



Sunset Palms West

Financial Statement

June 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
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Sunset Palms West Balance Sheet As of June 30, 2025

	Jun 30, 25
ASSETS	
Current Assets	
Checking/Savings	
City/National Operating - 7216	56,057.00
City/National Reserve - 4679	55,348.80
City/National Savings - 6404	24,908.45
First Citizens Loan Acct - 2760	17,011.54
First Citizens Oper - 1011	2,941.63
Total Checking/Savings	156,267.42
Accounts Receivable	
Accounts Receivable	-40,297.74
Total Accounts Receivable	-40,297.74
Other Current Assets	
Undeposited Funds	597,785.82
Total Other Current Assets	597,785.82
Total Current Assets	713,755.50
TOTAL ASSETS	713,755.50
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	185,160.45
Unrestricted Net Assets	375,636.36
Net Income	152,958.69
Total Equity	713,755.50
TOTAL LIABILITIES & EQUITY	713,755.50

1:44 PM

08/13/25

Sunset Palms West
Reconciliation Summary
First Citizens Loan Acct - 2760, Period Ending 06/30/2025

	Jun 30, 25
Beginning Balance	19,069.31
Cleared Transactions	
Checks and Payments - 1 item	-2,196.82
Deposits and Credits - 1 item	139.05
Total Cleared Transactions	-2,057.77
Cleared Balance	<u>17,011.54</u>
Register Balance as of 06/30/2025	17,011.54
New Transactions	
Checks and Payments - 4 items	-6,630.70
Deposits and Credits - 5 items	606.00
Total New Transactions	-6,024.70
Ending Balance	<u><u>10,986.84</u></u>

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08/13/25

Sunset Palms West
Reconciliation Detail
First Citizens Loan Acct - 2760, Period Ending 06/30/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						19,069.31
Cleared Transactions						
Checks and Payments - 1 item						
Check	07/10/2025			X	-2,196.82	-2,196.82
Total Checks and Payments					-2,196.82	-2,196.82
Deposits and Credits - 1 item						
Deposit	06/10/2025			X	139.05	139.05
Total Deposits and Credits					139.05	139.05
Total Cleared Transactions					-2,057.77	-2,057.77
Cleared Balance					-2,057.77	17,011.54
Register Balance as of 06/30/2025					-2,057.77	17,011.54
New Transactions						
Checks and Payments - 4 items						
Check	07/21/2025				-124.04	-124.04
Check	07/22/2025				-2,000.00	-2,124.04
Check	08/01/2025				-2,200.00	-4,324.04
Check	08/10/2025				-2,306.66	-6,630.70
Total Checks and Payments					-6,630.70	-6,630.70
Deposits and Credits - 5 items						
Deposit	07/10/2025				124.04	124.04
Deposit	07/22/2025				124.04	248.08
Deposit	08/01/2025				124.04	372.12
Deposit	08/10/2025				109.84	481.96
Deposit	08/10/2025				124.04	606.00
Total Deposits and Credits					606.00	606.00
Total New Transactions					-6,024.70	-6,024.70
Ending Balance					-8,082.47	10,986.84



Good Afternoon, SUNSET PALMS WEST CONDOMI

Business Loan XXXXXX2760

Last Updated: August 13, 2025 12:56 PM

\$10,986.84

Current Balance

- Transactions
- Details & Settings
- Important Fraud Information

Search transactions

Date	Description	Amount	
AUG 10 2025	INTEREST CHARGE	(\$124.04) \$10,986.84	⋮
AUG 10 2025	PAYMENT	\$2,306.66 \$10,986.84	⋮
AUG 1 2025	INTEREST CHARGE - 0000000000	(\$124.04) \$13,059.62	⋮
AUG 1 2025	PAYMENT - 0000000000	\$2,200.00 \$13,059.62	⋮
JUL 22 2025	PAYMENT	\$2,000.00 \$15,135.58	⋮
JUL 22 2025	INTEREST CHARGE	(\$124.04) \$15,135.58	⋮

JUL 21 2025	LATE FEE	(\$109.84) \$17,011.54	⋮
JUL 10 2025	PAYMENT	\$2,196.82 \$14,938.76	⋮
JUL 10 2025	INTEREST CHARGE	(\$124.04) \$14,938.76	⋮
JUL 10 2025	PAYMENT REVERSAL	(\$2,196.82) \$17,011.54	⋮
JUN 10 2025	INTEREST CHARGE	(\$139.05) \$17,011.54	⋮
JUN 10 2025	PAYMENT	\$2,196.82 \$17,011.54	⋮
MAY 10 2025	INTEREST CHARGE	(\$153.94) \$19,069.31	⋮
MAY 10 2025	PAYMENT	\$2,196.82 \$19,069.31	⋮
APR 10 2025	PAYMENT	\$2,196.82 \$21,112.19	⋮
APR 10 2025	INTEREST CHARGE	(\$168.73) \$21,112.19	⋮
MAR 10 2025	PAYMENT	\$2,196.82 \$23,140.28	⋮
MAR 10 2025	INTEREST CHARGE	(\$183.42) \$23,140.28	⋮
FEB 10 2025	PAYMENT	\$2,196.82 \$25,153.68	⋮
FEB 10 2025	INTEREST CHARGE	(\$197.98) \$25,153.68	⋮
JAN 10 2025	INTEREST CHARGE	(\$212.46) \$27,152.52	⋮

1:10 PM

08/13/25

Sunset Palms West
Reconciliation Summary
First Citizens Oper - 1011, Period Ending 06/30/2025

	Jun 30, 25
Beginning Balance	2,941.63
Cleared Transactions	
Checks and Payments - 1 item	-2,196.82
Total Cleared Transactions	-2,196.82
Cleared Balance	<u>744.81</u>
Register Balance as of 06/30/2025	744.81
Ending Balance	744.81

1:10 PM

08/13/25

Sunset Palms West
Reconciliation Detail
First Citizens Oper - 1011, Period Ending 06/30/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						2,941.63
Cleared Transactions						
Checks and Payments - 1 item						
Transfer	06/30/2025			X	-2,196.82	-2,196.82
Total Checks and Payments					-2,196.82	-2,196.82
Total Cleared Transactions					-2,196.82	-2,196.82
Cleared Balance					-2,196.82	744.81
Register Balance as of 06/30/2025					-2,196.82	744.81
Ending Balance					-2,196.82	744.81



First Citizens Bank

Central Bank Operations - DAC02
P.O. Box 27131
Raleigh, NC 27611-7131

ZE
326

24711

**SUNSET PALMS WEST CONDOMINIUM ASSOC
OPERATING ACCT
VTE CONSULTING LLC
1840 W 49TH ST STE 233
HIALEAH FL 33012-2965**

Your Account(s) At A Glance

**Checking
Balance 744.81+**

Statement Period: June 1 , 2025 Thru June 30, 2025

Account Number : 009063711011



Business Banking

Account Number : 009063711011

Enclosures In Statement: 0

Beginning Balance	2,941.63+
0 Deposits	0.00
0 Other Credits	0.00
0 Checks	0.00
1 Other Debits	2,196.82-
Monthly Service Charge	0.00
Ending Balance	744.81+

Statement Period Days	30
Average Ledger Balance	1,403.00+

Other Debits From Your Account

Date	Description	Amount
06-10	First Citizens Payment *****2760	2,196.82
	Total	2,196.82

Daily Balance Summary

Date	Balance
06-10	744.81+



Direct Customer Inquiry Calls To
Personal 1-888-323-4732
Business 1-866-322-4249

Statement Period: June 1, 2025 Thru June 30, 2025
Account Number : 009063711011
FOLLOW THESE EASY STEPS TO BALANCE YOUR CHECKING ACCOUNT

1. Write here the ending balance shown on the front of this statement.
2. Add deposits not credited in this statement. (Use table A.)
3. Total of lines 1 and 2.
4. Checks and other debits outstanding not charged to your account. (Use table B.)
5. Subtract line 4 from line 3. This should be your current checkbook balance.

1	\$	
2	+\$	
3	= \$	
4	-\$	
5	= \$	

B. Outstanding Checks/Debits		
Number	Amount	
Total Amount		

A. Deposits/Credits		
Date	Amount	
Total Amount		

Note: If your statement does not balance, please check to be sure you have entered in your check register all automatic transactions (service charges, advances, payments, drafts etc.) shown on the front of your statement. Please notify the Bank promptly of any discrepancy in your account statement.

How to Compute Interest Charges on Your Line of Credit. We figure the interest charge on your account by applying the periodic rate to your "average daily balance" (including current transactions). To get the "average daily balance," we first determine the daily balance of your Account each day. We take the beginning balance of your account each day, add any new advances and charges, and subtract any new payments or credits and any unpaid interest charges, credit insurance premiums, late charges and other charges that have been posted to the account. These calculations give us the daily balance. Then, we add up all 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." Next, we multiply the "average daily balance" by the daily periodic rate applicable to your account. The daily periodic rate is determined by dividing the Annual Percentage Rate by the number of days in the year. That result is then multiplied by the number of days in the billing cycle to obtain the monthly interest charge. Automatic payment debits are posted to your account after your "average daily balance" is calculated. Interest charges and any credit insurance premiums that accrue during each billing cycle are added to the balance of your account on the last day of the billing cycle prior to the calculation of your minimum payment.

Variable Rate. Unless the terms of your revolving line of credit specify that the rate is fixed, your daily periodic rate and Annual Percentage Rate are variable rates subject to change each month.

What To Do If You Think You Find A Mistake On Your Statement (Consumer Accounts Only). If you think there is an error on your statement, write to us at the address shown on page one of your statement. In your letter, give us the following information: (1) *Account information:* Your name and account number. (2) *Dollar amount:* The dollar amount of the suspected error. (3) *Description of Problem:* If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake. You must contact us within 60 days after the error appeared on your statement. You must notify us of any potential errors *in writing*. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question. While we investigate whether or not there has been an error, the following are true: (1) We cannot try to collect the amount in question, or report you as delinquent on that amount; (2) The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount; (3) While you do not have to pay the amount in question, you are responsible for the remainder of your balance; (4) We can apply any unpaid amount against your credit limit.

Your Rights If You Are Dissatisfied With Your Credit Card Purchases (Consumer Accounts Only). This section applies if you access your line of credit using a credit card. If you are dissatisfied with the goods or services that you have purchased with your credit card, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase. To use this right, all of the following must be true: (1) The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than \$50. (Note: Neither of these are necessary if your purchase was based on an advertisement we mailed to you, or if we own the company that sold you the goods or services.) (2) You must have used your credit card for the purchase. Purchases made with cash advances from an ATM or with a check that accesses your credit card account do not qualify. (3) You must not yet have fully paid for the purchase. If all of the criteria above are met and you are still dissatisfied with the purchase, contact us *in writing* at Credit Card Center-RVA01, P.O. Box 1580, Roanoke, VA 24007-9903; or by calling our Customer Contact Center at 1.888.323.4732. If you call, we may require you to provide us with a written statement concerning your dissatisfaction with the purchase. While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay, we may report you as delinquent.

Liability for Unauthorized Use of Credit Card (Consumer Accounts Only). If you notice the loss or theft of your credit card or a possible unauthorized use of your card, you should write to us immediately at: Credit Card Center-RVA01, P.O. Box 1580, Roanoke, VA 24007-9903, or call us at our Customer Contact Center, 1.888.323.4732. You will not be liable for any unauthorized use that occurs after you notify us. You may, however, be liable for unauthorized use that occurs before your notice to us. In any case, your liability will not exceed \$50.

Credit History Errors. If you believe we have inaccurately reported information about your account history to a consumer reporting agency, please notify us in writing at the Bank address stated on page one of your statement.

Prompt Crediting of Payments. To receive credit for a payment on the date we receive the payment, we must receive your payment prior to 5:00 p.m. on a Bank business day (any day except Saturday, Sunday or a bank holiday). If paying at a branch or by mail, then payments must include the payment coupon. In addition, if paying by mail, payment must be mailed to the specific address furnished by the Bank. Payments received at any of our ATMs; payments received on a business day after 5:00 p.m.; payments received at a branch or by mail without a coupon; and, payments received on a day that is not a Bank business day, will be credited to your account no later than the next Bank business day.

Preauthorized Deposits. If direct deposits are made to your account at least every 60 days by the same person or entity, you can call us at the telephone number shown on page one of your statement to find out whether the deposit has been made.

Statement Period: June 1, 2025 Thru June 30, 2025

Account Number : 009063711011

In Case of Errors or Questions About Your Electronic Transfers (Consumer Accounts Only).

If you think your statement or receipt is wrong or if you need more information about a transfer on a statement or receipt, telephone or write us as soon as you can at the telephone number or address which appears on page one of your statement. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared. You must: (1) tell us your name and account number; (2) describe the error or the transfer you are unsure about (including the date it occurred), and explain as clearly as you can why you believe it is in error or why you need more information; and (3) tell us the dollar amount of the suspected error. We will investigate your complaint and correct any error promptly. We may take up to 45 days to complete our investigation (90 days for transfers initiated outside the U.S. or resulting from point-of-sale debit-card transactions). If we take more than 10 business days (5 days for certain Visa® Check Card transactions; 20 days for certain new accounts), we will recredit your account for the amount you think is in error, so that you will have the use of the money during the time it takes to complete our investigation.

Credit Limit.

When you make a payment on your account, we may, at our option, delay advancing additional funds from your line of credit in reliance on that payment until we confirm that your payment has been fully and finally collected. If we placed a hold on a credited payment pending our final determination of collectability, the "Available Credit" amount on the front page of this statement will **not** reflect this payment and funds in the amount of the hold will **not** be available to you for subsequent advances until we confirm that your payment has been fully and finally collected.

Interest Charge.

The term "Interest Charge" on your statement has the same meaning as the term "Finance Charge" that may appear in your revolving line of credit documents.

12:55 PM

08/13/25

Sunset Palms West
Reconciliation Summary
CityNational Savings- 6404, Period Ending 06/30/2025

	<u>Jun 30, 25</u>
Beginning Balance	22,907.43
Cleared Transactions	
Deposits and Credits - 2 items	<u>2,001.02</u>
Total Cleared Transactions	<u>2,001.02</u>
Cleared Balance	<u><u>24,908.45</u></u>
Register Balance as of 06/30/2025	24,908.45
Ending Balance	24,908.45

12:55 PM

08/13/25

**Sunset Palms West
Reconciliation Detail****CityNational Savings- 6404, Period Ending 06/30/2025**

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						22,907.43
Cleared Transactions						
Deposits and Credits - 2 Items						
Transfer	06/13/2025			X	2,000.00	2,000.00
Deposit	06/30/2025			X	1.02	2,001.02
Total Deposits and Credits					2,001.02	2,001.02
Total Cleared Transactions					2,001.02	2,001.02
Cleared Balance					2,001.02	24,908.45
Register Balance as of 06/30/2025					2,001.02	24,908.45
Ending Balance					2,001.02	24,908.45



Client Service



Online
citynational.com



CityTel
1-800-762-CITY (2485)



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:9286 / 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

NMLS 412469
Member
FDIC



Association Interest Checking

Account Summary

Account:	XXXXX6404	Beginning Balance:	\$22,907.43
Last Statement:	May 30, 2025	Ending Balance:	\$24,908.45
This Statement:	June 30, 2025	Average Ledger Balance:	\$24,068.72
		Low Balance:	\$22,907.43
		Interest Earned This Period:	\$1.02
		Interest Earned 2025:	\$5.72
		Days In Period:	31
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
05-30	Beginning balance			22,907.43
06-13	Webxfr Fr Assoc Int No 357216	2,000.00		24,907.43
06-30	Interest	1.02		24,908.45
06-30	Ending totals	2,001.02	0.00	24,908.45

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This is not a commitment to lend. Loan programs, terms, rates, and conditions are subject to change without notice.



12:49 PM

08/13/25

Sunset Palms West
Reconciliation Summary
CityNational Reserve- 4679, Period Ending 06/30/2025

	Jun 30, 25
Beginning Balance	55,346.45
Cleared Transactions	
Deposits and Credits - 1 item	2.35
Total Cleared Transactions	2.35
Cleared Balance	<u>55,348.80</u>
Register Balance as of 06/30/2025	55,348.80
Ending Balance	55,348.80

12:49 PM

08/13/25

**Sunset Palms West
Reconciliation Detail****CityNational Reserve- 4679, Period Ending 06/30/2025**

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						55,346.45
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	06/30/2025			X	2.35	2.35
Total Deposits and Credits					2.35	2.35
Total Cleared Transactions					2.35	2.35
Cleared Balance					2.35	55,348.80
Register Balance as of 06/30/2025					2.35	55,348.80
Ending Balance					2.35	55,348.80



Client Service



Online
citynational.com



CityTel
1-800-762-CITY (2489)



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



Telephone
305-577-7336
800-435-8839



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

P:27516 / 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



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Account Summary

Account:	XXXXXX4679	Beginning Balance:	\$55,346.45
Last Statement:	May 30, 2025	Ending Balance:	\$55,348.80
This Statement:	June 30, 2025	Average Ledger Balance:	\$55,346.45
		Low Balance:	\$55,346.45
		Interest Earned This Period:	\$2.35
		Interest Earned 2025:	\$20.01
		Days In Period:	31
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
05-30	Beginning balance			55,346.45
06-30	Interest	2.35		55,348.80
06-30	Ending totals	2.35	0.00	55,348.80

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with solutions for buying
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12:45 PM

08/13/25

Sunset Palms West
Reconciliation Summary
CityNational Operating- 7216, Period Ending 06/30/2025

	Jun 30, 25
Beginning Balance	27,290.63
Cleared Transactions	
Checks and Payments - 31 items	-25,006.41
Deposits and Credits - 24 items	49,772.78
Total Cleared Transactions	24,766.37
Cleared Balance	<u>52,057.00</u>
Uncleared Transactions	
Checks and Payments - 17 items	-13,556.37
Deposits and Credits - 19 items	19,753.19
Total Uncleared Transactions	6,196.82
Register Balance as of 06/30/2025	<u>58,253.82</u>
New Transactions	
Checks and Payments - 5 items	-26,750.81
Deposits and Credits - 5 items	33,600.00
Total New Transactions	6,849.19
Ending Balance	<u>65,103.01</u>

12:45 PM

08/13/25

Sunset Palms West
Reconciliation Detail
CityNational Operating- 7216, Period Ending 06/30/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						27,290.63
Cleared Transactions						
Checks and Payments - 31 items						
Check	06/02/2025	4521	Paychex Eib	X	-351.86	-351.86
Check	06/03/2025	4522	Paychex Eib	X	-231.57	-583.43
Transfer	06/13/2025			X	-2,000.00	-2,583.43
Check	06/16/2025	4524	Paychex Eib	X	-1,370.54	-3,953.97
Check	06/16/2025	4525	VTE Consulting	X	-1,300.00	-5,253.97
Check	06/16/2025	4523	Paychex Eib	X	-351.86	-5,605.83
Check	06/17/2025	4527	F & M Service and R...	X	-220.00	-5,825.83
Check	06/17/2025	4526	Paychex Eib	X	-211.57	-6,037.40
Check	06/20/2025	4528	Miscellaneous Credit	X	-2,809.87	-8,847.27
Check	06/20/2025	4532	MDWS	X	-2,674.27	-11,521.54
Check	06/20/2025	4531	MDWS	X	-2,595.97	-14,117.51
Check	06/20/2025	4530	MDWS	X	-1,550.40	-15,667.91
Check	06/20/2025	4529	MDWS	X	-20.61	-15,688.52
Check	06/23/2025	4544	J & C Pro Lands	X	-2,600.00	-18,288.52
Check	06/23/2025	4543	FPL	X	-106.84	-18,395.36
Check	06/23/2025	4542	FPL	X	-102.87	-18,498.23
Check	06/23/2025	4541	FPL	X	-86.00	-18,584.23
Check	06/23/2025	4540	FPL	X	-79.56	-18,663.79
Check	06/23/2025	4539	FPL	X	-78.06	-18,741.85
Check	06/23/2025	4538	FPL	X	-77.09	-18,818.94
Check	06/23/2025	4537	FPL	X	-73.24	-18,892.18
Check	06/23/2025	4536	FPL	X	-71.73	-18,963.91
Check	06/23/2025	4535	FPL	X	-50.36	-19,014.27
Check	06/23/2025	4534	FPL	X	-38.13	-19,052.40
Check	06/23/2025	4533	FPL	X	-30.42	-19,082.82
Check	06/24/2025	4545	charge back Item	X	-376.52	-19,459.34
Check	06/24/2025	4546	FPL	X	-65.42	-19,524.76
Check	06/24/2025	4547	Deposit Item Returned	X	-12.00	-19,536.76
Check	06/27/2025	4548	Waste Connection ...	X	-3,747.25	-23,284.01
Check	06/30/2025	4550	Paychex Eib	X	-1,370.54	-24,654.55
Check	06/30/2025	4549	Paychex Eib	X	-351.86	-25,006.41
Total Checks and Payments					-25,006.41	-25,006.41
Deposits and Credits - 24 items						
Deposit	06/02/2025			X	376.52	376.52
Deposit	06/03/2025			X	1,009.88	1,386.40
Deposit	06/03/2025			X	1,009.94	2,396.34
Deposit	06/04/2025			X	504.94	2,901.28
Deposit	06/04/2025			X	881.46	3,782.74
Deposit	06/05/2025			X	504.94	4,287.68
Deposit	06/05/2025			X	504.94	4,792.62
Deposit	06/06/2025			X	504.94	5,297.56
Deposit	06/09/2025			X	376.52	5,674.08
Deposit	06/09/2025			X	1,514.82	7,188.90
Deposit	06/10/2025			X	1,257.98	8,446.88
Deposit	06/11/2025			X	4,034.58	12,481.46
Deposit	06/13/2025			X	0.94	12,482.40
Deposit	06/13/2025			X	14,765.40	27,247.80
Deposit	06/16/2025			X	504.94	27,752.74
Deposit	06/17/2025			X	1,129.56	28,882.30
Deposit	06/18/2025			X	900.00	29,782.30
Deposit	06/20/2025			X	504.94	30,287.24
Deposit	06/20/2025			X	2,809.84	33,097.08
Deposit	06/20/2025			X	2,809.87	35,906.95
Deposit	06/20/2025			X	12,477.46	48,384.41
Deposit	06/26/2025			X	376.52	48,760.93
Deposit	06/27/2025			X	1,009.94	49,770.87
Deposit	06/30/2025			X	1.91	49,772.78
Total Deposits and Credits					49,772.78	49,772.78
Total Cleared Transactions					24,766.37	24,766.37
Cleared Balance					24,766.37	52,057.00

12:45 PM

08/13/25

Sunset Palms West
Reconciliation Detail
CityNational Operating- 7216, Period Ending 06/30/2025

Type	Date	Num	Name	Clr	Amount	Balance
Uncleared Transactions						
Checks and Payments - 17 items						
General Journal	02/15/2024	485			-449.95	-449.95
General Journal	03/07/2024	Return...	18D7 Carmen Rodri...		-504.94	-954.89
General Journal	03/07/2024	Return...	18D7 Carmen Rodri...		-162.86	-1,117.75
General Journal	08/27/2024	Return...	18E5 Carlos Rodrig...		-4,544.46	-5,662.21
General Journal	09/10/2024	493	18F2 Piedad E. Tapi...		-3,534.58	-9,196.79
General Journal	09/10/2024	494	18F2 Piedad E. Tapi...		-162.86	-9,359.65
General Journal	09/17/2024	488	18D5 Neal Kleinman...		-504.94	-9,864.59
General Journal	09/17/2024	496	18F5 Alain Abab (TN)		-300.00	-10,164.59
General Journal	09/17/2024	495	18F5 Alain Abab (TN)		-162.86	-10,327.45
General Journal	01/01/2025	499	18I4 Medardo Gome...		-200.00	-10,527.45
General Journal	01/22/2025	501	18I7 R&D Electric Pr...		-75.00	-10,602.45
General Journal	01/22/2025	497	18F7 Ediberto Esco...		-75.00	-10,677.45
General Journal	01/22/2025	484	18B2 David A Gime...		-50.00	-10,727.45
General Journal	01/22/2025	500	18I5 Duguid Char N...		-25.00	-10,752.45
General Journal	01/22/2025	498	18G8 Walter Vivanc...		-25.00	-10,777.45
General Journal	03/03/2025	492	18E5 Carlos Rodrig...		-2,273.98	-13,051.43
General Journal	04/17/2025	1	18A2 David Groover...		-504.94	-13,556.37
Total Checks and Payments					-13,556.37	-13,556.37
Deposits and Credits - 19 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	497	18F7 Ediberto Esco...		75.00	10,702.45
General Journal	01/22/2025	501	18I7 R&D Electric Pr...		75.00	10,777.45
General Journal	03/03/2025	492	18E5 Carlos Rodrig...		2,273.98	13,051.43
General Journal	04/01/2025	Return...	18A7 Adrian Alpert		504.94	13,556.37
Check	05/05/2025		First Citizen Bank		4,000.00	17,556.37
Transfer	05/10/2025				2,196.82	19,753.19
Total Deposits and Credits					19,753.19	19,753.19
Total Uncleared Transactions					6,196.82	6,196.82
Register Balance as of 06/30/2025					30,963.19	58,253.82
New Transactions						
Checks and Payments - 5 items						
Bill Pmt -Check	08/07/2025	1	Arkos Solutions		-9,600.00	-9,600.00
Bill Pmt -Check	08/07/2025	2	Arkos Solutions		-2,200.00	-11,800.00
Bill Pmt -Check	08/08/2025	5	First Citizen Bank		-12,350.81	-24,150.81
Bill Pmt -Check	08/08/2025	3	J & C Pro Lands		-1,300.00	-25,450.81
Bill Pmt -Check	08/08/2025	4	VTE Consulting		-1,300.00	-26,750.81
Total Checks and Payments					-26,750.81	-26,750.81

12:45 PM

08/13/25

Sunset Palms West
Reconciliation Detail
CityNational Operating- 7216, Period Ending 06/30/2025

Type	Date	Num	Name	Clr	Amount	Balance
Deposits and Credits - 5 items						
Deposit	08/01/2025				4,151.69	4,151.69
Bill	08/07/2025		Arkos Solutions		2,200.00	6,351.69
Deposit	08/07/2025				5,297.50	11,649.19
Bill	08/07/2025		Arkos Solutions		9,600.00	21,249.19
Bill	08/08/2025		First Citizen Bank		12,350.81	33,600.00
Total Deposits and Credits					33,600.00	33,600.00
Total New Transactions					6,849.19	6,849.19
Ending Balance					37,812.38	65,103.01



Client Service



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Miami, FL 33102-5620



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800-435-8839



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

P:9755 / 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
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NMLS 412469
Member
FDIC



Association Interest Checking

Account Summary

Account:	XXXXX7216	Beginning Balance:	\$27,290.63
Last Statement:	May 30, 2025	Ending Balance:	\$52,057.00
This Statement:	June 30, 2025	Average Ledger Balance:	\$44,924.88
		Low Balance:	\$27,315.29
		Interest Earned This Period:	\$1.91
		Interest Earned 2025:	\$17.70
		Days In Period:	31
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
05-30	Beginning balance			27,290.63
06-02	Lockbox Deposit	376.52		27,667.15
06-02	Paychex Tps Taxes 12222500004521X		351.86	27,315.29
06-03	Lockbox Deposit	1,009.88		28,325.17
06-03	Clickpay Stl Ach Cp Stl Ach 58859123	1,009.94		29,335.11
06-03	Paychex Eib Invoice X12235100029120		231.57	29,103.54
06-04	Clickpay Stl Cc Cp Stl Cc 58943994	504.94		29,608.48
06-04	Clickpay Stl Ach Cp Stl Ach 58976433	881.46		30,489.94
06-05	Lockbox Deposit	504.94		30,994.88
06-05	Clickpay Stl Ach Cp Stl Ach 59100048	504.94		31,499.82
06-06	Clickpay Stl Ach Cp Stl Ach 59212854	504.94		32,004.76
06-09	Lockbox Deposit	1,514.82		33,519.58
06-09	Clickpay Stl Ach Cp Stl Ach 59270883	376.52		33,896.10
06-10	Clickpay Stl Ach Cp Stl Ach 59355550	1,257.98		35,154.08
06-11	Clickpay Stl Ach Cp Stl Ach 59407120	4,034.58		39,188.66
06-13	Deposit	14,765.40		53,954.06

Continued on the next page

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Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
06-13	Miscellaneous Credit	0.94		53,955.00
06-13	Webxfr To Assoc Int No 856404		2,000.00	51,955.00
06-16	Clickpay Stl Cc Cp Stl Cc 59500691	504.94		52,459.94
06-16	Paychex Tps Taxes 12395900004768X		351.86	52,108.08
06-16	Paychex Inc. Payroll Ltqmxjmyms8b4mh		1,370.54	50,737.54
06-16	Check # 128		1,300.00	49,437.54
06-17	Lockbox Deposit	1,129.56		50,567.10
06-17	Paychex Eib Invoice X12407300008759		211.57	50,355.53
06-17	Check # 126		220.00	50,135.53
06-18	Clickpay Stl Cc Cp Stl Cc 59567866	900.00		51,035.53
06-20	Deposit	2,809.84		53,845.37
06-20	Deposit	15,287.33		69,132.70
06-20	Clickpay Stl Ach Cp Stl Ach 59597066	504.94		69,637.64
06-20	Miscellaneous Debit		2,809.87	66,827.77
06-20	Mdws M-dwasdpmt 000001740834700		20.61	66,807.16
06-20	Mdws M-dwasdpmt 000001740834697		1,550.40	65,256.76
06-20	Mdws M-dwasdpmt 000001740834691		2,595.97	62,660.79
06-20	Mdws M-dwasdpmt 000001740834698		2,674.27	59,986.52
06-23	Fpl Direct Debit Elec Pymt Xxxxxx8292 Ppda		30.42	59,956.10
06-23	Fpl Direct Debit Elec Pymt Xxxxxx0080 Ppda		38.13	59,917.97
06-23	Fpl Direct Debit Elec Pymt Xxxxxx5176 Ppda		50.36	59,867.61
06-23	Fpl Direct Debit Elec Pymt Xxxxxx4451 Ppda		71.73	59,795.88
06-23	Fpl Direct Debit Elec Pymt Xxxxxx7450 Ppda		73.24	59,722.64
06-23	Fpl Direct Debit Elec Pymt Xxxxxx8237 Ppda		77.09	59,645.55
06-23	Fpl Direct Debit Elec Pymt Xxxxxx1174 Ppda		78.06	59,567.49
06-23	Fpl Direct Debit Elec Pymt Xxxxxx5453 Ppda		79.56	59,487.93
06-23	Fpl Direct Debit Elec Pymt Xxxxxx2476 Ppda		86.00	59,401.93
06-23	Fpl Direct Debit Elec Pymt Xxxxxx6176 Ppda		102.87	59,299.06
06-23	Fpl Direct Debit Elec Pymt Xxxxxx3473 Ppda		106.84	59,192.22
06-23	Check # 127		2,600.00	56,592.22
06-24	Charge Back Item Check 1517885		376.52	56,215.70
06-24	Fpl Direct Debit Elec Pymt Xxxxxx1597 Ppda		65.42	56,150.28
06-24	Deposited Item Returned Fee		12.00	56,138.28
06-26	Lockbox Deposit	376.52		56,514.80
06-27	Deposit	1,009.94		57,524.74
06-27	Waste Connection Web_pay 99539775062625		3,747.25	53,777.49
06-30	Paychex Tps Taxes 12565600006541X		351.86	53,425.63
06-30	Paychex Inc. Payroll Qbzccmn6jc9bvpe		1,370.54	52,055.09
06-30	Interest	1.91		52,057.00
06-30	Ending totals	49,772.78	25,006.41	52,057.00

Checks

Number	Date	Amount	Number	Date	Amount
126	06-17	220.00	128	06-16	1,300.00
127	06-23	2,600.00			

* Skip In Check Sequence

Continued on the next page

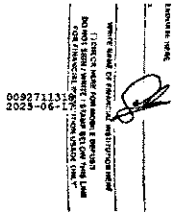
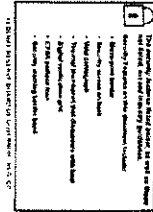
Amount: \$2,809.87 Date: 06/20/2025

Debit
(Decrease)**DDA Adjustment****City National Bank of Florida**

Original Amount: \$15,287.33 Date: 6/20/25
 Correct Amount: \$12,477.46 Auxiliary On-us:
 Adjustment Amount: - \$2,809.87 Routing Number: 066004367
 Account Number: 438557216

Remarks: ELA/289005422/6030/0330927072

Check # 126 Amount: \$220.00 Date: 06/17/2025



Check # 126 Amount: \$220.00 Date: 06/17/2025

Sunset Palms West C/D The Consulting LLC		City National Bank	060126
		6/1/2025	
PAY TO THE ORDER OF	F & M Services and Repairs	\$	220.00
Two Hundred Twenty and 00/100			
F & M Services and Repairs 950 Superior Paderno Opa Locka, FL 33054			
MEMO: Service and Repairs			
⑈000126⑈ ⑆066004367⑆ 438557216⑈			

Check # 127 Amount: \$2,600.00 Date: 06/23/2025

Sunset Palms West C/D The Consulting LLC		City National Bank	060127
		6/1/2025	
PAY TO THE ORDER OF	J & C Pro Lands	\$	2,600.00
Two Thousand Six Hundred and 00/100			
J & C Pro Lands 2835 Sw 82 Ave Miami, FL 33155			
MEMO: Landscaping			
⑈000127⑈ ⑆066004367⑆ 438557216⑈			

Check # 127 Amount: \$2,600.00 Date: 06/23/2025

Sunset Palms West C/D The Consulting LLC		City National Bank	060127
		6/1/2025	
PAY TO THE ORDER OF	J & C Pro Lands	\$	2,600.00
Two Thousand Six Hundred and 00/100			
J & C Pro Lands 2835 Sw 82 Ave Miami, FL 33155			
MEMO: Landscaping			
⑈000127⑈ ⑆066004367⑆ 438557216⑈			

Check # 128 Amount: \$1,300.00 Date: 06/16/2025

Sunset Palms West C/D The Consulting LLC		City National Bank	060128
		6/1/2025	
PAY TO THE ORDER OF	VTE CONSULTING LLC	\$	1,300.00
One Thousand Three Hundred and 00/100			
VTE CONSULTING LLC 1840 W 48th St Suite 203 Hialeah, FL 33012			
MEMO: Management Fee			
⑈000128⑈ ⑆066004367⑆ 438557216⑈			

Check # 128 Amount: \$1,300.00 Date: 06/16/2025

Sunset Palms West C/D The Consulting LLC		City National Bank	060128
		6/1/2025	
PAY TO THE ORDER OF	VTE CONSULTING LLC	\$	1,300.00
One Thousand Three Hundred and 00/100			
VTE CONSULTING LLC 1840 W 48th St Suite 203 Hialeah, FL 33012			
MEMO: Management Fee			
⑈000128⑈ ⑆066004367⑆ 438557216⑈			