



SUNSET PALMS WEST CONDOMINIUM ASSOCIATION, INC.

FINANCIAL STATEMENTS

INTERIM & UNAUDITED

02.31.2025

BALANCE SHEET

PROFIT & LOSS FOR THE MONTH

YEAR TO DATE PROFIT & LOSS

BUDGET VS. ACTUAL FOR THE MONTH

YEAR TO DATE BUDGET VS. ACTUAL

ACCOUNTS RECEIVABLE

DELINQUENT REGULAR ASSESSMENTS

PREPAID REGULAR ASSESSMENTS

ACCOUNTS RECEIVABLE

REGULAR ASSESSMENTS OWNERS BILLINGS & PAYMENTS
SPECIAL ASSESSMENTS OWNERS BILLINGS & PAYMENTS

CHECK REGISTER FOR THE MONTH

STATEMENTS OF CASH FLOW

BANK ACCOUNTS RECONCILIATIONS

1000 · City National B Operating 7216

1025 · City National B. Sp Ass - 6404

1030 · City National Bank 4679

1050 · First Citizens B Loan - 2436

1055 · First Citizens Operating -1011

ANNOTATIONS

Prepared By

Alexis Acosta, CAM & Property Manager



SUNSET PALMS WEST CONDOMINIUM ASSOCIATION, INC.

FINANCIAL STATEMENTS

INTERIM & UNAUDITED

02.31.2025

**BALANCE SHEET
PROFIT & LOSS FOR THE MONTH
YEAR TO DATE PROFIT & LOSS
BUDGET VS. ACTUAL FOR THE MONTH
YEAR TO DATE BUDGET VS. ACTUAL**

Prepared By

Alexis Acosta, CAM & Property Manager

Sunset Palms West Condominium Associations, Inc
Balance Sheet Interim & Unaudited
As of 02.28, 2025

	<u>Accrual Basis</u>
ASSETS	
Current Assets	
Checking/Savings	
Cash In Banks	83,042.29
1000 - City National B Operating 7216	23,677.40
1025 - City National B. Sp Ass - 6404	91,335.97
1030 - City National Bank 4679	5,532.09
1055 - First Citizens Operatring -1011	<u>\$ 203,587.75</u>
Total Cash In Banks	<u>\$ 203,587.75</u>
Total Checking/Savings	
Accounts Receivable	
Accounts Receivable	30,662.28
1200 - Regular Assessments	(22,086.00)
1250 - Regular Assessments Allowances Doubful accounts	5,981.23
1250 - Special Assessments	<u>\$ 14,557.51</u>
Total Accounts Receivable	<u>\$ 14,557.51</u>
Total Accounts Receivable	
Other Current Assets	
Other Current Assets	9,861.87
1300 - Prepaid Property & Liability Insurance	(1,386.40)
12000 - Undeposited Funds	<u>\$ 8,475.47</u>
Total Other Current Assets	<u>\$ 8,475.47</u>
Total Other Current Assets	<u>\$ 226,620.73</u>
Total Current Assets	<u>\$ 226,620.73</u>
TOTAL ASSETS	
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	2,497.99
2000 - Accounts Payable	<u>\$ 2,497.99</u>
Total Accounts Payable	
Other Current Liabilities	
Current Liabilities	16,031.70
2100 - Insurance Property & Liability Finance Payable	0.00
2130 - Lawsuits/Settlements Payments	21,648.81
2145 - Prepaid Regular Assessments	5,668.82
2146 - Prepaid Special Assessments	<u>\$ 43,349.33</u>
Total Current Liabilities	
Long Term Liabilities	
2650 - Bank Loan Payable #000993112760	25,153.68
Total Long Term Liabilities	<u>\$ 25,153.68</u>
Reserves Funds	
2700 - Replacement Funds Balance	<u>\$ 72,948.31</u>
2750 - Reserves-General	<u>\$ 28,132.80</u>
Total Reserves Funds	<u>\$ 101,081.11</u>
Total Other Current Liabilities	<u>\$ 68,503.01</u>
Total Current Liabilities	<u>\$ 172,082.11</u>
Total Liabilities	<u>\$ 172,082.11</u>
Equity	
Equity	(116,668.34)
3000 - Opening Balance Equity	\$ 155,117.24
3200 - Retained Earnings	16,089.72
Net Income	<u>\$ 54,538.62</u>
Total Equity	<u>\$ 226,620.73</u>
TOTAL LIABILITIES & EQUITY	

Sunset Palms West Condominium Associations, Inc
Profit & Loss Interim & Unaudited

Accrual Basis

February 2025

	Feb 25
Ordinary Income/Expense	
Income	
Income	
4000 □ Regular Assessments	41,609.48
Total Income	41,609.48
Other Income	
4020 □ Late Fees	50.00
4040 □ Interest Income	7.76
Total Other Income	57.76
Total Income	41,667.24
Gross Profit	41,667.24
Expense	
6000 □ Utilities	
6005 □ Water & Sewer	7,857.71
6010 □ Electricity	1,184.61
6015 □ Waste Removal	4,190.00
Total 6000 □ Utilities	13,232.32
6100 □ Administrative Expenses	
6110 □ Property Insurance Expense	9,907.83
6125 □ Interest Expense	197.98
6130 □ Office Supplies	850.00
6150 □ Bad Debts Expenses	376.52
6160 □ Licenses & Permits	-252.01
6170 □ Postage and Delivery	312.35
6180 □ Property Management Fees	1,804.00
6185 □ Dues & Subscriptions	65.00
6195 □ Website	49.99
Total 6100 □ Administrative Expenses	13,311.66
6200 □ Repairs & Maintenance	
6201 □ Materials & Supplies	506.25
6205 □ Landscaping and Groundskeeping	1,200.00
6225 □ Plumbing Repairs	1,085.95
6240 □ Pool Maintenance	300.00
6255 □ Fire Prevention	2,140.00
6260 □ Parking Enforcement	50.00
Total 6200 □ Repairs & Maintenance	5,282.20
6560 □ Payroll Expenses	
6561 □ Social Security	198.40
6562 □ Medicare	46.40
6564 □ Futa	19.20
6566 □ Paychex Processing	288.30
6560 □ Payroll Expenses - Other	3,200.00
Total 6560 □ Payroll Expenses	3,752.30
Total Expense	35,578.48
Net Ordinary Income	6,088.76
Other Income/Expense	
Other Expense	
7000 □ Reserves Allocations	1,500.00
Total Other Expense	1,500.00
Net Other Income	-1,500.00
Net Income	4,588.76

Sunset Palms West Condominium Associations, Inc
Year to Date Profit & Loss Interim & Unaudited

Accrual Basis

January through February 2025

	Jan - Feb 25
Ordinary Income/Expense	
Income	
Income	
4000 □ Regular Assessments	83,218.96
Total Income	83,218.96
Other Income	
4020 □ Late Fees	-475.00
4035 □ Fines/Violations	100.00
4040 □ Interest Income	15.64
4045 □ Parking Space Rental	301.00
Total Other Income	-58.36
Total Income	83,160.60
Gross Profit	83,160.60
Expense	
6000 □ Utilities	
6005 □ Water & Sewer	7,857.71
6010 □ Electricity	2,289.76
6015 □ Waste Removal	7,990.42
Total 6000 □ Utilities	18,137.89
6100 □ Administrative Expenses	
6110 □ Property Insurance Expense	19,815.66
6125 □ Interest Expense	410.44
6130 □ Office Supplies	850.00
6135 □ DBPR Fees	2,952.00
6140 □ Legal Services	1,500.00
6150 □ Bad Debts Expenses	376.52
6160 □ Licenses & Permits	-107.51
6170 □ Postage and Delivery	1,022.59
6180 □ Property Management Fees	3,300.00
6185 □ Dues & Subscriptions	130.00
6195 □ Website	49.99
Total 6100 □ Administrative Expenses	30,299.69
6200 □ Repairs & Maintenance	
6201 □ Materials & Supplies	506.25
6205 □ Landscaping and Groundskeeping	2,400.00
6225 □ Plumbing Repairs	1,085.95
6240 □ Pool Maintenance	600.00
6255 □ Fire Prevention	3,280.00
6260 □ Parking Enforcement	100.00
Total 6200 □ Repairs & Maintenance	7,972.20
6560 □ Payroll Expenses	
6561 □ Social Security	396.80
6562 □ Medicare	92.80
6564 □ Futa	38.40
6565 □ Suta	0.00
6566 □ Paychex Processing	733.10
6560 □ Payroll Expenses - Other	6,400.00
Total 6560 □ Payroll Expenses	7,661.10
Total Expense	64,070.88
Net Ordinary Income	19,089.72
Other Income/Expense	
Other Expense	
7000 □ Reserves Allocations	3,000.00
Total Other Expense	3,000.00
Net Other Income	-3,000.00
Net Income	16,089.72

Sunset Palms West Condominium Associations, Inc
Month Profit & Loss Budget vs. Actual

Accrual Basis

February 2025

	Feb 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Income				
4000 □ Regular Assessments	41,609.48	41,631.00	-21.52	99.9%
Total Income	41,609.48	41,631.00	-21.52	99.9%
Other Income				
4020 □ Late Fees	50.00			
4040 □ Interest Income	7.76			
Total Other Income	57.76			
Total Income	41,667.24	41,631.00	36.24	100.1%
Gross Profit	41,667.24	41,631.00	36.24	100.1%
Expense				
6000 □ Utilities				
6005 □ Water & Sewer	7,857.71	8,000.00	-142.29	98.2%
6010 □ Electricity	1,184.61	122.00	1,062.61	971.0%
6015 □ Waste Removal	4,190.00	3,255.00	935.00	128.7%
Total 6000 □ Utilities	13,232.32	11,377.00	1,855.32	116.3%
6100 □ Administrative Expenses				
6105 □ Computer and Internet Expenses	0.00	0.00	0.00	0.0%
6110 □ Property Insurance Expense	9,907.83	13,171.00	-3,263.17	75.2%
6120 □ D&O & Other Insurance Expense	0.00	235.00	-235.00	0.0%
6125 □ Interest Expense	197.98			
6130 □ Office Supplies	850.00			
6135 □ DBPR Fees	0.00	29.00	-29.00	0.0%
6140 □ Legal Services	0.00	350.00	-350.00	0.0%
6145 □ Audit & Taxes	0.00	250.00	-250.00	0.0%
6150 □ Bad Debts Expenses	376.52	1,700.00	-1,323.48	22.1%
6155 □ Bank Service Charges	0.00	79.00	-79.00	0.0%
6160 □ Licenses & Permits	-252.01	155.00	-407.01	-162.6%
6165 □ Department of Corporations	0.00	5.00	-5.00	0.0%
6170 □ Postage and Delivery	312.35	200.00	112.35	156.2%
6180 □ Property Management Fees	1,804.00	1,650.00	154.00	109.3%
6185 □ Dues & Subscriptions	65.00			
6190 □ Filin Fee	0.00	15.00	-15.00	0.0%
6195 □ Website	49.99	99.00	-49.01	50.5%
Total 6100 □ Administrative Expenses	13,311.66	17,938.00	-4,626.34	74.2%
6200 □ Repairs & Maintenance				
6201 □ Materials & Supplies	506.25	50.00	456.25	1,012.5%
6205 □ Landscaping and Groundskeeping	1,200.00	1,400.00	-200.00	85.7%
6210 □ General Repairs	0.00	700.00	-700.00	0.0%
6215 □ Building Repairs	0.00	1,000.00	-1,000.00	0.0%
6220 □ Roofs Repairs	0.00	300.00	-300.00	0.0%
6225 □ Plumbing Repairs	1,085.95	300.00	785.95	362.0%
6235 □ Fire Extinguishers	0.00	80.00	-80.00	0.0%
6240 □ Pool Maintenance	300.00	500.00	-200.00	60.0%
6255 □ Fire Prevention	2,140.00			
6260 □ Parking Enforcement	50.00			
Total 6200 □ Repairs & Maintenance	5,282.20	4,330.00	952.20	122.0%
6300 □ Contingency & Reserves				
6303 □ Loan Amortization	0.00	2,547.00	-2,547.00	0.0%
Total 6300 □ Contingency & Reserves	0.00	2,547.00	-2,547.00	0.0%
6560 □ Payroll Expenses				
6561 □ Social Security	198.40	198.00	0.40	100.2%
6562 □ Medicare	46.40	46.00	0.40	100.9%
6564 □ Futa	19.20	19.00	0.20	101.1%
6565 □ Suta	0.00	80.00	-80.00	0.0%
6566 □ Paychex Processing	288.30	180.00	108.30	160.2%
6560 □ Payroll Expenses - Other	3,200.00	3,200.00	0.00	100.0%
Total 6560 □ Payroll Expenses	3,752.30	3,723.00	29.30	100.8%
Total Expense	35,578.48	39,915.00	-4,336.52	89.1%
Net Ordinary Income	6,088.76	1,716.00	4,372.76	354.8%
Other Income/Expense				
Other Expense				

Sunset Palms West Condominium Associations, Inc
Month Profit & Loss Budget vs. Actual

Accrual Basis

February 2025

	Feb 25	Budget	\$ Over Budget	% of Budget
7000 □ Reserves Allocations	1,500.00	1,500.00	0.00	100.0%
Total Other Expense	1,500.00	1,500.00	0.00	100.0%
Net Other Income	-1,500.00	-1,500.00	0.00	100.0%
Net Income	4,588.76	216.00	4,372.76	2,124.4%

Sunset Palms West Condominium Associations, Inc
Year to Date Profit & Loss Budget vs. Actual

Accrual Basis

January through February 2025

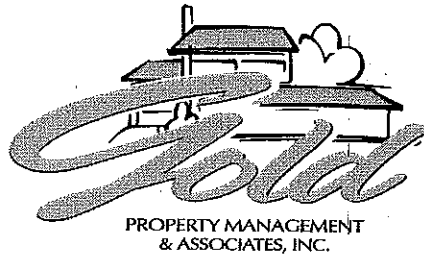
	Jan - Feb 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Income				
4000 □ Regular Assessments	83,218.96	83,262.00	-43.04	99.9%
Total Income	83,218.96	83,262.00	-43.04	99.9%
Other Income				
4020 □ Late Fees	-475.00			
4035 □ Fines/Violations	100.00			
4040 □ Interest Income	15.64			
4045 □ Parking Space Rental	301.00			
Total Other Income	-58.36			
Total Income	83,160.60	83,262.00	-101.40	99.9%
Gross Profit	83,160.60	83,262.00	-101.40	99.9%
Expense				
6000 □ Utilities				
6005 □ Water & Sewer	7,857.71	16,000.00	-8,142.29	49.1%
6010 □ Electricity	2,289.76	244.00	2,045.76	938.4%
6015 □ Waste Removal	7,990.42	6,510.00	1,480.42	122.7%
Total 6000 □ Utilities	18,137.89	22,754.00	-4,616.11	79.7%
6100 □ Administrative Expenses				
6105 □ Computer and Internet Expenses	0.00	0.00	0.00	0.0%
6110 □ Property Insurance Expense	19,815.66	26,342.00	-6,526.34	75.2%
6120 □ D&O & Other Insurance Expense	0.00	470.00	-470.00	0.0%
6125 □ Interest Expense	410.44			
6130 □ Office Supplies	850.00			
6135 □ DBPR Fees	2,952.00	58.00	2,894.00	5,089.7%
6140 □ Legal Services	1,500.00	700.00	800.00	214.3%
6145 □ Audit & Taxes	0.00	500.00	-500.00	0.0%
6150 □ Bad Debts Expenses	376.52	3,400.00	-3,023.48	11.1%
6155 □ Bank Service Charges	0.00	158.00	-158.00	0.0%
6160 □ Licenses & Permits	-107.51	310.00	-417.51	-34.7%
6165 □ Department of Corporations	0.00	10.00	-10.00	0.0%
6170 □ Postage and Delivery	1,022.59	400.00	622.59	255.6%
6180 □ Property Management Fees	3,300.00	3,300.00	0.00	100.0%
6185 □ Dues & Subscriptions	130.00			
6190 □ Filin Fee	0.00	30.00	-30.00	0.0%
6195 □ Website	49.99	198.00	-148.01	25.2%
Total 6100 □ Administrative Expenses	30,299.69	35,876.00	-5,576.31	84.5%
6200 □ Repairs & Maintenance				
6201 □ Materials & Supplies	506.25	100.00	406.25	506.3%
6205 □ Landscaping and Groundskeeping	2,400.00	2,800.00	-400.00	85.7%
6210 □ General Repairs	0.00	1,400.00	-1,400.00	0.0%
6215 □ Building Repairs	0.00	2,000.00	-2,000.00	0.0%
6220 □ Roofs Repairs	0.00	600.00	-600.00	0.0%
6225 □ Plumbing Repairs	1,085.95	600.00	485.95	181.0%
6235 □ Fire Extinguishers	0.00	160.00	-160.00	0.0%
6240 □ Pool Maintenance	600.00	1,000.00	-400.00	60.0%
6255 □ Fire Prevention	3,280.00			
6260 □ Parking Enforcement	100.00			
Total 6200 □ Repairs & Maintenance	7,972.20	8,660.00	-687.80	92.1%
6300 □ Contingency & Reserves				
6303 □ Loan Amortization	0.00	5,094.00	-5,094.00	0.0%
Total 6300 □ Contingency & Reserves	0.00	5,094.00	-5,094.00	0.0%
6560 □ Payroll Expenses				
6561 □ Social Security	396.80	396.00	0.80	100.2%
6562 □ Medicare	92.80	92.00	0.80	100.9%
6564 □ Futa	38.40	38.00	0.40	101.1%
6565 □ Suta	0.00	160.00	-160.00	0.0%
6566 □ Paychex Processing	733.10	360.00	373.10	203.6%
6560 □ Payroll Expenses - Other	6,400.00	6,400.00	0.00	100.0%
Total 6560 □ Payroll Expenses	7,661.10	7,446.00	215.10	102.9%
Total Expense	64,070.88	79,830.00	-15,759.12	80.3%
Net Ordinary Income	19,089.72	3,432.00	15,657.72	556.2%
Other Income/Expense				

Sunset Palms West Condominium Associations, Inc
Year to Date Profit & Loss Budget vs. Actual

Accrual Basis

January through February 2025

	Jan - Feb 25	Budget	\$ Over Budget	% of Budget
Other Expense				
7000 II Reserves Allocations	3,000.00	3,000.00	0.00	100.0%
Total Other Expense	3,000.00	3,000.00	0.00	100.0%
Net Other Income	-3,000.00	-3,000.00	0.00	100.0%
Net Income	16,089.72	432.00	15,657.72	3,724.5%



SUNSET PALMS WEST CONDOMINIUM ASSOCIATION, INC.

FINANCIAL STATEMENTS

INTERIM & UNAUDITED

02.31.2025

ACCOUNTS RECEIVABLE

AGING DELINQUENT REGULAR ASSESSMENTS

PREPAID REGULAR ASSESSMENTS

AGING DELINQUENT SPECIAL ASSESSMENTS

AGING PREPAID SPECIAL ASSESSMENTS

Prepared By

Alexis Acosta, CAM & Property Manager

SUNSET PALMS WEST CONDOMINIUM ASSOCIATION, INC.
DELINQUENT REGULAR ASSESSMENT
AS OF FEBRUARY 28, 2025

Unit	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
18A3 West 40 LLC (TN)	0.00	376.52 ✓	0.00	0.00	-255.08	121.44
18A4 West 40 LLC (TN)	0.00	504.94 ✓	0.00	0.00	0.00	504.94
18A6 Julio Burgos (TN)	0.00	504.94 ✓	0.00	0.00	0.00	504.94
18B1 La Floresta Williams Hijos Inc (TN)	0.00	376.52 ✓	376.52	376.52	-1,129.36	0.20
18B7 Ruth I Thomsich	0.00	504.94 ✓	504.94	504.94	4,349.50	5,864.32
18B8 Larc Capital Investments (TN)	0.00	504.94 ✓	0.00	0.00	-0.98	503.96
18C1 Federal National Mortgage Assoc (TN)	0.00	376.52 ✓	376.52	376.52	15,435.20	16,564.76
18C5 Richard A Vargas (TN)	0.00	-479.94 ✓	0.00	0.00	504.94	25.00
18D5 Neal Kleinman (TN)	0.00	504.94 ✓	504.94	504.94	-1,009.88	504.94
18E5 Carlos Rodriguez	0.00	554.94 ✓	504.94	529.94	684.16	2,273.98
18E6 M & S Trust Holding, LLC (TN)	0.00	504.94 ✓	0.00	0.00	-426.98	77.96
18F6 Laysa Fernandez	0.00	1.58 ✓	0.00	0.00	-0.06	1.52
18G2 Elida USA Corporation (TN)	0.00	44.76 ✓	0.00	0.00	-40.12	4.64
18G4 Elisa Usa Corporation	0.00	156.83 ✓	0.00	0.00	-152.18	4.65
18G8 Walter Vivanco (TN)	0.00	504.94 ✓	-25.00	25.00	0.00	504.94
18H1 Jisell Herrero (TN)	0.00	376.52 ✓	376.52	376.52	-776.78	352.78
18H2 Encarnacion Bou le Rem (TN)	0.00	504.94 ✓	0.00	0.00	0.00	504.94
18H8 Gloria Guiked-Apostol	0.00	504.94 ✓	0.00	0.00	0.00	504.94
18I7 R&D Electric Properties LLC (TN)	0.00	504.94 ✓	429.94	504.94	-934.88	504.94
18J7 Vanessa Vasquez de Lara & Carolina L	0.00	338.30 ✓	0.00	0.00	-0.12	338.18
18J8 Carolina Cardona & Hugo Sanchez (TN)	0.00	504.94 ✓	100.00	-504.94	0.00	100.00
18K8 Alicia Peixoto (TN)	0.00	504.94 ✓	0.00	0.00	0.00	504.94
Unknown	0.00	0.00 ✓	0.00	0.00	389.37	389.37
Total	0.00	8,181.83	3,149.32	2,694.38	16,636.75	30,662.28

SUNSET PALMS WEST CONDOMINIUM ASSOCIATION, INC.
DELINQUENT SPECIAL ASSESSMENT
AS OF FEBRUARY 28, 2025

Unit	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
18A3 West 40 LLC (TN)	0.00	0.00	0.00	0.00	121.44	121.44
18B2 David A Gimenez (TN)	0.00	0.00	0.00	0.00	162.86	162.86
18C1 Federal National Mortgage Assoc (TN)	0.00	0.00	0.00	0.00	3,707.44	3,707.44
18C2 Jorge Trueba & Odalys Trueba	0.00	0.00	0.00	0.00	162.86	162.86
18D3 Richard Thomas (TN)	0.00	0.00	0.00	0.00	121.44	121.44
18D7 Carmen Rodriguez Bacardi	0.00	0.00	0.00	0.00	12.00	12.00
18D8 Jorge Trueba (TN)	0.00	0.00	0.00	0.00	162.86	162.86
18E4 PJ and EC Family LIV TR	0.00	0.00	0.00	0.00	162.86	162.86
18E5 Carlos Rodriguez	0.00	0.00	0.00	0.00	325.72	325.72
18E6 M & S Trust Holding, LLC (TN)	0.00	0.00	0.00	0.00	350.72	350.72
18E7 Christopher Martinez (TN)	0.00	0.00	0.00	0.00	162.86	162.86
18F4 Chris Rey	0.00	0.00	0.00	0.00	162.86	162.86
18F6 Laysa Fernandez	0.00	0.00	0.00	0.00	162.86	162.86
18I4 Medardo Gomez Diaz	0.00	0.00	0.00	0.00	162.86	162.86
18J2 Longonz LLC (TN)	0.00	0.00	0.00	0.00	25.00	25.00
18J6 Michael G. Argueta Barragan (TN)	0.00	0.00	0.00	0.00	14.59	14.59
Total	0.00	0.00	0.00	0.00	5,981.23	5,981.23

SUNSET PALMS WEST CONDOMINIUM ASSOCIATION, INC.
PREPAID REGULAR ASSESSMENT
AS OF FEBRUARY 28, 2025

Unit	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
18A2 David Groover (TN)	0.00	504.94	0.00	0.00	-2,398.36	-1,893.42
18B3 Shalala Corporate LLC (TN)	0.00	376.52	376.52	376.52	-1,895.45	-765.89
18B5 Roberto Sanchez (TN)	0.00	504.94	504.94	0.00	-1,022.81	-12.93
18B6 Elida USA Corporation (TN)	0.00	131.81	0.00	0.00	-152.18	-20.37
18C4 Raimer Perez (TN)	-504.94	0.00	0.00	0.00	-3.09	-508.03
18C7 Le Lu Jo, LLC & Eduardo Fernandez (T	0.00	504.94	0.00	0.00	-5,554.34	-5,049.40
18D4 Mercedes Garcia (TN)	0.00	504.94	0.00	0.00	-505.00	-0.06
18D7 Carmen Rodriguez Bacardi	0.00	504.94	0.00	-12.00	-504.94	-12.00
18E4 PJ and EC Family LIV TR	0.00	504.94	-1,009.82	-504.94	0.00	-1,009.82
18F4 Chris Rey	0.00	504.94	504.94	0.00	-1,054.74	-44.86
18G3 Daniel Fernandez (TN)	0.00	376.52	0.00	-376.52	-376.52	-376.52
18G6 Doung Kim Ly (TN)	0.00	504.94	504.94	504.94	-2,019.76	-504.94
18H3 Cecilia Arango (TN)	0.00	376.52	0.00	-376.52	-551.38	-551.38
18H4 David Groover (TN)	0.00	504.94	0.00	-504.94	-222.84	-222.84
18H6 Noel Orta Rodriguez	0.00	504.94	-3,534.58	0.00	-2,524.70	-5,554.34
18H7 Emilio Roges	0.00	0.00	0.00	0.00	-1,009.88	-1,009.88
18I2 Migdonia Spayd (TN)	0.00	504.94	0.00	0.00	-505.00	-0.06
18I4 Medardo Gomez Diaz	0.00	504.94	-603.28	0.00	0.00	-98.34
18I8 Luis Jorge Garcia	0.00	0.00	-1,009.88	0.00	-1,088.00	-2,097.88
18J2 Longonz LLC (TN)	0.00	504.94	-25.00	-454.94	-50.00	-25.00
18J3 Maria del Carmen Socarras (TN)	0.00	0.00	-376.52	0.00	0.00	-376.52
18K3 Cramos Investments LLC (TN)	0.00	376.52	-890.84	0.00	-995.00	-1,509.32
18K7 Manuel Rodriguez (TN)	0.00	504.94	-204.98	-304.96	-0.01	-5.01
Total	-504.94	8,707.05	-5,763.56	-1,653.36	-22,434.00	-21,648.81

SUNSET PALMS WEST CONDOMINIUM ASSOCIATION, INC.
PREPAID SPECIAL ASSESSMENT
AS OF FEBRUARY 28, 2025

Unit	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
18A2 David Groover (TN)	0.00	0.00	0.00	0.00	-325.72	-325.72
18A6 Julio Burgos (TN)	0.00	0.00	0.00	0.00	-488.58	-488.58
18B7 Ruth I Thomsich	0.00	0.00	0.00	0.00	-162.86	-162.86
18C8 Juan Carlos Castillo (TN)	0.00	0.00	0.00	0.00	-0.02	-0.02
18G8 Walter Vivanco (TN)	0.00	0.00	0.00	0.00	-36.56	-36.56
18H4 David Groover (TN)	0.00	0.00	0.00	0.00	-325.72	-325.72
18I8 Luis Jorge Garcia	0.00	0.00	0.00	0.00	-9.14	-9.14
18J7 Vanessa Vasquez de Lara & Carolina L	0.00	0.00	0.00	0.00	-0.32	-0.32
18K1 Juan, Edward, John Espinoza (TN)	0.00	0.00	0.00	0.00	-1,339.40	-1,339.40
18K4 A&L Group, LLC & Armando Arias (TN)	0.00	0.00	-162.86	-162.86	-1,465.74	-1,791.46
Unknown	0.00	0.00	0.00	0.00	-1,189.04	-1,189.04
Total	0.00	0.00	-162.86	-162.86	-5,343.10	-5,668.82



SUNSET PALMS WEST CONDOMINIUM ASSOCIATION, INC.

FINANCIAL STATEMENTS

INTERIM & UNAUDITED

02.31.2025

ACCOUNTS RECEIVABLE

REGULAR ASSESSMENTS OWNERS BILLINGS & PAYMENTS

Prepared By

Alexis Acosta, CAM & Property Manager

Sunset Palms West Condominium Associations, Inc
Regular Assessments-Owners Billings & Payments

As of February 28, 2025

Type	Date	Num	Account	Amount	Balance
18A1 Vicallex 2019 LLC (TN)					0.00
Invoice	02/01/2025	1235	1200 □ Regular Assessments	376.52	376.52
Payment	02/06/2025	5008	1200 □ Regular Assessments	-376.52	0.00
Total 18A1 Vicallex 2019 LLC (TN)				0.00	0.00
18A2 David Groover (TN)					-1,893.42
Invoice	02/01/2025	1236	1200 □ Regular Assessments	504.94	-1,388.48
Payment	02/06/2025	8553...	1200 □ Regular Assessments	-504.94	-1,893.42
Total 18A2 David Groover (TN)				0.00	-1,893.42
18A3 West 40 LLC (TN)					121.44
Invoice	02/01/2025	1237	1200 □ Regular Assessments	376.52	497.96
Payment	02/06/2025	0024...	1200 □ Regular Assessments	-376.52	121.44
Total 18A3 West 40 LLC (TN)				0.00	121.44
18A4 West 40 LLC (TN)					504.94
Invoice	02/01/2025	1238	1200 □ Regular Assessments	504.94	1,009.88
Payment	02/20/2025	0024...	1200 □ Regular Assessments	-504.94	504.94
Total 18A4 West 40 LLC (TN)				0.00	504.94
18A5 Randy Ruiz (TN)					0.00
Invoice	02/01/2025	1239	1200 □ Regular Assessments	504.94	504.94
Payment	02/20/2025	1503	1200 □ Regular Assessments	-504.94	0.00
Total 18A5 Randy Ruiz (TN)				0.00	0.00
18A6 Julio Burgos (TN)					504.94
Invoice	02/01/2025	1240	1200 □ Regular Assessments	504.94	1,009.88
Payment	02/04/2025	8740...	1200 □ Regular Assessments	-504.94	504.94
Total 18A6 Julio Burgos (TN)				0.00	504.94
18A7 88 East 3 LLC (TN)					0.00
Invoice	02/01/2025	1241	1200 □ Regular Assessments	504.94	504.94
Payment	02/20/2025	8746...	1200 □ Regular Assessments	-504.94	0.00
Total 18A7 88 East 3 LLC (TN)				0.00	0.00
18A8 Frank Bejar (TN)					0.00
Invoice	02/01/2025	1242	1200 □ Regular Assessments	504.94	504.94
Payment	02/03/2025	ACH	1200 □ Regular Assessments	-504.94	0.00
Total 18A8 Frank Bejar (TN)				0.00	0.00
18B1 La Floresta Williams Hijos Inc (TN)					0.10
Invoice	02/01/2025	1243	1200 □ Regular Assessments	376.52	376.62
Payment	02/06/2025	0024...	1200 □ Regular Assessments	-376.42	0.20
Total 18B1 La Floresta Williams Hijos Inc (TN)				0.10	0.20
18B2 David A Gimenez (TN)					0.00
Invoice	02/01/2025	1244	1200 □ Regular Assessments	504.94	504.94
Payment	02/20/2025	8741...	1200 □ Regular Assessments	-504.94	0.00
Total 18B2 David A Gimenez (TN)				0.00	0.00
18B3 Shalala Corporate LLC (TN)					-1,142.41
Invoice	02/01/2025	1245	1200 □ Regular Assessments	376.52	-765.89
Total 18B3 Shalala Corporate LLC (TN)				376.52	-765.89

Sunset Palms West Condominium Associations, Inc
Regular Assessments-Owners Billings & Payments

As of February 28, 2025

Type	Date	Num	Account	Amount	Balance
18B4 Jennette R. Romay					0.00
Invoice	02/01/2025	1246	1200 □ Regular Assessments	504.94	504.94
Payment	02/03/2025	ACH	1200 □ Regular Assessments	-504.94	0.00
Total 18B4 Jennette R. Romay				0.00	0.00
18B5 Roberto Sanchez (TN)					-517.87
Invoice	02/01/2025	1247	1200 □ Regular Assessments	504.94	-12.93
Total 18B5 Roberto Sanchez (TN)				504.94	-12.93
18B6 Elida USA Corporation (TN)					-25.31
Invoice	02/01/2025	1248	1200 □ Regular Assessments	504.94	479.63
Payment	02/19/2025	1619	1200 □ Regular Assessments	-500.00	-20.37
Total 18B6 Elida USA Corporation (TN)				4.94	-20.37
18B7 Ruth I Thomsich					5,359.38
Invoice	02/01/2025	1249	1200 □ Regular Assessments	504.94	5,864.32
Total 18B7 Ruth I Thomsich				504.94	5,864.32
18B8 Larc Capital Investments (TN)					-0.98
Invoice	02/01/2025	1250	1200 □ Regular Assessments	504.94	503.96
Total 18B8 Larc Capital Investments (TN)				504.94	503.96
18C1 Federal National Mortgage Assoc (TN)					16,564.76
Invoice	02/01/2025	1251	1200 □ Regular Assessments	376.52	16,941.28
Payment	02/19/2025	2000...	1200 □ Regular Assessments	-376.52	16,564.76
Total 18C1 Federal National Mortgage Assoc (TN)				0.00	16,564.76
18C2 Jorge Trueba & Odalys Trueba					0.00
Invoice	02/01/2025	1252	1200 □ Regular Assessments	504.94	504.94
Payment	02/03/2025	ACH	1200 □ Regular Assessments	-504.94	0.00
Total 18C2 Jorge Trueba & Odalys Trueba				0.00	0.00
18C3 Gustavo Valcarcel (TN)					0.00
Invoice	02/01/2025	1253	1200 □ Regular Assessments	376.52	376.52
General Journal	02/01/2025	500	1200 □ Regular Assessments	-376.52	0.00
Total 18C3 Gustavo Valcarcel (TN)				0.00	0.00
18C4 Raimer Perez (TN)					-3.09
Invoice	02/01/2025	1254	1200 □ Regular Assessments	504.94	501.85
Payment	02/06/2025	479	1200 □ Regular Assessments	-504.94	-3.09
Payment	02/28/2025	482	1200 □ Regular Assessments	-504.94	-508.03
Total 18C4 Raimer Perez (TN)				-504.94	-508.03
18C5 Richard A Vargas (TN)					2,044.76
Invoice	02/01/2025	1255	1200 □ Regular Assessments	504.94	2,549.70
Payment	02/19/2025	ACH	1200 □ Regular Assessments	-2,524.70	25.00
Total 18C5 Richard A Vargas (TN)				-2,019.76	25.00
18C6 Mario Luis Acosta (TN)					0.00
Invoice	02/01/2025	1256	1200 □ Regular Assessments	504.94	504.94
Payment	02/06/2025	4001	1200 □ Regular Assessments	-504.94	0.00
Total 18C6 Mario Luis Acosta (TN)				0.00	0.00
18C7 Le Lu Jo, LLC & Eduardo Fernandez (T					-5,554.34

Sunset Palms West Condominium Associations, Inc
Regular Assessments-Owners Billings & Payments

As of February 28, 2025

Type	Date	Num	Account	Amount	Balance
Invoice	02/01/2025	1257	1200 □ Regular Assessments	504.94	-5,049.40
Total 18C7 Le Lu Jo, LLC & Eduardo Fernandez (T				504.94	-5,049.40
18C8 Juan Carlos Castillo (TN)					0.00
Invoice	02/01/2025	1258	1200 □ Regular Assessments	504.94	504.94
Payment	02/03/2025	ACH	1200 □ Regular Assessments	-504.94	0.00
Total 18C8 Juan Carlos Castillo (TN)				0.00	0.00
18D1 Alain Amara					0.00
Invoice	02/01/2025	1259	1200 □ Regular Assessments	376.52	376.52
Payment	02/03/2025	ACH	1200 □ Regular Assessments	-376.52	0.00
Total 18D1 Alain Amara				0.00	0.00
18D2 Judy Rotondi					0.00
Invoice	02/01/2025	1260	1200 □ Regular Assessments	504.94	504.94
Payment	02/03/2025	ACH	1200 □ Regular Assessments	-504.94	0.00
Total 18D2 Judy Rotondi				0.00	0.00
18D3 Richard Thomas (TN)					0.00
Invoice	02/01/2025	1261	1200 □ Regular Assessments	376.52	376.52
Payment	02/19/2025	0025...	1200 □ Regular Assessments	-376.52	0.00
Total 18D3 Richard Thomas (TN)				0.00	0.00
18D4 Mercedes Garcia (TN)					-0.06
Invoice	02/01/2025	1262	1200 □ Regular Assessments	504.94	504.88
Payment	02/11/2025	376	1200 □ Regular Assessments	-504.94	-0.06
Total 18D4 Mercedes Garcia (TN)				0.00	-0.06
18D5 Neal Kleinman (TN)					504.94
Invoice	02/01/2025	1263	1200 □ Regular Assessments	504.94	1,009.88
Payment	02/11/2025	8737	1200 □ Regular Assessments	-504.94	504.94
Total 18D5 Neal Kleinman (TN)				0.00	504.94
18D6 Debora Garcia Riera (TN)					0.00
Invoice	02/01/2025	1264	1200 □ Regular Assessments	504.94	504.94
Payment	02/03/2025	ACH	1200 □ Regular Assessments	-504.94	0.00
Total 18D6 Debora Garcia Riera (TN)				0.00	0.00
18D7 Carmen Rodriguez Bacardi					-12.00
Invoice	02/01/2025	1265	1200 □ Regular Assessments	504.94	492.94
Payment	02/06/2025	215	1200 □ Regular Assessments	-504.94	-12.00
Total 18D7 Carmen Rodriguez Bacardi				0.00	-12.00
18D8 Jorge Trueba (TN)					0.00
Invoice	02/01/2025	1266	1200 □ Regular Assessments	504.94	504.94
Payment	02/03/2025	ACH	1200 □ Regular Assessments	-504.94	0.00
Total 18D8 Jorge Trueba (TN)				0.00	0.00
18E1 Tania Romero (TN)					0.00
Invoice	02/01/2025	1267	1200 □ Regular Assessments	376.52	376.52
Payment	02/03/2025	ACH	1200 □ Regular Assessments	-376.52	0.00
Total 18E1 Tania Romero (TN)				0.00	0.00
18E2 Lantana Bloom Corp. (TN)					0.00

Sunset Palms West Condominium Associations, Inc
Regular Assessments-Owners Billings & Payments

As of February 28, 2025

Type	Date	Num	Account	Amount	Balance
Invoice	02/01/2025	1268	1200 □ Regular Assessments	504.94	504.94
Payment	02/03/2025	ACH	1200 □ Regular Assessments	-504.94	0.00
Total 18E2 Lantana Bloom Corp. (TN)				0.00	0.00
18E3 Alejandro Uribe & Jessica Suarez (TN)					0.00
Invoice	02/01/2025	1269	1200 □ Regular Assessments	376.52	376.52
Payment	02/03/2025	ACH	1200 □ Regular Assessments	-376.52	0.00
Total 18E3 Alejandro Uribe & Jessica Suarez (TN)				0.00	0.00
18E4 PJ and EC Family LIV TR					-1,009.82
Invoice	02/01/2025	1270	1200 □ Regular Assessments	504.94	-504.88
Payment	02/03/2025	ACH	1200 □ Regular Assessments	-504.94	-1,009.82
Total 18E4 PJ and EC Family LIV TR				0.00	-1,009.82
18E5 Carlos Rodriguez					1,719.04
Invoice	02/01/2025	1271	1200 □ Regular Assessments	504.94	2,223.98
Invoice	02/03/2025	1325	1200 □ Regular Assessments	50.00	2,273.98
Total 18E5 Carlos Rodriguez				554.94	2,273.98
18E6 M & S Trust Holding, LLC (TN)					77.96
Invoice	02/01/2025	1272	1200 □ Regular Assessments	504.94	582.90
Payment	02/19/2025	0025...	1200 □ Regular Assessments	-504.94	77.96
Total 18E6 M & S Trust Holding, LLC (TN)				0.00	77.96
18E7 Christopher Martinez (TN)					0.00
Invoice	02/01/2025	1273	1200 □ Regular Assessments	504.94	504.94
Payment	02/03/2025	ACH	1200 □ Regular Assessments	-504.94	0.00
Total 18E7 Christopher Martinez (TN)				0.00	0.00
18E8 Diana Vera & Jose P. Vera					0.00
Invoice	02/01/2025	1274	1200 □ Regular Assessments	504.94	504.94
Payment	02/03/2025	ACH	1200 □ Regular Assessments	-504.94	0.00
Total 18E8 Diana Vera & Jose P. Vera				0.00	0.00
18F1 Tania Gonzalez					-376.52
Invoice	02/01/2025	1275	1200 □ Regular Assessments	376.52	0.00
Total 18F1 Tania Gonzalez				376.52	0.00
18F2 Piedad E. Tapia Guim (TN)					0.00
Invoice	02/01/2025	1276	1200 □ Regular Assessments	504.94	504.94
Payment	02/03/2025	ACH	1200 □ Regular Assessments	-504.94	0.00
Total 18F2 Piedad E. Tapia Guim (TN)				0.00	0.00
18F3 Jaime Prats & Alexander Rizo (TN)					0.00
Invoice	02/01/2025	1277	1200 □ Regular Assessments	376.52	376.52
Payment	02/03/2025	ACH	1200 □ Regular Assessments	-376.52	0.00
Total 18F3 Jaime Prats & Alexander Rizo (TN)				0.00	0.00
18F4 Chris Rey					-44.86
Invoice	02/01/2025	1278	1200 □ Regular Assessments	504.94	460.08
Payment	02/06/2025	209	1200 □ Regular Assessments	-504.94	-44.86
Total 18F4 Chris Rey				0.00	-44.86
18F5 Alain Abab (TN)					0.00

Sunset Palms West Condominium Associations, Inc
Regular Assessments-Owners Billings & Payments

As of February 28, 2025

Type	Date	Num	Account	Amount	Balance
Invoice	02/01/2025	1279	1200 □ Regular Assessments	504.94	504.94
Payment	02/03/2025	ACH	1200 □ Regular Assessments	-504.94	0.00
Total 18F5 Alain Abab (TN)				0.00	0.00
18F6 Laysa Fernandez					1.58
Invoice	02/01/2025	1280	1200 □ Regular Assessments	504.94	506.52
Payment	02/19/2025	143	1200 □ Regular Assessments	-505.00	1.52
Total 18F6 Laysa Fernandez				-0.06	1.52
18F7 Ediberto Escobar (TN)					0.00
Invoice	02/01/2025	1281	1200 □ Regular Assessments	504.94	504.94
Payment	02/20/2025	0084...	1200 □ Regular Assessments	-504.94	0.00
Total 18F7 Ediberto Escobar (TN)				0.00	0.00
18F8 Nancy Salabarría					0.00
Invoice	02/01/2025	1282	1200 □ Regular Assessments	504.94	504.94
Payment	02/03/2025	ACH	1200 □ Regular Assessments	-504.94	0.00
Total 18F8 Nancy Salabarría				0.00	0.00
18G1 Marzall Inverstment LLC (TN)					0.00
Invoice	02/01/2025	1283	1200 □ Regular Assessments	376.52	376.52
Payment	02/19/2025	5013	1200 □ Regular Assessments	-376.52	0.00
Total 18G1 Marzall Inverstment LLC (TN)				0.00	0.00
18G2 Elida USA Corporation (TN)					-0.30
Invoice	02/01/2025	1284	1200 □ Regular Assessments	504.94	504.64
Payment	02/19/2025	1619	1200 □ Regular Assessments	-500.00	4.64
Total 18G2 Elida USA Corporation (TN)				4.94	4.64
18G3 Daniel Fernandez (TN)					-376.52
Invoice	02/01/2025	1285	1200 □ Regular Assessments	376.52	0.00
Payment	02/06/2025	0024...	1200 □ Regular Assessments	-376.52	-376.52
Total 18G3 Daniel Fernandez (TN)				0.00	-376.52
18G4 Elisa Usa Corporation					-0.29
Invoice	02/01/2025	1286	1200 □ Regular Assessments	504.94	504.65
Payment	02/19/2025	1619	1200 □ Regular Assessments	-500.00	4.65
Total 18G4 Elisa Usa Corporation				4.94	4.65
18G5 Haickel Patron (TN)					0.00
Invoice	02/01/2025	1287	1200 □ Regular Assessments	504.94	504.94
Payment	02/20/2025	0084...	1200 □ Regular Assessments	-504.94	0.00
Total 18G5 Haickel Patron (TN)				0.00	0.00
18G6 Doung Kim Ly (TN)					-1,009.88
Invoice	02/01/2025	1288	1200 □ Regular Assessments	504.94	-504.94
Total 18G6 Doung Kim Ly (TN)				504.94	-504.94
18G7 Yamira Lopez					0.00
Invoice	02/01/2025	1289	1200 □ Regular Assessments	504.94	504.94
Payment	02/04/2025	2933	1200 □ Regular Assessments	-504.94	0.00
Total 18G7 Yamira Lopez				0.00	0.00
18G8 Walter Vivanco (TN)					504.94

Sunset Palms West Condominium Associations, Inc
Regular Assessments-Owners Billings & Payments

As of February 28, 2025

Type	Date	Num	Account	Amount	Balance
Invoice	02/01/2025	1290	1200 □ Regular Assessments	504.94	1,009.88
Payment	02/19/2025	4813	1200 □ Regular Assessments	-504.94	504.94
Total 18G8 Walter Vivanco (TN)				0.00	504.94
18H1 Jisell Herrero (TN)					-23.74
Invoice	02/01/2025	1291	1200 □ Regular Assessments	376.52	352.78
Total 18H1 Jisell Herrero (TN)				376.52	352.78
18H2 Encarnacion Bou le Rem (TN)					504.94
Invoice	02/01/2025	1292	1200 □ Regular Assessments	504.94	1,009.88
Payment	02/03/2025	ACH	1200 □ Regular Assessments	-504.94	504.94
Total 18H2 Encarnacion Bou le Rem (TN)				0.00	504.94
18H3 Cecilia Arango (TN)					-927.90
Invoice	02/01/2025	1293	1200 □ Regular Assessments	376.52	-551.38
Total 18H3 Cecilia Arango (TN)				376.52	-551.38
18H4 David Groover (TN)					-222.84
Invoice	02/01/2025	1294	1200 □ Regular Assessments	504.94	282.10
Payment	02/06/2025	8553...	1200 □ Regular Assessments	-504.94	-222.84
Total 18H4 David Groover (TN)				0.00	-222.84
18H5 Pedro Colina (TN)					0.00
Invoice	02/01/2025	1295	1200 □ Regular Assessments	504.94	504.94
Payment	02/20/2025	957196	1200 □ Regular Assessments	-504.94	0.00
Total 18H5 Pedro Colina (TN)				0.00	0.00
18H6 Noel Orta Rodriguez					-6,059.28
Invoice	02/01/2025	1296	1200 □ Regular Assessments	504.94	-5,554.34
Total 18H6 Noel Orta Rodriguez				504.94	-5,554.34
18H7 Emilio Roges					-1,009.88
Invoice	02/01/2025	1297	1200 □ Regular Assessments	504.94	-504.94
Payment	02/26/2025	2053	1200 □ Regular Assessments	-504.94	-1,009.88
Total 18H7 Emilio Roges				0.00	-1,009.88
18H8 Gloria Guiked-Apostol					504.94
Invoice	02/01/2025	1298	1200 □ Regular Assessments	504.94	1,009.88
Payment	02/04/2025	190	1200 □ Regular Assessments	-504.94	504.94
Total 18H8 Gloria Guiked-Apostol				0.00	504.94
18I1 Ydielim Baluja Juvier (TN)					0.00
Invoice	02/01/2025	1299	1200 □ Regular Assessments	376.52	376.52
Payment	02/14/2025	2514...	1200 □ Regular Assessments	-376.52	0.00
Total 18I1 Ydielim Baluja Juvier (TN)				0.00	0.00
18I2 Migdonia Spayd (TN)					-0.06
Invoice	02/01/2025	1300	1200 □ Regular Assessments	504.94	504.88
Payment	02/11/2025	1481	1200 □ Regular Assessments	-504.94	-0.06
Total 18I2 Migdonia Spayd (TN)				0.00	-0.06
18I3 Manuel Rodriguez (TN)					-376.52
Invoice	02/01/2025	1301	1200 □ Regular Assessments	376.52	0.00

Sunset Palms West Condominium Associations, Inc
Regular Assessments-Owners Billings & Payments

As of February 28, 2025

Type	Date	Num	Account	Amount	Balance
Total 18I3 Manuel Rodriguez (TN)				376.52	0.00
18I4 Medardo Gomez Diaz					-98.34
Invoice	02/01/2025	1302	1200 □ Regular Assessments	504.94	406.60
Payment	02/03/2025	ACH	1200 □ Regular Assessments	-504.94	-98.34
Total 18I4 Medardo Gomez Diaz				0.00	-98.34
18I5 Duguid Char Negrete					1,514.76
Invoice	02/01/2025	1303	1200 □ Regular Assessments	504.94	2,019.70
Payment	02/06/2025	ACH	1200 □ Regular Assessments	-2,019.70	0.00
Total 18I5 Duguid Char Negrete				-1,514.76	0.00
18I6 R & D Electric Properties, LLC (TN)					0.00
Invoice	02/01/2025	1304	1200 □ Regular Assessments	504.94	504.94
Payment	02/24/2025	2005	1200 □ Regular Assessments	-504.94	0.00
Total 18I6 R & D Electric Properties, LLC (TN)				0.00	0.00
18I7 R&D Electric Properties LLC (TN)					0.00
Invoice	02/01/2025	1305	1200 □ Regular Assessments	504.94	504.94
Total 18I7 R&D Electric Properties LLC (TN)				504.94	504.94
18I8 Luis Jorge Garcia					-2,097.88
Invoice	02/01/2025	1306	1200 □ Regular Assessments	504.94	-1,592.94
Payment	02/20/2025	0085...	1200 □ Regular Assessments	-504.94	-2,097.88
Total 18I8 Luis Jorge Garcia				0.00	-2,097.88
18J1 GC Properties LLC & G. Rodriguez (TN)					0.00
Invoice	02/01/2025	1307	1200 □ Regular Assessments	376.52	376.52
Payment	02/19/2025	151	1200 □ Regular Assessments	-376.52	0.00
Total 18J1 GC Properties LLC & G. Rodriguez (TN)				0.00	0.00
18J2 Longonz LLC (TN)					-25.00
Invoice	02/01/2025	1308	1200 □ Regular Assessments	504.94	479.94
Payment	02/03/2025	ACH	1200 □ Regular Assessments	-504.94	-25.00
Total 18J2 Longonz LLC (TN)				0.00	-25.00
18J3 Maria del Carmen Socarras (TN)					-376.52
Invoice	02/01/2025	1309	1200 □ Regular Assessments	376.52	0.00
Payment	02/26/2025	417	1200 □ Regular Assessments	-376.52	-376.52
Total 18J3 Maria del Carmen Socarras (TN)				0.00	-376.52
18J4 Alfredo Diaz Alameda					0.00
Invoice	02/01/2025	1310	1200 □ Regular Assessments	504.94	504.94
Payment	02/14/2025	214	1200 □ Regular Assessments	-504.94	0.00
Total 18J4 Alfredo Diaz Alameda				0.00	0.00
18J5 Kenya Investments LLC (TN)					0.00
Invoice	02/01/2025	1311	1200 □ Regular Assessments	504.94	504.94
Payment	02/03/2025	ACH	1200 □ Regular Assessments	-504.94	0.00
Total 18J5 Kenya Investments LLC (TN)				0.00	0.00
18J6 Michael G. Argueta Barragan (TN)					0.00
Invoice	02/01/2025	1312	1200 □ Regular Assessments	504.94	504.94
Payment	02/03/2025	ACH	1200 □ Regular Assessments	-504.94	0.00

Sunset Palms West Condominium Associations, Inc
Regular Assessments-Owners Billings & Payments

As of February 28, 2025

Type	Date	Num	Account	Amount	Balance
Total 18J6 Michael G. Argueta Barragan (TN)				0.00	0.00
18J7 Vanessa Vasquez de Lara & Carolina L					158.18
Invoice	02/01/2025	1313	1200 □ Regular Assessments	504.94	663.12
Payment	02/06/2025	5043	1200 □ Regular Assessments	-324.94	338.18
Total 18J7 Vanessa Vasquez de Lara & Carolina L				180.00	338.18
18J8 Carolina Cardona & Hugo Sanchez (TN)					100.00
Invoice	02/01/2025	1314	1200 □ Regular Assessments	504.94	604.94
Payment	02/04/2025	188	1200 □ Regular Assessments	-504.94	100.00
Total 18J8 Carolina Cardona & Hugo Sanchez (TN)				0.00	100.00
18K1 Juan, Edward, John Espinoza (TN)					0.00
Invoice	02/01/2025	1315	1200 □ Regular Assessments	376.52	376.52
Payment	02/12/2025	8651...	1200 □ Regular Assessments	-376.52	0.00
Total 18K1 Juan, Edward, John Espinoza (TN)				0.00	0.00
18K2 Francisco Perez Hickman					0.00
Invoice	02/01/2025	1316	1200 □ Regular Assessments	504.94	504.94
Payment	02/20/2025	2115	1200 □ Regular Assessments	-504.94	0.00
Total 18K2 Francisco Perez Hickman				0.00	0.00
18K3 Cramos Investments LLC (TN)					-1,885.84
Invoice	02/01/2025	1317	1200 □ Regular Assessments	376.52	-1,509.32
Total 18K3 Cramos Investments LLC (TN)				376.52	-1,509.32
18K4 A&L Group, LLC & Armando Arias (TN)					0.00
Invoice	02/01/2025	1318	1200 □ Regular Assessments	504.94	504.94
Payment	02/19/2025	181	1200 □ Regular Assessments	-504.94	0.00
Total 18K4 A&L Group, LLC & Armando Arias (TN)				0.00	0.00
18K5 Adalmys Gonzalez (TN)					0.00
Invoice	02/01/2025	1319	1200 □ Regular Assessments	504.94	504.94
Payment	02/19/2025	173	1200 □ Regular Assessments	-504.94	0.00
Total 18K5 Adalmys Gonzalez (TN)				0.00	0.00
18K6 Eduardo Morales					0.00
Invoice	02/01/2025	1320	1200 □ Regular Assessments	504.94	504.94
Payment	02/03/2025	ACH	1200 □ Regular Assessments	-504.94	0.00
Total 18K6 Eduardo Morales				0.00	0.00
18K7 Manuel Rodriguez (TN)					-509.95
Invoice	02/01/2025	1321	1200 □ Regular Assessments	504.94	-5.01
Total 18K7 Manuel Rodriguez (TN)				504.94	-5.01
18K8 Alicia Peixoto (TN)					504.94
Invoice	02/01/2025	1322	1200 □ Regular Assessments	504.94	1,009.88
Payment	02/07/2025	1687	1200 □ Regular Assessments	-504.94	504.94
Total 18K8 Alicia Peixoto (TN)				0.00	504.94
Unknown					389.37
Total Unknown					389.37
TOTAL				3,008.98	9,013.47



SUNSET PALMS WEST CONDOMINIUM ASSOCIATION, INC.

FINANCIAL STATEMENTS

INTERIM & UNAUDITED

02.31.2025

ACCOUNTS RECEIVABLE

SPECIAL ASSESSMENTS OWNERS BILLINGS & PAYMENTS

Prepared By

Alexis Acosta, CAM & Property Manager

Sunset Palms West Condominium Associations, Inc
Special Assessments-Owners Billings & Payments
As of February 28, 2025

Type	Date	Num	Account	Amount	Balance
18A1 Vicallex 2019 LLC (TN)					0.00
Total 18A1 Vicallex 2019 LLC (TN)					0.00
18A2 David Groover (TN)					-325.72
Total 18A2 David Groover (TN)					-325.72
18A3 West 40 LLC (TN)					121.44
Total 18A3 West 40 LLC (TN)					121.44
18A4 West 40 LLC (TN)					0.00
Total 18A4 West 40 LLC (TN)					0.00
18A5 Randy Ruiz (TN)					0.00
Total 18A5 Randy Ruiz (TN)					0.00
18A6 Julio Burgos (TN)					-488.58
Total 18A6 Julio Burgos (TN)					-488.58
18A7 88 East 3 LLC (TN)					0.00
Total 18A7 88 East 3 LLC (TN)					0.00
18A8 Frank Bejar (TN)					0.00
Total 18A8 Frank Bejar (TN)					0.00
18B2 David A Gimenez (TN)					162.86
Total 18B2 David A Gimenez (TN)					162.86
18B4 Jennette R. Romy					0.00
Total 18B4 Jennette R. Romy					0.00
18B6 Elida USA Corporation (TN)					0.00
Total 18B6 Elida USA Corporation (TN)					0.00
18B7 Ruth I Thomsich					-162.86
Total 18B7 Ruth I Thomsich					-162.86
18B8 Larc Capital Investments (TN)					0.00
Total 18B8 Larc Capital Investments (TN)					0.00
18C1 Federal National Mortgage Assoc (TN)					3,707.44
Total 18C1 Federal National Mortgage Assoc (TN)					3,707.44
18C2 Jorge Trueba & Odalys Trueba					162.86
Total 18C2 Jorge Trueba & Odalys Trueba					162.86
18C5 Richard A Vargas (TN)					0.00
Total 18C5 Richard A Vargas (TN)					0.00
18C6 Mario Luis Acosta (TN)					0.00
Total 18C6 Mario Luis Acosta (TN)					0.00
18C8 Juan Carlos Castillo (TN)					-0.02
Total 18C8 Juan Carlos Castillo (TN)					-0.02
18D2 Judy Rotondi					0.00
Total 18D2 Judy Rotondi					0.00

Sunset Palms West Condominium Associations, Inc
Special Assessments-Owners Billings & Payments
As of February 28, 2025

Type	Date	Num	Account	Amount	Balance
18D3 Richard Thomas (TN)					121.44
Total 18D3 Richard Thomas (TN)					121.44
18D4 Mercedes Garcia (TN)					0.00
Total 18D4 Mercedes Garcia (TN)					0.00
18D5 Neal Kleinman (TN)					0.00
Total 18D5 Neal Kleinman (TN)					0.00
18D7 Carmen Rodriguez Bacardi					12.00
Total 18D7 Carmen Rodriguez Bacardi					12.00
18D8 Jorge Trueba (TN)					162.86
Total 18D8 Jorge Trueba (TN)					162.86
18E1 Tania Romero (TN)					0.00
Total 18E1 Tania Romero (TN)					0.00
18E3 Alejandro Uribe & Jessica Suarez (TN)					0.00
Total 18E3 Alejandro Uribe & Jessica Suarez (TN)					0.00
18E4 PJ and EC Family LIV TR					162.86
Total 18E4 PJ and EC Family LIV TR					162.86
18E5 Carlos Rodriguez					325.72
Total 18E5 Carlos Rodriguez					325.72
18E6 M & S Trust Holding, LLC (TN)					350.72
Total 18E6 M & S Trust Holding, LLC (TN)					350.72
18E7 Christopher Martinez (TN)					162.86
Total 18E7 Christopher Martinez (TN)					162.86
18E8 Diana Vera & Jose P. Vera					0.00
Total 18E8 Diana Vera & Jose P. Vera					0.00
18F1 Tania Gonzalez					0.00
Total 18F1 Tania Gonzalez					0.00
18F2 Piedad E. Tapia Guim (TN)					0.00
Total 18F2 Piedad E. Tapia Guim (TN)					0.00
18F3 Jaime Prats & Alexander Rizo (TN)					0.00
Total 18F3 Jaime Prats & Alexander Rizo (TN)					0.00
18F4 Chris Rey					162.86
Total 18F4 Chris Rey					162.86
18F6 Laysa Fernandez					162.86
Total 18F6 Laysa Fernandez					162.86
18F8 Nancy Salabarria					0.00
Total 18F8 Nancy Salabarria					0.00
18G1 Marzall Inverstment LLC (TN)					0.00
Total 18G1 Marzall Inverstment LLC (TN)					0.00

Sunset Palms West Condominium Associations, Inc
Special Assessments-Owners Billings & Payments
As of February 28, 2025

Type	Date	Num	Account	Amount	Balance
18G2 Elida USA Corporation (TN)					0.00
Total 18G2 Elida USA Corporation (TN)					0.00
18G3 Daniel Fernandez (TN)					0.00
Total 18G3 Daniel Fernandez (TN)					0.00
18G4 Elisa Usa Corporation					0.00
Total 18G4 Elisa Usa Corporation					0.00
18G5 Haickel Patron (TN)					0.00
Total 18G5 Haickel Patron (TN)					0.00
18G7 Yamira Lopez					0.00
Total 18G7 Yamira Lopez					0.00
18G8 Walter Vivanco (TN)					-36.56
Total 18G8 Walter Vivanco (TN)					-36.56
18H2 Encarnacion Bou le Rem (TN)					0.00
Total 18H2 Encarnacion Bou le Rem (TN)					0.00
18H4 David Groover (TN)					-325.72
Total 18H4 David Groover (TN)					-325.72
18H5 Pedro Colina (TN)					0.00
Total 18H5 Pedro Colina (TN)					0.00
18H8 Gloria Guiked-Apostol					0.00
Total 18H8 Gloria Guiked-Apostol					0.00
18I1 Ydielim Baluja Juvier (TN)					0.00
Total 18I1 Ydielim Baluja Juvier (TN)					0.00
18I2 Migdonia Spayd (TN)					0.00
Total 18I2 Migdonia Spayd (TN)					0.00
18I3 Manuel Rodriguez (TN)					0.00
Total 18I3 Manuel Rodriguez (TN)					0.00
18I4 Medardo Gomez Diaz					162.86
Total 18I4 Medardo Gomez Diaz					162.86
18I5 Duguid Char Negrete					0.00
Total 18I5 Duguid Char Negrete					0.00
18I8 Luis Jorge Garcia					-9.14
Total 18I8 Luis Jorge Garcia					-9.14
18J1 GC Properties LLC & G. Rodriguez (TN)					0.00
Total 18J1 GC Properties LLC & G. Rodriguez (TN)					0.00
18J2 Longonz LLC (TN)					25.00
Total 18J2 Longonz LLC (TN)					25.00
18J3 Maria del Carmen Socarras (TN)					0.00
Total 18J3 Maria del Carmen Socarras (TN)					0.00

Sunset Palms West Condominium Associations, Inc
Special Assessments-Owners Billings & Payments
As of February 28, 2025

Type	Date	Num	Account	Amount	Balance
18J4 Alfredo Diaz Alameda					0.00
Total 18J4 Alfredo Diaz Alameda					0.00
18J5 Kenya Investments LLC (TN)					0.00
Total 18J5 Kenya Investments LLC (TN)					0.00
18J6 Michael G. Argueta Barragan (TN)					14.59
Total 18J6 Michael G. Argueta Barragan (TN)					14.59
18J7 Vanessa Vasquez de Lara & Carolina L					-0.32
Total 18J7 Vanessa Vasquez de Lara & Carolina L					-0.32
18J8 Carolina Cardona & Hugo Sanchez (TN)					0.00
Total 18J8 Carolina Cardona & Hugo Sanchez (TN)					0.00
18K1 Juan, Edward, John Espinoza (TN)					-1,339.40
Total 18K1 Juan, Edward, John Espinoza (TN)					-1,339.40
18K2 Francisco Perez Hickman					0.00
Total 18K2 Francisco Perez Hickman					0.00
18K3 Cramos Investments LLC (TN)					0.00
Total 18K3 Cramos Investments LLC (TN)					0.00
18K4 A&L Group, LLC & Armando Arias (TN)					-1,791.46
Total 18K4 A&L Group, LLC & Armando Arias (TN)					-1,791.46
18K5 Adalmys Gonzalez (TN)					0.00
Total 18K5 Adalmys Gonzalez (TN)					0.00
18K6 Eduardo Morales					0.00
Total 18K6 Eduardo Morales					0.00
18K8 Alicia Peixoto (TN)					0.00
Total 18K8 Alicia Peixoto (TN)					0.00
Unknown					-1,189.04
Total Unknown					-1,189.04
TOTAL					312.41



SUNSET PALMS WEST CONDOMINIUM ASSOCIATION, INC.

FINANCIAL STATEMENTS

INTERIM & UNAUDITED

02.31.2025

CHECK REGISTER FOR THE MONTH

Prepared By

Alexis Acosta, CAM & Property Manager

Sunset Palms West Condominium Associations, Inc

Check Detail

February 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	autopay	02/21/2021	Florida Power & Light (FPL)	1000 B City National B Operating 7216		-85.60
Bill		02/13/2021		6010 B Electricity	-85.60	85.60
TOTAL					-85.60	85.60
Bill Pmt -Check	autopay	02/21/2021	Florida Power & Light (FPL)	1000 B City National B Operating 7216		-94.07
Bill		02/13/2021		6010 B Electricity	-94.07	94.07
TOTAL					-94.07	94.07
Bill Pmt -Check	autopay	02/21/2021	Florida Power & Light (FPL)	1000 B City National B Operating 7216		-53.90
Bill		02/13/2021		6010 B Electricity	-53.90	53.90
TOTAL					-53.90	53.90
Bill Pmt -Check	autopay	02/21/2021	Florida Power & Light (FPL)	1000 B City National B Operating 7216		-102.47
Bill		02/13/2021		6010 B Electricity	-102.47	102.47
TOTAL					-102.47	102.47
Bill Pmt -Check	autopay	02/21/2021	Florida Power & Light (FPL)	1000 B City National B Operating 7216		-197.68
Bill		02/13/2021		6010 B Electricity	-197.68	197.68
TOTAL					-197.68	197.68
Bill Pmt -Check	autopay	02/21/2021	Florida Power & Light (FPL)	1000 B City National B Operating 7216		-131.83
Bill		02/13/2021		6010 B Electricity	-131.83	131.83
TOTAL					-131.83	131.83
Bill Pmt -Check	autopay	02/21/2021	Florida Power & Light (FPL)	1000 B City National B Operating 7216		-30.86
Bill		02/13/2021		6010 B Electricity	-30.86	30.86
TOTAL					-30.86	30.86
Bill Pmt -Check	autopay	02/21/2021	Florida Power & Light (FPL)	1000 B City National B Operating 7216		-106.44
Bill		02/13/2021		6010 B Electricity	-106.44	106.44
TOTAL					-106.44	106.44
Bill Pmt -Check	autopay	02/21/2021	Florida Power & Light (FPL)	1000 B City National B Operating 7216		-104.94
Bill		02/13/2021		6010 B Electricity	-104.94	104.94
TOTAL					-104.94	104.94
Bill Pmt -Check	autopay	02/21/2021	Florida Power & Light (FPL)	1000 B City National B Operating 7216		-88.48
Bill		02/13/2021		6010 B Electricity	-88.48	88.48
TOTAL					-88.48	88.48
Bill Pmt -Check	autopay	02/21/2021	Florida Power & Light (FPL)	1000 B City National B Operating 7216		-65.01
Bill		02/13/2021		6010 B Electricity	-65.01	65.01
TOTAL					-65.01	65.01
Bill Pmt -Check	autopay	02/21/2021	Florida Power & Light (FPL)	1000 B City National B Operating 7216		-123.33
Bill		02/13/2021		6010 B Electricity	-123.33	123.33
TOTAL					-123.33	123.33
Bill Pmt -Check	autopay	02/27/2021	Waste Connections Of Florida	1000 B City National B Operating 7216		-4,190.00
Bill		02/25/2021		6015 B Waste Removal	-4,190.00	4,190.00
TOTAL					-4,190.00	4,190.00
Bill Pmt -Check	1142	02/12/2021	Gold Property Management & Assoc INC	1000 B City National B Operating 7216		-1,496.00
Bill	1323	02/05/2021		6180 B Property Management Fees	-1,496.00	1,496.00
TOTAL					-1,496.00	1,496.00

Sunset Palms West Condominium Associations, Inc

Check Detail

February 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	1143	02/12/2021	Gold Property Management & Assoc INC	1000 0 City National B Operating 7216		-99.99
Bill	1029	02/05/2021		6160 0 Licenses & Permits	-99.99	99.99
TOTAL					-99.99	99.99
Bill Pmt -Check	1144	02/12/2021	Andy Iron Works, Inc	1000 0 City National B Operating 7216		-850.00
Bill	1648	02/12/2021		6130 0 Office Supplies	-850.00	850.00
TOTAL					-850.00	850.00
Bill Pmt -Check	1145	02/12/2021	Gold Property Management & Assoc INC	1000 0 City National B Operating 7216		-65.00
Bill		02/12/2021		6185 0 Dues & Subscriptions	-65.00	65.00
TOTAL					-65.00	65.00
Bill Pmt -Check	1146	02/12/2021	F & M Services and Repairs	1000 0 City National B Operating 7216		-251.50
Bill		02/12/2021		6225 0 Plumbing Repairs	-251.50	251.50
TOTAL					-251.50	251.50
Bill Pmt -Check	1147	02/12/2021	Gold Property Management & Assoc INC	1000 0 City National B Operating 7216		-312.35
Bill		02/12/2021		6170 0 Postage and Delivery	-312.35	312.35
TOTAL					-312.35	312.35
Bill Pmt -Check	1148	02/12/2021	Gold Property Management & Assoc INC	1000 0 City National B Operating 7216		-506.25
Bill		02/12/2021		6201 0 Materials & Supplies	-506.25	506.25
TOTAL					-506.25	506.25
Bill Pmt -Check	1149	02/12/2021	South Florida Parking Authority	1000 0 City National B Operating 7216		-50.00
Bill	1954	02/12/2021		6260 0 Parking Enforcement	-50.00	50.00
TOTAL					-50.00	50.00
Bill Pmt -Check	1150	02/12/2021	Pool Detail Services, LLC	1000 0 City National B Operating 7216		-300.00
Bill	4191	02/12/2021		6240 0 Pool Maintenance	-300.00	300.00
TOTAL					-300.00	300.00
Bill Pmt -Check	1151	02/12/2021	J & C Pro Lands	1000 0 City National B Operating 7216		-1,200.00
Bill	0145	02/12/2021		6205 0 Landscaping and Groundskeeping	-1,200.00	1,200.00
TOTAL					-1,200.00	1,200.00
Bill Pmt -Check	1152	02/12/2021	F & M Services and Repairs	1000 0 City National B Operating 7216		-537.95
Bill		02/12/2021		6225 0 Plumbing Repairs	-537.95	537.95
TOTAL					-537.95	537.95
Bill Pmt -Check	1153	02/12/2021	F & M Services and Repairs	1000 0 City National B Operating 7216		-296.50
Bill		02/12/2021		6225 0 Plumbing Repairs	-296.50	296.50
TOTAL					-296.50	296.50
Bill Pmt -Check	142373	02/05/2021	SouthData	1000 0 City National B Operating 7216		-373.44
Bill	994406066	01/10/2021		6170 0 Postage and Delivery	-373.44	373.44
TOTAL					-373.44	373.44
Bill Pmt -Check	18601582	02/06/2021	First Insurance Funing	1000 0 City National B Operating 7216		-10,281.63
Bill		02/03/2021		2100 0 Property/Liability Ins Payable	-10,281.63	10,281.63
TOTAL					-10,281.63	10,281.63
Bill Pmt -Check	1203976390	02/12/2021	Miami Dade Water and Sewer Deprtm	1000 0 City National B Operating 7216		-2,654.63
Bill		02/03/2021		6005 0 Water & Sewer	-2,654.63	2,654.63
TOTAL					-2,654.63	2,654.63

Sunset Palms West Condominium Associations, Inc

Check Detail

February 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	1203976419	02/12/2021	Miami Dade Water and Sewer Deprtm	1000 0 City National B Operating 7216		-3,403.56
Bill		02/03/2021		6005 0 Water & Sewer	-3,403.56	3,403.56
TOTAL					-3,403.56	3,403.56
Bill Pmt -Check	1203976441	02/12/2021	Miami Dade Water and Sewer Deprtm	1000 0 City National B Operating 7216		-1,775.50
Bill		02/03/2021		6005 0 Water & Sewer	-1,775.50	1,775.50
TOTAL					-1,775.50	1,775.50
Bill Pmt -Check	1203976461	02/12/2021	Miami Dade Water and Sewer Deprtm	1000 0 City National B Operating 7216		-24.02
Bill		02/03/2021		6005 0 Water & Sewer	-24.02	24.02
TOTAL					-24.02	24.02



SUNSET PALMS WEST CONDOMINIUM ASSOCIATION, INC.

FINANCIAL STATEMENTS

INTERIM & UNAUDITED

02.31.2025

CHECK REGISTER FOR THE MONTH

Prepared By

Alexis Acosta, CAM & Property Manager

Sunset Palms West Condominium Associations, Inc

Statement of Cash Flows

January 2024 through February 2025

	Jan '24 - Feb 25
OPERATING ACTIVITIES	
Net Income	171,206.96
Adjustments to reconcile Net Income	
to net cash provided by operations:	
Accounts Receivable:1200 □ Regular Assessments	-9,013.47
Accounts Receivable:1250 □ Special Assessments	-312.41
Accounts Receivable:1290 □ Allowance for Doubtful Accounts	22,086.00
Other Current Assets:Prepaid Insurance:1300 □ Property + Liab Insura...	-9,861.87
2000 □ Accounts Payable	2,497.99
Current Liabilities:2100 □ Property/Liability Ins Payable	16,031.70
Long Term Liabilities:2650 □ Bank Loan Payable #000993112760	25,153.68
Reserves Funds:2700 □ Replacement Fund Balance	72,948.31
Reserves Funds:2750 □ Reserves-General	28,132.80
Net cash provided by Operating Activities	318,869.69
FINANCING ACTIVITIES	
Equity:3000 □ Opening Balance Equity	-148,191.34
Equity:3100 □ Capital Contribution	31,523.00
Net cash provided by Financing Activities	-116,668.34
Net cash increase for period	202,201.35
Cash at end of period	202,201.35



SUNSET PALMS WEST CONDOMINIUM ASSOCIATION, INC.

FINANCIAL STATEMENTS

INTERIM & UNAUDITED

02.31.2025

BANK ACCOUNTS RECONCILIATIONS

1000 • City National B Operating 7216

1025 • City National B. Sp Ass - 6404

1030 • City National Bank 4679

1050 • First Citizens B Loan - 2436

1055 • First Citizens Operating -1011

Prepared By

Alexis Acosta, CAM & Property Manager

Sunset Palms West Condominium Associations, Inc

Transactions by Account

As of February 28, 2025

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Cash In Banks								
1000 - City National B Operating 7216								
Deposit	02/03/2025			Deposit		-SPLIT-	11,604.88	80,641.57
Deposit	02/04/2025			Deposit		-SPLIT-	2,019.76	82,246.45
Bill Pmt -Check	02/05/2025	142373	SouthData	Inv#994406066 Flex...		2000 - Accounts Paya...	-373.44	94,266.21
Deposit	02/06/2025			Deposit		12000 - Undeposited ...	2,019.70	93,892.77
Deposit	02/06/2025			Deposit		-SPLIT-	829.88	95,912.47
Deposit	02/06/2025			Deposit		-SPLIT-	97,752.23	96,742.35
Deposit	02/06/2025			Deposit		12000 - Undeposited ...	504.94	97,257.17
Bill Pmt -Check	02/06/2025			Deposit		-SPLIT-	1,505.98	98,763.15
Deposit	02/06/2025	18601582	First Insurance Furing	Insurance Feb/2025		2000 - Accounts Paya...	-10,281.63	89,481.52
Deposit	02/07/2025			Deposit		12000 - Undeposited ...	504.94	89,986.46
Deposit	02/11/2025			Deposit		-SPLIT-	1,514.82	91,501.28
Deposit	02/12/2025			Deposit		12000 - Undeposited ...	376.52	91,877.80
Bill Pmt -Check	02/12/2025	1142	Gold Property Management &...	Inv#1323 Property ...		2000 - Accounts Paya...	-1,496.00	90,381.80
Bill Pmt -Check	02/12/2025	1143	Gold Property Management &...	Inv#1029 Registrati...		2000 - Accounts Paya...	-99.99	90,281.81
Bill Pmt -Check	02/12/2025	1144	Andy Iron Works, Inc	E#1648 Fabrication ...		2000 - Accounts Paya...	-850.00	89,431.81
Bill Pmt -Check	02/12/2025	1145	Gold Property Management &...	Reimbursement doc...		2000 - Accounts Paya...	-65.00	89,366.81
Bill Pmt -Check	02/12/2025	1146	F & M Services and Repairs	correr cable 755 ft K...		2000 - Accounts Paya...	-251.50	89,115.31
Bill Pmt -Check	02/12/2025	1147	Gold Property Management &...	Printing and postag...		2000 - Accounts Paya...	-312.35	88,802.96
Bill Pmt -Check	02/12/2025	1148	Gold Property Management &...	Reimbursement for ...		2000 - Accounts Paya...	-506.25	88,296.71
Bill Pmt -Check	02/12/2025	1149	South Florida Parking Authority	Inv#1954 Parking E...		2000 - Accounts Paya...	-50.00	88,246.71
Bill Pmt -Check	02/12/2025	1150	Pool Detail Services, LLC	Inv#191 Pool Serv ...		2000 - Accounts Paya...	-300.00	87,946.71
Bill Pmt -Check	02/12/2025	1151	J & C Pro Lands	Inv#0145 Lawn Mai...		2000 - Accounts Paya...	-1,200.00	86,746.71
Bill Pmt -Check	02/12/2025	1203976...	Miami Dade Water and Sewe...	Water Serv Acctg 7...		2000 - Accounts Paya...	-2,654.63	84,092.08
Bill Pmt -Check	02/12/2025	1203976...	Miami Dade Water and Sewe...	Water Serv Acctg 3...		2000 - Accounts Paya...	-3,403.56	80,688.52
Bill Pmt -Check	02/12/2025	1203976...	Miami Dade Water and Sewe...	Water Serv Acctg 8...		2000 - Accounts Paya...	-1,775.50	78,913.02
Bill Pmt -Check	02/12/2025	1203976...	Miami Dade Water and Sewe...	Water Serv Acct 93...		2000 - Accounts Paya...	-24.02	78,889.00
Bill Pmt -Check	02/12/2025	1152	F & M Services and Repairs	Desconection e inst...		2000 - Accounts Paya...	-537.95	78,351.05
Bill Pmt -Check	02/12/2025	1153	F & M Services and Repairs	Correron 75 ft de ca...		2000 - Accounts Paya...	-296.50	78,054.55
Deposit	02/14/2025			Deposit		-SPLIT-	881.46	78,936.01
General Journal	02/14/2025	495		Net Payment		6560 - Payroll Expens...	-1,370.54	77,565.47
General Journal	02/14/2025	495		Tax Liability		6560 - Payroll Expens...	-361.46	77,204.01
General Journal	02/14/2025	495		Paychex		6560 - Payroll Expens...	-144.15	77,059.86
General Journal	02/18/2025	501		Transfer to Acc#4679		1030 - City National B...	-1,500.00	75,559.86
General Journal	02/18/2025	501		Transfer to Acc#4679		1030 - City National B...	-1,500.00	74,059.86
Deposit	02/19/2025			Deposit		12000 - Undeposited ...	504.94	74,564.80
Deposit	02/19/2025			Deposit		-SPLIT-	5,025.90	79,590.70
General Journal	02/19/2025	499		State of Florida Ref...		6160 - Licenses & Per...	352.00	79,942.70
Deposit	02/19/2025			Deposit		12000 - Undeposited ...	2,524.70	82,467.40
Deposit	02/20/2025			Deposit		12000 - Undeposited ...	504.94	82,972.34
Deposit	02/20/2025			Deposit		-SPLIT-	4,039.52	87,011.86
Bill Pmt -Check	02/21/2025	autopay	Florida Power & Light (FPL)	Electricity acct 9129...		2000 - Accounts Paya...	-85.60	86,926.26
Bill Pmt -Check	02/21/2025	autopay	Florida Power & Light (FPL)	Electricity acct 3855...		2000 - Accounts Paya...	-94.07	86,832.19
Bill Pmt -Check	02/21/2025	autopay	Florida Power & Light (FPL)	Electricity acct 1037...		2000 - Accounts Paya...	-53.90	86,778.29
Bill Pmt -Check	02/21/2025	autopay	Florida Power & Light (FPL)	Electricity acct 7443...		2000 - Accounts Paya...	-102.47	86,675.82
Bill Pmt -Check	02/21/2025	autopay	Florida Power & Light (FPL)	Electricity acct 6088...		2000 - Accounts Paya...	-197.68	86,478.14
Bill Pmt -Check	02/21/2025	autopay	Florida Power & Light (FPL)	Electricity acct 9735...		2000 - Accounts Paya...	-131.83	86,346.31
Bill Pmt -Check	02/21/2025	autopay	Florida Power & Light (FPL)	Electricity acct 8435...		2000 - Accounts Paya...	-30.86	86,315.45
Bill Pmt -Check	02/21/2025	autopay	Florida Power & Light (FPL)	Electricity acct 2294...		2000 - Accounts Paya...	-106.44	86,209.01

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Bill Pmt -Check	02/21/2025	autopay	Florida Power & Light (FPL)	Electricity acct 2647...		2000 · Accounts Paya...	-104.94	86,104.07
Bill Pmt -Check	02/21/2025	autopay	Florida Power & Light (FPL)	Electricity acct 1598...		2000 · Accounts Paya...	-88.48	86,015.59
Bill Pmt -Check	02/21/2025	autopay	Florida Power & Light (FPL)	Electricity acct 9193...		2000 · Accounts Paya...	-65.01	85,950.58
Bill Pmt -Check	02/21/2025	autopay	Florida Power & Light (FPL)	Electricity acct 2671...		2000 · Accounts Paya...	-123.33	85,827.25
Deposit	02/24/2025			Deposit		12000 · Undeposited ...	504.94	86,332.19
Deposit	02/26/2025			Deposit		-SPLIT-	881.46	87,213.65
Bill Pmt -Check	02/27/2025	autopay	Waste Connections Of Florida	Waste Serv March/2...		2000 · Accounts Paya...	-4,190.00	83,023.65
Deposit	02/28/2025			Deposit		12000 · Undeposited ...	504.94	83,528.59
Deposit	02/28/2025			Deposit		-SPLIT-	1,386.40	84,914.99
General Journal	02/28/2025	502		Net Payment		6560 · Payroll Expens...	-1,370.54	83,544.45
General Journal	02/28/2025	502		Tax Liability		6560 · Payroll Expens...	-361.46	83,182.99
General Journal	02/28/2025	502		Paychex		6560 · Payroll Expens...	-144.15	83,038.84
General Journal	02/28/2025	503		Interest		-SPLIT-	3.45	83,042.29
Total 1000 · City National B Operating 7216								83,042.29
Total Cash In Banks								83,042.29
TOTAL								83,042.29

SUNSET PALMS CONDOMINIUM ASSOCIATION, INC.
ACCOUNT RECONCILIATION
AS OF FEBRUARY 28, 2025

Type	Date	Num	Name	Memo	Amount	Balance
1000 - City National B Operating 7216						80,641.57
Deposit	02/03/2025			Deposit		80,641.57
Deposit	02/04/2025			Deposit	11,604.88	92,246.45
Bill Pmt -Check	02/05/2025	142373	SouthData	Inv#994406066 Flexbill Coupon Book	2,019.76	94,266.21
Deposit	02/06/2025			Deposit	-373.44	93,892.77
Deposit	02/06/2025			Deposit	2,019.70	95,912.47
Deposit	02/06/2025			Deposit	829.88	96,742.35
Deposit	02/06/2025			Deposit	1,009.88	97,752.23
Deposit	02/06/2025			Deposit	504.94	98,257.17
Deposit	02/06/2025			Deposit	1,505.98	99,763.15
Bill Pmt -Check	02/06/2025	18601582	First Insurance Funing	Insurance Feb/2025	-10,281.63	89,481.52
Deposit	02/07/2025			Deposit	504.94	89,986.46
Deposit	02/11/2025			Deposit	1,514.82	91,501.28
Deposit	02/12/2025			Deposit	376.52	91,877.80
Bill Pmt -Check	02/12/2025	1142	Gold Property Management & Assoc INC	Inv#1323 Property Management Fee feb/2025	-1,496.00	90,381.80
Bill Pmt -Check	02/12/2025	1143	Gold Property Management & Assoc INC	Inv#1029 Registration Miami dade County 2025	-99.99	90,281.81
Bill Pmt -Check	02/12/2025	1144	Andy Iron Works, Inc	E#1648 Fabrication of aluminum letters	-850.00	89,431.81
Bill Pmt -Check	02/12/2025	1145	Gold Property Management & Assoc INC	Reimbursement dousing	-65.00	89,366.81
Bill Pmt -Check	02/12/2025	1146	F & M Services and Repairs	correr cable 755 ft K-60 por el cleanout	-251.50	89,115.31
Bill Pmt -Check	02/12/2025	1147	Gold Property Management & Assoc INC	Printing and postage Jan/2025	-312.35	88,802.96
Bill Pmt -Check	02/12/2025	1148	Gold Property Management & Assoc INC	Reimbursement for maintenance supplies	-506.25	88,296.71
Bill Pmt -Check	02/12/2025	1149	South Florida Parking Authority	Inv#1954 Parking Enforcement Feb/2025	-50.00	88,246.71
Bill Pmt -Check	02/12/2025	1150	Pool Detail Services, LLC	Inv#4191 Pool Serv Maintenance Feb/2025	-300.00	87,946.71
Bill Pmt -Check	02/12/2025	1151	J & C Pro Lands	Inv#0145 Lawn Maintenance jan2025	-1,200.00	86,746.71
Bill Pmt -Check	02/12/2025	1203976390	Miami Dade Water and Sewer Deptm	Water Serv Acctg 7300712773 from 12/11/2024 to 01/18/2025	-2,654.63	84,092.08
Bill Pmt -Check	02/12/2025	1203976419	Miami Dade Water and Sewer Deptm	Water Serv Acctg 3386618791 from 12/11/2024 to 01/18/2025	-3,403.56	80,688.52
Bill Pmt -Check	02/12/2025	1203976441	Miami Dade Water and Sewer Deptm	Water Serv Acctg 8555671962 from 12/11/2024 to 01/18/2025	-1,775.50	78,913.02
Bill Pmt -Check	02/12/2025	1203976461	Miami Dade Water and Sewer Deptm	Water Serv Acct 9383902970 from 12/11/2024 to 01/18/2025	-24.02	78,889.00
Bill Pmt -Check	02/12/2025	1152	F & M Services and Repairs	Desconecion e instalacion de calentadores de agua B1B4	-537.95	78,351.05
Bill Pmt -Check	02/12/2025	1153	F & M Services and Repairs	Correron 75 ft de cable K-60 Sacando gran cantidad de wipes	-296.50	78,054.55
Deposit	02/14/2025			Deposit	881.46	78,936.01

SUNSET PALMS CONDOMINIUM ASSOCIATION, INC.
ACCOUNT RECONCILIATION
AS OF FEBRUARY 28, 2025

Type	Date	Num	Name	Memo	Amount	Balance
General Journal	02/14/2025	495		Net Payment	-1,370.54	77,565.47
General Journal	02/14/2025	495		Tax Liability	-361.46	77,204.01
General Journal	02/14/2025	495		Paychex	-144.15	77,059.86
General Journal	02/18/2025	501		Transfer to Acc#4679	-1,500.00	75,559.86
General Journal	02/18/2025	501		Transfer to Acc#4679	-1,500.00	74,059.86
Deposit	02/19/2025			Deposit	504.94	74,564.80
Deposit	02/19/2025			Deposit	5,025.90	79,590.70
General Journal	02/19/2025	499		State of Florida Refund / ck#392793136	352.00	79,942.70
Deposit	02/19/2025			Deposit	2,524.70	82,467.40
Deposit	02/20/2025			Deposit	504.94	82,972.34
Deposit	02/20/2025			Deposit	4,039.52	87,011.86
Bill Pmt -Check	02/21/2025	autopay	Florida Power & Light (FPL)	Electricity acct 9129784451 from 01/9/2025 to 02/10/2025	-85.60	86,926.26
Bill Pmt -Check	02/21/2025	autopay	Florida Power & Light (FPL)	Electricity acct 3855651174 from 01/9/2025 to 02/10/2025	-94.07	86,832.19
Bill Pmt -Check	02/21/2025	autopay	Florida Power & Light (FPL)	Electricity acct 1037320080 from 01/9/2025 to 02/10/2025	-53.90	86,778.29
Bill Pmt -Check	02/21/2025	autopay	Florida Power & Light (FPL)	Electricity acct 7443845453 from 01/9/2025 to 02/10/2025	-102.47	86,675.82
Bill Pmt -Check	02/21/2025	autopay	Florida Power & Light (FPL)	Electricity acct 6088665176 from 01/9/2025 to 02/10/2025	-197.68	86,478.14
Bill Pmt -Check	02/21/2025	autopay	Florida Power & Light (FPL)	Electricity acct 9735623473 from 01/9/2025 to 02/10/2025	-131.83	86,346.31
Bill Pmt -Check	02/21/2025	autopay	Florida Power & Light (FPL)	Electricity acct 8435408292 from 01/9/2025 to 02/10/2025	-30.86	86,315.45
Bill Pmt -Check	02/21/2025	autopay	Florida Power & Light (FPL)	Electricity acct 2294357450 from 01/9/2025 to 02/10/2025	-106.44	86,209.01
Bill Pmt -Check	02/21/2025	autopay	Florida Power & Light (FPL)	Electricity acct 26470172476 from 01/9/2025 to 02/10/2025	-104.94	86,104.07
Bill Pmt -Check	02/21/2025	autopay	Florida Power & Light (FPL)	Electricity acct 1598048237 from 01/9/2025 to 02/10/2025	-88.48	86,015.59
Bill Pmt -Check	02/21/2025	autopay	Florida Power & Light (FPL)	Electricity acct 919321597 from 01/9/2025 to 02/10/2025	-65.01	85,950.58
Bill Pmt -Check	02/21/2025	autopay	Florida Power & Light (FPL)	Electricity acct 2671826176 from 01/9/2025 to 02/10/2025	-123.33	85,827.25
Deposit	02/24/2025			Deposit	504.94	86,332.19
Deposit	02/26/2025			Deposit	881.46	87,213.65
Bill Pmt -Check	02/27/2025	autopay	Waste Connections Of Florida	Waste Serv March/2025	-4,190.00	83,023.65
Deposit	02/28/2025			Deposit	504.94	83,528.59
Deposit	02/28/2025			Deposit	1,386.40	84,914.99
General Journal	02/28/2025	502		Net Payment	-1,370.54	83,544.45
General Journal	02/28/2025	502		Tax Liability	-361.46	83,182.99
General Journal	02/28/2025	502		Paychex	-144.15	83,038.84

SUNSET PALMS CONDOMINIUM ASSOCIATION, INC.
ACCOUNT RECONCILIATION
AS OF FEBRUARY 28, 2025

Type	Date	Num	Name	Memo	Amount	Balance
General Journal	02/28/2025	503		Interest	3.45	83,042.29
					2,400.72	83,042.29
						1,500.00
						\$ 84,542.29

Plus Outstanding checks(see attached list)

Total Bank

SUNSET PALMS WEST CONDOMINIUM ASSOCIATION, INC.
 CITY NATIONAL BANK OPERATING
 OUTSTANDING CHECKS
 Feb-25

DATE	CHECK#	AMOUT	VENDORS
2/12/2025	1150	300.00	Pool Detail Services LLC
2/12/2025	1151	1,200.00	J & C Pro Lands
		\$ 1,500.00	



Client Service



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citynational.com



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Miami, FL 33102-5620



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800-435-8839



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P:9917 / 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:	\$81,167.18
Last Statement:	January 31, 2025	Ending Balance:	\$84,542.29
This Statement:	February 28, 2025	Average Ledger Balance:	\$89,868.25
		Low Balance:	\$83,025.40
		Interest Earned This Period:	\$3.45
		Interest Earned 2025:	\$6.61
		Days In Period:	28
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
01-31	Beginning balance			81,167.18
02-03	Lockbox Deposit	2,019.76 ✓		83,186.94
02-03	Cr Offset Sunset Palms Wes Achplus Origsetl G204810627	11,604.88 ✓		94,791.82
02-03	Paychex Tps Taxes 10536600005000X		361.46 ✓	94,430.36
02-04	Lockbox Deposit	829.88 ✓		95,260.24
02-04	Paychex Eib Invoice X10552300039256		164.15 ✓	95,096.09
02-05	Lockbox Deposit	1,009.88 ✓		96,105.97
02-05	Office Deposit	504.94 ✓		96,610.91
02-05	Office Deposit	1,505.98 ✓		98,116.89
02-06	Lockbox Deposit	504.94 ✓		98,621.83
02-06	Southdata Inc Purchase Xxxxx3666		373.44 ✓	98,248.39
02-07	Lockbox Deposit	1,514.82 ✓		99,763.21
02-07	Cr Offset Sunset Palms Wes Achplus Origsetl G204810627	2,019.70 ✓		101,782.91
02-10	First Insurance Insurance 900-101038685		10,281.63 ✓	91,501.28

Continued on the next page

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Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
02-11	Lockbox Deposit	376.52 ✓		91,877.80
02-13	Lockbox Deposit	881.46 ✓		92,759.26
02-13	Mdws M-dwasdpmt 000001704073853		24.02 ✓	92,735.24
02-13	Paychex Tps Taxes 10669000024291X		361.46 ✓	92,373.78
02-13	Paychex-rcx Payroll 10674200007732X		1,370.54 ✓	91,003.24
02-13	Mdws M-dwasdpmt 000001704073849		1,775.50 ✓	89,227.74
02-13	Mdws M-dwasdpmt 000001704073843		2,654.63 ✓	86,573.11
02-13	Mdws M-dwasdpmt 000001704073845		3,403.56 ✓	83,169.55
02-14	Paychex Eib Invoice X10686800049286		144.15 ✓	83,025.40
02-18	Lockbox Deposit	504.94 ✓		83,530.34
02-18	Office Deposit	352.00 ✓		83,882.34
02-18	Office Deposit	5,025.90 ✓		88,908.24
02-18	Webxfr To Comm Int Chk 974679		1,500.00 ✓	87,408.24
02-18	Webxfr To Comm Int Chk 974679		1,500.00 ✓	85,908.24
02-19	Lockbox Deposit	504.94 ✓		86,413.18
02-19	Cr Offset Sunset Palms Wes Achplus Origsetl G204810627	2,524.70		88,937.88
02-19	Office Deposit	4,039.52 ✓		92,977.40
02-21	Lockbox Deposit	504.94 ✓		93,482.34
02-21	Check # 1145		65.00 ✓	93,417.34
02-21	Check # 1143		99.99 ✓	93,317.35
02-21	Check # 1146		251.50 ✓	93,065.85
02-21	Check # 1153		296.50 ✓	92,769.35
02-21	Check # 1147		312.35 ✓	92,457.00
02-21	Check # 1148		506.25 ✓	91,950.75
02-21	Check # 1152		537.95 ✓	91,412.80
02-21	Check # 1144		850.00 ✓	90,562.80
02-21	Check # 1142		1,496.00 ✓	89,066.80
02-24	Fpl Direct Debit Elec Pymt Xxxxxx8292 Ppda		30.86 ✓	89,035.94
02-24	Fpl Direct Debit Elec Pymt Xxxxxx0080 Ppda		53.90 ✓	88,982.04
02-24	Fpl Direct Debit Elec Pymt Xxxxxx1597 Ppda		65.01 ✓	88,917.03
02-24	Fpl Direct Debit Elec Pymt Xxxxxx4451 Ppda		85.60 ✓	88,831.43
02-24	Fpl Direct Debit Elec Pymt Xxxxxx8237 Ppda		88.48 ✓	88,742.95
02-24	Fpl Direct Debit Elec Pymt Xxxxxx1174 Ppda		94.07 ✓	88,648.88
02-24	Fpl Direct Debit Elec Pymt Xxxxxx5453 Ppda		102.47 ✓	88,546.41
02-24	Fpl Direct Debit Elec Pymt Xxxxxx2476 Ppda		104.94 ✓	88,441.47
02-24	Fpl Direct Debit Elec Pymt Xxxxxx7450 Ppda		106.44 ✓	88,335.03
02-24	Fpl Direct Debit Elec Pymt Xxxxxx6176 Ppda		123.33 ✓	88,211.70
02-24	Fpl Direct Debit Elec Pymt Xxxxxx3473 Ppda		131.83 ✓	88,079.87
02-24	Fpl Direct Debit Elec Pymt Xxxxxx5176 Ppda		197.68 ✓	87,882.19
02-25	Lockbox Deposit	881.46 ✓		88,763.65
02-25	Check # 1149		50.00 ✓	88,713.65
02-27	Lockbox Deposit	504.94 ✓		89,218.59
02-27	Paychex Tps Taxes 10993100026866X		361.46 ✓	88,857.13
02-27	Paychex Payroll 10993400001656X		1,370.54 ✓	87,486.59
02-27	Waste Connection Web_pay 94112811022625		4,190.00 ✓	83,296.59
02-28	Lockbox Deposit	1,386.40 ✓		84,682.99

Continued on the next page

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
02-28	Paychex Eib Invoice X11008500038637		144.15 ✓	84,538.84
02-28	Interest	3.45		84,542.29
02-28	Ending totals	39,005.95	35,630.84	84,542.29

Checks

Number	Date	Amount	Number	Date	Amount
1142 ✓	02-21	1,496.00	1147 ✓	02-21	312.35
1143 ✓	02-21	99.99	1148 ✓	02-21	506.25
1144 ✓	02-21	850.00	1149* ✓	02-25	50.00
1145 ✓	02-21	65.00	1152 ✓	02-21	537.95
1146 ✓	02-21	251.50	1153 ✓	02-21	296.50

* Skip In Check Sequence

Check # 1142 Amount: \$1,496.00 Date: 02/21/2025

Sunset Palms West Condominium Association, Inc
c/o Gold Property Management & Associates Inc
10887 NW 17th St Suite 202 Miami, FL 33172
Operating Account
02/21/2025

City National Bank of Florida
63-436360
2/12/2025

1142

PAY TO THE ORDER OF Gold Property Management & Assoc INC \$ **1,496.00

One Thousand Four hundred Ninety-Six and 00/100

Gold Property Management & Assoc INC
10887 NW 17th St Suite 202
Miami, FL 33172

MEMO Inv#1833 Property Management Fee Feb/2025

⑆00114⑆ ⑆066004367⑆ 0438357216⑆

Check # 1142 Amount: \$1,496.00 Date: 02/21/2025

0092352192
2025-02-21

Check # 1143 Amount: \$99.99 Date: 02/21/2025

Sunset Palms West Condominium Association, Inc
c/o Gold Property Management & Associates Inc
10887 NW 17th St Suite 202 Miami, FL 33172
Operating Account
02/21/2025

City National Bank of Florida
63-436360
2/12/2025

1143

PAY TO THE ORDER OF Gold Property Management & Assoc INC \$ **99.99

Ninety-Nine and 00/100

Gold Property Management & Assoc INC
10887 NW 17th St Suite 202
Miami, FL 33172

MEMO Inv#1829 Registration Miami Dade County 2025

⑆00114⑆ ⑆066004367⑆ 0438357216⑆

Check # 1143 Amount: \$99.99 Date: 02/21/2025

0092352257
2025-02-21

Check # 1144 Amount: \$850.00 Date: 02/21/2025

Sunset Palms West Condominium Association, Inc
c/o Gold Property Management & Associates Inc
10887 NW 17th St Suite 202 Miami, FL 33172
Operating Account
02/21/2025

City National Bank of Florida
63-436360
2/12/2025

1144

PAY TO THE ORDER OF Andy Iron Works, Inc \$ **850.00

Eight Hundred Fifty and 00/100

Andy Iron Works, Inc
13055 SW 122 Avenue
Miami, FL 33186

MEMO E#1648 Fabrication of aluminum letters

⑆00114⑆ ⑆066004367⑆ 0438357216⑆

Check # 1144 Amount: \$850.00 Date: 02/21/2025

0092356062
2025-02-21

Check # 1145 Amount: \$65.00 Date: 02/21/2025

Sunset Palms West Condominium Association, Inc
c/o Gold Property Management & Associates Inc
10887 NW 17th St Suite 202 Miami, FL 33172
Operating Account
02/21/2025

City National Bank of Florida
63-436360
2/12/2025

1145

PAY TO THE ORDER OF Gold Property Management & Assoc INC \$ **65.00

Sixty-Five and 00/100

Gold Property Management & Assoc INC
10887 NW 17th St Suite 202
Miami, FL 33172

MEMO Reimbursement docusign

⑆00114⑆ ⑆066004367⑆ 0438357216⑆

Check # 1145 Amount: \$65.00 Date: 02/21/2025

0092352258
2025-02-21

Check # 1146 Amount: \$251.50 Date: 02/21/2025

Sunset Palms West Condominium Association, Inc
c/o Gold Property Management & Associates Inc
10887 NW 17th St Suite 202 Miami, FL 33172
Operating Account
02/21/2025

City National Bank of Florida
63-436360
2/12/2025

1146

PAY TO THE ORDER OF F & M Services and Repairs \$ **251.50

Two Hundred Fifty-One and 50/100

F & M Services and Repairs
650 Supreme Pkwy
Opa Locka, FL 33054

MEMO correct cable 755 ft K-60 per el cleanout

⑆00114⑆ ⑆066004367⑆ 0438357216⑆

Check # 1146 Amount: \$251.50 Date: 02/21/2025

0092354428
2025-02-21

Check # 1147 Amount: \$312.35 Date: 02/21/2025

Sunset Palms West Condominium Association, Inc
c/o Gold Property Management & Associates Inc
10887 NW 17th St Suite 202 Miami, FL 33172
Operating Account
02/21/2025

City National Bank of Florida
63-436360
2/12/2025

1147

PAY TO THE ORDER OF Gold Property Management & Assoc INC \$ **312.35

Three Hundred Twelve and 35/100

Gold Property Management & Assoc INC
10887 NW 17th St Suite 202
Miami, FL 33172

MEMO Printing and postage Jan/2025

⑆00114⑆ ⑆066004367⑆ 0438357216⑆

Check # 1147 Amount: \$312.35 Date: 02/21/2025

0092352259
2025-02-21

Check # 1148 Amount: \$506.25 Date: 02/21/2025

Sunset Palms West Condominium Association, Inc. City National Bank of Florida 1148
 c/o Gold Property Management & Associates, Inc.
 10887 NW 17th Street, Suite 202, Miami, Florida 33172
 (305) 277-0415
 02/12/2025
 03-430360
 PAY TO THE ORDER OF Gold Property Management & Assoc INC \$ **506.25
 Five Hundred Six and 25/100
 Gold Property Management & Assoc INC
 10887 NW 17th St Suite 202
 Miami, FL 33172
 MEMO Reimbursement for maintenance supplies
 001148 00660043674 0438357216*

Check # 1148 Amount: \$506.25 Date: 02/21/2025

009235250
 2025-02-25
 CHECK # 1148
 02/21/2025
 \$506.25
 Gold Property Management & Associates, Inc.
 10887 NW 17th Street, Suite 202
 Miami, Florida 33172
 (305) 277-0415

Check # 1149 Amount: \$50.00 Date: 02/25/2025

Sunset Palms West Condominium Association, Inc. City National Bank of Florida 1149
 c/o Gold Property Management & Associates, Inc.
 10887 NW 17th Street, Suite 202, Miami, Florida 33172
 (305) 277-0415
 02/12/2025
 03-430360
 PAY TO THE ORDER OF South Florida Parking Authority \$ **50.00
 Fifty and 00/100
 South Florida Parking Authority
 18475 NW 77th Ct Unit 433
 Miami Lakes, FL 33016
 MEMO Im 1954 Parking Enforcement Feb 2025
 001149 00660043674 0438357216*

Check # 1149 Amount: \$50.00 Date: 02/25/2025

009231034
 2025-02-25
 CHECK # 1149
 02/25/2025
 \$50.00
 South Florida Parking Authority
 18475 NW 77th Ct Unit 433
 Miami Lakes, FL 33016
 (305) 277-0415

Check # 1152 Amount: \$537.95 Date: 02/21/2025

Sunset Palms West Condominium Association, Inc. City National Bank of Florida 1152
 c/o Gold Property Management & Associates, Inc.
 10887 NW 17th Street, Suite 202, Miami, Florida 33172
 (305) 277-0415
 02/12/2025
 03-430360
 PAY TO THE ORDER OF F & M Services and Repairs \$ **537.95
 Five Hundred Thirty-Seven and 95/100
 F & M Services and Repairs
 550 Superior Pedrero
 Opa Locka, FL 33054
 MEMO Detecccion e instalacion de calentadores de agua
 001152 00660043674 0438357216*

Check # 1152 Amount: \$537.95 Date: 02/21/2025

009235428
 2025-02-25
 CHECK # 1152
 02/21/2025
 \$537.95
 F & M Services and Repairs
 550 Superior Pedrero
 Opa Locka, FL 33054
 (305) 277-0415

Check # 1153 Amount: \$296.50 Date: 02/21/2025

Sunset Palms West Condominium Association, Inc. City National Bank of Florida 1153
 c/o Gold Property Management & Associates, Inc.
 10887 NW 17th Street, Suite 202, Miami, Florida 33172
 (305) 277-0415
 02/12/2025
 03-430360
 PAY TO THE ORDER OF F & M Services and Repairs \$ **296.50
 Two Hundred Ninety-Six and 50/100
 F & M Services and Repairs
 550 Superior Pedrero
 Opa Locka, FL 33054
 MEMO Correcion 75 R de cable K-60 Sacando gran cantidad
 001153 00660043674 0438357216*

Check # 1153 Amount: \$296.50 Date: 02/21/2025

009235428
 2025-02-25
 CHECK # 1153
 02/21/2025
 \$296.50
 F & M Services and Repairs
 550 Superior Pedrero
 Opa Locka, FL 33054
 (305) 277-0415

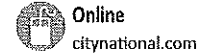
Sunset Palms West Condominium Associations, Inc
Transactions by Account
As of February 28, 2025

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Cash In Banks								23,676.52
1025 · City National B. Sp Ass - 6404								23,676.52
General Journal	02/28/2025	503		Interest		1000 · City National B ...	0.88	23,677.40
Total 1025 · City National B. Sp Ass - 6404							0.88	23,677.40
Total Cash In Banks							0.88	23,677.40
TOTAL							0.88	23,677.40

Type	Date	Num	Name	Memo	Amount	Balance
1025 - City National B. Sp Ass - 6404						23,676.52
General Journal	02/28/2025	503	Interest		0.88	23,676.52
					0.88	23,677.40
						23,677.40
						-772.82
						\$ 22,904.58



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



Association Interest Checking

Account Summary

Account:	XXXXX6404	Beginning Balance:	\$22,903.70
Last Statement:	January 31, 2025	Ending Balance:	\$22,904.58
This Statement:	February 28, 2025	Average Ledger Balance:	\$22,903.70
		Low Balance:	\$22,903.70
		Interest Earned This Period:	\$0.88
		Interest Earned 2025:	\$1.85
		Days In Period:	28
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
01-31	Beginning balance			22,903.70
02-28	Interest	0.88		22,904.58
02-28	Ending totals	0.88	0.00	22,904.58

For additional locations
and hours, please visit
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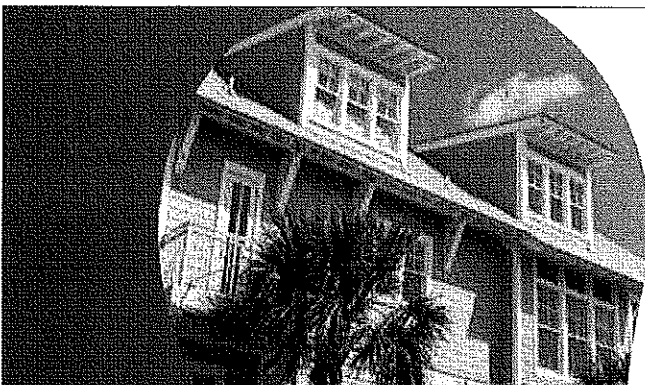
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Sunset Palms West Condominium Associations, Inc
Transactions by Account
 As of February 28, 2025

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Cash In Banks								88,332.54
1030 · City National Bank 4679								88,332.54
General Journal	02/18/2025	501		Transfer from Operat...		-SPLIT-	1,500.00	89,832.54
General Journal	02/18/2025	501		Transfer from Operat...		1030 · City National B...	1,500.00	91,332.54
General Journal	02/28/2025	503		Interest		1000 · City National B ...	3.43	91,335.97
Total 1030 · City National Bank 4679							3,003.43	91,335.97
Total Cash In Banks							3,003.43	91,335.97
TOTAL							3,003.43	91,335.97

Sunset Palms West Condominium Associations, Inc
Account Reconciliation
As of February 28, 2025

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Cash In Banks								88,332.54
1030 - City National Bank 4679								88,332.54
General Journal	02/18/2025	501		Transfer from Operat...		-SPLIT-	1,500.00	89,832.54
General Journal	02/18/2025	501		Transfer from Operat...		1030 - City National B...	1,500.00	91,332.54
General Journal	02/28/2025	503		Interest		1000 - City National B ...	3.43	91,335.97
Total 1030 - City National Bank 4679							3,003.43	91,335.97
Total Cash In Banks							3,003.43	91,335.97
TOTAL							3,003.43	91,335.97



Page:
Account:

1 of 1
XXXXXX4679

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



Condo Tiered

Account Summary

Account:	XXXXXX4679	Beginning Balance:	\$88,332.54
Last Statement:	January 31, 2025	Ending Balance:	\$91,335.97
This Statement:	February 28, 2025	Average Ledger Balance:	\$89,511.11
		Low Balance:	\$88,332.54
		Interest Earned This Period:	\$3.43
		Interest Earned 2025:	\$7.18
		Days In Period:	28
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
01-31	Beginning balance			88,332.54
02-18	Webxfr Fr Assoc Int No 357216	1,500.00		89,832.54
02-18	Webxfr Fr Assoc Int No 357216	1,500.00		91,332.54
02-28	Interest	3.43		91,335.97
02-28	Ending totals	3,003.43	0.00	91,335.97

For additional locations
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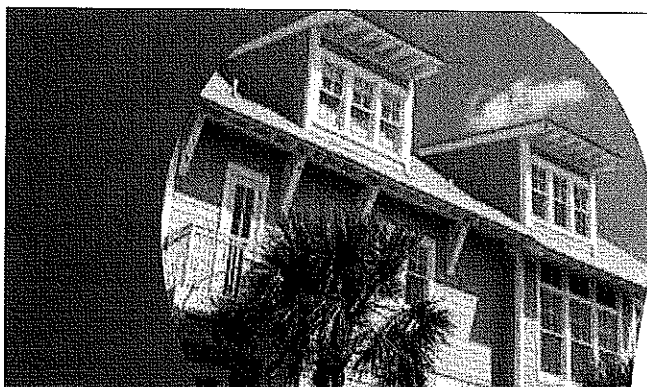
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Sunset Palms West Condominium Associations, Inc
Transactions by Account
As of February 28, 2025

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Cash In Banks								7,728.91
1055 · First Citizens Operating -1011								7,728.91
General Journal	02/10/2025	496		Loan Payment		2650 · Bank Loan Pay...	-2,196.82	5,532.09
Total 1055 · First Citizens Operating -1011							-2,196.82	5,532.09
Total Cash In Banks							-2,196.82	5,532.09
TOTAL							-2,196.82	5,532.09

Sunset Palms West Condominium Associations, Inc
Account Reconciliation
As of February 28, 2025

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Cash In Banks								7,728.91
1055 · First Citizens Operatrng -1011								7,728.91
General Journal	02/10/2025	496		Loan Payment		2650 · Bank Loan Pay...	-2,196.82	5,532.09
Total 1055 · First Citizens Operatrng -1011							-2,196.82	5,532.09
Total Cash In Banks							-2,196.82	5,532.09
TOTAL							-2,196.82	5,532.09



02.28.2025

ANNOTATIONS TO FINANCIALS REPORTS

Outstanding Balance of the Board President - \$504.94

The President of the Board has maintained a roll-forward balance of \$504.94 for over a year.

Per Florida Statute 718.112(2)(n):

"A director or officer more than 90 days delinquent in the payment of any monetary obligation due to the association shall be deemed to have abandoned the office, creating a vacancy in the office to be filled according to law."

This matter has been discussed directly with the President, who claims to have made the payment to Neighborhood Property Manager.

However, the association cannot zero out the receivable unless proper documentation of payment is provided.

As a standard accounting rule, accounts receivable can only be cleared through:

1. Payment (documented and verified)
2. Write-off (which is not possible in this case)

Why Write-Off is Not an Option:

- Writing off this amount would create a cash imbalance, as no corresponding cash deposit has been received.
- There is no reasonable proof of payment supporting such an adjustment.

While it is possible that the President is correct, proper documentation is required before any adjustments can be made. Specifically, we require:

- ☒ **A copy of the front of the check**



☒ **Proof of bank clearance (e.g., stamped bank endorsement or bank statement showing the transaction)**

Until such proof is provided, the balance will remain on record as of 02.28.2025.

Use of Accrual Accounting

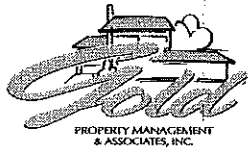
One of the main challenges we faced in managing the association was the request to use Cash Accounting, which is neither practical nor suitable for an association's financial reporting.

1. Cash Accounting vs. Accrual Accounting

- Cash Accounting records transactions only when money physically moves—when cash is received, or payments are made.
- Accrual Accounting, on the other hand, records transactions when they are incurred revenues when they are earned and expenses when they are obligated, regardless of when the cash is exchanged.

2. Why Accrual Accounting is the Correct Method

- **Better Financial Transparency:** Accrual Accounting provides a more accurate financial picture by recognizing accounts payable and receivable. This allows the association to track obligations and expected revenues, preventing financial mismanagement.
- **Compliance & Industry Standards:** Most HOAs, COAs, and property management firms use Accrual Accounting because it aligns with Generally Accepted Accounting Principles (GAAP). Auditors, lenders, and financial professionals rely on this method for accuracy.
- **Budgeting & Long-Term Planning:** Accrual Accounting allows the association to plan ahead by recognizing future financial obligations, such as upcoming repairs, vendor payments, and assessments due from owners.
- **Assessment & Delinquency Tracking:** Homeowner assessments are often billed in advance, and some owners delay payments. With Accrual Accounting, these outstanding amounts remain on the books as receivables, giving a clear picture of financial health. Cash Accounting



would falsely show the association as underfunded when, in reality, there are outstanding balances due.

3. Why Cash Accounting is Not Feasible

- Bank Statements Already Serve as the Best Cash Report:
 - If the goal is to track cash inflows and outflows, bank statements already provide a real-time cash report.
 - Every deposit and withdrawal is recorded, eliminating the need to maintain an additional "cash accounting" system.
- Fails to Show Financial Commitments:
 - Under Cash Accounting, unpaid bills would not appear in financial reports, creating an incomplete picture of the association's liabilities.
 - This could lead to misallocation of funds or an inaccurate assessment of available cash.
- Creates Financial Misconceptions:
 - Since Cash Accounting does not recognize accrued expenses, it may give a misleading impression of higher cash availability when, in reality, there are outstanding obligations that have not yet been paid.

Conclusion

Accrual Accounting is the only practical and financially responsible method for managing an association's funds, being this the main reason why we rejected using Cash Accounting.

It ensures transparency, accurate financial planning, and compliance with industry standards.

Cash Accounting, while simpler, is inappropriate for an organization that must track obligations and anticipated income.

Moreover, if the objective is to track cash flow, bank statements already provide the most accurate real-time cash report, making a separate cash-based accounting system redundant and unnecessary.



The Balance Sheet

This is the most important report. It contains the Permanent Accounts, like the Cash, Accounts Receivable, Prepaid Assets, Liabilities and the Reserves Requirements.

Cash

The Cash Amount delivered by us as of 02.28.2025 is \$203,587.75 as depicted in the Balance Sheet.

However the actual Cash on Hand is as of March 5, 2025

- **Operating Account (ending in 3572):** \$102,582.97
- **Cash Reserves:** \$91,335.97
- **Special Assessment:** \$22,904.58
- **First Citizens:** \$5,532.09

Total Cash Delivered: \$222,355.61

The Free Unrestricted Cash that we received totaled \$137,192 as of 02.01.204, thus the increment in cash delivered amounts to \$85,163.61

Accounts Receivable

Only three accounts exceeded the 90 days threshold, units B7, C1, and E6, with C1 totaling \$16,564.76 as of 02.28.2024. In general, the accounts portfolio was healthy and dynamic with most owner with a month or less in arrears according to the Aging Report.

Prepaid Expenses

This account represents the investment in the insurance premiums. Accounting rules require the amortization of 1/12th of the total annual premiums. The balance of \$9,861.87 reveals that only one amortization, March, is pending.

We were approached by a potential vendor who previously was the insurance broker. After researching the vendor and because there was not reason to cancel the actual one that was handling the insurance coverage we



recommended against contracting him as we even dismissed by the Board, thus hiring him because based on friendship, did not seem a good or rational business decision.

Accounts Payable

The association has a very low leveraged position with accounts payable totaling only \$2,497, which is an excellent financial indicator.

Insurance Liability

The remaining invoices pending to pay off all the premiums contracted with the insurance carrier amount to only \$16,031.70

Lawsuits

The association paid the lawsuit brought by a vendor and has zero liability for this account

Prepaid Regular & Special Assessments

The unit owners prepaid their dues in these two accounts in the amounts of \$21,648.81 and \$5,668.82, respectively. In these cases, a different condition in the Balance Sheet shows up: the association owes these funds to the unit owners, thus they are reflected as liabilities.

Reserves

The Reserves Liability (Required) is \$101,081.11, while the Cash in the bank is \$91,335.97 for a deficit of \$9,745.14. This deficit is recommended to be covered, either by the transfer from the Special Assessment or the Operating Fund where plenty of cash hold.

Bank Loans

The association owed to First Citizens as of 02.01.2024 when we took over, two loans for \$235,447.66 and \$96,305.02, respectively.

The \$235,447.66 was paid off in full and the \$96,305.02, for a combined debt of \$331,752.68; the \$96,305.02 has been amortized monthly and only \$25,153.68 is pending, which is expected to be zeroed out by August or September of this year.