b>\$118.39</b>
<b>Fees charged</b>	<b>+</b>	<b>\$39.00</b>
<b>New balance</b>		<b>\$6,881.45</b>

### Payment information

New balance	\$6,881.45
<b>Minimum payment due</b>	<b>\$402.00</b>
Payment due date	12/27/25

### Spending this cycle



- Services
- Miscellaneous
- Retail
- Gas & Auto

Credit limit	\$10,000.00
Available credit	\$3,118.55
Available for cash advance	\$0.00
Past due amount	\$177.00
Statement closing date	12/02/2025
Days in billing cycle	30

### Questions?

**Visit**  
truist.com

**Call**  
844-4TRUIST  
(844-487-8478)

**International collect**  
910-914-8250

**Write**  
TRUIST CARD SERVICES  
PO BOX 200  
WILSON, NC 27894-0200

12/19/25 part  
\$2,000.00  
GL-02002

### Important information

If you or other cardholders on your account elect to set-up fixed recurring payment amounts, you must ensure that the fixed payment(s) cover at least the Minimum Payment Due for each billing cycle. Failing to pay at least the Minimum Payment Due by the payment due date may result in the assessment of late payment fees.

Your account is past due. If payment has been made, thank you. If not, please send your payment today. Please call 800-279-4481 for assistance.

PD - B

Please detach bottom portion and submit with payment using enclosed envelope.

TRUIST BANK  
PO BOX 400  
WILSON NC 27894-0400

<b>Account number ending in</b>	<b>9117</b>
Statement closing date	12/02/25
New balance	\$6,881.45
Minimum payment due	<b>\$402.00</b>
<b>Payment due Date</b>	<b>12/27/25</b>
<b>Amount enclosed</b>	<b>\$</b>

4000009586003000000000000000402000000000688145

Pay online at: TRUIST.COM  
Pay by phone: 844-487-8478  
Make checks payable to: TRUIST BANK

NILDA RODRIGUEZ  
AVILA SOUTH CONDOMINIUM ASSOCIATION  
7440 SW 50TH TER STE 106  
MIAMI FL 33155-4413

\*\*N0012627

TRUIST BANK  
PO BOX 791622  
BALTIMORE MD 21279-1622



⑈ 559 1 1 754 ⑈ 56 1 30 1 756 ⑈ 40460 1 59 1 1 7 ⑈



NILDA RODRIGUEZ

Business Visa

Cardholder activity

Tran date	Post date	Reference number	Transaction description	Amount
11/03	11/04	24000975307701801468915	THE UPS STORE 4432 305-9447565 FL	\$10.00
11/03	11/04	24000975307701801468923	THE UPS STORE 4432 305-9447565 FL	\$104.60
11/04	11/05	24692165308101686928127	AMAZON PRIME*4Z28D49W3 Amzn.com/billWA	\$15.13
11/06	11/07	24427335310720230862271	MILAM'S MARKET #4 SUNNT ISLES BFL	\$13.98
11/06	11/07	24755425310273107433280	ABC LOCKSMITH OF FLORIDA JACKSONVILLE FL	\$235.40
11/14	11/14	24204295318000200136098	MSFT * E0300Y5NV1 800-6427676 WA	\$12.50
11/21	11/23	24427335325720233907787	MILAM'S MARKET #4 SUNNT ISLES BFL	\$10.99
11/24	11/25	24326885329054104425949	ADVANCE AUTO PARTS #9419 NORTH MIAMI BFL	\$14.43
11/25	11/26	24231685330561703199324	HARBOR FREIGHT TOOLS3304 NORTH MIAMI BFL	\$295.81
11/25	11/27	24943015330010201744933	THE HOME DEPOT #0251 N.MIAMI BEACHFL	\$64.17
11/26	11/27	24755425330273306121989	MDC RER ELEVATOR SAFETY 305-3751577 FL	\$160.00
11/27	11/27		LATE PAYMENT FEE	\$39.00
12/02	12/02		PURCHASE *FINANCE CHARGE*	\$118.39

Interest charge calculation

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of balance	Annual percentage rate (APR)	Periodic interest rate	Balance subject to interest rate	Interest charge	Expires on
PURCHASE	22.99% (V)	0.06299% (D)	\$6,265.16	\$118.39	-
PROMO	0.00%	0.00000% (D)	\$0.00	\$0.00	-

(V) = Variable Rate

(D) = Daily, (M) = Monthly

Get the most out of your rewards

Redeem rewards or check your up-to-date rewards balance with the Truist mobile app or by signing into Truist Online Banking.

Go paperless.

Enjoy quicker access to your monthly statements - viewable anytime, anywhere. Enroll today at Truist.com.

Set up automatic payments

Automatically pay your full statement balance, minimum payment or a set amount each each month. Sign in to Truist online banking to set up recurring payments today.

Business Use Reminder

Just a reminder that this card is to be used for business-related transactions only.



17011 NE 19th Avenue, North Miami Beach, FL 33162

AVILA SOUTH CONDO  
 Avila, South Condo  
 C/O Preferred Accounting Services  
 7440 SW 50TH TER STE 106  
 MIAMI, FL 33155-4413

ACCOUNT NUMBER	SERVICE DATES	DAYS USED
0433057001	10/20/25 - 11/20/25	31
PREVIOUS READING	PRESENT READING	CONSUMPTION
124884E	125816E	932
METER NUMBER	SERVICE LOCATION	
78722772	200-210 172 ST	

**IMPORTANT MESSAGE**

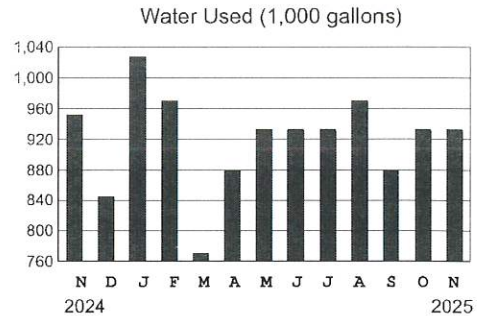
Want to lower your bill and make a difference?  
 Enroll today at [northmiamibeachfl.watersmart.com](http://northmiamibeachfl.watersmart.com).

Track your water use, get alerts, e-bills, auto-pay,  
 and discover ways to save with WaterSmart.

Protect our resources, every drop counts!

BILLING DATE 11/26/25	DUE DATE 12/20/25	ACCOUNT NUMBER 0433057001
AMOUNT DUE IF PAID BY DUE DATE <b>\$ 15,713.74</b>		AFTER DUE DATE AMOUNT \$ 16,316.35
BILLING QUESTIONS? PLEASE CALL: (305) 948-2960		

DESCRIPTION OF CHARGES	AMOUNT
PREVIOUS BALANCE	15,713.74
PAYMENTS	(15,713.74)
FS 180.191 SURCHARGE:	1,253.19
NMB WATER CHARGES	
MINIMUM CHARGE	739.37
CONSUMPTION CHARGE	4,249.92
HYDRANT CHARGE	0.10
FIRELINE CHARGE	45.30
MIAMI-DADE COUNTY CHARGES	
SEWER CHARGE	7,061.48
RER - DERM FEE	724.46
SUNNY ISLES BEACH CHARGES	
STORMWATER	1,013.32
UTILITY TAX	626.60
<b>AMOUNT DUE</b>	
<b>\$ 15,713.74</b>	



To ensure proper credit, detach bottom portion and return in the enclosed envelope.

City of North Miami Beach  
 PO BOX 600427  
 NORTH MIAMI BEACH, FL 33160-0427

"WE CARE TO SHARE" DONATION:  
 See back of bill to learn more. \$ \_\_\_\_\_

If your address has changed, please check  
 this box and make changes on reverse side.

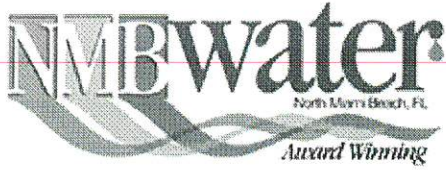
BILLING DATE 11/26/25	DUE DATE 12/20/25	ACCOUNT # 0433057001
BY DUE DATE <b>\$ 15,713.74</b>	AFTER DUE DATE \$ 16,316.35	AMOUNT PAID \$
<b>ADDRESSEE:</b>		

**MAKE CHECKS PAYABLE AND REMIT TO:**

City of North Miami Beach  
 PO BOX 600427  
 NORTH MIAMI BEACH, FL 33160-0427

AVILA SOUTH CONDO  
 Avila, South Condo  
 C/O Preferred Accounting Services  
 7440 SW 50TH TER STE 106  
 MIAMI, FL 33155-4413





Phone: (305) 948-2960  
Email: customerservice@citynmb.com

**Billing Information**

SOUTH CONDO AVILA  
Avila, South Condo  
MIAMI FL 33155  
condopayables@prefacct.com

**Transaction Detail**

EFT (Check)  
XXXXXXXXXX5159  
12/19/2025 5:04:10 PM  
PAYMENT PROCESSED 813222

**Invoices**

Type	Account #	Invoice #	Amount
Water Bill	0433057001	1187365	\$15,713.74
SUBTOTAL			<b>\$15,713.74</b>
GRAND TOTAL			<b>\$15,713.74</b>

**U.S.A INTERNATIONAL SECURITY SERVICES INC.  
OFFICE: 786 238 5249 FAX : 954 827 4665  
LICENCE # B-1800293**



**AVILA SOUTH CONDO  
200- 210 172nd St, Sunny Isles Beach, FL 33160**

<b>Invoice Date:</b>	<b>Invoice #:</b>
12/22/2025	# 2025-051

<b>Billing cycle</b>	<b>Date From:</b>	<b>Date To:</b>
7 DAYS	12/15/2025	12/21/2025

WEEKDAY	SERVICE HOURS	GUARDS	TOTAL HOURS	RATE	AMOUNT
MONDAY	9:00 PM 5:00 AM	1	8.0		
TUESDAY	9:00 PM 5:00 AM	1	8.0		
WEDNESDAY	9:00 PM 5:00 AM	1	8.0		
THURSDAY	9:00 PM 5:00 AM	1	8.0		
FRIDAY	9:00 PM 5:00 AM	1	8.0		
SATURDAY	9:00 PM 5:00 AM	1	8.0		
SUNDAY	9:00 PM 5:00 AM	1	8.0		
	<b>Subtotal</b>		<b>56.0</b>	<b>\$19.00</b>	<b>1,064.00</b>
	<b>Golf Cart</b>				<b>37.50</b>
	<b>Amount</b>				<b>1,101.50</b>
	<b>TAX 7 %</b>				<b>77.10</b>
	<b>TOTAL AMOUNT</b>		<b>56.0</b>		<b>1,178.60</b>

INVOICE #	Date From	Date To	Total Hours	Amount Due	Check #	COMMENTS
2025-046	11/10/2025	11/16/2025	56.0	1,259.92		PENDING
2025-047	11/17/2025	11/23/2025	56.0	1,178.60	50013	PAID 12/02/25
2025-048	11/24/2025	11/30/2025	56.0	1,259.92		PENDING
2025-049	12/01/2025	12/07/2025	56.0	1,178.60		PENDING
2025-050	12/08/2025	12/14/2025	56.0	1,178.60		PENDING
2025-051	12/15/2025	12/21/2025	56.0	1,178.60		PENDING
		<b>AMOUNT DUE</b>	<b>280.0</b>	<b>6,055.64</b>		<b>PENDING</b>

**Terms & Conditions**

Payment is due within 7 days.

Make all checks payable to U.S.A International Security Services Inc.

If you have any questions concerning this invoice, contact billing department 786 238 5249 or Email: [info@usaintss.com](mailto:info@usaintss.com)

**THANK YOU FOR YOUR PREFERENCE!**



**Electric Bill Statement**

**For:** Nov 13, 2025 to Dec 12, 2025 (29 days)

**Statement Date:** Dec 12, 2025

**Account Number:** 77543-88598

**Service Address:**

200 172ND ST # LTS  
SUNNY ISLES BEACH, FL 33160

**AVILA SOUTH COND ASSOC INC,**  
Here's what you owe for this billing period.

**CURRENT BILL**

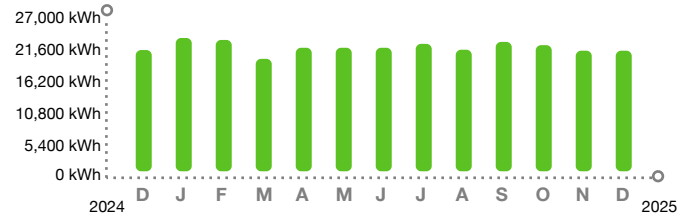
**\$2,600.64**

TOTAL AMOUNT YOU OWE

**Jan 2, 2026**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**KEEP IN MIND**

- Payments received after January 02, 2026 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The amount due on your account will be drafted automatically on or after December 23, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

**BILL SUMMARY**

Amount of your last bill	2,697.21
Payments received	-2,697.21
Balance before new charges	0.00
-----	
Total new charges	2,600.64
<b>Total amount you owe</b>	<b>\$2,600.64</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

New rates take effect Jan. 1, 2026. Learn more at [FPL.com/rates](https://www.fpl.com/rates).

Customer Service: (305) 442-0388  
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)



/ 3\* FPL AUTOMATIC BILL PAY - DO NOT PAY \*

The amount enclosed includes the following donation:

**FPL Care To Share:** \_\_\_\_\_

Make check payable to FPL in U.S. funds and mail along with this coupon to:

AVILA SOUTH COND ASSOC INC  
C/O PREFERRED ACCOUNTING SERVICES INC.  
7440 SW 50TH TER STE 106  
MIAMI FL 33155-4413

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay.

77543-88598

ACCOUNT NUMBER

\$2,600.64

TOTAL AMOUNT YOU OWE

Jan 2, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



**Customer Name:**  
AVILA SOUTH COND  
ASSOC INC

**Account Number:**  
77543-88598

### BILL DETAILS

Amount of your last bill	2,697.21
Payment received - Thank you	-2,697.21
Balance before new charges	\$0.00

#### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$30.41
Non-fuel: <small>( \$0.033890 per kWh)</small>	\$752.36
Fuel: <small>( \$0.027180 per kWh)</small>	\$603.40
Demand: <small>( \$13.41 per KW)</small>	\$818.01

Electric service amount 2,204.18

Gross receipts tax (State tax)	56.57
Franchise fee (Reqd local fee)	142.43
Utility tax (Local tax)	195.42

Taxes and charges 394.42

Regulatory fee (State fee) 2.04

Total new charges \$2,600.64

**Total amount you owe \$2,600.64**

**FPL automatic bill pay - DO NOT PAY**

### METER SUMMARY

Meter reading - Meter KU35830. Next meter reading Jan 13, 2026.

Usage Type	Current	- Previous	x Const	= Usage
kWh used	36266	35896	60	22200
Demand KW	1.01		60.00	61

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 12, 2025	Nov 13, 2025	Dec 13, 2024
kWh Used	22200	22200	22320
Service days	29	29	30
kWh/day	765	765	744
Amount	\$2,600.64	\$2,697.21	\$2,542.22

### KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

## Download the app

Get instant, secure access to outage and billing info from your mobile device.

[Download now](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

www.nexteraenergyservices.com



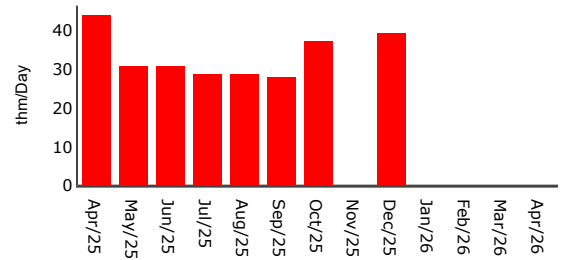
AVILA SOUTH CONDOMINIUM ASSOCIATION INC  
200 172ND ST  
SUNNY ISLES BEACH, FL 33160  
ATTN: NILDA RODRIGUEZ



### Invoice - Account Summary

Account No.	36463449
Amount Due (If paid by due date)	\$869.79
Due Date	12/26/2025

GL 54050  
POSTING DATE 12/26/25  
EFT - ACH Your Average Daily Billed Usage



This period billed usage: 1,338 thm  
Previous 13 months billed usage: 10,822 thm

### Account summary (see second page for details)

Invoice date: Dec 03 2025, Invoice No: 32760102

Opening Balance	\$1,324.59
Payment Received Nov 03, 2025	\$-698.14
Payment Received Nov 21, 2025	\$-626.45
<b>Balance Forward</b>	<b>\$0.00</b>
Gas charges (please see over for details)	\$869.79
<b>Total Current Charges</b>	<b>\$869.79</b>
<b>Total Amount Due</b>	<b>\$869.79</b>
1.5% Late Payment Penalty (if paid after 12/26/2025)	\$13.04
Total Amount Due with Late Payment Penalty (if paid after due date)	\$882.83

Please allow 5 to 7 days for processing. Detach and return this portion with your payment.



Account No.	Invoice No.	Amount due	Due Date	Amount Enclosed
36463449	32760102	\$869.79	12/26/2025	\$

### Auto Payment Information

DO NOT PAY – Your bill is scheduled to be drafted on the due date 12/26/2025.

Nextera Energy Services  
PO Box 25426  
Miami, FL 33102-5426

0364634493 1 00086979

Meter Reading Information LDC: 211015172953, Address: 200 172ND ST, SUNNY ISLE BEACH, FL 33160						
Meter Number	Meter Read Date	Read Type	Previous Meter Read	Current Meter Read	Multi	thm Usage
211015172953	10/22/2025 - 11/25/2025	Actual	0	1338	1	1337.7
					<b>Total Usage</b>	<b>1337.7</b>

Gas Charges and Taxes	Billing Period: 10/22/2025 - 11/25/2025	Units	Rate \$	Total \$
	Customer Service Fee			\$5.00
	Fixed Rate Gas - 100% for Jan2024-Dec2026	1337.70	0.460000	\$615.34
	Variable Index Gas	955.50	0.144000	\$137.59
	Variable Index Gas	382.20	0.143800	\$54.96
	Sales Tax - State			\$48.77
	Sales Tax - County			\$8.13
	<b>Total Gas Charges and Taxes</b>			<b>\$869.79</b>

LDC: 211015172953, Address: 200 172ND ST, SUNNY ISLE BEACH, FL 33160
No important messages at this time.

Important Messages:
<p><i>If your initial contract with us has expired, your natural gas supply and service will continue without interruption at a holdover rate. The holdover rate is a variable monthly price which includes a market price for natural gas, an adder and pass-through charges for all other charges, including without limitation those listed as being "Included Charges" during the Initial Term of your contract. The holdover price is not a fixed price and may vary monthly. You can obtain the currently effective holdover rates on our website at <a href="http://www.nexteraenergyservices.com/holdover">www.nexteraenergyservices.com/holdover</a>. You will remain on the holdover rate until you terminate service or sign a new contract with us.</i></p> <p><i>We would be happy to assist you in signing up for a new contract. To learn more, please contact our Account Management team at 877-375-4674 or by emailing us at <a href="mailto:NES-Gas-AcctMngt@nexteraenergy.com">NES-Gas-AcctMngt@nexteraenergy.com</a>.</i></p>



**Customer Service: 1-877-375-4674**  
Mon-Fri 8:00am-5:00pm



**Payment:** Nextera Energy Services, PO Box  
25426, Miami, FL 33102-5426



**Email:**  
[naturalgas@nexteraenergyservices.com](mailto:naturalgas@nexteraenergyservices.com)



**Web:** [www.nexteraenergyservices.com](http://www.nexteraenergyservices.com)

We appreciate your business. Our Customer Care Associates are available to assist you at 1-877-375-4674 with any questions you might have.

**U.S.A INTERNATIONAL SECURITY SERVICES INC.  
OFFICE: 786 238 5249 FAX : 954 827 4665  
LICENCE # B-1800293**



**AVILA SOUTH CONDO  
200- 210 172nd St, Sunny Isles Beach, FL 33160**

<b>Invoice Date:</b>	<b>Invoice #:</b>
12/29/2025	# 2025-052

<b>Billing cycle</b>	<b>Date From:</b>	<b>Date To:</b>
7 DAYS	12/22/2025	12/28/2025

WEEKDAY	SERVICE HOURS	GUARDS	TOTAL HOURS	RATE	AMOUNT
MONDAY	9:00 PM 5:00 AM	1	8.0		
TUESDAY	9:00 PM 5:00 AM	1	8.0		
WEDNESDAY	9:00 PM 5:00 AM	1	8.0		
THURSDAY	9:00 PM 5:00 AM	1	8.0		
FRIDAY	9:00 PM 5:00 AM	1	8.0		
SATURDAY	9:00 PM 5:00 AM	1	8.0		
SUNDAY	9:00 PM 5:00 AM	1	8.0		
	<b>Subtotal</b>		<b>48.0</b>	<b>\$19.00</b>	<b>912.00</b>
	<b>Christmas Day</b>		<b>8.0</b>	<b>28.50</b>	<b>228.00</b>
	<b>Golf Cart</b>				<b>37.50</b>
	<b>Amount</b>				<b>1,117.50</b>
	<b>TAX 7 %</b>				<b>82.42</b>
	<b>TOTAL AMOUNT</b>		<b>56.0</b>		<b>1,259.92</b>

INVOICE #	Date From	Date To	Total Hours	Amount Due	Check #	COMMENTS
2025-046	11/10/2025	11/16/2025	56.0	1,259.92		PENDING
2025-047	11/17/2025	11/23/2025	56.0	1,178.60	50013	PAID 12/02/25
2025-048	11/24/2025	11/30/2025	56.0	1,259.92		PENDING
2025-049	12/01/2025	12/07/2025	56.0	1,178.60		PENDING
2025-050	12/08/2025	12/14/2025	56.0	1,178.60		PENDING
2025-051	12/15/2025	12/21/2025	56.0	1,178.60		PENDING
2025-052	12/22/2025	12/28/2025	56.0	1,259.92		PENDING
		<b>AMOUNT DUE</b>	<b>336.0</b>	<b>7,315.56</b>		<b>PENDING</b>

**Terms & Conditions**

Payment is due within 7 days.

Make all checks payable to U.S.A International Security Services Inc.

If you have any questions concerning this invoice, contact billing department 786 238 5249 or Email: [info@usaintss.com](mailto:info@usaintss.com)

**THANK YOU FOR YOUR PREFERENCE!**

## payables

---

**From:** AVILA SOUTH CONDOMINIUM ASSOCIATION <avilasouthcondo@outlook.com>  
**Sent:** Friday, December 19, 2025 5:10 PM  
**To:** payables  
**Subject:** Bonuses

**Importance:** High

Greetings,

Please cut the following checks for end of the year bonus:

Ana Costales: \$150  
Alberto Sanchez: \$150  
Pierre Exalant: \$50  
Christopehr Clayton: \$50  
Magda R. Calvillo: \$100  
Arley Villarreal Caballero: \$100

Thanks,

Nelida Correa  
Office Manager  
Avila South Condominium Association, Inc.  
200 - 210 172<sup>nd</sup> St, Sunny Isles Beach, FL 33160  
PH: 305-945-9772

## payables

---

**From:** AVILA SOUTH CONDOMINIUM ASSOCIATION <avilasouthcondo@outlook.com>  
**Sent:** Friday, December 19, 2025 5:10 PM  
**To:** payables  
**Subject:** Bonuses

**Importance:** High

Greetings,

Please cut the following checks for end of the year bonus:

Ana Costales: \$150  
Alberto Sanchez: \$150  
Pierre Exalant: \$50  
Christophehr Clayton: \$50  
Magda R. Calvillo: \$100  
Arley Villarreal Caballero: \$100

Thanks,

Nelida Correa  
Office Manager  
Avila South Condominium Association, Inc.  
200 - 210 172<sup>nd</sup> St, Sunny Isles Beach, FL 33160  
PH: 305-945-9772

## payables

---

**From:** AVILA SOUTH CONDOMINIUM ASSOCIATION <avilasouthcondo@outlook.com>  
**Sent:** Friday, December 19, 2025 5:10 PM  
**To:** payables  
**Subject:** Bonuses

**Importance:** High

Greetings,

Please cut the following checks for end of the year bonus:

Ana Costales: \$150  
Alberto Sanchez: \$150  
Pierre Exalant: \$50  
Christopehr Clayton: \$50  
Magda R. Calvillo: \$100  
Arley Villarreal Caballero: \$100

Thanks,

Nelida Correa  
Office Manager  
Avila South Condominium Association, Inc.  
200 - 210 172<sup>nd</sup> St, Sunny Isles Beach, FL 33160  
PH: 305-945-9772

## payables

---

**From:** AVILA SOUTH CONDOMINIUM ASSOCIATION <avilasouthcondo@outlook.com>  
**Sent:** Friday, December 19, 2025 5:10 PM  
**To:** payables  
**Subject:** Bonuses

**Importance:** High

Greetings,

Please cut the following checks for end of the year bonus:

Ana Costales: \$150  
Alberto Sanchez: \$150  
Pierre Exalant: \$50  
Christophehr Clayton: \$50  
Magda R. Calvillo: \$100  
Arley Villarreal Caballero: \$100

Thanks,

Nelida Correa  
Office Manager  
Avila South Condominium Association, Inc.  
200 - 210 172<sup>nd</sup> St, Sunny Isles Beach, FL 33160  
PH: 305-945-9772

## payables

---

**From:** AVILA SOUTH CONDOMINIUM ASSOCIATION <avilasouthcondo@outlook.com>  
**Sent:** Friday, December 19, 2025 5:10 PM  
**To:** payables  
**Subject:** Bonuses

**Importance:** High

Greetings,

Please cut the following checks for end of the year bonus:

Ana Costales: \$150  
Alberto Sanchez: \$150  
Pierre Exalant: \$50  
Christophehr Clayton: \$50  
Magda R. Calvillo: \$100  
Arley Villarreal Caballero: \$100

Thanks,

Nelida Correa  
Office Manager  
Avila South Condominium Association, Inc.  
200 - 210 172<sup>nd</sup> St, Sunny Isles Beach, FL 33160  
PH: 305-945-9772

## payables

---

**From:** AVILA SOUTH CONDOMINIUM ASSOCIATION <avilasouthcondo@outlook.com>  
**Sent:** Friday, December 19, 2025 5:10 PM  
**To:** payables  
**Subject:** Bonuses

**Importance:** High

Greetings,

Please cut the following checks for end of the year bonus:

Ana Costales: \$150  
Alberto Sanchez: \$150  
Pierre Exalant: \$50  
Christophehr Clayton: \$50  
Magda R. Calvillo: \$100  
Arley Villarreal Caballero: \$100

Thanks,

Nelida Correa  
Office Manager  
Avila South Condominium Association, Inc.  
200 - 210 172<sup>nd</sup> St, Sunny Isles Beach, FL 33160  
PH: 305-945-9772

## Payroll Summary

Check Date	Name	Hours	Total Paid	Tax Withheld	Deductions	Net Pay	Check No	Employer Liability	Total Expense
<b>Pay Frequency:</b> Biweekly									
01/09/2026	Maal, Daniel	80.00	1,600.00	230.55	0.00	1,369.45	DD	133.60	1,733.60
01/09/2026	Sanchez, Alberto	80.00	1,700.00	0.00	0.00	1,700.00	DD	0.00	1,700.00
<b>Pay Frequency Totals: Biweekly</b>		160.00	\$3,300.00	\$230.55	\$0.00	\$3,069.45		\$133.60	\$3,433.60
<b>Total Net Pays for Biweekly frequency: 2</b>									
<b>Pay Frequency:</b> Monthly									
01/02/2026	Correa, Nelida	0.00	1,526.67	206.96	0.00	1,319.71	DD	127.48	1,654.15
<b>Pay Frequency Totals: Monthly</b>		0.00	\$1,526.67	\$206.96	\$0.00	\$1,319.71		\$127.48	\$1,654.15
<b>Total Net Pays for Monthly frequency: 1</b>									
<b>Company Totals:</b>		160.00	\$4,826.67	\$437.51	\$0.00	\$4,389.16		\$261.08	\$5,087.75
<b>Total Net Pays for Company: 3</b>									