



Sunset Palms West

Financial Statement

Septemeber 2025

- Balance Sheet
- Customer Balance Detail-Maintenance
- Profit & Loss Summary
- Profit & Loss Detail
- Check Register
- Bank Statement
- A/R Aging Summary

VTE Consulting LLC
1840 W 49th Street Suite #233
Hialeah, FL 33012
valentin@vteconsultingllc.com

Sunset Palms West
Balance Sheet
As of September 30, 2025

	Sep 30, 25
ASSETS	
Current Assets	
Checking/Savings	
City/National Operating- 7216 ✓	44,634.99
City/National Savings- 4679 ✓	42,287.80
City/National SPA- 6404 ✓	9,654.89
Total Checking/Savings	96,577.68
Accounts Receivable	
Accounts Receivable	25,558.71
Total Accounts Receivable	25,558.71
Total Current Assets	122,136.39
TOTAL ASSETS	122,136.39
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	180,479.01~
Unrestricted Net Assets	13,503.22
Net Income	-63,959.28.---
Total Equity	130,022.95
TOTAL LIABILITIES & EQUITY	130,022.95

Sunset Palms West
Customer Balance Detail
As of September 30, 2025

Type	Date	Num	Account	Class	Amount	Balance
18A1 Vicalex 2019 LLC						
Invoice	09/01/2025	5379	Accounts Receivable		376.52	-753.04
Payment	09/01/2025	6663	Accounts Receivable		-376.52	-753.04
Total 18A1 Vicalex 2019 LLC						
					0.00	-753.04
18A2 David Groover						
Payment	09/01/2025	4788	Accounts Receivable		-504.94	-2,219.14
Invoice	09/01/2025	5394	Accounts Receivable		504.94	-2,724.08
Total 18A2 David Groover						
					0.00	-2,219.14
18A3 West 40 LLC (ATT)						
Payment	09/01/2025	8933	Accounts Receivable		-376.52	619.40
Invoice	09/01/2025	5395	Accounts Receivable		376.52	242.88
Total 18A3 West 40 LLC (ATT)						
					0.00	619.40
18A4 West 40 LLC (ATT)						
Invoice	09/01/2025	5378	Accounts Receivable		504.94	1,009.88
Payment	09/01/2025	8932	Accounts Receivable		-504.94	1,514.82
Total 18A4 West 40 LLC (ATT)						
					0.00	1,009.88
18A5 Randy Ruiz (ATT)						
Invoice	09/01/2025	5377	Accounts Receivable		504.94	529.94
Invoice	09/10/2025	Late F...	Accounts Receivable		25.00	1,034.88
Payment	09/16/2025	1518	Accounts Receivable		-504.94	1,059.88
Total 18A5 Randy Ruiz (ATT)						
					25.00	554.94
18A6 Julio Burgos						
Invoice	09/01/2025	5376	Accounts Receivable		504.94	-1,009.88
Total 18A6 Julio Burgos						
					504.94	-504.94
18A7 Adrian Alpert						
Invoice	09/01/2025	5375	Accounts Receivable		504.94	-2,532.06
Total 18A7 Adrian Alpert						
					504.94	-2,027.12
18A8 Frank Bejar						
Invoice	09/01/2025	5374	Accounts Receivable		504.94	-504.94
Payment	09/05/2025	CP	Accounts Receivable		-504.94	0.00
Total 18A8 Frank Bejar						
					0.00	-504.94
18B1 La Floresta Williams Hijos Inc (ATT)						
Invoice	09/01/2025	5315	Accounts Receivable		376.52	212.26
Total 18B1 La Floresta Williams Hijos Inc (ATT)						
					376.52	588.78

Sunset Palms West
Customer Balance Detail
As of September 30, 2025

Type	Date	Num	Account	Class	Amount	Balance
18B2 David A Gimenez (ATT)						
Invoice	09/01/2025	5381	Accounts Receivable		504.94	-292.08
Payment	09/12/2025	CP	Accounts Receivable		-2,712.56	212.86
Total 18B2 David A Gimenez (ATT)					-2,207.62	-2,499.70
18B3 Shalala Corporate LLC						
Invoice	09/01/2025	5314	Accounts Receivable		376.52	-767.41
Payment	09/22/2025	0130	Accounts Receivable		-1,129.56	-390.89
Total 18B3 Shalala Corporate LLC					-753.04	-1,520.45
18B4 Jennette R. Romay						
Invoice	09/01/2025	5372	Accounts Receivable		504.94	-162.86
Payment	09/05/2025	5814	Accounts Receivable		-504.94	342.08
Total 18B4 Jennette R. Romay					0.00	-162.86
18B5 Roberto Sanchez						
Invoice	09/01/2025	5371	Accounts Receivable		504.94	242.01
Total 18B5 Roberto Sanchez					504.94	746.95
18B6 Elida USA Corporation (ATT)						
Invoice	09/01/2025	5370	Accounts Receivable		504.94	536.27
Total 18B6 Elida USA Corporation (ATT)					504.94	1,041.21
18B7 Ruth I Thomsich						
Invoice	09/01/2025	5369	Accounts Receivable		504.94	4,691.58
Payment	09/30/2025	CP	Accounts Receivable		-1,009.88	5,196.52
Total 18B7 Ruth I Thomsich					-504.94	4,186.64
18B8 Larc Capital Investments						
Invoice	09/01/2025	5368	Accounts Receivable		504.94	3,533.60
Total 18B8 Larc Capital Investments					504.94	4,038.54
18C1 Jose Catillo and Maria Castillo						
Invoice	09/01/2025	5313	Accounts Receivable		376.52	-376.52
Total 18C1 Jose Catillo and Maria Castillo					376.52	0.00
18C2 Jorge Trueba & Odalys Trueba (ATT)						
Invoice	09/01/2025	5367	Accounts Receivable		504.94	162.86
Payment	09/09/2025	CP	Accounts Receivable		-504.94	667.80
Total 18C2 Jorge Trueba & Odalys Trueba (ATT)					0.00	162.86

Sunset Palms West
Customer Balance Detail
As of September 30, 2025

Type	Date	Numb	Account	Class	Amount	Balance
18C3 Gustavo Valcarcel						0.00
Invoice	09/01/2025	5289	Accounts Receivable		376.52	376.52
Payment	09/01/2025	7887	Accounts Receivable		-376.52	0.00
Total 18C3 Gustavo Valcarcel					0.00	0.00
18C4 Raimer Perez						-6.09
Invoice	09/01/2025	5366	Accounts Receivable		504.94	498.85
Payment	09/15/2025	490	Accounts Receivable		-504.94	-6.09
Total 18C4 Raimer Perez					0.00	-6.09
18C5 Richard A Vargas (ATT)						2,549.70
Invoice	09/01/2025	5365	Accounts Receivable		504.94	3,054.64
Total 18C5 Richard A Vargas (ATT)					504.94	3,054.64
18C6 Mario Luis Acosta (ATT)						504.92
Invoice	09/01/2025	5364	Accounts Receivable		504.94	1,009.86
Payment	09/03/2025	4054	Accounts Receivable		-504.94	504.92
Total 18C6 Mario Luis Acosta (ATT)					0.00	504.92
18C7 Le Lu Jo, LLC & Eduardo Fernandez						-2,019.76
Invoice	09/01/2025	5363	Accounts Receivable		504.94	-1,514.82
Total 18C7 Le Lu Jo, LLC & Eduardo Fernandez					504.94	-1,514.82
18C8 Juan Carlos Castillo						0.02
Invoice	09/01/2025	5362	Accounts Receivable		504.94	504.96
Payment	09/05/2025	CP	Accounts Receivable		-504.94	0.02
Total 18C8 Juan Carlos Castillo					0.00	0.02
18D1 Alain Amara						375.00
Invoice	09/01/2025	5311	Accounts Receivable		376.52	751.52
Payment	09/12/2025	CP	Accounts Receivable		-751.52	0.00
Total 18D1 Alain Amara					-375.00	0.00
18D2 Judy Rotondi (ATT)						1,009.88
Invoice	09/01/2025	5361	Accounts Receivable		504.94	1,514.82
Payment	09/03/2025	CP	Accounts Receivable		-504.94	1,009.88
Total 18D2 Judy Rotondi (ATT)					0.00	1,009.88
18D3 Richard Thomas (ATT)						872.96
Invoice	09/01/2025	5310	Accounts Receivable		376.52	1,249.48
Total 18D3 Richard Thomas (ATT)					376.52	1,249.48

Sunset Palms West
Customer Balance Detail
As of September 30, 2025

Type	Date	Num	Account	Class	Amount	Balance
18D4 Mercedes Garcia						
Invoice	09/01/2025	5360	Accounts Receivable		504.94	-0.18
Payment	09/01/2025	437	Accounts Receivable		-504.94	504.76
Total 18D4 Mercedes Garcia						
					0.00	-0.18
18D5 Neal Kleinman						
Invoice	09/01/2025	5359	Accounts Receivable		504.94	0.00
Payment	09/08/2025	CP	Accounts Receivable		-504.94	504.94
Total 18D5 Neal Kleinman						
					0.00	0.00
18D6 Debora Garcia Riera (TN)						
Invoice	09/01/2025	5358	Accounts Receivable		504.94	2,524.70
Payment	09/18/2025	135	Accounts Receivable		-3,029.64	3,029.64
Total 18D6 Debora Garcia Riera (TN)						
					-2,524.70	0.00
18D7 Carmen Rodriguez Bacardi						
Invoice	09/01/2025	5357	Accounts Receivable		504.94	-24.00
Payment	09/01/2025	8390	Accounts Receivable		-504.94	480.94
Total 18D7 Carmen Rodriguez Bacardi						
					0.00	-24.00
18D8 Jorge Trueba (TN)						
Invoice	09/01/2025	5356	Accounts Receivable		504.94	162.86
Payment	09/09/2025	CP	Accounts Receivable		-504.94	667.80
Total 18D8 Jorge Trueba (TN)						
					0.00	162.86
18E1 Tania Romero (TN)						
Invoice	09/01/2025	5309	Accounts Receivable		376.52	-26.00
Payment	09/01/2025	CP	Accounts Receivable		-376.52	350.52
Total 18E1 Tania Romero (TN)						
					0.00	-26.00
18E2 Lantana Bloom Corp. (TN)						
Invoice	09/01/2025	5355	Accounts Receivable		504.94	2,524.70
Total 18E2 Lantana Bloom Corp. (TN)						
					504.94	3,029.64
18E3 Alejandro Uribe & Jessica Suarez (TN)						
Invoice	09/01/2025	5308	Accounts Receivable		376.52	1,506.08
Total 18E3 Alejandro Uribe & Jessica Suarez (TN)						
					376.52	1,882.60
18E4 PJ and EC Family LIV TR						
Invoice	09/01/2025	5354	Accounts Receivable		504.94	-342.02
Total 18E4 PJ and EC Family LIV TR						
					504.94	162.92

Sunset Palms West
Customer Balance Detail
As of September 30, 2025

Type	Date	Num	Account	Class	Amount	Balance
18E5 Carlos Rodriguez						
Invoice	09/01/2025	5353	Accounts Receivable		504.94	1,794.04
Payment	09/10/2025	CP	Accounts Receivable		-504.94	2,298.98
Total 18E5 Carlos Rodriguez					0.00	1,794.04
18E6 M & S Trust Holding, LLC (TN)						
Invoice	09/01/2025	5352	Accounts Receivable		504.94	933.62
Payment	09/03/2025	CP	Accounts Receivable		-504.94	1,438.56
Total 18E6 M & S Trust Holding, LLC (TN)					0.00	933.62
18E7 Christopher Martinez (TN)						
Invoice	09/01/2025	5351	Accounts Receivable		504.94	2,687.56
Total 18E7 Christopher Martinez (TN)					504.94	3,192.50
18E8 Diana Vera & Jose P. Vera						
Invoice	09/01/2025	5350	Accounts Receivable		504.94	0.00
Payment	09/01/2025	5040	Accounts Receivable		-504.94	504.94
Total 18E8 Diana Vera & Jose P. Vera					0.00	0.00
18F1 Tania Gonzalez						
Invoice	09/01/2025	5307	Accounts Receivable		376.52	-753.04
Payment	09/29/2025	449	Accounts Receivable		-376.52	-376.52
Total 18F1 Tania Gonzalez					0.00	-753.04
18F2 Piedad E. Tapia Guim (TN)						
Invoice	09/01/2025	5349	Accounts Receivable		504.94	-863.00
Payment	09/10/2025	CP	Accounts Receivable		-504.94	-358.06
Total 18F2 Piedad E. Tapia Guim (TN)					0.00	-863.00
18F3 MDC RENTALS LLC						
Invoice	09/01/2025	5293	Accounts Receivable		504.00	7.00
Invoice	09/01/2025	5306	Accounts Receivable		376.52	511.00
Payment	09/04/2025	216	Accounts Receivable		-504.94	887.52
Payment	09/07/2025	CP	Accounts Receivable		-376.52	382.58
Total 18F3 MDC RENTALS LLC					-0.94	6.06
18F4 Chris Rey						
Invoice	09/01/2025	5348	Accounts Receivable		504.94	120.82
Total 18F4 Chris Rey					504.94	625.76

Sunset Palms West
Customer Balance Detail
As of September 30, 2025

Type	Date	Num	Account	Class	Amount	Balance
18F5 Alain Abab (TN)						
Invoice	09/01/2025	5347	Accounts Receivable		504.94	0.00
Payment	09/18/2025	6223	Accounts Receivable		-504.94	504.94
						0.00
Total 18F5 Alain Abab (TN)						
					0.00	0.00
18F6 Laysa Fernandez						
Invoice	09/01/2025	5346	Accounts Receivable		504.94	168.91
						673.85
Total 18F6 Laysa Fernandez						
					504.94	673.85
18F7 Ediberto Escobar (TN)						
Invoice	09/01/2025	5345	Accounts Receivable		504.94	1,589.82
						2,094.76
Total 18F7 Ediberto Escobar (TN)						
					504.94	2,094.76
18F8 Nancy Salabarría						
Invoice	09/01/2025	5344	Accounts Receivable		504.94	1,009.88
Payment	09/01/2025	CP	Accounts Receivable		-504.94	1,514.82
						1,009.88
Total 18F8 Nancy Salabarría						
					0.00	1,009.88
18G1 Marzail Investment LLC (TN)						
Invoice	09/01/2025	5305	Accounts Receivable		376.52	-1.52
Payment	09/08/2025	CP	Accounts Receivable		-376.52	375.00
						-1.52
Total 18G1 Marzail Investment LLC (TN)						
					0.00	-1.52
18G2 Elida USA Corporation (TN)						
Invoice	09/01/2025	5343	Accounts Receivable		504.94	534.28
						1,039.22
Total 18G2 Elida USA Corporation (TN)						
					504.94	1,039.22
18G3 Daniel Fernandez (TN)						
Invoice	09/01/2025	5304	Accounts Receivable		376.52	-1.00
Payment	09/01/2025	9024	Accounts Receivable		-376.52	375.52
						-1.00
Total 18G3 Daniel Fernandez (TN)						
					0.00	-1.00
18G4 Elisa Usa Corporation						
Invoice	09/01/2025	5342	Accounts Receivable		504.94	534.29
						1,039.23
Total 18G4 Elisa Usa Corporation						
					504.94	1,039.23
18G5 Haickel Patron (TN)						
Invoice	09/01/2025	5341	Accounts Receivable		504.94	503.94
Payment	09/01/2025	CP	Accounts Receivable		-504.94	1,008.88
Payment	09/26/2025	CP	Accounts Receivable		-504.94	503.94
						-1.00
Total 18G5 Haickel Patron (TN)						
					-504.94	-1.00

Sunset Palms West
Customer Balance Detail
As of September 30, 2025

Type	Date	Num	Account	Class	Amount	Balance
18G6 Doung Kim Ly (TN) Invoice	09/01/2025	5340	Accounts Receivable		504.94	-504.94
Total 18G6 Doung Kim Ly (TN)					504.94	0.00
18G7 Yamira Lopez Invoice	09/01/2025	5339	Accounts Receivable		504.94	0.00
Payment	09/01/2025	6250	Accounts Receivable		-504.94	504.94
Total 18G7 Yamira Lopez					0.00	0.00
18G8 Walter Vivanco (TN) Invoice	09/01/2025	5338	Accounts Receivable		504.94	-36.56
Payment	09/18/2025	4901	Accounts Receivable		-504.94	468.38
Total 18G8 Walter Vivanco (TN)					0.00	-36.56
18H1 Jisell Herrero (TN) Invoice	09/01/2025	5425	Accounts Receivable		376.52	351.52
Total 18H1 Jisell Herrero (TN)					376.52	728.04
18H2 Encarnacion Bou le Rem (TN) Invoice	09/01/2025	5337	Accounts Receivable		504.94	504.94
Payment	09/11/2025	CP	Accounts Receivable		-504.94	1,009.88
Total 18H2 Encarnacion Bou le Rem (TN)					0.00	504.94
18H3 Cecilia Arango (TN) Invoice	09/01/2025	5303	Accounts Receivable		376.52	-551.38
Payment	09/01/2025	6890	Accounts Receivable		-376.52	-174.86
Total 18H3 Cecilia Arango (TN)					0.00	-551.38
18H4 David Groover (TN) Invoice	09/01/2025	5336	Accounts Receivable		504.94	-548.56
Payment	09/01/2025	4787	Accounts Receivable		-504.94	-43.62
Total 18H4 David Groover (TN)					0.00	-548.56
18H5 Pedro Colina (TN) Invoice	09/01/2025	5335	Accounts Receivable		504.94	0.00
Payment	09/01/2025	7272	Accounts Receivable		-504.94	504.94
Total 18H5 Pedro Colina (TN)					0.00	0.00
18H6 Noel Orta Rodriguez Invoice	09/01/2025	5334	Accounts Receivable		504.94	-2,580.69
Total 18H6 Noel Orta Rodriguez					504.94	-2,075.75

Sunset Palms West
Customer Balance Detail
As of September 30, 2025

Type	Date	Numb	Account	Class	Amount	Balance
18H7 Emilio Roges						
Invoice	09/01/2025	5333	Accounts Receivable		504.94	-504.94
Total 18H7 Emilio Roges					504.94	0.00
18H8 Gloria Guiked-Apostol						
Invoice	09/01/2025	5332	Accounts Receivable		504.94	504.94
Payment	09/04/2025	200	Accounts Receivable		-504.94	1,009.88
Total 18H8 Gloria Guiked-Apostol					0.00	504.94
18I1 Ydielim Baluja Juvier						
Invoice	09/01/2025	5302	Accounts Receivable		376.52	0.10
Payment	09/01/2025	1130	Accounts Receivable		-376.52	376.62
Total 18I1 Ydielim Baluja Juvier					0.00	0.10
18I2 Migdonia Spayd (TN)						
Invoice	09/01/2025	5295	Accounts Receivable		504.94	-500.06
Payment	09/01/2025	1495	Accounts Receivable		-504.94	4.88
Total 18I2 Migdonia Spayd (TN)					0.00	-500.06
18I3 Manuel Rodriguez (TN)						
Invoice	09/01/2025	5301	Accounts Receivable		376.52	-377.52
Payment	09/01/2025	239	Accounts Receivable		-376.52	-1.00
Total 18I3 Manuel Rodriguez (TN)					0.00	-377.52
18I4 Medardo Gomez Diaz						
Invoice	09/01/2025	5330	Accounts Receivable		504.94	2,789.22
Total 18I4 Medardo Gomez Diaz					504.94	3,294.16
18I5 Duguid Char Negrete						
Invoice	09/01/2025	5329	Accounts Receivable		504.94	25.00
Payment	09/08/2025	CP	Accounts Receivable		-504.94	529.94
Total 18I5 Duguid Char Negrete					0.00	25.00
18I6 R & D Electric Properties, LLC (TN)						
Invoice	09/01/2025	5300	Accounts Receivable		504.94	100.00
Payment	09/08/2025	2076	Accounts Receivable		-504.94	604.94
Total 18I6 R & D Electric Properties, LLC (TN)					0.00	100.00
18I7 R&D Electric Properties LLC (TN)						
Invoice	09/01/2025	5328	Accounts Receivable		504.94	25.00
Payment	09/08/2025	2075	Accounts Receivable		-504.94	529.94
Total 18I7 R&D Electric Properties LLC (TN)					0.00	25.00

Sunset Palms West
Customer Balance Detail
As of September 30, 2025

Type	Date	Num	Account	Class	Amount	Balance
1818 Luis Jorge Garcia						
Invoice	09/01/2025	5327	Accounts Receivable		504.94	-504.94
Total 1818 Luis Jorge Garcia					504.94	0.00
18J1 GC Properties LLC & G. Rodriguez (TN)						
Invoice	09/01/2025	5299	Accounts Receivable		376.52	376.52
Total 18J1 GC Properties LLC & G. Rodriguez (TN)					376.52	753.04
18J2 Longonz LLC (TN)						
Invoice	09/01/2025	5326	Accounts Receivable		504.94	99.70
Payment	09/10/2025	CP	Accounts Receivable		-500.00	604.64
Total 18J2 Longonz LLC (TN)					4.94	104.64
18J3 Maria del Carmen Socarras (TN)						
Invoice	09/01/2025	5292	Accounts Receivable		376.52	503.04
Payment	09/01/2025	157	Accounts Receivable		-376.52	879.56
Total 18J3 Maria del Carmen Socarras (TN)					0.00	503.04
18J4 Alfredo Diaz Alameda						
Invoice	09/01/2025	5325	Accounts Receivable		504.94	0.00
Payment	09/18/2025	239	Accounts Receivable		-504.94	504.94
Total 18J4 Alfredo Diaz Alameda					0.00	0.00
18J5 Kenya Investments LLC (TN)						
Invoice	09/01/2025	5324	Accounts Receivable		504.94	-504.94
Payment	09/04/2025	CP	Accounts Receivable		-504.94	0.00
Total 18J5 Kenya Investments LLC (TN)					0.00	-504.94
18J6 Michael G. Argueta Barragan (TN)						
Invoice	09/01/2025	5323	Accounts Receivable		504.94	2,514.29
Total 18J6 Michael G. Argueta Barragan (TN)					504.94	3,019.23
18J7 Vanessa Vasquez de Lara & Carolina L						
Invoice	09/01/2025	5322	Accounts Receivable		504.94	337.74
Payment	09/01/2025	CP	Accounts Receivable		-504.94	842.68
Total 18J7 Vanessa Vasquez de Lara & Carolina L					0.00	337.74
18J8 Carolina Cardona & Hugo Sanchez (TN)						
Invoice	09/01/2025	5291	Accounts Receivable		504.94	100.00
Payment	09/05/2025	196	Accounts Receivable		-504.94	604.94
Total 18J8 Carolina Cardona & Hugo Sanchez (TN)					0.00	100.00

Sunset Palms West
Customer Balance Detail
As of September 30, 2025

Type	Date	Num	Account	Class	Amount	Balance
18K1 Juan, Edward, John Espinoza (TN)						
Invoice	09/01/2025	5297	Accounts Receivable		376.52	-1,319.40
Payment	09/05/2025	CP	Accounts Receivable		-376.52	-942.88
Total 18K1 Juan, Edward, John Espinoza (TN)						
					0.00	-1,319.40
18K2 Francisco Perez Hickman						
Invoice	09/01/2025	5321	Accounts Receivable		504.94	0.00
Payment	09/01/2025	3047	Accounts Receivable		-504.94	504.94
Total 18K2 Francisco Perez Hickman						
					0.00	0.00
18K3 Cramos Investments LLC (TN)						
Invoice	09/01/2025	5296	Accounts Receivable		376.52	-1,149.16
Total 18K3 Cramos Investments LLC (TN)						
					376.52	-772.64
18K4 A&L Group, LLC & Armando Arias (TN)						
Invoice	09/01/2025	5320	Accounts Receivable		504.94	-1,286.52
Payment	09/01/2025	CP	Accounts Receivable		-504.94	-781.58
Total 18K4 A&L Group, LLC & Armando Arias (TN)						
					0.00	-1,286.52
18K5 Adalmys Gonzalez (TN)						
Invoice	09/01/2025	5319	Accounts Receivable		504.94	0.00
Payment	09/02/2025	CP	Accounts Receivable		-504.94	504.94
Total 18K5 Adalmys Gonzalez (TN)						
					0.00	0.00
18K6 Eduardo Morales						
Invoice	09/01/2025	5318	Accounts Receivable		504.94	0.00
Payment	09/01/2025	350	Accounts Receivable		-504.94	504.94
Total 18K6 Eduardo Morales						
					0.00	0.00
18K7 Jorge Acosta						
Invoice	09/01/2025	5317	Accounts Receivable		504.94	-5.01
Payment	09/01/2025	CP	Accounts Receivable		-504.94	499.93
Total 18K7 Jorge Acosta						
					0.00	-5.01
18K8 Alicia Peixoto (TN)						
Invoice	09/01/2025	5316	Accounts Receivable		504.94	504.94
Payment	09/01/2025	1609	Accounts Receivable		-504.94	1,009.88
Total 18K8 Alicia Peixoto (TN)						
					0.00	504.94
Decal						
Total Decal						0.00

Sunset Palms West
Customer Balance Detail
As of September 30, 2025

Type	Date	Num	Account	Class	Amount	Balance
Parking						0.00
Total Parking						0.00
State of Florida Departmentement						0.00
Total State of Florida Departmentement						0.00
TOTAL					6,398.14	25,558.71

Sunset Palms West
Profit & Loss

January through September 2025 ✓

	Jan - Sep 25
Ordinary Income/Expense	
Income	
Credit Memo	5,033.10
DDA Adjustment	2,809.87
Deposited Funds	13,871.33
Interest Earned	171.60
Maintenance Fee	200.00
Maintenance Late fee	
Maintenance Fee - Other	375,946.24
Total Maintenance Fee	376,146.24
Parking	
Decal	75.00
Parking - Other	1,595.83
Total Parking	1,670.83
Special Assessment Fee	262.86
Total Income	399,965.83
Gross Profit	399,965.83 -
Expense	
Arkos Solutions	76,402.14
DBPR	352.00
DDA Withdrawal	2,600.00
Fire & Safety	4,602.70
Garbage Wastemanagement	35,290.10
Insurance Expense	145,449.02
Interest Expense	762.61
Landscaping and Groundskeeping	10,200.00
Law Firm	5,200.00
Miami Dade County	1,596.36
Office Supplies	5,329.96
Parking Authority	150.00
Payroll	33,809.36
Pool Fees	13,882.13
Professional Fees	8,827.52
Property Management Fees	11,050.00
Property Website	2,218.00
reimbursment	4,377.39
Repairs and Maintenance	24,373.81
Returned Fee	1,305.98
Taxes	24,000.00
Technology Fee	2,140.00
Transfer	2,087.84

Sunset Palms West
Check Detail
September 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Check	1	09/01/2025	First Citizen		First Citizens Loan...	-17,011.54	-17,011.54
					Insurance Expense	-17,011.54	17,011.54
TOTAL						-17,011.54	17,011.54
Bill Pmt -Check	6	09/02/2025	Sunset Palms West		City/National Opera...	-233.88	-233.88
Bill		09/02/2025			Insurance Expense	-233.88	233.88
TOTAL						-233.88	233.88
Bill Pmt -Check	7	09/03/2025	Perla Del Sur Solut...		City/National Opera...	-102.87	-102.87
Bill		09/03/2025			Repairs and Mainten...	-102.87	102.87
TOTAL						-102.87	102.87
Bill Pmt -Check	8	09/03/2025	Pool Detail Services		City/National Opera...	-400.00	-400.00
Bill		09/03/2025			Pool Fees	-400.00	400.00
TOTAL						-400.00	400.00
Bill Pmt -Check	9	09/03/2025	VTE Consulting		City/National Opera...	-1,300.00	-1,300.00
Bill		09/03/2025			Property Manageme...	-1,300.00	1,300.00
TOTAL						-1,300.00	1,300.00
Bill Pmt -Check	10	09/03/2025	South Florida Parkl...		City/National Opera...	-50.00	-50.00
Bill		09/03/2025			Parking Authority	-50.00	50.00
TOTAL						-50.00	50.00
Bill Pmt -Check	11	09/04/2025	Arkos Solutions		City/National Opera...	-3,250.00	-3,250.00
Bill		09/04/2025			Arkos Solutions	-3,250.00	3,250.00
TOTAL						-3,250.00	3,250.00

Sunset Palms West
Check Detail
September 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12	09/04/2025	J & C Pro Lands		City/National Opera...	-1,300.00	-1,300.00
Bill		09/04/2025			Landscaping and Gr...	-1,300.00	1,300.00
TOTAL						-1,300.00	1,300.00
Bill Pmt -Check	13	09/05/2025	Perla Del Sur Solut...		City/National Opera...	-2,500.00	-2,500.00
Bill		09/05/2025			Repairs and Mainten...	-2,500.00	2,500.00
TOTAL						-2,500.00	2,500.00
Bill Pmt -Check	14	09/12/2025	Arkos Solutions		City/National Opera...	-5,475.00	-5,475.00
Bill		09/12/2025			Arkos Solutions	-5,475.00	5,475.00
TOTAL						-5,475.00	5,475.00
Bill Pmt -Check	15	09/12/2025	Pool Detail Services		City/National Opera...	-482.13	-482.13
Bill		09/12/2025			Pool Fees	-482.13	482.13
TOTAL						-482.13	482.13
Check	1253	09/29/2025	Paychex Eib		City/National Opera...	-211.57	-211.57
TOTAL					Payroll	-211.57	211.57
Check	1254	09/15/2025	Paychex Eib		City/National Opera...	-351.86	-351.86
TOTAL					Payroll	-351.86	351.86
Check	1255	09/15/2025	Paychex Eib		City/National Opera...	-1,370.54	-1,370.54
TOTAL					Payroll	-1,370.54	1,370.54

Sunset Palms West
Check Detail
September 2025

Type	Numb	Date	Name	Item	Account	Paid Amount	Original Amount
Check	1256	09/17/2025	first insurance		City/National Opera...	-10,099.14	-10,099.14
TOTAL					Insurance Expense	-10,099.14	10,099.14
Check	1257	09/18/2025	Waste Connection ...		City/National Opera...	-3,557.50	-3,557.50
TOTAL					Garbage Wasteman...	-3,557.50	3,557.50
Check	1258	09/23/2025	FPL		City/National Opera...	-35.54	-35.54
TOTAL					Utilities- Electricity	-35.54	35.54
Check	1259	09/23/2025	FPL		City/National Opera...	-38.95	-38.95
TOTAL					Utilities- Electricity	-38.95	38.95
Check	1260	09/23/2025	FPL		City/National Opera...	-68.71	-68.71
TOTAL					Utilities- Electricity	-68.71	68.71
Check	1261	09/23/2025	FPL		City/National Opera...	-69.95	-69.95
TOTAL					Utilities- Electricity	-69.95	69.95
Check	1262	09/23/2025	FPL		City/National Opera...	-73.67	-73.67
TOTAL					Utilities- Electricity	-73.67	73.67

Sunset Palms West
Check Detail
September 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Check	1263	09/23/2025	FPL		CityNational Opera...	-74.63	-74.63
					Utilities- Electricity	-74.63	74.63
TOTAL						-74.63	74.63
Check	1264	09/23/2025	FPL		CityNational Opera...	-77.63	-77.63
					Utilities- Electricity	-77.63	77.63
TOTAL						-77.63	77.63
Check	1265	09/23/2025	FPL		CityNational Opera...	-90.26	-90.26
					Utilities- Electricity	-90.26	90.26
TOTAL						-90.26	90.26
Check	1266	09/23/2025	FPL		CityNational Opera...	-93.38	-93.38
					Utilities- Electricity	-93.38	93.38
TOTAL						-93.38	93.38
Check	1267	09/23/2025	FPL		CityNational Opera...	-112.21	-112.21
					Utilities- Electricity	-112.21	112.21
TOTAL						-112.21	112.21
Check	1268	09/23/2025	FPL		CityNational Opera...	-166.00	-166.00
					Utilities- Electricity	-166.00	166.00
TOTAL						-166.00	166.00
Check	1269	09/23/2025	FPL		CityNational Opera...	-166.79	-166.79
					Utilities- Electricity	-166.79	166.79
TOTAL						-166.79	166.79

Sunset Palms West
Check Detail
September 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Check	1270	09/30/2025	Paychex Eib		City/National Opera...	-351.86	-351.86
					Payroll	-351.86	351.86
TOTAL						-351.86	351.86
Check	1271	09/30/2025	Paychex Eib		City/National Opera...	-1,370.54	-1,370.54
					Payroll	-1,370.54	1,370.54
TOTAL						-1,370.54	1,370.54
Check	1272	09/23/2025	FPL		City/National Opera...	-45.49	-45.49
					Utilities- Electricity	-45.49	45.49
TOTAL						-45.49	45.49

2:04 PM

10/14/25

Sunset Palms West
Reconciliation Summary
CityNational Operating- 7216, Period Ending 09/30/2025

	Sep 30, 25
Beginning Balance	38,282.84
Cleared Transactions	
Checks and Payments - 29 items	-33,670.10
Deposits and Credits - 23 items	41,699.58
Total Cleared Transactions	8,029.48
Cleared Balance	46,312.32
Uncleared Transactions	
Checks and Payments - 19 items	-14,727.45
Deposits and Credits - 17 items	13,053.28
Total Uncleared Transactions	-1,674.17
Register Balance as of 09/30/2025	44,638.15
New Transactions	
Checks and Payments - 6 items	-13,244.61
Deposits and Credits - 2 items	19,355.42
Total New Transactions	6,110.81
Ending Balance	50,748.96

2:04 PM

10/14/25

Sunset Palms West
Reconciliation Detail
CityNational Operating- 7216, Period Ending 09/30/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						38,282.84
Cleared Transactions						
Checks and Payments - 29 items						
Bill Pmt -Check	09/02/2025	6	Sunset Palms West	X	-233.88	-233.88
Bill Pmt -Check	09/03/2025	9	VTE Consulting	X	-1,300.00	-1,533.88
Bill Pmt -Check	09/03/2025	8	Pool Detail Services	X	-400.00	-1,933.88
Bill Pmt -Check	09/03/2025	7	Perla Del Sur Soluti...	X	-102.87	-2,036.75
Bill Pmt -Check	09/04/2025	11	Arkos Solutions	X	-3,250.00	-5,286.75
Bill Pmt -Check	09/05/2025	13	Perla Del Sur Soluti...	X	-2,500.00	-7,786.75
Bill Pmt -Check	09/12/2025	14	Arkos Solutions	X	-5,475.00	-13,261.75
Bill Pmt -Check	09/12/2025	15	Pool Detail Services	X	-482.13	-13,743.88
Check	09/15/2025	1255	Paychex Eib	X	-1,370.54	-15,114.42
Check	09/15/2025	1254	Paychex Eib	X	-351.86	-15,466.28
Check	09/17/2025	1256	first insurance	X	-10,099.14	-25,565.42
Check	09/18/2025	1257	Waste Connection ...	X	-3,557.50	-29,122.92
Check	09/23/2025	1269	FPL	X	-166.79	-29,289.71
Check	09/23/2025	1268	FPL	X	-166.00	-29,455.71
Check	09/23/2025	1267	FPL	X	-112.21	-29,567.92
Check	09/23/2025	1266	FPL	X	-93.38	-29,661.30
Check	09/23/2025	1265	FPL	X	-90.26	-29,751.56
Check	09/23/2025	1264	FPL	X	-77.63	-29,829.19
Check	09/23/2025	1263	FPL	X	-74.63	-29,903.82
Check	09/23/2025	1262	FPL	X	-73.67	-29,977.49
Check	09/23/2025	1261	FPL	X	-69.95	-30,047.44
Check	09/23/2025	1260	FPL	X	-68.71	-30,116.15
Check	09/23/2025	1272	FPL	X	-45.49	-30,161.64
Check	09/23/2025	1259	FPL	X	-38.95	-30,200.59
Check	09/23/2025	1258	FPL	X	-35.54	-30,236.13
Transfer	09/29/2025			X	-1,500.00	-31,736.13
Check	09/29/2025	1253	Paychex Eib	X	-211.57	-31,947.70
Check	09/30/2025	1271	Paychex Eib	X	-1,370.54	-33,318.24
Check	09/30/2025	1270	Paychex Eib	X	-351.86	-33,670.10
Total Checks and Payments					-33,670.10	-33,670.10
Deposits and Credits - 23 items						
Deposit	09/01/2025			X	7,813.46	7,813.46
Deposit	09/03/2025			X	504.94	8,318.40
Deposit	09/03/2025			X	1,009.88	9,328.28
Deposit	09/03/2025			X	3,911.10	13,239.38
Deposit	09/05/2025			X	504.94	13,744.32
Deposit	09/05/2025			X	504.94	14,249.26
Deposit	09/05/2025			X	3,277.74	17,527.00
Deposit	09/08/2025			X	1,009.88	18,536.88
Deposit	09/08/2025			X	1,514.82	20,051.70
Deposit	09/09/2025			X	1,634.50	21,686.20
Deposit	09/10/2025			X	1,009.88	22,696.08
Deposit	09/11/2025			X	504.94	23,201.02
Deposit	09/11/2025			X	1,509.88	24,710.90
Transfer	09/12/2025			X	5,957.13	30,668.03
Deposit	09/15/2025			X	2,712.56	33,380.59
Deposit	09/16/2025			X	504.94	33,885.53
Deposit	09/16/2025			X	504.94	34,390.47
Deposit	09/17/2025			X	751.52	35,141.99
Deposit	09/19/2025			X	4,544.46	39,686.45
Deposit	09/22/2025			X	1,129.56	40,816.01
Deposit	09/29/2025			X	376.52	41,192.53
Deposit	09/29/2025			X	504.94	41,697.47
Deposit	09/30/2025			X	2.11	41,699.58
Total Deposits and Credits					41,699.58	41,699.58
Total Cleared Transactions					8,029.48	8,029.48
Cleared Balance					8,029.48	46,312.32

2:04 PM

10/14/25

Sunset Palms West

Reconciliation Detail

CityNational Operating- 7216, Period Ending 09/30/2025

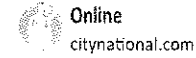
Type	Date	Num	Name	Cir	Amount	Balance
Uncleared Transactions						
Checks and Payments - 19 items						
Bill Pmt -Check	01/01/2024		J & C Pro Lands		-1,300.00	-1,300.00
Bill Pmt -Check	01/01/2024		VTE Consulting		-1,300.00	-2,600.00
General Journal	02/15/2024	485			-449.95	-3,049.95
General Journal	03/07/2024	Return...	18D7 Carmen Rodri...		-504.94	-3,554.89
General Journal	03/07/2024	Return...	18D7 Carmen Rodri...		-162.86	-3,717.75
General Journal	08/27/2024	Return...	18E5 Carlos Rodrig...		-4,544.46	-8,262.21
General Journal	09/10/2024	493	18F2 Piedad E. Tapi...		-3,534.58	-11,796.79
General Journal	09/10/2024	494	18F2 Piedad E. Tapi...		-162.86	-11,959.65
General Journal	09/17/2024	488	18D5 Neal Kleinman		-504.94	-12,464.59
General Journal	09/17/2024	496	18F5 Alain Abab (TN)		-300.00	-12,764.59
General Journal	09/17/2024	495	18F5 Alain Abab (TN)		-162.86	-12,927.45
General Journal	01/01/2025	499	18I4 Medardo Gome...		-200.00	-13,127.45
General Journal	01/22/2025	497	18F7 Ediberto Esco...		-75.00	-13,202.45
General Journal	01/22/2025	501	18I7 R&D Electric Pr...		-75.00	-13,277.45
General Journal	01/22/2025	484	18B2 David A Gime...		-50.00	-13,327.45
General Journal	01/22/2025	500	18I5 Duguid Char N...		-25.00	-13,352.45
General Journal	01/22/2025	498	18G8 Walter Vivanc...		-25.00	-13,377.45
Bill Pmt -Check	09/03/2025	10	South Florida Parkin...		-50.00	-13,427.45
Bill Pmt -Check	09/04/2025	12	J & C Pro Lands		-1,300.00	-14,727.45
Total Checks and Payments					-14,727.45	-14,727.45
Deposits and Credits - 17 items						
General Journal	02/15/2024	485			449.95	449.95
General Journal	03/07/2024	Return...	18D7 Carmen Rodri...		162.86	612.81
General Journal	03/07/2024	Return...	18D7 Carmen Rodri...		504.94	1,117.75
General Journal	08/27/2024	Return...	18E5 Carlos Rodrig...		4,544.46	5,662.21
General Journal	09/10/2024	494	18F2 Piedad E. Tapi...		162.86	5,825.07
General Journal	09/10/2024	493	18F2 Piedad E. Tapi...		3,534.58	9,359.65
General Journal	09/17/2024	495	18F5 Alain Abab (TN)		162.86	9,522.51
General Journal	09/17/2024	496	18F5 Alain Abab (TN)		300.00	9,822.51
General Journal	09/17/2024	488	18D5 Neal Kleinman		504.94	10,327.45
General Journal	01/01/2025	499	18I4 Medardo Gome...		200.00	10,527.45
General Journal	01/22/2025	498	18G8 Walter Vivanc...		25.00	10,552.45
General Journal	01/22/2025	500	18I5 Duguid Char N...		25.00	10,577.45
General Journal	01/22/2025	484	18B2 David A Gime...		50.00	10,627.45
General Journal	01/22/2025	501	18I7 R&D Electric Pr...		75.00	10,702.45
General Journal	01/22/2025	497	18F7 Ediberto Esco...		75.00	10,777.45
General Journal	03/03/2025	492	18E5 Carlos Rodrig...		2,273.98	13,051.43
Deposit	06/30/2025				1.85	13,053.28
Total Deposits and Credits					13,053.28	13,053.28
Total Uncleared Transactions					-1,674.17	-1,674.17
Register Balance as of 09/30/2025					6,355.31	44,638.15
New Transactions						
Checks and Payments - 6 items						
Bill Pmt -Check	10/03/2025	18	J & C Pro Lands		-1,300.00	-1,300.00
Bill Pmt -Check	10/03/2025	17	VTE Consulting		-1,300.00	-2,600.00
Bill Pmt -Check	10/03/2025	19	Perla Del Sur Soluti...		-594.61	-3,194.61
Bill Pmt -Check	10/03/2025	16	Pool Detail Services		-400.00	-3,594.61
Bill Pmt -Check	10/03/2025	20	South Florida Parkin...		-50.00	-3,644.61
Check	10/14/2025	1250	Arkos Solutions		-9,600.00	-13,244.61
Total Checks and Payments					-13,244.61	-13,244.61
Deposits and Credits - 2 items						
Deposit	10/03/2025				2,462.72	2,462.72
Deposit	10/10/2025				16,892.70	19,355.42
Total Deposits and Credits					19,355.42	19,355.42
Total New Transactions					6,110.81	6,110.81
Ending Balance					12,466.12	50,748.96



Page:
Account:

1 of 1
XXXXX721

Client Service



Online

citynational.com



CityTel

1-800-762-CITY (2)



Your Banking Center

HOA

P.O. Box 025620

Miami, FL 33102-5620

Telephone

305-577-7336

800-435-8839



Your Banking Center Hours

Lobby: Monday - Friday:

9:00am - 5:00pm

P:9040 / T: / S:



SUNSET PALMS WEST CONDOMINIUM
ASSOCIATION INC
OPERATING
10887 NW 17 STREET
C/O GOLD PROPERTY MANAGEMENT & ASSOCS
MIAMI FL 33172-2060



For additional locations
and hours, please visit
citynational.com

NMLS 412469

Member
FDIC



Association Interest Checking

Account Summary

Account:	XXXXX7216	Beginning Balance:	\$38,282.84
Last Statement:	August 29, 2025	Ending Balance:	\$46,312.32
This Statement:	September 30, 2025	Average Ledger Balance:	\$48,217.89
		Low Balance:	\$36,571.27
		Interest Earned This Period:	\$2.11
		Interest Earned 2025:	\$23.14
		Days In Period:	32
		Annual Percentage Yield Earned:	0.05%

Daily Activity

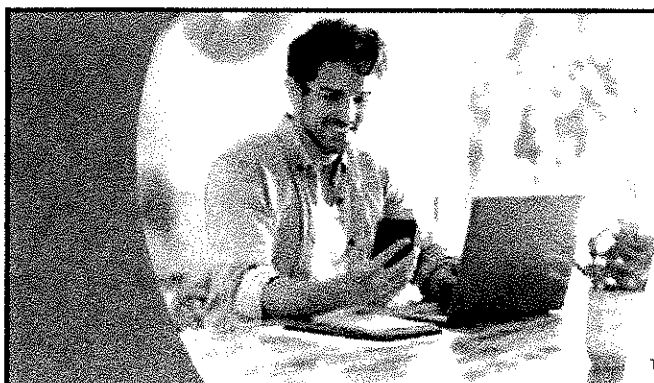
Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
08-29	Beginning balance			38,282.84
09-02	Webxfr To Comm Int Chk 974679		1,500.00	36,782.84
09-02	Paychex Eib Invoice X13420900002181		211.57	36,571.27
09-03	Lockbox Deposit	504.94		37,076.21
09-03	Clickpay Stl Ach Cp Stl Ach 63893644	3,911.10		40,987.31
09-04	Clickpay Stl Ach Cp Stl Ach 64026036	1,009.88		41,997.19
09-05	Deposit	3,277.74		45,274.93
09-05	Clickpay Stl Cc Cp Stl Cc 64106503	504.94		45,779.87
09-05	Clickpay Stl Ach Cp Stl Ach 64132064	504.94		46,284.81
09-08	Lockbox Deposit	1,514.82		47,799.63
09-08	Clickpay Stl Ach Cp Stl Ach 64244195	1,009.86		48,809.49
09-09	Clickpay Stl Ach Cp Stl Ach 64340787	1,634.50		50,443.99
09-10	Clickpay Stl Ach Cp Stl Ach 64386541	1,009.88		51,453.87
09-11	Clickpay Stl Cc Cp Stl Cc 64419323	504.94		51,958.81
09-11	Clickpay Stl Ach Cp Stl Ach 64436678	1,509.88		53,468.69
09-11	Check # 194		102.87	53,365.82

Continued on the next page

Make yourself at home

Thinking bigger? Our
experienced team is ready
with solutions for buying
your first home or even
second home and beyond.

Scan the code
to learn more.



Avoid overdraft fees – automatically.

Ask your banker about Overdraft Protection today.

Terms, conditions, and account eligibility requirements apply; see banker for details.

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
09-11	Check # 191		2,500.00	50,865.82
09-12	Deposit	7,813.46		58,679.28
09-12	Webxfr Fr Comm Int Chk 974679	5,957.13		64,636.41
09-15	Clickpay Stl Ach Cp Stl Ach 64564579	2,712.56		67,348.97
09-15	Paychex Tps Taxes 13587400005593X		351.86	66,997.11
09-15	Paychex Inc. Payroll Bdzvecx03untfm		1,370.54	65,626.57
09-15	Check # 189		1,300.00	64,326.57
09-16	Lockbox Deposit	504.94		64,831.51
09-16	Clickpay Stl Cc Cp Stl Cc 64607630	504.94		65,336.45
09-16	Paychex Eib Invoice X13601400018227		211.57	65,124.88
09-16	Check # 196		400.00	64,724.88
09-16	Check # 190		482.13	64,242.75
09-16	Check # 192		3,250.00	60,992.75
09-16	Check # 184		5,475.00	55,517.75
09-17	Clickpay Stl Cc Cp Stl Cc 64674681	751.52		56,269.27
09-17	First Insurance Insurance 900-103695623		10,099.14	46,170.13
09-17	Check # 188		233.88	45,936.25
09-18	Waste Connection Web_pay 03889414091725		3,557.50	42,378.75
09-19	Deposit	4,544.46		46,923.21
09-22	Lockbox Deposit	1,129.56		48,052.77
09-23	Fpl Direct Debit Elec Pymt Xxxxxx8292 Ppda		35.54	48,017.23
09-23	Fpl Direct Debit Elec Pymt Xxxxxx0080 Ppda		38.95	47,978.28
09-23	Fpl Direct Debit Elec Pymt Xxxxxx8237 Ppda		68.71	47,909.57
09-23	Fpl Direct Debit Elec Pymt Xxxxxx4451 Ppda		69.95	47,839.62
09-23	Fpl Direct Debit Elec Pymt Xxxxxx1174 Ppda		73.67	47,765.95
09-23	Fpl Direct Debit Elec Pymt Xxxxxx5453 Ppda		74.63	47,691.32
09-23	Fpl Direct Debit Elec Pymt Xxxxxx7450 Ppda		77.63	47,613.69
09-23	Fpl Direct Debit Elec Pymt Xxxxxx2476 Ppda		90.26	47,523.43
09-23	Fpl Direct Debit Elec Pymt Xxxxxx6176 Ppda		93.28	47,430.15
09-23	Fpl Direct Debit Elec Pymt Xxxxxx3473 Ppda		112.21	47,317.94
09-23	Fpl Direct Debit Elec Pymt Xxxxxx5176 Ppda		166.79	47,151.15
09-29	Lockbox Deposit	376.52		47,527.67
09-29	Clickpay Stl Ach Cp Stl Ach 64856842	504.94		48,032.61
09-30	Paychex Tps Taxes 13786600009656X		351.86	47,680.75
09-30	Paychex Inc. Payroll 8Gp19kw5bbm8bps		1,370.54	46,310.21
09-30	Interest	2.11		46,312.32
09-30	Ending totals	41,699.56	33,670.08	46,312.32

Checks

Number	Date	Amount	Number	Date	Amount
184*	09-16	5,475.00	191	09-11	2,500.00
188	09-17	233.88	192*	09-16	3,250.00
189	09-15	1,300.00	194*	09-11	102.87
190	09-16	482.13	196	09-16	400.00

* Skip In Check Sequence

Check # 184 Amount: \$5,475.00 Date: 09/16/2025

Sunset Palms West
C/O Vite Consulting LLC

City National Bank 000184

9/16/2025

PAY TO THE ORDER OF Arkos Solutions \$ 5,475.00

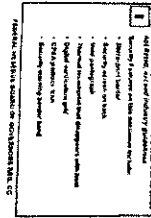
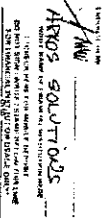
Five Thousand Four Hundred Seventy-Five and 00/100

Arkos Solutions

MEMO: 2025/09

000184 *066004367* 438357216*

Check # 184 Amount: \$5,475.00 Date: 09/16/2025

009238449
2025-09-16

Check # 188 Amount: \$233.88 Date: 09/17/2025

Sunset Palms West
C/O Vite Consulting LLC

City National Bank 000188

9/17/2025

PAY TO THE ORDER OF Sunset Palms West \$ 233.88

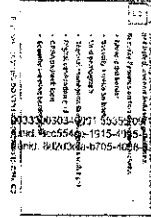
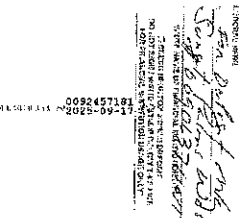
Two Hundred Thirty-Three and 88/100

Sunset Palms West

MEMO: First Citizens Bank

000188 *066004367* 438357216*

Check # 188 Amount: \$233.88 Date: 09/17/2025

009245718
2025-09-17

Check # 189 Amount: \$1,300.00 Date: 09/15/2025

Sunset Palms West
C/O Vite Consulting LLC

City National Bank 000189

9/15/2025

PAY TO THE ORDER OF VTE Consulting \$ 1,300.00

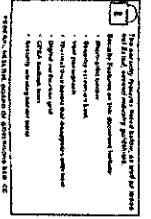
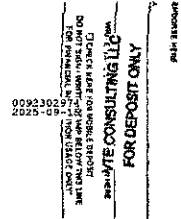
One Thousand Three Hundred and 00/100

VTE Consulting

MEMO: Month of September

000189 *066004367* 438357216*

Check # 189 Amount: \$1,300.00 Date: 09/15/2025

1077127000 TD Mobile Deposit
9/15/2025 7:23:29 PM
4501765576009239033
2025-09-15

Check # 190 Amount: \$482.13 Date: 09/16/2025

Sunset Palms West
C/O Vite Consulting LLC

City National Bank 000190

9/16/2025

PAY TO THE ORDER OF Pool Detail Services \$ 482.13

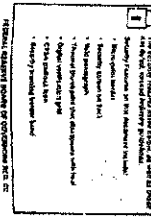
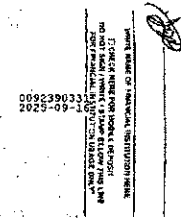
Four Hundred Eighty-Two and 13/100

Pool Detail Services
15016 SW 113th CT
Miami, FL 33173

MEMO: Pool Detail

000190 *066004367* 438357216*

Check # 190 Amount: \$482.13 Date: 09/16/2025

009239033
2025-09-16

Check # 191 Amount: \$2,500.00 Date: 09/11/2025

Sunset Palms West
C/O Vite Consulting LLC

City National Bank 000191

9/15/2025

PAY TO THE ORDER OF Perla Del Sur Solutions \$ 2,500.00

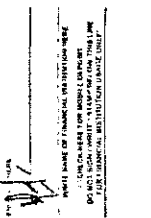
Two Thousand Five Hundred and 00/100

Perla Del Sur Solutions

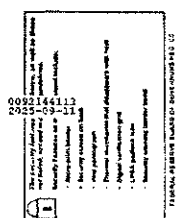
MEMO: 44 Elm Drive

000191 *066004367* 438357216*

Check # 191 Amount: \$2,500.00 Date: 09/11/2025



For Deposit Only - PPMC

009238449
2025-09-11

Check # 192 Amount: \$3,250.00 Date: 09/16/2025

Sunset Palms West
C/O Vite Consulting LLC

City National Bank 000192

9/16/2025

PAY TO THE ORDER OF Arkos Solutions \$ 3,250.00

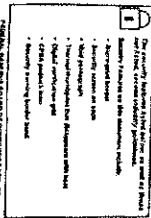
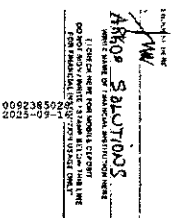
Three Thousand Two Hundred Fifty and 00/100

Arkos Solutions

MEMO: 5 persons - Final Day after installation

000192 *066004367* 438357216*

Check # 192 Amount: \$3,250.00 Date: 09/16/2025

009238552
2025-09-16

Check # 194 Amount: \$102.87 Date: 09/11/2025

Sunset Palms West C/O Via Consulting LLC		City National Bank	000194
		09/11/2025	
PAY TO THE ORDER OF	Perla Del Sol Solutions	\$	102.87
One Hundred Two and 87/100			DOLLARS
Perla Del Sol Solutions			
MEMO: Cleaning Supplies			
⑆000194⑆ ⑆066004357⑆ 438357216⑆			

Check # 194 Amount: \$102.87 Date: 09/11/2025

For Deposit Only - JPMC	
0091143336 2025-09-11 000194 066004357 438357216	

Check # 196 Amount: \$400.00 Date: 09/16/2025

Sunset Palms West C/O Via Consulting LLC		City National Bank	000196
		09/16/2025	
PAY TO THE ORDER OF	Pool Detail Services	\$	400.00
Four Hundred and 00/100			DOLLARS
Pool Detail Services 15216 SW 113th CT Miami, FL 33173			
MEMO: Repairs 4588			
⑆000196⑆ ⑆066004357⑆ 438357216⑆			

Check # 196 Amount: \$400.00 Date: 09/16/2025

For Deposit Only - JPMC	
0091143336 2025-09-16 000196 066004357 438357216	

2:08 PM

10/14/25

Sunset Palms West
Reconciliation Summary
CityNational Reserve- 4679, Period Ending 09/30/2025

	Sep 30, 25
Beginning Balance	46,754.05
Cleared Transactions	
Checks and Payments - 1 item	-5,957.13
Deposits and Credits - 2 items	1,501.95
Total Cleared Transactions	-4,455.18
Cleared Balance	42,298.87
Register Balance as of 09/30/2025	42,298.87
Ending Balance	42,298.87

2:08 PM

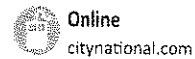
10/14/25

Sunset Palms West
Reconciliation Detail
CityNational Reserve- 4679, Period Ending 09/30/2025

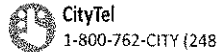
Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						46,754.05
Cleared Transactions						
Checks and Payments - 1 item						
Transfer	09/12/2025			X	-5,957.13	-5,957.13
Total Checks and Payments					-5,957.13	-5,957.13
Deposits and Credits - 2 items						
Transfer	09/29/2025			X	1,500.00	1,500.00
Deposit	09/30/2025			X	1.95	1,501.95
Total Deposits and Credits					1,501.95	1,501.95
Total Cleared Transactions					-4,455.18	-4,455.18
Cleared Balance					-4,455.18	42,298.87
Register Balance as of 09/30/2025					-4,455.18	42,298.87
Ending Balance					-4,455.18	42,298.87



Client Service



Online
citynational.com



CityTel
1-800-762-CITY (248)



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

Telephone
305-577-7336
800-435-8839



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

P:26470 / T: / S:



SUNSET PALMS WEST CONDOMINIUM
ASSOCIATION INC
10887 NW 17 STREET
C/O GOLD PROPERTY MANAGEMENT & ASSOCS
MIAMI FL 33172-2060



For additional locations
and hours, please visit
citynational.com

NMLS 412469
Member
FDIC



Make yourself at home

Thinking bigger? Our
experienced team is ready
with solutions for buying
your first home or even
second home and beyond.

Scan the code
to learn more.



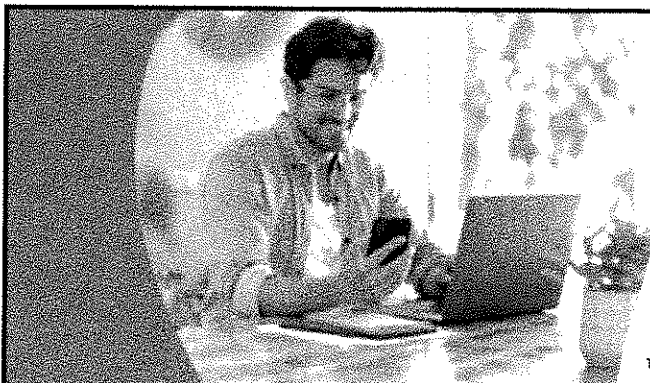
Condo Tiered

Account Summary

Account:	XXXXXX4679	Beginning Balance:	\$46,754.05
Last Statement:	August 29, 2025	Ending Balance:	\$42,298.87
This Statement:	September 30, 2025	Average Ledger Balance:	\$44,576.37
		Low Balance:	\$42,296.92
		Interest Earned This Period:	\$1.95
		Interest Earned 2025:	\$26.35
		Days In Period:	32
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
08-29	Beginning balance			46,754.05
09-02	Webxfr Fr Assoc Int No 357216	1,500.00		48,254.05
09-12	Webxfr To Assoc Int No 357216		5,957.13	42,296.92
09-30	Interest	1.95		42,298.87
09-30	Ending totals	1,501.95	5,957.13	42,298.87



Avoid overdraft fees – automatically.

Ask your banker about Overdraft Protection today.

Terms, conditions, and account eligibility requirements apply; see banker for details.

2:12 PM
10/14/25

Sunset Palms West
Reconciliation Summary
CityNational Savings- 6404, Period Ending 09/30/2025

	Sep 30, 25
Beginning Balance	9,659.22
Cleared Transactions	
Deposits and Credits - 1 item	0.42
Total Cleared Transactions	0.42
Cleared Balance	9,659.64
Register Balance as of 09/30/2025	9,659.64
Ending Balance	9,659.64

Sunset Palms West
Reconciliation Detail
CityNational Savings- 6404, Period Ending 09/30/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						9,659.22
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	09/30/2025			X	0.42	0.42
Total Deposits and Credits					0.42	0.42
Total Cleared Transactions					0.42	0.42
Cleared Balance					0.42	9,659.64
Register Balance as of 09/30/2025					0.42	9,659.64
Ending Balance					0.42	9,659.64



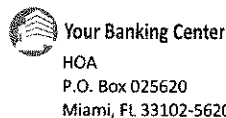
Client Service



Online
citynational.com



CityTel
1-800-762-CITY (248)



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

Telephone
305-577-7336
800-435-8839



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

P:8577 / T: / S:



SUNSET PALMS WEST CONDOMINIUM
ASSOCIATION INC
SPECIAL ASSESSMENT
10887 NW 17 STREET
C/O GOLD PROPERTY MANAGEMENT & ASSOCS
MIAMI FL 33172-2060



For additional locations
and hours, please visit
citynational.com



Association Interest Checking

Account Summary

Account:	XXXXX6404	Beginning Balance:	\$9,659.22
Last Statement:	August 29, 2025	Ending Balance:	\$9,659.64
This Statement:	September 30, 2025	Average Ledger Balance:	\$9,659.22
		Low Balance:	\$9,659.22
		Interest Earned This Period:	\$0.42
		Interest Earned 2025:	\$7.72
		Days In Period:	32
		Annual Percentage Yield Earned:	0.05%

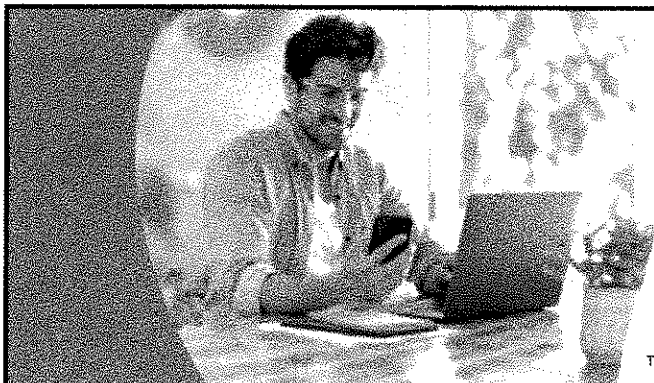
Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
08-29	Beginning balance			9,659.22
09-30	Interest	0.42		9,659.64
09-30	Ending totals	0.42	0.00	9,659.64

Make yourself at home

Thinking bigger? Our
experienced team is ready
with solutions for buying
your first home or even
second home and beyond.

Scan the code
to learn more.



Avoid overdraft fees – automatically.

Ask your banker about Overdraft Protection today.

Terms, conditions, and account eligibility requirements apply; see banker for details.

Sunset Palms West A/R Aging Summary As of September 30, 2025

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
18A1 Vicalex 2019 LLC	0.00	0.00	0.00	0.00	-753.04	-753.04
18A2 David Groover	0.00	342.08	0.00	0.00	-2,219.14	-2,219.14
18A3 West 40 LLC (ATT)	0.00	376.52	376.52	0.00	-133.64	619.40
18A4 West 40 LLC (ATT)	0.00	504.94	504.94	0.00	1,009.88	554.94
18A5 Randy Ruiz (ATT)	0.00	554.94	0.00	0.00	0.00	554.94
18A6 Julio Burgos	0.00	504.94	-1,531.18	0.00	521.30	-504.94
18A7 Adrian Alpert	0.00	504.94	-667.58	0.00	-1,864.48	-2,027.12
18A8 Frank Bejar	0.00	0.00	0.00	0.00	-504.94	-504.94
18B1 La Floresta Williams Hijos Inc (ATT)	0.00	376.52	376.52	0.00	-164.26	588.78
18B2 David A Gimenez (ATT)	0.00	-25.00	0.00	-504.94	-1,969.76	-2,499.70
18B3 Shalala Corporate LLC	0.00	-256.60	0.00	0.00	-1,263.85	-1,520.45
18B4 Jennette R. Romay	0.00	0.00	-162.86	0.00	0.00	-162.86
18B5 Roberto Sanchez	0.00	504.94	504.94	0.00	-262.93	746.95
18B6 Elida USA Corporation (ATT)	0.00	504.94	504.94	0.00	31.33	1,041.21
18B7 Ruth I Thomsich	0.00	-504.94	504.94	0.00	4,186.64	4,186.64
18B8 Larc Capital Investments	0.00	504.94	504.94	0.00	3,028.66	4,038.54
18C1 Jose Catillo and Maria Castillo	0.00	376.52	-376.52	0.00	0.00	0.00
18C2 Jorge Trueba & Odalys Trueba (ATT)	0.00	0.00	0.00	0.00	162.86	162.86
18C3 Gustavo Valcarcel	0.00	0.00	-376.52	0.00	376.52	0.00
18C4 Rainer Perez	0.00	0.00	0.00	0.00	-6.09	-6.09
18C5 Richard A Vargas (ATT)	25.00	504.94	504.94	0.00	2,019.76	3,054.64
18C6 Mario Luis Acosta (ATT)	0.00	504.94	0.00	0.00	-0.02	504.92
18C7 Le Lu Jo, LLC & Eduardo Fernandez	0.00	504.94	504.94	0.00	-2,524.70	-1,514.82
18C8 Juan Carlos Castillo	0.00	0.00	-0.02	0.00	0.04	0.02
18D1 Alain Amara	0.00	296.44	0.00	0.00	-296.44	0.00
18D2 Judy Rotondi (ATT)	0.00	504.94	0.00	0.00	504.94	1,009.88
18D3 Richard Thomas (ATT)	0.00	376.52	376.52	0.00	496.44	1,249.48
18D4 Mercedes Garcia	0.00	0.00	-0.12	-0.06	-1,009.88	-0.18
18D5 Neal Kleinman	0.00	504.94	504.94	0.00	-667.80	0.00
18D6 Debora Garcia Riera (TN)	0.00	504.94	162.86	0.00	-24.00	162.86
18D7 Carmen Rodriguez Bacardi	0.00	0.00	0.00	0.00	162.86	162.86
18D8 Jorge Trueba (TN)	0.00	0.00	0.00	0.00	0.00	-26.00
18E1 Tania Romero (TN)	0.00	0.00	0.00	-26.00	0.00	-26.00
18E2 Lantana Bloom Corp. (TN)	0.00	504.94	504.94	0.00	2,019.76	3,029.64
18E3 Alejandro Uribe & Jessica Suarez (TN)	0.00	376.52	376.52	0.00	1,129.56	1,882.60
18E4 PJ and EC Family LIV TR	0.00	504.94	0.00	0.00	-342.02	162.92
18E5 Carlos Rodriguez	0.00	0.00	0.00	0.00	1,794.04	1,794.04
18E6 M & S Trust Holding, LLC (TN)	0.00	504.94	504.94	0.00	-76.26	933.62
18E7 Christopher Martinez (TN)	0.00	504.94	504.94	0.00	2,182.62	3,192.50
18E8 Diana Vera & Jose P. Vera	0.00	504.94	0.00	0.00	-504.94	0.00
18F1 Tania Gonzalez	0.00	-376.52	0.00	-351.52	-25.00	-753.04
18F2 Piedad E. Tapia Guim (TN)	0.00	0.00	0.00	0.00	-863.00	-863.00
18F3 MDC RENTALS LLC	0.00	-0.94	0.00	-0.32	7.32	6.06
18F4 Chris Rey	0.00	504.94	504.94	0.00	-384.12	625.76
18F5 Alain Abab (TN)	0.00	504.94	0.00	0.00	-504.94	0.00
18F6 Laysa Fernandez	0.00	504.94	504.94	0.00	-336.03	673.85
18F7 Ediberto Escobar (TN)	0.00	504.94	504.94	0.00	1,084.88	2,094.76

Sunset Palms West
A/R Aging Summary
As of September 30, 2025

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
18F8 Nancy Salabarría	0.00	504.94	504.94	0.00	0.00	1,009.88
18G1 Marzall Investment LLC (TN)	0.00	0.00	0.00	0.00	-1.52	-1.52
18G2 Elida USA Corporation (TN)	0.00	504.94	504.94	0.00	29.34	1,039.22
18G3 Daniel Fernandez (TN)	0.00	0.00	0.00	0.00	-1.00	-1.00
18G4 Elisa Usa Corporation	0.00	504.94	504.94	0.00	29.35	1,039.23
18G5 Haickel Patron (TN)	0.00	-1.00	0.00	0.00	0.00	-1.00
18G6 Doung Kim Ly (TN)	0.00	504.94	504.94	0.00	-1,009.88	0.00
18G8 Walter Vivanco (TN)	0.00	504.94	0.00	0.00	-541.50	-36.56
18H1 Jisell Herrero (TN)	0.00	376.52	-1,883.86	0.00	2,235.38	728.04
18H2 Encarnacion Bou le Rem (TN)	0.00	504.94	0.00	0.00	0.00	504.94
18H3 Cecilia Arango (TN)	0.00	0.00	-6.98	0.00	-544.40	-551.38
18H4 David Groover (TN)	0.00	0.00	0.00	0.00	-548.56	-548.56
18H6 Noel Orta Rodriguez	0.00	504.94	0.00	0.00	-2,580.69	-2,075.75
18H7 Emilio Roges	0.00	504.94	0.00	-0.03	-504.91	0.00
18H8 Gloria Guiked-Apostol	0.00	0.00	0.00	0.00	0.00	504.94
18I1 Ydiellin Baluja Juvier	0.00	0.00	0.00	0.00	0.10	0.10
18I2 Migdonia Spayd (TN)	0.00	0.00	-500.06	0.00	0.00	-500.06
18I3 Manuel Rodriguez (TN)	0.00	0.00	-1.00	-376.52	0.00	-377.52
18I4 Medardo Gomez Diaz	0.00	504.94	504.94	0.00	2,284.28	3,294.16
18I5 Duguid Char Negrete	0.00	0.00	0.00	0.00	25.00	25.00
18I6 R & D Electric Properties, LLC (TN)	0.00	504.94	529.94	0.00	-934.88	100.00
18I7 R&D Electric Properties LLC (TN)	0.00	504.94	529.94	0.00	-1,009.88	25.00
18I8 Luis Jorge Garcia	0.00	504.94	0.00	-3,029.64	2,524.70	0.00
18J1 GC Properties LLC & G. Rodriguez (TN)	0.00	376.52	0.00	0.00	376.52	753.04
18J2 Longonz LLC (TN)	0.00	104.64	0.00	0.00	0.00	104.64
18J3 Maria del Carmen Socarras (TN)	0.00	376.52	0.00	0.00	126.52	503.04
18J5 Kenya Investments LLC (TN)	0.00	0.00	-504.94	0.00	0.00	-504.94
18J6 Michael G. Argueta Barragan (TN)	0.00	504.94	504.94	0.00	2,009.35	3,019.23
18J7 Vanessa Vasquez de Lara & Carolina L	0.00	0.00	0.00	0.00	337.74	337.74
18J8 Carolina Cardona & Hugo Sanchez (TN)	0.00	504.94	0.00	-504.94	100.00	100.00
18K1 Juan, Edward, John Espinoza (TN)	0.00	0.00	0.00	0.00	-1,319.40	-1,319.40
18K3 Cramos Investments LLC (TN)	0.00	376.52	0.00	0.00	-1,149.16	-772.64
18K4 A&L Group, LLC & Armando Arias (TN)	0.00	0.00	-504.94	0.00	-781.58	-1,286.52
18K7 Jorge Acosta	0.00	504.94	0.00	0.00	-509.95	-5.01
18K8 Alicia Peixoto (TN)	0.00	504.94	504.94	0.00	-504.94	504.94
NEIGHBORHOOD PROPERTY MANAGEMENT	0.00	0.00	0.00	44,685.67	-44,685.67	0.00
TOTAL	25.00	22,709.50	6,815.98	39,891.70	-43,883.47	25,558.71