VTE CONSULTING LLC
property management services
INTEGRITY DEFINES ALL ODDS

Sunset Palms West

Financial Statement

July 2025

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

VTE Consulting LLC
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Sunset Palms West
Balance Sheet
As of July 31, 2025

	Jul 31, 25
ASSETS	
Current Assets	
Checking/Savings	
CityNational Operating- 7216	41,862.03
CityNational Reserve- 4679	55,351.15
CityNational Savings- 6404	22,009.53
First Citizens Loan Acct - 2760	15,135.58
First Citizens Oper - 1011	-16,431.40
Total Checking/Savings	117,926.89
Accounts Receivable	
Accounts Receivable	-33,693.27
Total Accounts Receivable	-33,693.27
Other Current Assets	
Undeposited Funds	601,225.56
Total Other Current Assets	601,225.56
Total Current Assets	685,459.18
TOTAL ASSETS	**685,459.18**
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	185,160.45
Unrestricted Net Assets	375,636.36
Net Income	124,662.37
Total Equity	685,459.18
TOTAL LIABILITIES & EQUITY	**685,459.18**

Sunset Palms West
Customer Balance Detail
As of July 31, 2025

Type	Date	Num	Account	Class	Amount	Balance
18A1 Vicalex 2019 LLC (TN)						-753.04
Invoice	07/01/2025	18	Accounts Receivable		376.52	-376.52
Payment	07/15/2025	8301	Accounts Receivable		-376.52	-753.04
Total 18A1 Vicalex 2019 LLC (TN)					0.00	-753.04
18A2 David Groover (TN)						-2,219.14
Invoice	07/01/2025	38	Accounts Receivable		504.94	-1,714.20
Payment	07/15/2025	4173	Accounts Receivable		-504.94	-2,219.14
Total 18A2 David Groover (TN)					0.00	-2,219.14
18A3 West 40 LLC (TN)						619.40
Invoice	07/01/2025	56	Accounts Receivable		376.52	995.92
Payment	07/15/2025	9724	Accounts Receivable		-376.52	619.40
Total 18A3 West 40 LLC (TN)					0.00	619.40
18A4 West 40 LLC (TN)						1,009.88
Invoice	07/01/2025	1633	Accounts Receivable		504.94	1,514.82
Payment	07/15/2025	9723	Accounts Receivable		-504.94	1,009.88
Total 18A4 West 40 LLC (TN)					0.00	1,009.88
18A5 Randy Ruiz (TN)						0.00
Invoice	07/01/2025	1632	Accounts Receivable		504.94	504.94
Payment	07/18/2025	1512	Accounts Receivable		-504.94	0.00
Total 18A5 Randy Ruiz (TN)					0.00	0.00
18A6 Julio Burgos (TN)						1,026.24
Invoice	07/01/2025	1631	Accounts Receivable		504.94	1,531.18
Credit Memo	07/01/2025	2421	Accounts Receivable		-2,036.12	-504.94
Total 18A6 Julio Burgos (TN)					-1,531.18	-504.94
18A7 Adrian Alpert						-1,009.88
Invoice	07/01/2025	1630	Accounts Receivable		504.94	-504.94
Payment	07/01/2025	4148	Accounts Receivable		-506.00	-1,010.94
Payment	07/01/2025	4380	Accounts Receivable		-506.00	-1,516.94
Total 18A7 Adrian Alpert					-507.06	-1,516.94
18A8 Frank Bejar (TN)						-504.94
Invoice	07/01/2025	1629	Accounts Receivable		504.94	0.00
Payment	07/07/2025	CP	Accounts Receivable		-504.94	-504.94
Total 18A8 Frank Bejar (TN)					0.00	-504.94

Sunset Palms West
Customer Balance Detail
As of July 31, 2025

Type	Date	Num	Account	Class	Amount	Balance
18B1 La Floresta Williams Hijos Inc (TN)						212.06
Invoice	07/01/2025	1361	Accounts Receivable		376.52	588.58
Total 18B1 La Floresta Williams Hijos Inc (TN)					376.52	588.58
18B2 David A Gimenez (TN)						1,222.74
Invoice	07/01/2025	1628	Accounts Receivable		504.94	1,727.68
Total 18B2 David A Gimenez (TN)					504.94	1,727.68
18B3 Shalala Corporate LLC (TN)						-1,520.45
Invoice	07/01/2025	1360	Accounts Receivable		376.52	-1,143.93
Total 18B3 Shalala Corporate LLC (TN)					376.52	-1,143.93
18B4 Jennette R. Romay						-162.86
Invoice	07/01/2025	1627	Accounts Receivable		504.94	342.08
Payment	07/15/2025	4286	Accounts Receivable		-504.94	-162.86
Total 18B4 Jennette R. Romay					0.00	-162.86
18B5 Roberto Sanchez (TN)						242.01
Invoice	07/01/2025	1626	Accounts Receivable		504.94	746.95
Total 18B5 Roberto Sanchez (TN)					504.94	746.95
18B6 Elida USA Corporation (TN)						526.39
Invoice	07/01/2025	1625	Accounts Receivable		504.94	1,031.33
Payment	07/24/2025	1624	Accounts Receivable		-500.00	531.33
Total 18B6 Elida USA Corporation (TN)					4.94	531.33
18B7 Ruth I Thomsich						5,701.46
Invoice	07/01/2025	1624	Accounts Receivable		504.94	6,206.40
Payment	07/31/2025	CP	Accounts Receivable		-1,009.88	5,196.52
Total 18B7 Ruth I Thomsich					-504.94	5,196.52
18B8 Larc Capital Investments (TN)						2,523.72
Invoice	07/01/2025	1623	Accounts Receivable		504.94	3,028.66
Total 18B8 Larc Capital Investments (TN)					504.94	3,028.66
18C1 Federal National Mortgage Assoc (TN)						0.00
Invoice	07/01/2025	1359	Accounts Receivable		376.52	376.52
Total 18C1 Federal National Mortgage Assoc (TN)					376.52	376.52

Sunset Palms West
Customer Balance Detail
As of July 31, 2025

Type	Date	Num	Account	Class	Amount	Balance
18C2 Jorge Trueba & Odalys Trueba						162.86
Invoice	07/01/2025	1622	Accounts Receivable		504.94	667.80
Payment	07/14/2025	CP	Accounts Receivable		-504.94	162.86
Total 18C2 Jorge Trueba & Odalys Trueba					0.00	162.86
18C3 Gustavo Valcarcel (TN)						0.00
Invoice	07/01/2025	1358	Accounts Receivable		376.52	376.52
Payment	07/15/2025	0159	Accounts Receivable		-376.52	0.00
Total 18C3 Gustavo Valcarcel (TN)					0.00	0.00
18C4 Raimer Perez (TN)						-6.09
Invoice	07/01/2025	1621	Accounts Receivable		504.94	498.85
Payment	07/03/2025	488	Accounts Receivable		-504.94	-6.09
Total 18C4 Raimer Perez (TN)					0.00	-6.09
18C5 Richard A Vargas (TN)						1,539.82
Invoice	07/01/2025	1620	Accounts Receivable		504.94	2,044.76
Total 18C5 Richard A Vargas (TN)					504.94	2,044.76
18C6 Mario Luis Acosta (TN)						-0.02
Invoice	07/01/2025	1619	Accounts Receivable		504.94	504.92
Payment	07/01/2025	4041	Accounts Receivable		-504.94	-0.02
Total 18C6 Mario Luis Acosta (TN)					0.00	-0.02
18C7 Le Lu Jo, LLC & Eduardo Fernandez (T						-3,029.64
Invoice	07/01/2025	1618	Accounts Receivable		504.94	-2,524.70
Total 18C7 Le Lu Jo, LLC & Eduardo Fernandez (T					504.94	-2,524.70
18C8 Juan Carlos Castillo (TN)						0.00
Invoice	07/01/2025	1617	Accounts Receivable		504.94	504.94
Payment	07/07/2025	CP	Accounts Receivable		-504.92	0.02
Total 18C8 Juan Carlos Castillo (TN)					0.02	0.02
18D1 Alain Amara						-378.04
Invoice	07/01/2025	1357	Accounts Receivable		376.52	-1.52
Total 18D1 Alain Amara					376.52	-1.52
18D2 Judy Rotondi						1,009.88
Invoice	07/01/2025	1616	Accounts Receivable		504.94	1,514.82
Payment	07/07/2025	CP	Accounts Receivable		-504.94	1,009.88
Total 18D2 Judy Rotondi					0.00	1,009.88

Sunset Palms West
Customer Balance Detail
As of July 31, 2025

Type	Date	Num	Account	Class	Amount	Balance
18D3 Richard Thomas (TN)						496.44
Invoice	07/01/2025	1356	Accounts Receivable		376.52	872.96
Total 18D3 Richard Thomas (TN)					376.52	872.96
18D4 Mercedes Garcia (TN)						-0.12
Invoice	07/01/2025	1615	Accounts Receivable		504.94	504.82
Payment	07/14/2025	487	Accounts Receivable		-505.00	-0.18
Total 18D4 Mercedes Garcia (TN)					-0.06	-0.18
18D5 Neal Kleinman (TN)						504.94
Invoice	07/01/2025	1614	Accounts Receivable		504.94	1,009.88
Payment	07/10/2025	CP	Accounts Receivable		-504.94	504.94
Total 18D5 Neal Kleinman (TN)					0.00	504.94
18D6 Debora Garcia Riera (TN)						1,514.82
Invoice	07/01/2025	1613	Accounts Receivable		504.94	2,019.76
Total 18D6 Debora Garcia Riera (TN)					504.94	2,019.76
18D7 Carmen Rodriguez Bacardi						-24.00
Invoice	07/01/2025	1612	Accounts Receivable		504.94	480.94
Payment	07/15/2025	223	Accounts Receivable		-504.94	-24.00
Total 18D7 Carmen Rodriguez Bacardi					0.00	-24.00
18D8 Jorge Trueba (TN)						162.86
Invoice	07/01/2025	1611	Accounts Receivable		504.94	667.80
Payment	07/14/2025	CP	Accounts Receivable		-504.94	162.86
Total 18D8 Jorge Trueba (TN)					0.00	162.86
18E1 Tania Romero (TN)						-1.00
Invoice	07/01/2025	1355	Accounts Receivable		376.52	375.52
Payment	07/17/2025	CP	Accounts Receivable		-401.52	-26.00
Total 18E1 Tania Romero (TN)					-25.00	-26.00
18E2 Lantana Bloom Corp. (TN)						1,514.82
Invoice	07/01/2025	1610	Accounts Receivable		504.94	2,019.76
Total 18E2 Lantana Bloom Corp. (TN)					504.94	2,019.76
18E3 Alejandro Uribe & Jessica Suarez (TN						753.04
Invoice	07/01/2025	1354	Accounts Receivable		376.52	1,129.56
Total 18E3 Alejandro Uribe & Jessica Suarez (TN					376.52	1,129.56

Sunset Palms West
Customer Balance Detail
As of July 31, 2025

Type	Date	Num	Account	Class	Amount	Balance
18E4 PJ and EC Family LIV TR						-1,351.90
Invoice	07/01/2025	1609	Accounts Receivable		504.94	-846.96
Total 18E4 PJ and EC Family LIV TR					504.94	-846.96
18E5 Carlos Rodriguez						1,794.04
Invoice	07/01/2025	1608	Accounts Receivable		504.94	2,298.98
Payment	07/10/2025	CP	Accounts Receivable		-504.94	1,794.04
Total 18E5 Carlos Rodriguez					0.00	1,794.04
18E6 M & S Trust Holding, LLC (TN)						933.62
Invoice	07/01/2025	1607	Accounts Receivable		504.94	1,438.56
Payment	07/07/2025	CP	Accounts Receivable		-504.94	933.62
Total 18E6 M & S Trust Holding, LLC (TN)					0.00	933.62
18E7 Christopher Martinez (TN)						1,677.68
Invoice	07/01/2025	1606	Accounts Receivable		504.94	2,182.62
Total 18E7 Christopher Martinez (TN)					504.94	2,182.62
18E8 Diana Vera & Jose P. Vera						0.00
Invoice	07/01/2025	1605	Accounts Receivable		504.94	504.94
Payment	07/14/2025	2033	Accounts Receivable		-504.94	0.00
Total 18E8 Diana Vera & Jose P. Vera					0.00	0.00
18F1 Tania Gonzalez						-753.04
Invoice	07/01/2025	1353	Accounts Receivable		376.52	-376.52
Total 18F1 Tania Gonzalez					376.52	-376.52
18F2 Piedad E. Tapia Guim (TN)						-863.00
Invoice	07/01/2025	1604	Accounts Receivable		504.94	-358.06
Payment	07/10/2025	cp	Accounts Receivable		-504.94	-863.00
Total 18F2 Piedad E. Tapia Guim (TN)					0.00	-863.00
18F3 MDC RENTALS LLC						383.52
Invoice	07/01/2025	1352	Accounts Receivable		376.52	760.04
Payment	07/07/2025	CP	Accounts Receivable		-376.52	383.52
Payment	07/10/2025	CP	Accounts Receivable		-376.52	7.00
Total 18F3 MDC RENTALS LLC					-376.52	7.00
18F4 Chris Rey						118.94
Invoice	07/01/2025	1603	Accounts Receivable		504.94	623.88
Payment	07/15/2025	214	Accounts Receivable		-504.00	119.88
Total 18F4 Chris Rey					0.94	119.88

Sunset Palms West
Customer Balance Detail
As of July 31, 2025

Type	Date	Num	Account	Class	Amount	Balance
18F5 Alain Abab (TN)						0.00
Invoice	07/01/2025	1602	Accounts Receivable		504.94	504.94
Payment	07/15/2025	8577	Accounts Receivable		-504.94	0.00
Total 18F5 Alain Abab (TN)					0.00	0.00
18F6 Laysa Fernandez						169.03
Invoice	07/01/2025	1601	Accounts Receivable		504.94	673.97
Payment	07/10/2025	154	Accounts Receivable		-505.00	168.97
Total 18F6 Laysa Fernandez					-0.06	168.97
18F7 Ediberto Escobar (TN)						579.94
Invoice	07/01/2025	1600	Accounts Receivable		504.94	1,084.88
Total 18F7 Ediberto Escobar (TN)					504.94	1,084.88
18F8 Nancy Salabarria						1,009.88
Invoice	07/01/2025	1599	Accounts Receivable		504.94	1,514.82
Payment	07/01/2025	cp	Accounts Receivable		-504.94	1,009.88
Total 18F8 Nancy Salabarria					0.00	1,009.88
18G1 Marzall Inverstment LLC (TN)						-1.52
Invoice	07/01/2025	1351	Accounts Receivable		376.52	375.00
Payment	07/10/2025	CP	Accounts Receivable		-376.52	-1.52
Total 18G1 Marzall Inverstment LLC (TN)					0.00	-1.52
18G2 Elida USA Corporation (TN)						524.40
Invoice	07/01/2025	1598	Accounts Receivable		504.94	1,029.34
Payment	07/24/2025	1624	Accounts Receivable		-500.00	529.34
Total 18G2 Elida USA Corporation (TN)					4.94	529.34
18G3 Daniel Fernandez (TN)						-1.00
Invoice	07/01/2025	1350	Accounts Receivable		376.52	375.52
Payment	07/15/2025	5394	Accounts Receivable		-376.52	-1.00
Total 18G3 Daniel Fernandez (TN)					0.00	-1.00
18G4 Elisa Usa Corporation						524.41
Invoice	07/01/2025	1597	Accounts Receivable		504.94	1,029.35
Payment	07/24/2025	1624	Accounts Receivable		-500.00	529.35
Total 18G4 Elisa Usa Corporation					4.94	529.35

Sunset Palms West
Customer Balance Detail
As of July 31, 2025

Type	Date	Num	Account	Class	Amount	Balance
18G5 Haickel Patron (TN)						504.94
Invoice	07/01/2025	1596	Accounts Receivable		504.94	1,009.88
Payment	07/01/2025	CP	Accounts Receivable		-505.94	503.94
Payment	07/31/2025	CP	Accounts Receivable		-504.94	-1.00
Total 18G5 Haickel Patron (TN)					-505.94	-1.00
18G6 Doung Kim Ly (TN)						0.00
Invoice	07/01/2025	1595	Accounts Receivable		504.94	504.94
Payment	07/15/2025	445	Accounts Receivable		-1,514.82	-1,009.88
Total 18G6 Doung Kim Ly (TN)					-1,009.88	-1,009.88
18G7 Yamira Lopez						504.94
Invoice	07/01/2025	1594	Accounts Receivable		504.94	1,009.88
Payment	07/14/2025	2944	Accounts Receivable		-504.94	504.94
Total 18G7 Yamira Lopez					0.00	504.94
18G8 Walter Vivanco (TN)						-36.56
Invoice	07/01/2025	1593	Accounts Receivable		504.94	468.38
Payment	07/14/2025	4893	Accounts Receivable		-504.94	-36.56
Total 18G8 Walter Vivanco (TN)					0.00	-36.56
18H1 Jisell Herrero (TN)						1,858.86
Invoice	07/01/2025	5194	Accounts Receivable		376.52	2,235.38
Total 18H1 Jisell Herrero (TN)					376.52	2,235.38
18H2 Encarnacion Bou le Rem (TN)						504.94
Invoice	07/01/2025	1592	Accounts Receivable		504.94	1,009.88
Payment	07/11/2025	CP	Accounts Receivable		-504.94	504.94
Total 18H2 Encarnacion Bou le Rem (TN)					0.00	504.94
18H3 Cecilia Arango (TN)						-174.86
Invoice	07/01/2025	1349	Accounts Receivable		376.52	201.66
Payment	07/15/2025	6877	Accounts Receivable		-376.52	-174.86
Total 18H3 Cecilia Arango (TN)					0.00	-174.86
18H4 David Groover (TN)						-548.56
Invoice	07/01/2025	1591	Accounts Receivable		504.94	-43.62
Payment	07/15/2025	4174	Accounts Receivable		-504.94	-548.56
Total 18H4 David Groover (TN)					0.00	-548.56

Sunset Palms West
Customer Balance Detail
As of July 31, 2025

Type	Date	Num	Account	Class	Amount	Balance
18H5 Pedro Colina (TN)						0.00
Invoice	07/01/2025	1590	Accounts Receivable		504.94	504.94
Payment	07/24/2025	7251	Accounts Receivable		-504.94	0.00
Total 18H5 Pedro Colina (TN)					0.00	0.00
18H6 Noel Orta Rodriguez						-3,590.57
Invoice	07/01/2025	1589	Accounts Receivable		504.94	-3,085.63
Total 18H6 Noel Orta Rodriguez					504.94	-3,085.63
18H7 Emilio Roges						0.00
Invoice	07/01/2025	1588	Accounts Receivable		504.94	504.94
Payment	07/14/2025	2095	Accounts Receivable		-504.94	0.00
Credit Memo	07/14/2025	5217	Accounts Receivable		-0.03	-0.03
Total 18H7 Emilio Roges					-0.03	-0.03
18H8 Gloria Guiked-Apostol						504.94
Invoice	07/01/2025	1587	Accounts Receivable		504.94	1,009.88
Payment	07/15/2025	196	Accounts Receivable		-504.94	504.94
Total 18H8 Gloria Guiked-Apostol					0.00	504.94
18I1 Ydielim Baluja Juvier						0.10
Invoice	07/01/2025	1348	Accounts Receivable		376.52	376.62
Payment	07/15/2025	2569	Accounts Receivable		-376.52	0.10
Total 18I1 Ydielim Baluja Juvier					0.00	0.10
18I2 Migdonia Spayd (TN)						-0.06
Invoice	07/01/2025	1586	Accounts Receivable		504.94	504.88
Payment	07/10/2025	CP	Accounts Receivable		-500.00	4.88
Payment	07/15/2025	1485	Accounts Receivable		-504.94	-500.06
Total 18I2 Migdonia Spayd (TN)					-500.00	-500.06
18I3 Manuel Rodriguez (TN)						-377.52
Invoice	07/01/2025	1347	Accounts Receivable		376.52	-1.00
Total 18I3 Manuel Rodriguez (TN)					376.52	-1.00
18I4 Medardo Gomez Diaz						1,779.34
Invoice	07/01/2025	1585	Accounts Receivable		504.94	2,284.28
Total 18I4 Medardo Gomez Diaz					504.94	2,284.28

Sunset Palms West
Customer Balance Detail
As of July 31, 2025

Type	Date	Num	Account	Class	Amount	Balance
18I5 Duguid Char Negrete						1,539.82
Invoice	07/01/2025	1584	Accounts Receivable		504.94	2,044.76
Payment	07/14/2025	1033	Accounts Receivable		-2,019.76	25.00
Total 18I5 Duguid Char Negrete					-1,514.82	25.00
18I6 R & D Electric Properties, LLC (TN)						75.00
Invoice	07/01/2025	1346	Accounts Receivable		504.94	579.94
Payment	07/03/2025	2053	Accounts Receivable		-504.94	75.00
Total 18I6 R & D Electric Properties, LLC (TN)					0.00	75.00
18I7 R&D Electric Properties LLC (TN)						0.00
Invoice	07/01/2025	1583	Accounts Receivable		504.94	504.94
Payment	07/03/2025	2052	Accounts Receivable		-504.94	0.00
Total 18I7 R&D Electric Properties LLC (TN)					0.00	0.00
18I8 Luis Jorge Garcia						-1,602.08
Invoice	07/01/2025	1582	Accounts Receivable		504.94	-1,097.14
Credit Memo	07/01/2025	5200	Accounts Receivable		-1,932.32	-3,029.46
Invoice	07/01/2025	5202	Accounts Receivable		6,059.10	3,029.64
Credit Memo	07/18/2025	5201	Accounts Receivable		-78.12	2,951.52
Payment	07/18/2025	2270	Accounts Receivable		-2,951.52	0.00
Total 18I8 Luis Jorge Garcia					1,602.08	0.00
18J1 GC Properties LLC & G. Rodriguez (TN						0.00
Invoice	07/01/2025	1345	Accounts Receivable		376.52	376.52
Total 18J1 GC Properties LLC & G. Rodriguez (TN					376.52	376.52
18J2 Longonz LLC (TN)						89.82
Invoice	07/01/2025	1581	Accounts Receivable		504.94	594.76
Payment	07/10/2025	CP	Accounts Receivable		-500.00	94.76
Total 18J2 Longonz LLC (TN)					4.94	94.76
18J3 Maria del Carmen Socarras (TN)						126.52
Invoice	07/01/2025	1344	Accounts Receivable		376.52	503.04
Total 18J3 Maria del Carmen Socarras (TN)					376.52	503.04
18J4 Alfredo Diaz Alameda						0.00
Invoice	07/01/2025	1580	Accounts Receivable		504.94	504.94
Payment	07/08/2025	233	Accounts Receivable		-504.94	0.00
Total 18J4 Alfredo Diaz Alameda					0.00	0.00

Sunset Palms West
Customer Balance Detail
As of July 31, 2025

Type	Date	Num	Account	Class	Amount	Balance
18J5 Kenya Investments LLC (TN)						1,514.82
Invoice	07/01/2025	1579	Accounts Receivable		504.94	2,019.76
Payment	07/10/2025	cp	Accounts Receivable		-1,000.00	1,019.76
Payment	07/10/2025	cp	Accounts Receivable		-1,019.76	0.00
Total 18J5 Kenya Investments LLC (TN)					-1,514.82	0.00
18J6 Michael G. Argueta Barragan (TN)						1,504.41
Invoice	07/01/2025	1578	Accounts Receivable		504.94	2,009.35
Total 18J6 Michael G. Argueta Barragan (TN)					504.94	2,009.35
18J7 Vanessa Vasquez de Lara & Carolina L						337.74
Invoice	07/01/2025	1577	Accounts Receivable		504.94	842.68
Payment	07/01/2025	CP	Accounts Receivable		-504.94	337.74
Total 18J7 Vanessa Vasquez de Lara & Carolina L					0.00	337.74
18J8 Carolina Cardona & Hugo Sanchez (TN)						100.00
Invoice	07/01/2025	5264	Accounts Receivable		504.94	604.94
Payment	07/15/2025	194	Accounts Receivable		-504.94	100.00
Total 18J8 Carolina Cardona & Hugo Sanchez (TN)					0.00	100.00
18K1 Juan, Edward, John Espinoza (TN)						-1,319.40
Invoice	07/01/2025	1343	Accounts Receivable		376.52	-942.88
Payment	07/07/2025	CP	Accounts Receivable		-376.52	-1,319.40
Total 18K1 Juan, Edward, John Espinoza (TN)					0.00	-1,319.40
18K2 Francisco Perez Hickman						0.00
Invoice	07/01/2025	1576	Accounts Receivable		504.94	504.94
Payment	07/14/2025	3043	Accounts Receivable		-504.94	0.00
Total 18K2 Francisco Perez Hickman					0.00	0.00
18K3 Cramos Investments LLC (TN)						-1,902.20
Invoice	07/01/2025	1342	Accounts Receivable		376.52	-1,525.68
Total 18K3 Cramos Investments LLC (TN)					376.52	-1,525.68
18K4 A&L Group, LLC & Armando Arias (TN)						-1,286.52
Invoice	07/01/2025	1575	Accounts Receivable		504.94	-781.58
Payment	07/01/2025	CP	Accounts Receivable		-504.94	-1,286.52
Total 18K4 A&L Group, LLC & Armando Arias (TN)					0.00	-1,286.52
18K5 Adalmys Gonzalez (TN)						0.00
Invoice	07/01/2025	1574	Accounts Receivable		504.94	504.94
Total 18K5 Adalmys Gonzalez (TN)					504.94	504.94

Sunset Palms West
Customer Balance Detail
As of July 31, 2025

Type	Date	Num	Account	Class	Amount	Balance
18K6 Eduardo Morales						504.94
Invoice	07/01/2025	1573	Accounts Receivable		504.94	1,009.88
Payment	07/14/2025	348	Accounts Receivable		-504.94	504.94
Total 18K6 Eduardo Morales					0.00	504.94
18K7 Jorge Acosta						-5.01
Invoice	07/01/2025	1572	Accounts Receivable		504.94	499.93
Payment	07/18/2025	108	Accounts Receivable		-504.94	-5.01
Total 18K7 Jorge Acosta					0.00	-5.01
18K8 Alicia Peixoto (TN)						504.94
Invoice	07/01/2025	1571	Accounts Receivable		504.94	1,009.88
Payment	07/15/2025	1604	Accounts Receivable		-504.94	504.94
Total 18K8 Alicia Peixoto (TN)					0.00	504.94
Decal						0.00
Invoice	07/24/2025	5277	Accounts Receivable		25.00	25.00
Payment	07/24/2025	J1	Accounts Receivable		-25.00	0.00
Total Decal					0.00	0.00
Parking						0.00
Invoice	07/16/2025	5283	Accounts Receivable		250.00	250.00
Payment	07/16/2025	D5	Accounts Receivable		-250.00	0.00
Total Parking					0.00	0.00
TOTAL					**5,219.89**	**22,211.78**

2:53 PM
08/25/25
Accrual Basis

Sunset Palms West
Profit & Loss
July 2025

		Jul 25
Ordinary Income/Expense		
Income		
Credit Memo		2,923.94
Maintenance Fee		43,700.14
Parking		
Decal	25.00	
Parking - Other	250.00	
Total Parking		275.00
Total Income		46,899.08
Gross Profit		46,899.08
Expense		
Insurance Expense		46,512.65
Interest Expense		-129.32
Landscaping and Groundskeeping		1,300.00
Professional Fees		2,000.00
Property Management Fees		2,600.00
Utilities		24,296.65
Total Expense		76,579.98
Net Ordinary Income		-29,680.90
Net Income		**-29,680.90**

Sunset Palms West
Check Detail
July 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Check		**07/22/2025**			**First Citizens Loan...**		**-2,000.00**
					Professional Fees	-2,000.00	2,000.00
TOTAL						-2,000.00	2,000.00
Check	**1**	**07/10/2025**	**webxfr**		**CityNational Savin...**		**-4,400.00**
					Utilities	-4,400.00	4,400.00
TOTAL						-4,400.00	4,400.00
Check	**2**	**07/01/2025**	**Paychex Eib**		**First Citizens Oper ...**		**-136.57**
					Utilities	-136.57	136.57
TOTAL						-136.57	136.57
Check	**3**	**07/02/2025**	**first insurance**		**First Citizens Oper ...**		**-9,618.23**
					Insurance Expense	-9,618.23	9,618.23
TOTAL						-9,618.23	9,618.23
Check	**4**	**07/09/2025**	**first insurance**		**First Citizens Oper ...**		**-9,618.23**
					Insurance Expense	-9,618.23	9,618.23
TOTAL						-9,618.23	9,618.23
Check	**4551**	**07/10/2025**	**webxfr**		**CityNational Opera...**		**-1,500.00**
					Utilities	-1,500.00	1,500.00
TOTAL						-1,500.00	1,500.00
Check	**4552**	**07/14/2025**	**Jorge L Perez**		**CityNational Opera...**		**-50.00**
					Utilities	-50.00	50.00
TOTAL						-50.00	50.00

Sunset Palms West
Check Detail
July 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Check	**4553**	**07/14/2025**	**Jorge L Perez**		**CityNational Opera...**		**-50.00**
					Utilities	-50.00	50.00
TOTAL						-50.00	50.00
Check	**4554**	**07/14/2025**	**Paychex Eib**		**CityNational Opera...**		**-351.86**
					Insurance Expense	-351.86	351.86
TOTAL						-351.86	351.86
Check	**4555**	**07/14/2025**	**Paychex Eib**		**CityNational Opera...**		**-1,370.54**
					Insurance Expense	-1,370.54	1,370.54
TOTAL						-1,370.54	1,370.54
Check	**4556**	**07/14/2025**	**J & C Pro Lands**		**CityNational Opera...**		**-1,300.00**
					Landscaping and Gr...	-1,300.00	1,300.00
TOTAL						-1,300.00	1,300.00
Check	**4557**	**07/21/2025**	**A and R general W...**		**CityNational Opera...**		**-4,450.00**
					Utilities	-4,450.00	4,450.00
TOTAL						-4,450.00	4,450.00
Check	**4558**	**07/22/2025**	**charge back Item**		**CityNational Opera...**		**-504.94**
					Utilities	-504.94	504.94
TOTAL						-504.94	504.94
Check	**4559**	**07/22/2025**	**FPL**		**CityNational Opera...**		**-31.59**
					Insurance Expense	-31.59	31.59
TOTAL						-31.59	31.59

Sunset Palms West
Check Detail
July 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Check	**4560**	**07/22/2025**	**FPL**		**CityNational Opera...**		**-37.03**
					Insurance Expense	-37.03	37.03
TOTAL						-37.03	37.03
Check	**4561**	**07/22/2025**	**FPL**		**CityNational Opera...**		**-59.24**
					Insurance Expense	-59.24	59.24
TOTAL						-59.24	59.24
Check	**4562**	**07/22/2025**	**FPL**		**CityNational Opera...**		**-65.59**
					Insurance Expense	-65.59	65.59
TOTAL						-65.59	65.59
Check	**4563**	**07/22/2025**	**FPL**		**CityNational Opera...**		**-67.34**
					Insurance Expense	-67.34	67.34
TOTAL						-67.34	67.34
Check	**4564**	**07/22/2025**	**FPL**		**CityNational Opera...**		**-69.26**
					Insurance Expense	-69.26	69.26
TOTAL						-69.26	69.26
Check	**4565**	**07/22/2025**	**FPL**		**CityNational Opera...**		**-69.54**
					Insurance Expense	-69.54	69.54
TOTAL						-69.54	69.54
Check	**4566**	**07/22/2025**	**FPL**		**CityNational Opera...**		**-71.61**
					Insurance Expense	-71.61	71.61
TOTAL						-71.61	71.61

Sunset Palms West
Check Detail
July 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Check	**4567**	**07/22/2025**	**FPL**		**CityNational Opera...**		**-80.00**
					Insurance Expense	-80.00	80.00
TOTAL						-80.00	80.00
Check	**4568**	**07/22/2025**	**FPL**		**CityNational Opera...**		**-80.10**
					Insurance Expense	-80.10	80.10
TOTAL						-80.10	80.10
Check	**4569**	**07/22/2025**	**FPL**		**CityNational Opera...**		**-86.96**
					Insurance Expense	-86.96	86.96
TOTAL						-86.96	86.96
Check	**4570**	**07/22/2025**	**FPL**		**CityNational Opera...**		**-99.17**
					Insurance Expense	-99.17	99.17
TOTAL						-99.17	99.17
Check	**4571**	**07/22/2025**	**Deposit Item Retur...**		**CityNational Opera...**		**-12.00**
					Utilities	-12.00	12.00
TOTAL						-12.00	12.00
Check	**4572**	**07/15/2025**	**Arkos Solutions**		**CityNational Opera...**		**-12,900.00**
					Utilities	-12,900.00	12,900.00
TOTAL						-12,900.00	12,900.00
Check	**4573**	**07/15/2025**	**VTE Consulting**		**CityNational Opera...**		**-1,300.00**
					Property Manageme...	-1,300.00	1,300.00
TOTAL						-1,300.00	1,300.00

Sunset Palms West
Check Detail
July 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Check	**4574**	**07/01/2025**	**Paychex Eib**		**CityNational Opera...**		**-136.57**
					Utilities	-136.57	136.57
TOTAL						-136.57	136.57
Check	**4575**	**07/01/2025**	**First Citizen Bank**		**CityNational Opera...**		**0.00**
TOTAL						0.00	0.00
Check	**4576**	**07/02/2025**	**first insurance**		**CityNational Opera...**		**-9,618.23**
					Insurance Expense	-9,618.23	9,618.23
TOTAL						-9,618.23	9,618.23
Check	**4577**	**07/09/2025**	**first insurance**		**CityNational Opera...**		**-9,618.23**
					Insurance Expense	-9,618.23	9,618.23
TOTAL						-9,618.23	9,618.23
Check	**4578**	**07/15/2025**	**Paychex Eib**		**CityNational Opera...**		**-156.57**
					Utilities	-156.57	156.57
TOTAL						-156.57	156.57
Check	**4579**	**07/15/2025**	**F & M Service and ...**		**CityNational Opera...**		**-220.00**
					Insurance Expense	-220.00	220.00
TOTAL						-220.00	220.00
Check	**4580**	**07/15/2025**	**VTE Consulting**		**CityNational Opera...**		**-1,300.00**
					Property Manageme...	-1,300.00	1,300.00
TOTAL						-1,300.00	1,300.00

Sunset Palms West
Check Detail
July 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Check	**4581**	**07/15/2025**	**Waste Connection ...**		**CityNational Opera...**		**-3,557.50**
					Insurance Expense	-3,557.50	3,557.50
TOTAL						-3,557.50	3,557.50
Check	**4582**	**07/15/2025**	**Paychex Eib**		**CityNational Opera...**		**-351.86**
					Insurance Expense	-351.86	351.86
TOTAL						-351.86	351.86
Check	**4583**	**07/15/2025**	**Paychex Eib**		**CityNational Opera...**		**-1,370.54**
					Insurance Expense	-1,370.54	1,370.54
TOTAL						-1,370.54	1,370.54

Sunset Palms West
Reconciliation Summary
CityNational Reserve- 4679, Period Ending 07/31/2025

		Jul 31, 25
Beginning Balance		55,348.80
Cleared Transactions		
Deposits and Credits - 1 item	2.35	
Total Cleared Transactions	2.35	
Cleared Balance		**55,351.15**
Register Balance as of 07/31/2025		55,351.15
Ending Balance		55,351.15

Sunset Palms West
Reconciliation Detail
CityNational Reserve- 4679, Period Ending 07/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						55,348.80
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	07/31/2025			X	2.35	2.35
Total Deposits and Credits					2.35	2.35
Total Cleared Transactions					2.35	2.35
Cleared Balance					2.35	55,351.15
Register Balance as of 07/31/2025					2.35	55,351.15
Ending Balance					**2.35**	**55,351.15**

First Citizens Bank

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

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18946
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 **708.81+**

Statement Period: July 1 , 2025 Thru July 31, 2025 Account Number : 009063711011

Business Banking

Account Number : 009063711011

Enclosures In Statement: 0

Beginning Balance	**744.81+**	Statement Period Days	31
0 Deposits	0.00	Average Ledger Balance	720.42+
0 Other Credits	0.00		
0 Checks	0.00		
1 Other Debits	36.00-		
Monthly Service Charge	0.00		
Ending Balance	**708.81+**		

Other Debits From Your Account

Date	Description	Amount
07-11	Insufficient Funds Fee from 071025	36.00
	Total	36.00

Daily Balance Summary

Date	Balance
07-11	708.81+

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

First Citizens Bank

Statement Period: July 1 , 2025 Thru July 31, 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	=$	

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.

A. Deposits/Credits

Date	Amount	
Total Amount		

B. Outstanding Checks/Debits

Number	Amount	
Total Amount		

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: July 1 , 2025 Thru July 31, 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.

City National Bank

Account: XXXXXX4679

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:27156 / 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
EQUAL HOUSING LENDER

Condo Tiered

Account Summary

Account:	XXXXXX4679	Beginning Balance:	$55,348.80
Last Statement:	June 30, 2025	Ending Balance:	$55,351.15
This Statement:	July 31, 2025	Average Ledger Balance:	$55,348.80
		Low Balance:	$55,348.80
		Interest Earned This Period:	$2.35
		Interest Earned 2025:	$22.36
		Days In Period:	31
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
06-30	Beginning balance			55,348.80
07-31	Interest	2.35		55,351.15
07-31	Ending totals	2.35	0.00	55,351.15

Sunset Palms West
Reconciliation Summary
CityNational Savings- 6404, Period Ending 07/31/2025

		Jul 31, 25
Beginning Balance		24,908.45
Cleared Transactions		
Checks and Payments - 1 item	-4,400.00	
Deposits and Credits - 2 items	1,501.08	
Total Cleared Transactions	-2,898.92	
Cleared Balance		**22,009.53**
Register Balance as of 07/31/2025		22,009.53
Ending Balance		22,009.53

Sunset Palms West
Reconciliation Detail
CityNational Savings- 6404, Period Ending 07/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						24,908.45
Cleared Transactions						
Checks and Payments - 1 item						
Check	07/10/2025	1	webxfr	X	-4,400.00	-4,400.00
Total Checks and Payments					-4,400.00	-4,400.00
Deposits and Credits - 2 items						
Deposit	07/10/2025			X	1,500.00	1,500.00
Deposit	07/31/2025			X	1.08	1,501.08
Total Deposits and Credits					1,501.08	1,501.08
Total Cleared Transactions					-2,898.92	-2,898.92
Cleared Balance					-2,898.92	22,009.53
Register Balance as of 07/31/2025					-2,898.92	22,009.53
Ending Balance					**-2,898.92**	**22,009.53**

Account: XXXXX6404

City National Bank

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:9057 / 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 EQUAL HOUSING LENDER

Association Interest Checking

Account Summary

Account:	XXXXX6404	Beginning Balance:	$24,908.45
Last Statement:	June 30, 2025	Ending Balance:	$22,009.53
This Statement:	July 31, 2025	Average Ledger Balance:	$25,405.22
		Low Balance:	$22,008.45
		Interest Earned This Period:	$1.08
		Interest Earned 2025:	$6.80
		Days In Period:	31
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
06-30	Beginning balance			24,908.45
07-10	Webxfr Fr Assoc Int No 357216	1,500.00		26,408.45
07-28	Webxfr To Assoc Int No 357216		4,400.00	22,008.45
07-31	Interest	1.08		22,009.53
07-31	Ending totals	1,501.08	4,400.00	22,009.53

Sunset Palms West
Reconciliation Summary
CityNational Operating- 7216, Period Ending 07/31/2025

		Jul 31, 25
Beginning Balance		52,057.00
Cleared Transactions		
Checks and Payments - 31 items	-50,856.17	
Deposits and Credits - 28 items	44,443.16	
Total Cleared Transactions	-6,413.01	
Cleared Balance		**45,643.99**
Uncleared Transactions		
Checks and Payments - 18 items	-13,636.47	
Deposits and Credits - 20 items	17,556.37	
Total Uncleared Transactions	3,919.90	
Register Balance as of 07/31/2025		**49,563.89**
New Transactions		
Checks and Payments - 5 items	-26,750.81	
Deposits and Credits - 6 items	45,052.70	
Total New Transactions	18,301.89	
Ending Balance		**67,865.78**

City National Bank

Client Service

Online
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CityTel
1-800-762-CITY (2489

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HOA
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Miami, FL 33102-5620

Telephone
305-577-7336
800-435-8839

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

P:9520 / 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 EQUAL HOUSING LENDER

Association Interest Checking

Account Summary

Account:	XXXXX7216	Beginning Balance:	$52,057.00
Last Statement:	June 30, 2025	Ending Balance:	$45,643.99
This Statement:	July 31, 2025	Average Ledger Balance:	$43,457.13
		Low Balance:	$28,377.45
		Interest Earned This Period:	$1.85
		Interest Earned 2025:	$19.55
		Days In Period:	31
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
06-30	Beginning balance			52,057.00
07-01	Lockbox Deposit	504.94		52,561.94
07-01	Clickpay Stl Ach Cp Stl Ach 59916648	1,009.88		53,571.82
07-01	Paychex Eib Invoice X12576500033844		136.57	53,435.25
07-02	Clickpay Stl Cc Cp Stl Cc 60357839	606.08		54,041.33
07-02	Clickpay Stl Ach Cp Stl Ach 60433953	1,009.88		55,051.21
07-02	First Insurance Insurance 900-103695623		9,618.23	45,432.98
07-03	Clickpay Stl Ach Cp Stl Ach 60576337	504.94		45,937.92
07-07	Clickpay Stl Cc Cp Stl Cc 60673871	504.94		46,442.86
07-07	Clickpay Stl Ach Cp Stl Ach 60713329	1,009.88		47,452.74
07-08	Lockbox Deposit	504.94		47,957.68
07-08	Clickpay Stl Ach Cp Stl Ach 60963326	1,762.90		49,720.58
07-09	Clickpay Stl Ach Cp Stl Ach 61071503	376.52		50,097.10
07-09	First Insurance Insurance 900-103695623		9,618.23	40,478.87
07-10	Webxfr To Assoc Int No 856404		1,500.00	38,978.87
07-11	Lockbox Deposit	1,009.88		39,988.75

Continued on the next page

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
07-11	Clickpay Stl Ach Cp Stl Ach 61273519	4,411.10		44,399.85
07-14	Jorge L Perez Sale		50.00	44,349.85
07-14	Jorge L Perez Sale		50.00	44,299.85
07-14	Paychex Tps Taxes 12728900009157X		351.86	43,947.99
07-14	Paychex Inc. Payroll Evo8pqu4uvhisye		1,370.54	42,577.45
07-14	Check # 135		1,300.00	41,277.45
07-14	Check # 133		12,900.00	28,377.45
07-15	Lockbox Deposit	504.94		28,882.39
07-15	Clickpay Stl Cc Cp Stl Cc 61363447	504.94		29,387.33
07-15	Clickpay Stl Ach Cp Stl Ach 61378889	1,009.88		30,397.21
07-15	Paychex Eib Invoice X12736600015904		156.57	30,240.64
07-15	Check # 130		220.00	30,020.64
07-17	Check # 131		1,300.00	28,720.64
07-18	Lockbox Deposit	504.94		29,225.58
07-18	Deposit	1,386.40		30,611.98
07-18	Deposit	15,263.22		45,875.20
07-18	Clickpay Stl Ach Cp Stl Ach 61455241	401.52		46,276.72
07-21	Deposit	2,951.52		49,228.24
07-21	Check # 200		1,300.00	47,928.24
07-21	Check # 136		4,450.00	43,478.24
07-22	Charge Back Item Check 222		504.94	42,973.30
07-22	Fpl Direct Debit Elec Pymt Xxxxxx8292 Ppda		31.59	42,941.71
07-22	Fpl Direct Debit Elec Pymt Xxxxxx0080 Ppda		37.03	42,904.68
07-22	Fpl Direct Debit Elec Pymt Xxxxxx5176 Ppda		59.24	42,845.44
07-22	Fpl Direct Debit Elec Pymt Xxxxxx4451 Ppda		65.29	42,780.15
07-22	Fpl Direct Debit Elec Pymt Xxxxxx8237 Ppda		67.34	42,712.81
07-22	Fpl Direct Debit Elec Pymt Xxxxxx5453 Ppda		69.26	42,643.55
07-22	Fpl Direct Debit Elec Pymt Xxxxxx7450 Ppda		69.54	42,574.01
07-22	Fpl Direct Debit Elec Pymt Xxxxxx1174 Ppda		71.61	42,502.40
07-22	Fpl Direct Debit Elec Pymt Xxxxxx2476 Ppda		80.10	42,422.30
07-22	Fpl Direct Debit Elec Pymt Xxxxxx6176 Ppda		86.96	42,335.34
07-22	Fpl Direct Debit Elec Pymt Xxxxxx3473 Ppda		99.17	42,236.17
07-22	Deposited Item Returned Fee		12.00	42,224.17
07-25	Deposit	3,544.83		45,769.00
07-28	Lockbox Deposit	753.04		46,522.04
07-28	Webxfr Fr Assoc Int No 856404	4,400.00		50,922.04
07-29	Waste Connection Web_pay 01114353072625		3,557.50	47,364.54
07-31	Paychex Tps Taxes 12911500021432X		351.86	47,012.68
07-31	Paychex Inc. Payroll 4Q9wo0fgc5k6s0n		1,370.54	45,642.14
07-31	Interest	1.85		45,643.99
07-31	Ending totals	44,442.96	50,855.97	45,643.99

Checks

Number	Date	Amount	Number	Date	Amount
130	07-15	220.00	133*	07-14	12,900.00
131*	07-17	1,300.00	135	07-14	1,300.00

* Skip In Check Sequence

Continued on the next page

Checks

Number	Date	Amount	Number	Date	Amount
136*	07-21	4,450.00	200	07-21	1,300.00

* Skip In Check Sequence

Continued on the next page

Check # 130 Amount: $220.00 Date: 07/15/2025

Sunset Palms West
C/O Vte Consulting LLC
City National Bank
000130
7/3/2025
PAY TO THE ORDER OF: F & M Services and Repairs $ **220.00
Two Hundred Twenty and 00/100****** DOLLARS
F & M Services and Repairs
950 Superior Padrero
Opa Locka, FL 33054
MEMO: Cable and cleaning
⑈000130⑈ ⑆066004367⑆ 438357216⑈

Check # 130 Amount: $220.00 Date: 07/15/2025

0092128466
2025-07-1

Check # 131 Amount: $1,300.00 Date: 07/17/2025

Sunset Palms West
C/O Vte Consulting LLC
City National Bank
000131
7/3/2025
PAY TO THE ORDER OF: VTE CONSULTING LLC $ **1,300.00
One Thousand Three Hundred and 00/100****** DOLLARS
VTE CONSULTING LLC
1840 W 49th St Suite 233
Hialeah, FL 33012
MEMO: Property Managment
⑈000131⑈ ⑆066004367⑆ 438357216⑈

Check # 131 Amount: $1,300.00 Date: 07/17/2025

0810539099 TD Mobile Deposit
7/16/2025 5:36:27 PM
4301756578

VTE CONSULTING LLC
FOR DEPOSIT ONLY

0092257466
2025-07-1

Check # 133 Amount: $12,900.00 Date: 07/14/2025

Sunset Palms West
C/O Vte Consulting LLC
City National Bank
000133
7/3/2025
PAY TO THE ORDER OF: Arkos Solutions $ **12,900.00
Twelve Thousand Nine Hundred and 00/100****** DOLLARS
Arkos Solutions
MEMO: CLEANING SERVICES
⑈000133⑈ ⑆066004367⑆ 438357216⑈

Check # 133 Amount: $12,900.00 Date: 07/14/2025

Arkos Solutions

0092045843
2025-07-1

Check # 135 Amount: $1,300.00 Date: 07/14/2025

Sunset Palms West
C/O Vte Consulting LLC
City National Bank
000135
7/9/2025
PAY TO THE ORDER OF: J & C Pro Lands $ **1,300.00
One Thousand Three Hundred and 00/100****** DOLLARS
J & C Pro Lands
2535 Sw 82 Ave
Miami, FL 33155
MEMO: Landscaping
⑈000135⑈ ⑆066004367⑆ 438357216⑈

Check # 135 Amount: $1,300.00 Date: 07/14/2025

>053101121< 07/11/2025 003054946
8541214 0007 00356

JC
1100290806972

0092033101
2025-07-1

Check # 136 Amount: $4,450.00 Date: 07/21/2025

Sunset Palms West
C/O Vte Consulting LLC
City National Bank
000136
7/14/2025
PAY TO THE ORDER OF: A&R General Welding LLC $ **4,450.00
Four Thousand Four Hundred Fifty and 00/100****** DOLLARS
A&R General Welding LLC
MEMO: The remaining 50%
⑈000136⑈ ⑆066004367⑆ 438357216⑈

Check # 136 Amount: $4,450.00 Date: 07/21/2025

FOR DEPOSIT ONLY
A&R GENERAL WELDING LLC
8981 5912 3451

0092411247
2025-07-21

Check # 200 Amount: $1,300.00 Date: 07/21/2025

Sunset Palms West
C/O Vte Consulting LLC
City National Bank
000200
7/17/2025
PAY TO THE ORDER OF: VTE CONSULTING LLC $ **1,300.00
One Thousand Three Hundred and 00/100****** DOLLARS
VTE CONSULTING LLC
1840 W 49th St Suite 233
Hialeah, FL 33012
MEMO: Management Fee June, 2025
⑈000200⑈ ⑆066004367⑆ 438357216⑈

Check # 200 Amount: $1,300.00 Date: 07/21/2025

0812560100 TD Mobile Deposit
7/18/2025 2:13:53 PM
4301756578

VTE CONSULTING LLC
FOR DEPOSIT ONLY

0092401081
2025-07-21

Sunset Palms West
A/R Aging Summary
As of July 31, 2025

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
18A1 Vicalex 2019 LLC (TN)	0.00	0.00	0.00	-376.52	-376.52	-753.04
18A2 David Groover (TN)	0.00	504.94	-504.94	0.00	-2,219.14	-2,219.14
18A3 West 40 LLC (TN)	0.00	376.52	376.52	0.00	-133.64	619.40
18A4 West 40 LLC (TN)	0.00	504.94	504.94	0.00	0.00	1,009.88
18A6 Julio Burgos (TN)	-2,036.12	504.94	504.94	0.00	521.30	-504.94
18A7 Adrian Alpert	0.00	0.00	-528.88	0.00	-988.06	-1,516.94
18A8 Frank Bejar (TN)	0.00	0.00	-162.86	0.00	-342.08	-504.94
18B1 La Floresta Williams Hijos Inc (TN)	0.00	376.52	376.52	0.00	-164.46	588.58
18B2 David A Gimenez (TN)	0.00	504.94	504.94	0.00	717.80	1,727.68
18B3 Shalala Corporate LLC (TN)	0.00	119.92	0.00	0.00	-1,263.85	-1,143.93
18B4 Jennette R. Romay	0.00	0.00	0.00	0.00	-162.86	-162.86
18B5 Roberto Sanchez (TN)	0.00	504.94	504.94	0.00	-262.93	746.95
18B6 Elida USA Corporation (TN)	0.00	368.47	0.00	0.00	162.86	531.33
18B7 Ruth I Thomsich	0.00	504.94	504.94	0.00	4,186.64	5,196.52
18B8 Larc Capital Investments (TN)	0.00	504.94	504.94	0.00	2,018.78	3,028.66
18C1 Federal National Mortgage Assoc (TN)	0.00	376.52	0.00	0.00	0.00	376.52
18C2 Jorge Trueba & Odalys Trueba	0.00	0.00	0.00	0.00	162.86	162.86
18C3 Gustavo Valcarcel (TN)	0.00	0.00	0.00	0.00	0.00	0.00
18C4 Raimer Perez (TN)	0.00	0.00	0.00	0.00	-6.09	-6.09
18C5 Richard A Vargas (TN)	25.00	504.94	504.94	0.00	1,009.88	2,044.76
18C6 Mario Luis Acosta (TN)	0.00	0.00	-0.02	0.00	0.00	-0.02
18C7 Le Lu Jo, LLC & Eduardo Fernandez (T	0.00	504.94	504.94	0.00	-3,534.58	-2,524.70
18C8 Juan Carlos Castillo (TN)	0.00	0.00	0.00	0.00	0.02	0.02
18D1 Alain Amara	0.00	0.00	0.00	0.00	-1.52	-1.52
18D2 Judy Rotondi	0.00	0.00	504.94	0.00	504.94	1,009.88
18D3 Richard Thomas (TN)	0.00	376.52	0.00	-376.52	872.96	872.96
18D4 Mercedes Garcia (TN)	0.00	-0.06	0.00	0.00	-0.12	-0.18
18D5 Neal Kleinman (TN)	0.00	504.94	504.94	0.00	-504.94	504.94
18D6 Debora Garcia Riera (TN)	0.00	504.94	504.94	0.00	1,009.88	2,019.76
18D7 Carmen Rodriguez Bacardi	0.00	0.00	0.00	0.00	-24.00	-24.00
18D8 Jorge Trueba (TN)	0.00	0.00	0.00	0.00	162.86	162.86
18E1 Tania Romero (TN)	0.00	-26.00	0.00	0.00	0.00	-26.00
18E2 Lantana Bloom Corp. (TN)	0.00	504.94	504.94	0.00	1,009.88	2,019.76
18E3 Alejandro Uribe & Jessica Suarez (TN	0.00	376.52	376.52	0.00	376.52	1,129.56
18E4 PJ and EC Family LIV TR	0.00	0.00	0.00	0.00	-846.96	-846.96
18E5 Carlos Rodriguez	0.00	-504.94	0.00	0.00	2,298.98	1,794.04
18E6 M & S Trust Holding, LLC (TN)	0.00	504.94	504.94	0.00	-76.26	933.62
18E7 Christopher Martinez (TN)	0.00	504.94	504.94	0.00	1,172.74	2,182.62
18E8 Diana Vera & Jose P. Vera	0.00	0.00	0.00	0.00	0.00	0.00
18F1 Tania Gonzalez	0.00	0.00	-376.52	0.00	0.00	-376.52
18F2 Piedad E. Tapia Guim (TN)	0.00	0.00	0.00	0.00	-863.00	-863.00
18F3 MDC RENTALS LLC	0.00	-0.32	7.32	0.00	0.00	7.00
18F4 Chris Rey	0.00	504.94	164.74	0.00	-549.80	119.88
18F5 Alain Abab (TN)	0.00	504.94	0.00	0.00	-504.94	0.00
18F6 Laysa Fernandez	0.00	504.94	168.97	0.00	-504.94	168.97
18F7 Ediberto Escobar (TN)	0.00	504.94	504.94	0.00	75.00	1,084.88
18F8 Nancy Salabarria	0.00	504.94	504.94	0.00	0.00	1,009.88

Sunset Palms West
A/R Aging Summary
As of July 31, 2025

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
18G1 Marzall Inverstment LLC (TN)	0.00	-376.52	0.00	0.00	375.00	-1.52
18G2 Elida USA Corporation (TN)	0.00	504.94	24.40	0.00	0.00	529.34
18G3 Daniel Fernandez (TN)	0.00	-376.52	0.00	0.00	375.52	-1.00
18G4 Elisa Usa Corporation	0.00	504.94	24.41	0.00	0.00	529.35
18G5 Haickel Patron (TN)	-504.94	0.00	0.00	0.00	503.94	-1.00
18G6 Doung Kim Ly (TN)	0.00	162.86	0.00	0.00	-1,172.74	-1,009.88
18G7 Yamira Lopez	0.00	0.00	0.00	0.00	504.94	504.94
18G8 Walter Vivanco (TN)	0.00	504.94	0.00	0.00	-541.50	-36.56
18H1 Jisell Herrero (TN)	0.00	0.00	753.04	0.00	1,482.34	2,235.38
18H2 Encarnacion Bou le Rem (TN)	0.00	0.00	504.94	0.00	0.00	504.94
18H3 Cecilia Arango (TN)	0.00	-376.52	0.00	0.00	201.66	-174.86
18H4 David Groover (TN)	0.00	-504.94	-162.86	0.00	119.24	-548.56
18H6 Noel Orta Rodriguez	0.00	0.00	0.00	0.00	-3,085.63	-3,085.63
18H7 Emilio Roges	0.00	-0.03	0.00	0.00	0.00	-0.03
18H8 Gloria Guiked-Apostol	0.00	0.00	0.00	0.00	504.94	504.94
18I1 Ydielim Baluja Juvier	0.00	0.00	0.00	-1.42	1.52	0.10
18I2 Migdonia Spayd (TN)	0.00	-504.94	0.00	0.00	4.88	-500.06
18I3 Manuel Rodriguez (TN)	0.00	0.00	0.00	0.00	-1.00	-1.00
18I4 Medardo Gomez Diaz	0.00	504.94	504.94	0.00	1,274.40	2,284.28
18I5 Duguid Char Negrete	0.00	25.00	0.00	0.00	0.00	25.00
18I6 R & D Electric Properties, LLC (TN)	0.00	504.94	504.94	0.00	-934.88	75.00
18I7 R&D Electric Properties LLC (TN)	0.00	504.94	504.94	0.00	-1,009.88	0.00
18I8 Luis Jorge Garcia	0.00	87.26	0.00	0.00	-87.26	0.00
18J1 GC Properties LLC & G. Rodriguez (TN	0.00	0.00	0.00	0.00	376.52	376.52
18J2 Longonz LLC (TN)	0.00	4.94	0.00	0.00	89.82	94.76
18J3 Maria del Carmen Socarras (TN)	0.00	0.00	0.00	-376.52	879.56	503.04
18J6 Michael G. Argueta Barragan (TN)	0.00	504.94	504.94	0.00	999.47	2,009.35
18J7 Vanessa Vasquez de Lara & Carolina L	0.00	0.00	337.74	0.00	0.00	337.74
18J8 Carolina Cardona & Hugo Sanchez (TN)	0.00	0.00	0.00	0.00	100.00	100.00
18K1 Juan, Edward, John Espinoza (TN)	0.00	0.00	-376.52	0.00	-942.88	-1,319.40
18K3 Cramos Investments LLC (TN)	0.00	0.00	0.00	-1,502.20	-23.48	-1,525.68
18K4 A&L Group, LLC & Armando Arias (TN)	0.00	-504.94	-504.94	-276.64	0.00	-1,286.52
18K5 Adalmys Gonzalez (TN)	0.00	504.94	0.00	0.00	0.00	504.94
18K6 Eduardo Morales	0.00	0.00	0.00	0.00	504.94	504.94
18K7 Jorge Acosta	0.00	0.00	0.00	0.00	-5.01	-5.01
18K8 Alicia Peixoto (TN)	0.00	504.94	0.00	0.00	0.00	504.94
NEIGHBORHOOD PROPERTY MANAGEMENT	0.00	44,685.67	0.00	0.00	-44,685.67	0.00
TOTAL	-2,516.06	58,299.31	10,596.38	-2,909.82	-41,258.03	22,211.78