



Sunset Palms West

Financial Statement

May 2025

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

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

Sunset Palms West Condominium Associations, Inc
Balance Sheet
As of May 31, 2025

	May 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Cash In Banks	
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
1075 · First Citizens Reserves -	1038
1080 · First Citizens Special A -	1468
Cash In Banks - Other	-1,300.00
Total Cash In Banks	-208,872.34
Total Checking/Savings	-208,872.34
Accounts Receivable	
Accounts Receivable	
1200 · Regular Assessments	24,279.25
1250 · Special Assessments	-3,395.03
1290 · Allowance for Doubtful Accounts	-22,086.00
Accounts Receivable - Other	-376.52
Total Accounts Receivable	-1,578.30
Total Accounts Receivable	-1,578.30

Sunset Palms West Condominium Associations, Inc
Balance Sheet
 As of May 31, 2025

	May 31, 25
Other Current Assets	
Other Current Assets	
Prepaid Insurance	
1300 · Property + Liab Insurance	9,861.87
Total Prepaid Insurance	9,861.87
Other Current Assets - Other	2,196.82
Total Other Current Assets	12,058.69
12000 · Undeposited Funds	30,848.48
Total Other Current Assets	42,907.17
Total Current Assets	-167,543.47
TOTAL ASSETS	-167,543.47
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	107,932.24
Total Accounts Payable	107,932.24

Sunset Palms West Condominium Associations, Inc
Balance Sheet
As of May 31, 2025

	May 31, 25
Other Current Liabilities	
Current Liabilities	
2100 · Property/Liability Ins Payable	-78,792.22
2105 · Liability Insurance Payable	-29,913.46
2130 · Lawsuits/Settlements Payments	-4,000.00
Total Current Liabilities	-112,705.68
Long Term Liabilities	
2600 · Bank Loan Payable #0009931096...	-235,447.66
2650 · Bank Loan Payable #0009931127...	-30,362.91
Long Term Liabilities - Other	-8,787.28
Total Long Term Liabilities	-274,597.85
Reserves Funds	
2700 · Replacement Fund Balance	72,948.31
2750 · Reserves-General	28,132.80
Total Reserves Funds	101,081.11
Total Other Current Liabilities	-286,222.42
Total Current Liabilities	-178,290.18
Total Liabilities	-178,290.18

Sunset Palms West Condominium Associations, Inc
 Balance Sheet
 As of May 31, 2025

	May 31, 25
Equity	
Equity	
3000 · Opening Balance Equity	-114,636.27
3100 · Capital Contribution	31,523.00
Total Equity	-83,113.27
3200 · Retained Earnings	134,208.79
Net Income	-40,348.81
Total Equity	10,746.71
TOTAL LIABILITIES & EQUITY	-167,543.47

Sunset Palms West Condominium Associations, Inc
Profit & Loss

Accrual Basis

May 2025

	May 25
Ordinary Income/Expense	
Income	
Income	
4000 · Regular Assessments	41,986.00
Total Income	41,986.00
Other Income	12.00
Total Income	41,998.00
Gross Profit	41,998.00
Expense	
6000 · Utilities	3,873.75
6015 · Waste Removal	42,608.19
6000 · Utilities - Other	
Total 6000 · Utilities	46,481.94
6100 · Administrative Expenses	
6125 · Interest Expense	-6.64
6140 · Legal Services	30.10
6155 · Bank Service Charges	12.00
6160 · Licenses & Permits	685.50
6180 · Property Management Fees	1,300.00
Total 6100 · Administrative Expenses	2,020.96
6200 · Repairs & Maintenance	68,212.02
Total Expense	116,714.92

Accrual Basis

Sunset Palms West Condominium Associations, Inc
Profit & Loss
May 2025

	May 25
Net Ordinary Income	-74,716.92
Net Income	-74,716.92

Sunset Palms West Condominium Associations, Inc
Check Detail

May 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Am...
Check		05/01/2021	Paychex Eib I...		1000 · City N...		-145.65
					6200 · Repair...	-145.65	145.65
TOTAL						-145.65	145.65
Check		05/05/2021	Waste Conne...		1000 · City N...		-158.13
					6015 · Waste ...	-158.13	158.13
TOTAL						-158.13	158.13
Check		05/06/2021	MDCBUILDI...		1000 · City N...		-30.10
					6140 · Legal ...	-30.10	30.10
TOTAL						-30.10	30.10
Check		05/06/2021	PROPRYP...		1000 · City N...		-25.00
					6000 · Utilities	-25.00	25.00
TOTAL						-25.00	25.00

Sunset Palms West Condominium Associations, Inc
Check Detail

May 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Am...
Check		05/07/202	MDWS MIA...		1000 · City N...		-60.19
					6000 · Utilities	-60.19	60.19
TOTAL						-60.19	60.19
Check		05/07/202	MDWS MIA...		1000 · City N...		-1,461.81
					6000 · Utilities	-1,461.81	1,461.81
TOTAL						-1,461.81	1,461.81
Check		05/07/202	MDWS MIA...		1000 · City N...		-3,166.16
					6000 · Utilities	-3,166.16	3,166.16
TOTAL						-3,166.16	3,166.16
Check		05/07/202	MDWS MIA...		1000 · City N...		-3,451.01
					6000 · Utilities	-3,451.01	3,451.01
TOTAL						-3,451.01	3,451.01

Sunset Palms West Condominium Associations, Inc
Check Detail

May 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Am...
Check		05/14/202	Arkos Solutio...		1000 · City N...		-685.50
					6200 · Repair...	-685.50	685.50
TOTAL						-685.50	685.50
Check		05/16/202	Paychex Eib I...		1000 · City N...		-211.57
					6200 · Repair...	-211.57	211.57
TOTAL						-211.57	211.57
Check		05/20/202	FPL		1000 · City N...		-30.31
					6000 · Utilities	-30.31	30.31
TOTAL						-30.31	30.31
Check		05/20/202	FPL		1000 · City N...		-37.24
					6000 · Utilities	-37.24	37.24
TOTAL						-37.24	37.24

Sunset Palms West Condominium Associations, Inc
Check Detail

May 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Am...
Check		05/20/202	FPL		1000 · City N...	-62.13	-62.13
					6000 · Utilities	-62.13	62.13
TOTAL						-62.13	62.13
Check		05/20/202	FPL		1000 · City N...	-70.65	-70.65
					6000 · Utilities	-70.65	70.65
TOTAL						-70.65	70.65
Check		05/20/202	FPL		1000 · City N...	-71.05	-71.05
					6000 · Utilities	-71.05	71.05
TOTAL						-71.05	71.05
Check		05/20/202	FPL		1000 · City N...	-74.74	-74.74
					6000 · Utilities	-74.74	74.74
TOTAL						-74.74	74.74

Sunset Palms West Condominium Associations, Inc
Check Detail

May 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Am...
Check		05/20/2021	FPL		1000 · City N...	-75.04	-75.04
					6000 · Utilities	-75.04	75.04
TOTAL						-75.04	75.04
Check		05/20/2021	FPL		1000 · City N...	-77.35	-77.35
					6000 · Utilities	-77.35	77.35
TOTAL						-77.35	77.35
Check		05/20/2021	FPL		1000 · City N...	-85.87	-85.87
					6000 · Utilities	-85.87	85.87
TOTAL						-85.87	85.87
Check		05/20/2021	FPL		1000 · City N...	-94.64	-94.64
					6000 · Utilities	-94.64	94.64
TOTAL						-94.64	94.64

Sunset Palms West Condominium Associations, Inc
Check Detail

May 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Am...
Check		05/20/202	FPL		1000 · City N...	-101.23	-101.23
					6000 · Utilities	-101.23	101.23
TOTAL						-101.23	101.23
Check		05/20/202	FPL		1000 · City N...	-163.77	-163.77
					6000 · Utilities	-163.77	163.77
TOTAL						-163.77	163.77
Bill Pmt -C...		05/28/202	Luis Carrazana		1000 · City N...	-685.50	-685.50
Bill		05/14/202			6160 · Licens...	-685.50	685.50
TOTAL						-685.50	685.50
Check		05/29/202	Paychex Eib L...		1000 · City N...	-58.00	-58.00
					6200 · Repair...	-58.00	58.00
TOTAL						-58.00	58.00

Sunset Palms West Condominium Associations, Inc
Check Detail

May 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Am...
Check		05/29/2021	CHECK		1000 · City N...	-300.00	-300.00
					6200 · Repair...	-300.00	300.00
TOTAL						-300.00	300.00
Check		05/29/2021	Waste Comme...		1000 · City N...	-3,715.62	-3,715.62
					6015 · Waste ...	-3,715.62	3,715.62
TOTAL						-3,715.62	3,715.62
Check		05/30/2021	AMGA Clean...		1000 · City N...	-486.44	-486.44
					6200 · Repair...	-486.44	486.44
TOTAL						-486.44	486.44
Check	1	05/12/2021	WEBXFR T...		1030 · City N...	-14,900.00	-14,900.00
					6000 · Utilities	-14,900.00	14,900.00
TOTAL						-14,900.00	14,900.00

Sunset Palms West Condominium Associations, Inc
Check Detail

May 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Am...
Check	1	05/12/202:	First Citizens ...		1055 · First C...	-2,196.82	-2,196.82
					Other Current...	-2,196.82	2,196.82
TOTAL						-2,196.82	2,196.82
Check	2	05/12/202:	WEBXFR T...		1030 · City N...	-22,600.00	-22,600.00
					6000 · Utilities	-22,600.00	22,600.00
TOTAL						-22,600.00	22,600.00
Bill Pmt -C...	106	05/17/202:	Marlene Leon...		1000 · City N...	-1,200.00	-1,200.00
Bill		04/17/202:			6140 · Legal ...	-1,200.00	1,200.00
TOTAL						-1,200.00	1,200.00
Bill Pmt -C...	107	05/01/202:	Perla Del Sur ...		1000 · City N...	0.00	0.00
TOTAL						0.00	0.00
Bill Pmt -C...	108	05/01/202:	Arkos Solutio...		1000 · City N...	-22,600.00	-22,600.00
Bill		05/01/202:			6200 · Repair...	-22,600.00	22,600.00
TOTAL						-22,600.00	22,600.00

Sunset Palms West Condominium Associations, Inc
Check Detail

May 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Am...
Bill Pmt -C...	109	05/01/202:	First Citizens ...		1000 · City N...	-4,000.00	-4,000.00
Bill		05/01/202:			1050 · First C...	-4,000.00	4,000.00
TOTAL						-4,000.00	4,000.00
Bill Pmt -C...	110	05/05/202:	Perla Del Sur ...		1000 · City N...	-1,875.00	-1,875.00
Bill		05/05/202:			6200 · Repair...	-1,875.00	1,875.00
TOTAL						-1,875.00	1,875.00
Bill Pmt -C...	111	05/05/202:	VTE CONSU...		1000 · City N...	-1,300.00	-1,300.00
Bill		05/05/202:			6180 · Proper...	-1,300.00	1,300.00
TOTAL						-1,300.00	1,300.00
Bill Pmt -C...	113	05/12/202:	Arkos Solutio...		1000 · City N...	-14,900.00	-14,900.00
Bill		05/12/202:			6200 · Repair...	-14,900.00	14,900.00
TOTAL						-14,900.00	14,900.00

Sunset Palms West Condominium Associations, Inc
Check Detail

May 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Am...
Bill Pmt -C...	114	05/14/202:	FATHER \$ S...		1000 · City N...		-3,900.00
Bill		05/14/202:			6200 · Repair...	-3,900.00	3,900.00
TOTAL						-3,900.00	3,900.00
Bill Pmt -C...	115	05/14/202:	Luis Carrazana		1000 · City N...		0.00
TOTAL						0.00	0.00
Bill Pmt -C...	119	05/28/202:	Arkos Solutio...		1000 · City N...		-2,177.14
Bill		05/28/202:			6200 · Repair...	-2,177.14	2,177.14
TOTAL						-2,177.14	2,177.14
Bill Pmt -C...	120	05/28/202:	Arkos Solutio...		1000 · City N...		-12,900.00
Bill		05/28/202:			6200 · Repair...	-12,900.00	12,900.00
TOTAL						-12,900.00	12,900.00
Bill Pmt -C...	121	05/28/202:	AND R GEN...		1000 · City N...		-4,450.00
Bill		05/28/202:			6200 · Repair...	-4,450.00	4,450.00
TOTAL						-4,450.00	4,450.00

Sunset Palms West Condominium Associations, Inc
Check Detail
May 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Am...
Bill Pmt -C...	122	05/28/202	AMGA Clean...		1000 · City N...		-36.28
Bill		05/28/202			6200 · Repair...	-36.28	36.28
TOTAL						-36.28	36.28
Bill Pmt -C...	124	05/28/202	AMGA Clean...		1000 · City N...		-486.44
Bill		05/28/202			6200 · Repair...	-486.44	486.44
TOTAL						-486.44	486.44

Sunset Palms West Condominium Associations, Inc
Reconciliation Summary

1055 · First Citizens Operatrng -1011, Period Ending 05/31/2025

	May 31, 25
Beginning Balance	1,138.45
Cleared Transactions	
Checks and Payments - 1 item	-2,196.82
Deposits and Credits - 1 item	4,000.00
Total Cleared Transactions	1,803.18
Cleared Balance	2,941.63
Register Balance as of 05/31/2025	2,941.63
Ending Balance	2,941.63

Sunset Palms West Condominium Associations, Inc
Reconciliation Detail

1055 · First Citizens Operatring -1011, Period Ending 05/31/2025

Type	Date	Num	Name	Cl	Amount	Balance
Beginning Balance						1,138.45
Cleared Transactions						
Checks and Payments - 1 item						
Check	05/12/202:	1	First Citizens ...	X	-2,196.82	-2,196.82
Total Checks and Payments					-2,196.82	-2,196.82
Deposits and Credits - 1 item						
Deposit	05/02/202:			X	4,000.00	4,000.00
Total Deposits and Credits					4,000.00	4,000.00
Total Cleared Transactions					1,803.18	1,803.18
Cleared Balance					1,803.18	2,941.63
Register Balance as of 05/31/2025					1,803.18	2,941.63
Ending Balance					1,803.18	2,941.63



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

ZE
326

18711

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 2,941.63+

Statement Period: May 1, 2025 Thru May 31, 2025

Account Number: 11011



Business Banking

Account Number: 11011

Enclosures In Statement: 0

Beginning Balance	1,138.45+
1 Deposits	4,000.00+
0 Other Credits	0.00
0 Checks	0.00
1 Other Debits	2,196.82-
Monthly Service Charge	0.00
Ending Balance	2,941.63+

Statement Period Days	31
Average Ledger Balance	3,592.00+

Deposits To Your Account

Date	Amount
05-02	4,000.00

Other Debits From Your Account

Date	Description	Amount
05-12	First Citizens Payment *****2760	2,196.82
Total		2,196.82

Daily Balance Summary

Date	Balance	Date	Balance
05-02	5,138.45+	05-12	2,941.63+



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

Sunset Palms West Condominium Associations, Inc
Reconciliation Summary
1025 · City National B. Sp Ass - 6404, Period Ending 05/31/2025

	May 31, 25
Beginning Balance	22,906.49
Cleared Transactions	
Deposits and Credits - 1 item	0.94
Total Cleared Transactions	0.94
Cleared Balance	22,907.43
Register Balance as of 05/31/2025	22,907.43
Ending Balance	22,907.43

Sunset Palms West Condominium Associations, Inc
Reconciliation Detail

1025 · City National B. Sp Ass - 6404, Period Ending 05/31/2025

Type	Date	Num	Name	Cl	Amount	Balance
Beginning Balance						22,906.49
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	05/30/202:			X	0.94	0.94
Total Deposits and Credits					0.94	0.94
Total Cleared Transactions					0.94	0.94
Cleared Balance					0.94	22,907.43
Register Balance as of 05/31/2025					0.94	22,907.43
Ending Balance					0.94	22,907.43



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



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



For additional locations
and hours, please visit
citynational.com

NMLS 412469
Member
FDIC



Association Interest Checking

Account Summary

Account:	XXXXX6404	Beginning Balance:	\$22,906.49
Last Statement:	April 30, 2025	Ending Balance:	\$22,907.43
This Statement:	May 30, 2025	Average Ledger Balance:	\$22,906.49
		Low Balance:	\$22,906.49
		Interest Earned This Period:	\$0.94
		Interest Earned 2025:	\$4.70
		Days In Period:	30
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
04-30	Beginning balance			22,906.49
05-30	Interest	0.94		22,907.43
05-30	Ending totals	0.94	0.00	22,907.43

CHANGES TO FUNDS AVAILABILITY

Effective July 1, 2025

Regulation CC is being updated to reflect inflation-based adjustments to certain dollar thresholds that affect when deposited funds are made available for withdrawal.

Key changes include:

- Next-day availability minimum increases from \$225 to **\$275**.
- New account availability threshold increases from \$5,525 to **\$6,725**.
- Extended hold threshold for large deposits and repeated overdrafts increases from \$5,525 to **\$6,725**.

*Special rules apply for savings accounts. Please refer to the Funds Availability Policy located at citynational.com/home/disclosures for detailed information.

Small Business. Big Impact.

Behind every thriving community is a small business with big ideas making an impact.



Sunset Palms West Condominium Associations, Inc

Reconciliation Summary

1030 · City National Bank 4679, Period Ending 05/31/2025

	May 31, 25
Beginning Balance	92,843.61
Cleared Transactions	
Checks and Payments - 2 items	-37,500.00
Deposits and Credits - 1 item	2.84
Total Cleared Transactions	-37,497.16
Cleared Balance	55,346.45
Register Balance as of 05/31/2025	55,346.45
Ending Balance	55,346.45

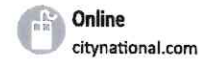
Sunset Palms West Condominium Associations, Inc
Reconciliation Detail

1030 · City National Bank 4679, Period Ending 05/31/2025

Type	Date	Num	Name	Cl	Amount	Balance
Beginning Balance						92,843.61
Cleared Transactions						
Checks and Payments - 2 items						
Check	05/12/202:	2	WEBXFR T...	X	-22,600.00	-22,600.00
Check	05/12/202:	1	WEBXFR T...	X	-14,900.00	-37,500.00
Total Checks and Payments					-37,500.00	-37,500.00
Deposits and Credits - 1 item						
Deposit	05/30/202:			X	2.84	2.84
Total Deposits and Credits					2.84	2.84
Total Cleared Transactions					-37,497.16	-37,497.16
Cleared Balance					-37,497.16	55,346.45
Register Balance as of 05/31/2025					-37,497.16	55,346.45
Ending Balance					-37,497.16	55,346.45



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



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



Condo Tiered

Account Summary

Account:	XXXXXX4679	Beginning Balance:	\$92,843.61
Last Statement:	April 30, 2025	Ending Balance:	\$55,346.45
This Statement:	May 30, 2025	Average Ledger Balance:	\$69,093.61
		Low Balance:	\$55,343.61
		Interest Earned This Period:	\$2.84
		Interest Earned 2025:	\$17.66
		Days In Period:	30
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
04-30	Beginning balance			92,843.61
05-12	Webxfr To Assoc Int No 357216		14,900.00	77,943.61
05-12	Webxfr To Assoc Int No 357216		22,600.00	55,343.61
05-30	Interest	2.84		55,346.45
05-30	Ending totals	2.84	37,500.00	55,346.45

CHANGES TO FUNDS AVAILABILITY

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- Extended hold threshold for large deposits and repeated overdrafts increases from \$5,525 to **\$6,725**.

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