The Minorca Condominium Association, Inc.
TREASURER'S REPORT
7/31/25

Months 7

	Current Month	Last Month	Change
Financial Report			
Cash in banks			
Operating	$ 59,135	$ 59,117	$ 18
Security Deposit IFB (5859)	$ 38,965	$ 36,965	$ 2,000
Reserves	$ 1,208,414	$ 1,168,468	$ 39,946
Unbilled Special Assessment	$ 115,759		
Assessments receivable	$ 8,847	$ 17,013	$ (8,166)
Special Assessment receivable-2025	$ 14,809	$ 13,707	$ 1,102
	$ -		

	Year To Date		
	Actual	Budget	Over / (Under)
Budget Report - Operating			
Total revenues	$ 877,288	$ 987,644	$ (110,356)
Expenses			
Administrative	30,947	26,061	4,886
Insurance	171,136	183,750	(12,614)
Maintenance contracts	170,881	187,887	(17,006)
Repairs and maintenance	59,493	60,781	(1,288)
Salaries and benefits	188,721	205,317	(16,596)
Utilities	168,775	167,881	894
Transfer to Capital Loan		112,000	(112,000)
Courtyard loan prinpical	5,876	37,940	(32,064)
	795,829	981,617	(185,788)
Operating deficit/ surplus	81,459	6,027	75,432
Deficit of Revenue Over Expenses	$ 81,459	$ 6,027	$ 75,432

The Minorca Condominium Association, Inc.

Prepared Financial Statements

July 31, 2025

Padron, Montoro & Hartney, LLP
Certified Public Accountants
13358 Southwest 128 Street
Miami, Florida 33186
(305) 253 - 2000

The Minorca Condominium Association, Inc.
Prepared Financial Statements
July 31, 2025

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PADRON, MONTORO & HARTNEY, LLP
Certified Public Accountants
13358 Southwest 128th Street
Miami, Florida 33186

Tel: (305) 253 - 2000
Fax: (305) - 253 - 0832

ACCOUNTANT'S PREPARATION REPORT

To the Board of Directors
The Minorca Condominium Association, Inc.
Miami, Florida

The accompanying financial statements and supplementary information of The Minorca Condominium Association, Inc. as of July 31,2025, and for the Seven months then ended, were not subjected to an audit, review, or compilation by us and, accordingly, we do not express an opinion, a conclusion, nor provide any assurance on them.

Management has elected to omit substantially all of the disclosures and the statement of cash flows required by generally accepted accounting principles. If the omitted disclosures were included with the financial statements, they might influence the user's conclusions about the Association's financial condition and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters

Padron , Montoro & Hartney, LLP
August 11, 2025
Miami, Florida

The Minorca Condominium Association, Inc.
Balance Sheet
July 31, 2025

	Operating Fund	Replacement Fund	Total
ASSETS			
Cash in banks	$ 59,135	$ 1,208,414	$ 1,267,549
Cash - security	38,965	-	38,965
Unbilled Special Assessment	115,759	-	115,759
Assessments receivable	8,847	-	8,847
Special Assessment receivable-2025	14,809	-	14,809
Prepaid expenses/Prepaid Insurance	164,213	-	164,213
Fixed Assets	78,496	-	78,496
Due from Operating fund	-	13,614	13,614
Total	$ 480,224	$ 1,222,028	$ 1,702,252
LIABILITIES AND FUND BALANCE			
Accounts Payable and Accrued Exp	$ 46,169	$ -	$ 46,169
Accured Salaries and Wages	3,699	-	3,699
Due to Prior Owner	616	-	616
Collections & Other Admin Fees	200	-	200
Insurance Payable	153,560	-	153,560
Assessments Collected in advance	50,840	-	50,840
SPA 2025-Collected in advance	31,254	-	31,254
Tenant Security deposit	39,800	-	39,800
Notes Payable-First Horizon	251,969	-	251,969
Due to replacement	13,614	-	13,614
Total Liabilities	591,721	-	591,721
FUND BALANCE			
Fund balance	(111,497)	1,222,028	1,110,531
Total Fund Balance	(111,497)	1,222,028	1,110,531
Total	$ 480,224	$ 1,222,028	$ 1,702,252

The Minorca Condominium Association, Inc.
Statement of Revenues and Expenses and Changes to Fund Balance
Five months ended May 31, 2025

		Operating Fund	Replacement Fund	Total
OPERATING REVENUES				
Maintenance assessments		$ 869,925	$ 112,000	$ 981,925
Access cards		380	-	380
Application/Estoppel fees		3,750	-	3,750
FOB Income		190	-	190
Vending Commission		246	-	246
Late Fee		830	-	830
NSF Fee Income		65	-	65
Interest Income		5	14,358	14,363
Condo Questionaire		400	-	400
Miscellaneous Income		1,497	-	1,497
	Total	877,288	126,358	1,003,646
OPERATING EXPENSES				
Administrative		30,947	-	30,947
Insurance		171,136	-	171,136
Maintenane contracts		170,881	-	170,881
Repairs and maintenance		59,493	5,250	64,743
Salaries and benefits		188,721	-	188,721
Utilities		168,775	-	168,775
Courtyard interest		5,876	-	5,876
	Total	795,829	5,250	801,079
OPERATING SURPLUS/ DEFICIT		81,459	121,108	202,567
EXCESS/DEFICIT OF REVENUES OVER EXPENSES		81,459	121,108	202,567
Fund balance - beginning		(192,956)	1,100,920	907,964
FUND BALANCE - ENDING		$ (111,497)	$ 1,222,028	$ 1,110,531

The Minorca Condominium Association, Inc.
Statement of Deferred Maintenance and Replacement Fund
Seven months ended July 31, 2025

	Fund Balance December-24	Additions	Payments	Adjustment	Bank Charge	Interest Allocation	Fund Balance 7/31/2025
Roofing	$ 270,896	$ -	$ -	$ -	$ -	$ -	$ 270,896
Painting	186,555	-	-	-	-	-	186,555
Elevator-Passenger/Freight/Refrbsh Cabs	195,839	-	-	-	-		195,839
Paving/Sealing/Striping/Pathcing/Motor Pumps	128,005	-	-	-	-	-	128,005
Waterproofing	31,531	-	-	-	-	-	31,531
Desaster Relief Fund	3,046	112,000	(5,250)	-	-	-	109,796
Mechanical work	186,408	-	-	-	-	-	186,408
Carpet replacement	79,973	-	-	-	-	-	79,973
40-Year Re-Certification	7,128	-	-	-	-	-	7,128
Reserve Interest Fund Balance	11,539	-	-	-	-		11,539
Current Year Interest Earned	-	-	-	-	(63)	14,421	14,358
Total	**$ 1,100,920**	**$ 112,000**	**$ (5,250)**	**$ -**	**$ (63)**	**$ 14,421**	**$ 1,222,028**

The Minorca Condominium Association, Inc.

SUPPLEMENTARY INFORMATION

MANAGEMENT USE REPORTS

Information for Management: Unless separate arrangements have been made with the financial institution, all bank balances are insured through the Federal Deposit Insurance Corporation (FDIC) up to $250,000 per institution. Please review the bank balances on the balance sheet to make certain FDIC insurance covers all bank balances.

An independent study to determine a current funding program for the future replacement of Association common areas has not been conducted. Accordingly the current regular assessments and cash in savings may not be sufficient to meet all future replacement costs. Therefore, when replacement funds are needed, the Association has the right to increase the regular assessment, pass special assessments, or delay replacements until funds are available.

MINORCA CONDOMINIUM ASSOCIATION, INC.
Statement of Assets & Liabilities
As of July 31, 2025

	Jul 31, 25	Jun 30, 25	$ Change
ASSETS			
Current Assets			
Checking/Savings			
10000 · OPERATING ACCOUNT			
10013 · Truist Bank Oper (4047)	27,883	28,569	-686
10014 · US Century Bank Oper (6968) NEW	31,252	30,548	705
Total 10000 · OPERATING ACCOUNT	59,135	59,117	18
10009 · IFB-Security Deposit (5859)	38,965	36,965	2,000
10200 · RESERVE ACCOUNT			
10215 · IFB Money Market 9770	219,922	183,201	36,720
10309 · Banesco Money Market (6981)	78,356	78,095	261
10310 · Banesco CD-(2540) 9/18/2025	229,774	229,774	0
10311 · First Horizon CD (8957)-4/25/26	225,000	225,000	0
10312 · CitiBank CD (7447)-9/24/25	228,176	227,397	779
10313 · US Century CD (8018) Mat 4/8/26	227,187	225,000	2,187
Total 10200 · RESERVE ACCOUNT	1,208,414	1,168,468	39,946
Total Checking/Savings	1,306,514	1,264,549	41,965
Other Current Assets			
11100 · Unbilled Special Assessment	115,759	442,000	-326,241
11200 · Assessment receivables - PMH	8,847	17,013	-8,166
11202 · 2025-Special Assessment	14,809	13,707	1,102
12100 · Prepaid Insurance	163,310	185,613	-22,303
12600 · Prepaid Expenses	902	1,020	-118
Total Other Current Assets	303,628	659,352	-355,725
Total Current Assets	1,610,142	1,923,902	-313,760
Fixed Assets			
FIXED ASSETS			
13200 · Property and Equipment	209,395	209,395	0
13300 · Acccum. Depreciation	-240,211	-240,211	0
13500- · Trash Compactor	6,000	6,000	0
14000 · Computer Equipment	11,251	11,251	0
15000 · Furniture and Equipment	32,952	32,952	0
18000 · Led Fixtures	99,495	99,495	0
19000 · Accumulated Depreciation	-40,386	-40,386	0
Total FIXED ASSETS	78,496	78,496	0
Total Fixed Assets	78,496	78,496	0
Other Assets			
10299 · Due from Operating	13,614	356,121	-342,507
Total Other Assets	13,614	356,121	-342,507
TOTAL ASSETS	**1,702,252**	**2,358,519**	**-656,267**

MINORCA CONDOMINIUM ASSOCIATION, INC.
Statement of Assets & Liabilities
As of July 31, 2025

	Jul 31, 25	Jun 30, 25	$ Change
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
20000 · Accounts Payable	36,700	34,979	1,721
Total Accounts Payable	36,700	34,979	1,721
Other Current Liabilities			
20004 · Accrued Expenses	8,834	10,397	-1,564
20005 · Due to Reserves Account	13,614	356,121	-342,507
20006 · Accrued Salaries and Wages	3,699	13,738	-10,038
20007 · Due to Prior Owner	616	616	0
20008 · Collections & Other Admin.Fees	200	200	0
20049 · Insurance Payable	153,560	175,497	-21,937
20050 · Accrued Interest expense-Loan	634	634	0
20200 · Assessments Collected in Advanc	50,840	51,620	-780
20202 · SPA 2025-Collected in Advance	31,254	32,458	-1,204
24800 · Security Deposits Held	39,800	37,800	2,000
Total Other Current Liabilities	303,051	679,081	-376,029
Total Current Liabilities	339,752	714,060	-374,308
Long Term Liabilities			
20700 · SPA-2025			
20701 · SPA-2025-Revenue	0	303,090	-303,090
20702 · SPA-2025-Expenses	0	-0	0
Total 20700 · SPA-2025	0	303,089	-303,089
NOTES PAYABLE			
26405 · First Horizon 3990011539	251,969	256,599	-4,630
Total NOTES PAYABLE	251,969	256,599	-4,630
Total Long Term Liabilities	251,969	559,688	-307,720
Total Liabilities	591,720	1,273,748	-682,028
Equity			
Fund balance - reserves			
25000 · Interest earned	6,615	6,615	0
25002 · Current Year Interest Earned	19,283	16,004	3,279
26000 · Reserve - Roofing	270,896	270,896	0
26010 · Reserve Painting	186,555	186,555	0
26020 · Reserve - Elev./Passngr Cntr	195,839	195,839	0
26045 · Reserve-Paving	128,005	128,005	0
26075 · Reserve-Water Proofing Restorat	31,531	31,531	0
26080 · Reserve/Disaster Relief Fund	109,796	93,796	16,000
26085 · Reserve-Mechanical Work	186,408	186,408	0
26090 · Reserve-Carpet Replacement	79,973	79,973	0
26101 · Reserve-40Year Re-Certification	7,128	7,128	0
Total Fund balance - reserves	1,222,028	1,202,749	19,279
30101 · Prior Year Adjustment	0	598	-598
32000 · Fund balance - operating	-192,956	-192,956	0
Net Income	81,460	74,380	7,080
Total Equity	1,110,531	1,084,771	25,761
TOTAL LIABILITIES & EQUITY	**1,702,252**	**2,358,519**	**-656,267**

MINORCA CONDOMINIUM ASSOCIATION, INC.

Profit & Loss Budget Performance

July 2025

	Jul 25	Budget	$ Over Budget	Jan - Jul 25	YTD Budget	$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Assessments							
INCOME							
4000 · Maintenance Fee	124,275	124,250	25	869,925	869,750	175	1,491,000
4001 · Reserve Income	16,000	16,000	0	112,000	112,000	0	192,000
4002 · Access Card	0	200	-200	380	1,400	-1,020	2,400
4004 · Interest Income Unit #415	0	0	0	0	0	0	0
4005 · Application/Estoppel Fee	1,000	500	500	3,750	3,500	250	6,000
4010 · FOB Income	100	0	100	190	0	190	0
4080 · Vending Commissions	35	50	-15	246	350	-104	600
4100 · Late Fee	-350	25	-375	830	175	655	300
4120 · NSF Fee Income	0	0	0	65	0	65	0
4160 · Interest Income	0	0	0	5	0	5	0
4165 · Condo Questionaire	0	0	0	400	0	400	0
4360 · Miscellaneous income	695	42	653	1,497	292	1,206	500
4406 · Violation Income	0	25	-25	0	175	-175	300
Total INCOME	141,756	141,092	664	989,288	987,642	1,647	1,693,100
Total Assessments	141,756	141,092	664	989,288	987,642	1,647	1,693,100
Total Income	141,756	141,092	664	989,288	987,642	1,647	1,693,100
Gross Profit	141,756	141,092	664	989,288	987,642	1,647	1,693,100
Expense							
ADMINISTRATIVE							
5061 · Uniforms	0	67	-67	930	467	463	800
5110 · Office Supplies & Expenses	46	250	-204	3,108	1,750	1,358	3,000
5111 · Stationary & Printing	52	25	27	249	175	74	300
5112 · Maintenance Coupons	0	63	-63	0	438	-438	750
5113 · Holiday Season	0	42	-42	0	292	-292	500
5114 · Website	118	285	-167	1,526	1,995	-469	3,420
5115 · Accounting	700	700	0	4,900	4,900	0	8,400
5119. Miscellaneous expenses	79	0	79	426	0	426	0
5121 · Computer Services	143	83	59	508	583	-76	1,000
5130 · Postage & Delivery	0	42	-42	743	292	451	500
5191 · Audit Accounting Fees	5,750	500	5,250	5,750	3,500	2,250	6,000
5192 · Legal Fees	113	750	-638	7,191	5,250	1,941	9,000
5410 · Bank Charges	0	17	-17	220	117	104	200
5515· Inspections/Licenses/Fees	340	833	-493	5,029	5,833	-804	10,000
5526 · Screening Fees	101	67	34	368	467	-98	800
Total ADMINISTRATIVE	7,440	3,723	3,718	30,947	26,057	4,890	44,670
INSURANCE							
5519 · Insurance Package	20,686	26,250	-5,564	164,671	183,750	-19,079	315,000
5527 · Worker's Compensation Insurance	1,181	0	1,181	6,465	0	6,465	0
Total INSURANCE	21,867	26,250	-4,383	171,136	183,750	-12,614	315,000
MAINTENANCE CONTRACTS							
5120 · Plants Main Lobby	165	167	-2	1,156	1,167	-11	2,000
5122 · Panic Button Front Desk/Office	663	130	533	920	910	10	1,560
5141 · Landscaping	250	292	-42	1,625	2,042	-417	3,500
5202 · Elevator Maintenance	1,000	2,889	-1,889	6,889	20,223	-13,334	34,668
5203 · A/C Maintenance	720	720	0	4,320	5,040	-720	8,640
5206 · Marble Polishing	0	125	-125	0	875	-875	1,500
5207 · Elevator Phone Monitoring	0	0	0	889	0	889	0
5221 · Pool Service	645	645	0	4,515	4,515	0	7,740
5223 · Digital Satellite TV	11,862	5,703	6,159	41,062	39,921	1,141	68,436
5244 · Fumigating Drywood Contract	982	850	132	7,122	5,950	1,172	10,200
5260 · Security Personnel	12,070	13,009	-939	88,095	91,060	-2,965	156,102
5312 · Generator Servicing	350	150	200	1,721	1,050	671	1,800
5313 · Fire Alarm Servicing Contract	590	575	15	4,129	4,025	104	6,900
5314 · Roof Contract	0	292	-292	860	2,042	-1,182	3,500
5315 · Gate Maintenance	0	180	-180	0	1,260	-1,260	2,160
5316 · Gym Equipment Maint Cont	585	300	285	2,056	2,100	-44	3,600
5317 · Deodorizer - Common Areas	679	815	-136	5,523	5,705	-182	9,780
Total MAINTENANCE CONTRACTS	30,561	26,841	3,721	170,880	187,883	-17,003	322,086

MINORCA CONDOMINIUM ASSOCIATION, INC.

Profit & Loss Budget Performance

July 2025

	Jul 25	Budget	$ Over Budget	Jan - Jul 25	YTD Budget	$ Over Budget	Annual Budget
REPAIRS AND MAINTENANCE							
5142 · Landscape Improvement	0	292	-292	6,708	2,042	4,666	3,500
5144 · Carpet Cleaning	0	417	-417	0	2,917	-2,917	5,000
5145 · Gate Repair	890	250	640	5,348	1,750	3,598	3,000
5146 · Locksmith	0	42	-42	0	292	-292	500
5150 · Pool Repairs & Supplies	0	250	-250	407	1,750	-1,343	3,000
5155 · Plumbing Repairs & Supplies	0	208	-208	225	1,458	-1,233	2,500
5160 · Electrical Repairs & Supplies	0	333	-333	0	2,333	-2,333	4,000
5170 · Building Repairs & Supplies	2,853	1,000	1,853	5,876	7,000	-1,124	12,000
5193 · Engineering Fees	0	300	-300	0	2,100	-2,100	3,600
5204 · Elevator Repair	3,165	500	2,665	28,955	3,500	25,455	6,000
5208 · Mechanical Repairs & Supplies	0	875	-875	3,365	6,125	-2,760	10,500
5224 · Window Washing	0	708	-708	0	4,958	-4,958	8,500
5225 · Building Projects	0	833	-833	0	5,833	-5,833	10,000
5230 · Cleaning Supplies/Equipment	0	333	-333	1,329	2,333	-1,004	4,000
5275 · Building Signage	0	50	-50	0	350	-350	600
5276 · Parking Garage	0	667	-667	0	4,667	-4,667	8,000
5277 · Security/Computer Systems	375	833	-459	4,790	5,833	-1,044	10,000
5278 · Gym Equipment RM & Others	0	167	-167	665	1,167	-501	2,000
5279 · Fire Equipment	0	583	-583	1,810	4,083	-2,273	7,000
5523 · Generator Fuel	0	42	-42	16	292	-276	500
Total REPAIRS AND MAINTENANCE	7,283	8,683	-1,401	59,493	60,783	-1,290	104,200
SALARIES & BENEFITS							
5001 · On-Site Manager	6,813	6,000	813	31,680	42,000	-10,320	72,000
5002 · Office Clerk	1,964	2,145	-182	15,589	15,015	574	25,740
5003 · Assistant Manager	4,677	4,576	101	33,372	32,031	1,341	54,910
5050 · Payroll Taxes	1,980	1,873	108	13,341	13,108	233	22,471
5055 · Payroll processing	429	230	199	2,282	1,610	672	2,760
5101 · Xmas Bonus	0	1,250	-1,250	0	8,750	-8,750	15,000
5233 · Maintenance Supervisor	6,191	6,058	133	42,350	42,406	-56	72,696
5234 · Housekeeper	5,985	5,699	286	40,208	39,895	313	68,392
5280 · Health Insurance	1,500	1,500	0	9,900	10,500	-600	18,000
Total SALARIES & BENEFITS	29,539	29,331	209	188,721	205,315	-16,594	351,969
UTILITIES							
5140 · Telephone	715	400	315	3,285	2,800	485	4,800
5300 · Electricity	6,832	7,083	-251	44,967	49,583	-4,616	85,000
5310 · Water & Sewer	11,079	12,500	-1,421	91,430	87,500	3,930	150,000
5320 · Trash Removal	2,569	4,000	-1,431	29,091	28,000	1,091	48,000
Total UTILITIES	21,195	23,983	-2,788	168,774	167,883	891	287,800
Total Expense	117,886	118,810	-925	789,952	831,673	-41,721	1,425,725
Net Ordinary Income	23,870	22,281	1,589	199,337	155,969	43,368	267,375
Other Income/Expense							
Other Expense							
9011 · Transfer to Reserve	16,000	16,000	0	112,000	112,000	0	192,000
9013 · Courtyard loan Interest Payment	790	5,420	-4,630	5,876	37,940	-32,064	65,040
Total Other Expense	16,790	21,420	-4,630	117,876	149,940	-32,064	257,040
Net Other Income	-16,790	-21,420	4,630	-117,876	-149,940	32,064	-257,040
Net Income	**7,080**	**861**	**6,219**	**81,460**	**6,029**	**75,431**	**10,335**

MINORCA CONDOMINIUM ASSOCIATION, INC.

Statement of Revenues and Expenses - Month by month

January through July 2025

	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	TOTAL
Ordinary Income/Expense								
Income								
Assessments								
INCOME								
4000 · Maintenance Fee	124,275	124,275	124,275	124,275	124,275	124,275	124,275	869,925
4001 · Reserve Income	16,000	16,000	16,000	16,000	16,000	16,000	16,000	112,000
4002 · Access Card	60	120	120	0	60	20	0	380
4005 · Application/Estoppel Fee	450	150	450	1,250	0	450	1,000	3,750
4010 · FOB Income	70	0	20	0	0	0	100	190
4080 · Vending Commissions	26	34	0	71	34	45	35	246
4100 · Late Fee	155	100	425	175	175	150	-350	830
4120 · NSF Fee Income	30	0	0	0	0	35	0	65
4160 · Interest Income	1	1	1	1	1	1	0	5
4165 · Condo Questionaire	150	250	0	0	0	0	0	400
4360 · Miscellaneous income	802	0	0	0	0	0	695	1,497
Total INCOME	142,019	140,930	141,291	141,772	140,545	140,976	141,756	989,288
Total Assessments	142,019	140,930	141,291	141,772	140,545	140,976	141,756	989,288
Total Income	142,019	140,930	141,291	141,772	140,545	140,976	141,756	989,288
Gross Profit	142,019	140,930	141,291	141,772	140,545	140,976	141,756	989,288
Expense								
ADMINISTRATIVE								
5061 · Uniforms	203	0	0	0	244	483	0	930
5110 · Office Supplies & Expenses	361	479	468	157	938	659	46	3,108
5111 · Stationary & Printing	197	0	0	0	0	0	52	249
5114 · Website	820	118	118	118	118	118	118	1,526
5115 · Accounting	700	700	700	700	700	700	700	4,900
5119. Miscellaneous expenses	321	0	0	26	0	0	79	426
5121 · Computer Services	175	95	0	0	95	0	143	508
5130 · Postage & Delivery	608	0	0	134	0	0	0	743
5191 · Audit Accounting Fees	0	0	0	0	0	0	5,750	5,750
5192 · Legal Fees	1,355	1,805	1,964	1,249	391	315	113	7,191
5410 · Bank Charges	200	10	10	0	0	0	0	220
5515- Inspections/Licenses/Fees	1,811	1,848	480	0	550	0	340	5,029
5526 · Screening Fees	50	0	67	133	0	17	101	368
Total ADMINISTRATIVE	6,803	5,055	3,807	2,516	3,035	2,291	7,440	30,947
INSURANCE								
5519 · Insurance Package	27,712	24,125	26,678	21,583	22,303	21,583	20,686	164,671
5527 · Worker's Compensation Insurance	498	427	950	1,137	1,170	1,103	1,181	6,465
Total INSURANCE	28,210	24,552	27,628	22,720	23,472	22,686	21,867	171,136
MAINTENANCE CONTRACTS								
5120 · Plants Main Lobby	165	165	165	165	165	165	165	1,156
5122 · Panic Button Front Desk/Office	128	0	0	128	0	0	663	920
5141 · Landscaping	250	250	375	250	250	0	250	1,625
5202 · Elevator Maintenance	2,889	0	0	1,000	1,000	1,000	1,000	6,889
5203 · A/C Maintenance	720	720	720	720	0	720	720	4,320
5207 · Elevator Phone Monitoring	0	0	0	0	0	889	0	889
5221 · Pool Service	645	645	645	645	645	645	645	4,515
5223 · Digital Satellite TV	5,703	5,703	5,931	5,931	5,931	0	11,862	41,062
5244 · Fumigating Drywood Contract	1,031	1,031	1,031	1,031	1,031	982	982	7,122
5260 · Security Personnel	12,738	11,407	11,421	11,891	17,532	11,037	12,070	88,095
5312 · Generator Servicing	350	350	350	1,021	0	-700	350	1,721
5313 · Fire Alarm Servicing Contract	590	590	590	590	590	590	590	4,129
5314 · Roof Contract	860	0	0	0	0	0	0	860
5316 · Gym Equipment Maint Cont	165	165	165	326	326	326	585	2,056
5317 · Deodorizer - Common Areas	833	833	833	833	679	833	679	5,523
Total MAINTENANCE CONTRACTS	27,068	21,859	22,226	24,531	28,149	16,487	30,561	170,880
REPAIRS AND MAINTENANCE								
5142 · Landscape Improvement	0	1,445	0	0	5,263	0	0	6,708
5145 · Gate Repair	0	0	0	6,982	-2,524	0	890	5,348
5150 · Pool Repairs & Supplies	0	0	0	0	0	407	0	407
5155 · Plumbing Repairs & Supplies	225	0	0	0	0	0	0	225
5170 · Building Repairs & Supplies	782	350	0	0	1,072	818	2,853	5,876
5204 · Elevator Repair	0	0	5,650	5,800	12,750	1,590	3,165	28,955
5208 · Mechanical Repairs & Supplies	1,610	790	0	315	0	650	0	3,365
5230 · Cleaning Supplies/Equipment	0	0	638	691	0	0	0	1,329
5276 · Parking Garage	0	0	2,524	-2,524	0	0	0	0
5277 · Security/Computer Systems	0	0	0	1,377	3,038	0	375	4,790
5278 · Gym Equipment RM & Others	0	161	344	0	161	0	0	665
5279 · Fire Equipment	0	0	1,600	0	0	210	0	1,810
5523 · Generator Fuel	0	16	0	0	0	0	0	16
Total REPAIRS AND MAINTENANCE	2,617	2,762	10,756	12,640	19,760	3,675	7,283	59,493
SALARIES & BENEFITS								
5001 · On-Site Manager	6,530	5,386	2,371	3,503	3,781	3,297	6,813	31,680
5002 · Office Clerk	2,206	2,114	2,157	2,514	2,330	2,304	1,964	15,589
5003 · Assistant Manager	5,276	4,108	4,662	5,096	4,772	4,781	4,677	33,372
5050 · Payroll Taxes	2,743	1,904	1,727	1,527	1,957	1,502	1,980	13,341

MINORCA CONDOMINIUM ASSOCIATION, INC.

Statement of Revenues and Expenses - Month by month

January through July 2025

	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	TOTAL
5055 · Payroll processing	412	209	209	281	391	350	429	2,282
5233 · Maintenance Supervisor	6,191	5,592	6,191	5,991	6,271	5,922	6,191	42,350
5234 · Housekeeper	5,824	5,253	5,827	5,637	6,046	5,637	5,985	40,208
5280 · Health Insurance	1,500	1,500	1,500	1,200	1,500	1,200	1,500	9,900
Total SALARIES & BENEFITS	30,683	26,065	24,644	25,749	27,048	24,992	29,539	188,721
UTILITIES								
5140 · Telephone	428	428	428	428	428	428	715	3,285
5300 · Electricity	5,862	6,277	7,229	5,898	6,660	6,209	6,832	44,967
5310 · Water & Sewer	11,121	11,399	16,368	14,802	10,362	16,299	11,079	91,430
5320 · Trash Removal	4,767	3,859	3,898	5,443	4,041	4,515	2,569	29,091
Total UTILITIES	22,178	21,964	27,923	26,571	21,491	27,451	21,195	168,774
Total Expense	117,559	102,257	116,984	114,728	122,956	97,582	117,886	789,952
Net Ordinary Income	24,460	38,673	24,307	27,044	17,589	43,394	23,870	199,337
Other Income/Expense								
Other Expense								
9011 · Transfer to Reserve	16,000	16,000	16,000	16,000	16,000	16,000	16,000	112,000
9013 · Courtyard loan Interest Payment	902	888	790	859	818	830	790	5,876
Total Other Expense	16,902	16,888	16,790	16,859	16,818	16,830	16,790	117,876
Net Other Income	-16,902	-16,888	-16,790	-16,859	-16,818	-16,830	-16,790	-117,876
Net Income	**7,558**	**21,785**	**7,517**	**10,185**	**771**	**26,564**	**7,080**	**81,460**

MINORCA CONDOMINIUM ASSOCIATION, INC.
Revenues and Expenses - Operating Fund vs Previous Year
July 2025

	Jul 25	Jul 24	$ Change
Ordinary Income/Expense			
Income			
Assessments			
INCOME			
4000 · Maintenance Fee	124,275.00	125,599.00	-1,324.00
4001 · Reserve Income	16,000.00	14,824.00	1,176.00
4002 · Access Card	0.00	60.00	-60.00
4005 · Application/Estoppel Fee	1,000.00	300.00	700.00
4010 · FOB Income	100.00	50.00	50.00
4080 · Vending Commissions	35.11	37.15	-2.04
4100 · Late Fee	-350.00	425.00	-775.00
4160 · Interest Income	0.41	0.63	-0.22
4165 · Condo Questionaire	0.00	150.00	-150.00
4360 · Miscellaneous income	695.00	65.72	629.28
Total INCOME	141,755.52	141,511.50	244.02
Total Assessments	141,755.52	141,511.50	244.02
Total Income	141,755.52	141,511.50	244.02
Gross Profit	141,755.52	141,511.50	244.02
Expense			
ADMINISTRATIVE			
5061 · Uniforms	0.00	179.76	-179.76
5110 · Office Supplies & Expenses	45.94	225.92	-179.98
5111 · Stationary & Printing	51.99	82.60	-30.61
5114 · Website	117.68	102.84	14.84
5115 · Accounting	700.00	700.00	0.00
5119. Miscellaneous expenses	78.88	0.00	78.88
5121 · Computer Services	142.50	0.00	142.50
5130 · Postage & Delivery	0.00	248.01	-248.01
5191 · Audit Accounting Fees	5,750.00	500.00	5,250.00
5192 · Legal Fees	112.50	2,288.00	-2,175.50
5515- Inspections/Licenses/Fees	340.00	1,345.83	-1,005.83
5526 · Screening Fees	100.68	0.00	100.68
Total ADMINISTRATIVE	7,440.17	5,672.96	1,767.21
INSURANCE			
5519 · Insurance Package	20,685.84	23,178.45	-2,492.61
5527 · Worker's Compensation Insurance	1,181.17	481.59	699.58
Total INSURANCE	21,867.01	23,660.04	-1,793.03
MAINTENANCE CONTRACTS			
5120 · Plants Main Lobby	165.15	166.15	-1.00
5122 · Panic Button Front Desk/Office	662.87	128.37	534.50
5141 · Landscaping	250.00	250.00	0.00
5202 · Elevator Maintenance	1,000.00	2,762.86	-1,762.86
5203 · A/C Maintenance	720.00	720.00	0.00
5221 · Pool Service	645.00	0.00	645.00
5223 · Digital Satellite TV	11,862.34	5,703.05	6,159.29
5244 · Fumigating Drywood Contract	982.26	982.25	0.01
5260 · Security Personnel	12,069.53	11,234.47	835.06
5312 · Generator Servicing	350.00	0.00	350.00
5313 · Fire Alarm Servicing Contract	589.86	561.75	28.11
5315 · Gate Maintenance	0.00	350.00	-350.00
5316 · Gym Equipment Maint Cont	585.15	298.90	286.25
5317 · Deodorizer - Common Areas	679.00	812.91	-133.91
Total MAINTENANCE CONTRACTS	30,561.16	23,970.71	6,590.45

MINORCA CONDOMINIUM ASSOCIATION, INC.
Revenues and Expenses - Operating Fund vs Previous Year
July 2025

	Jul 25	Jul 24	$ Change
REPAIRS AND MAINTENANCE			
5145 · Gate Repair	890.00	2,990.00	-2,100.00
5170 · Building Repairs & Supplies	2,853.27	838.89	2,014.38
5204 · Elevator Repair	3,165.00	0.00	3,165.00
5230 · Cleaning Supplies/Equipment	0.00	954.57	-954.57
5277 · Security/Computer Systems	374.50	0.00	374.50
Total REPAIRS AND MAINTENANCE	7,282.77	4,783.46	2,499.31
SALARIES & BENEFITS			
5001 · On-Site Manager	6,813.20	0.00	6,813.20
5002 · Office Clerk	1,963.50	0.00	1,963.50
5003 · Assistant Manager	4,676.57	0.00	4,676.57
5004 · Payroll & Benefits	0.00	23,122.69	-23,122.69
5050 · Payroll Taxes	1,980.39	2,153.68	-173.29
5055 · Payroll processing	429.22	312.90	116.32
5233 · Maintenance Supervisor	6,191.15	0.00	6,191.15
5234 · Housekeeper	5,985.37	0.00	5,985.37
5280 - Health Insurance	1,500.00	1,500.00	0.00
Total SALARIES & BENEFITS	29,539.40	27,089.27	2,450.13
UTILITIES			
5140 · Telephone	715.43	397.41	318.02
5300 · Electricity	6,832.22	6,051.59	780.63
5310 · Water & Sewer	11,078.83	11,388.77	-309.94
5320 · Trash Removal	2,568.62	4,152.82	-1,584.20
Total UTILITIES	21,195.10	21,990.59	-795.49
Total Expense	117,885.61	107,167.03	10,718.58
Net Ordinary Income	23,869.91	34,344.47	-10,474.56
Other Income/Expense			
Other Expense			
9011 · Transfer to Reserve	16,000.00	14,824.00	1,176.00
9013 · Courtyard loan Interest Payment	789.79	954.73	-164.94
Total Other Expense	16,789.79	15,778.73	1,011.06
Net Other Income	-16,789.79	-15,778.73	-1,011.06
Net Income	**7,080.12**	**18,565.74**	**-11,485.62**

MINORCA CONDOMINIUM ASSOC. - 644
OWNER BALANCES
01 - MAINTENANCE FEES
AS OF: 7/31/2025

Account #	Name	Balance	Comments
115	San Jose Investments Florida	291.00	
116	San Jose Investments Florida	112.00	
209	ALTA BADIDA PROPERTIES LLC	25.00	
210	IVETTE LINARES MORENO	6,981.00	30 DAY LTR EXP - 8/10/2025
405	MARIANELLA HERNANDEZ	22.00	
407	PATRICIA APONTE	94.00	
504	PEDRO & ROSA PEREZ	5.00	
605	Laura Alberti	369.00	
611	Alina M. Vaquero	3.97	
625	MARIA CAROLINA GONZALEZ	33.00	
704	Minorca 704 LLC	25.00	
710	Abhishek Prasad	21.00	
805	Gary & Mary Spulak	146.00	
809	Aida & Jose Rodriguez	26.00	
821	Fansa Holdings, LLC	693.00	
	TOTAL	8,846.97	

MINORCA CONDOMINIUM ASSOC. - 644
PREPAID
01 - MAINTENANCE FEES
AS OF: 7/31/2025

Account #	Name	Balance	Comments
102	ALPHONSE & ANN KARBORANI	-4.00	
103	Miami Parkworld Corp.	-2,121.32	
104	Minorca 105, LLC	-62.00	
105	Minorca 105, LLC	-43.00	
106	Minorca 105, LLC	-43.00	
107	ALL STATE	-91.52	
108	Bnz Gables, LLC	-8,237.00	
109	Devaqs Corp.	-2,400.00	
110	DR. RAYMOND DEL CASTILLO,DDS	-1,027.00	
111	Jairo Isaac & Martha L. Vergar	-2.00	
112	Jairo Isaac & Martha L. Vergar	-1.00	
113	HAZHLE, LLC.	-1,568.00	
117	MANUEL VALDES	-0.57	
118	Minorca 118, LLC	-2,919.04	
119	BPC Investment Group Inc.	-2.00	
120	MAPM LLC.	-3.00	
205	Cui Han	-4.00	
206	MIND WELLNESS CENTER	-575.00	
211	CUTTING EDGE BUILD	-4.00	
214	WALTER REYNOSO	-9.92	
215	INGRID ROMAN PSY,D.P.A.	-15.00	
216	Devaqs Corp.	-2,976.12	
217	Touby & Chait, PL	-0.03	
401	Maria E. Cordova JTRS	-344.03	
402	David Sherman	-1,152.00	
403	Adriaco Investments, LLC	-4.00	
404	Paul Joseph Hehir	-1,139.00	
409	Martha D. Ruiz	-3.00	
410	John & Cristina G. Sciaudone	-3.00	
414	MARILU ARMENTEROS	-3,103.51	atty. file sent by assoc.
416	Daphne Weinmann	-3.00	
417	MAURO QUINTERO	-3.98	
418	Dax & Janette Osle	-55.40	
419	GILBERTO BRITO	-657.00	
421	Maria M. Garcia	-3.00	
422	RICARDO A. & ZULAY MORILLAS	-8.06	
423	Abco Supply LLC.	-8.06	
424	Rafael Ferrer	-716.94	
501	Vue 902 Inc.	-50.00	
503	JILL & MALCOM PAGE	-864.01	
505	MARIA A. SOLORZANO LOOR	-3.00	
506	FRANK A. SCHULZ	-4.00	
507	ROSA HERNANDEZ	-3.00	
508	Sylvia Alvarino	-3.00	
509	SERGIO LEYMARIE	-4.20	
510	Masoloor LLC	-3.00	
511	Antolin G. Carbonell	-1,674.00	
512	DUKE HOLDING	-4.00	
514	Cecile A. Melanie	-4.00	
515	LIZBETH SAINZ	-6.00	
516	EKATERINA KANEVSKAYA	-3.00	
517	DAVID & MING DICKINSON	-4.00	

MINORCA CONDOMINIUM ASSOC. - 644
PREPAID
01 - MAINTENANCE FEES
AS OF: 7/31/2025

Account #	Name	Balance	Comments
518	Charles S. & Marlene M. Gordon	-2,218.50	
519	Claudia P. Herrera	-4.00	
521	GEORG GINA FARAH	-3.00	
522	Angel & Lissa Saavedra	-1,012.00	
523	Carlos, Liliana & Laura	-4.00	
524	MARIA A. SOLORZANO LOOR	-3.00	
601	Pamela C. & Kernion T. Schafer	-3.00	
602	Manuel Zapata	-4.00	
603	Leoplodo F. Coronado TRS	-4.03	
606	CARLOS SACA	-42.00	
607	Geraldine Perez	-3.00	
608	Lourdes Cela	-579.00	
609	Ricardo del Valle	-8.00	
612	FSMINORCA LLC	-4.00	
615	James A. Hauser	-1,211.00	
616	Pedro J. Fuste	-843.00	
619	JORGE SHRECKINGER	-3,336.00	
620	DANIEL YIP	-4.00	
621	ALDO MINGUEZ	-3.00	
623	MARIA MORENO TRUST,	-4.00	
701	Jing Tong	-15.03	
702	MARIA DELCARMEN HERNANDEZ	-18.98	
703	MARIA CHANG	-4.00	
705	Lourdes Diaz	-843.00	
706	David Cebestany	-3.20	
707	VICTOR E MUNOZ & MARIA M MUNOZ	-3.00	
708	CHRISTOPH WUTHRICH	-16.00	
709	Zurelley & Maureen Manzanero	-3.00	
711	Violeta McDermott	-4.00	
712	Indira Rad Gutierrez	-4.00	
714	PAULINE & FRANK	-4.00	
715	Eugene A. & Pilar C. Hart	-6.00	
718	DR. ADARSH SHETTY	-3.00	
720	Karen Ell	-4,420.00	
721	NORA B. MEDICINA	-50.00	
722	BRYAN E. FIELDER	-4.03	
723	Carlos Fernandez & Maria	-4.00	
724	JOSE DOS SANTOS SILVA	-1,560.86	
725	JOHN ROBERT CHISTE	-4.00	
802	JORGE PARELLA & MARCELA GUZMAN	-4.00	
803	Alina Denis Jarjour	-864.00	
806	Rodrigo Almeida Da Mota	-4.00	
807	Maurice A. Esperaza	-463.00	
808	Sara Ruiz	-3.00	
810	Butes, LLC	-3.00	
811	ROOPTAZ S. SIBIA	-4.00	
812	Kenneth Kendall	-4.00	
814	MASOLOOR LLC	-4.00	
816	Juan Carlos Padilla	-3.00	
817	CARLOS GONZALEZ &	-132.92	
818	CAROLINA PADILLA	-3.00	
820	Mouna Dos Santos	-4.00	

MINORCA CONDOMINIUM ASSOC. - 644
PREPAID
01 - MAINTENANCE FEES
AS OF: 7/31/2025

Account #	Name	Balance	Comments
822	Dilian Graciela Schulz	-4.03	
823	ROSEBUD ADMINISTRATION,INC	-4.00	
824	John Cooper	-1,128.00	
825	Martha Lucia Hernandez	-4.00	
	TOTAL	-50,840.29	

MINORCA CONDOMINIUM ASSOC. - 644
OWNER BALANCES
03 - SPECIAL ASSESSMENT-2025
AS OF: 7/31/2025

Account #	Name	Balance	Comments
114	Ernesto & Luisa Ernesto	1,876.84	30 DAY LTR EXP - 8/10/2025
201	DR. JULIO CLAVIJO	338.66	ATTY
208	THE GRINT, LLC.	1.10	
209	ALTA BADIDA PROPERTIES LLC	0.24	
210	IVETTE LINARES MORENO	2,392.32	30 DAY LTR EXP - 8/10/2025
401	Maria E. Cordova JTRS	219.76	
406	Pamela E. Ambrogi	1.64	
412	Christina Zeinali-Ghalah	1,096.19	
414	MARILU ARMENTEROS	1,308.79	ATTY
415	ANGELIKA ESTEFANIA BATRES	1,265.44	
418	Dax & Janette Osle	197.15	
422	RICARDO A. & ZULAY MORILLAS	18.00	
423	Abco Supply LLC.	265.66	
504	PEDRO & ROSA PEREZ	15.00	
506	FRANK A. SCHULZ	220.36	
511	Antolin G. Carbonell	1,062.62	
515	LIZBETH SAINZ	317.94	
518	Charles S. & Marlene M. Gordon	885.40	
520	Jaime & Patricia M. Talbot Del	24.56	
603	Leoplodo F. Coronado TRS	226.37	
621	ALDO MINGUEZ	382.30	
623	MARIA MORENO TRUST,	265.66	
712	Indira Rad Gutierrez	498.21	
716	Adrian Calabuig Oris	49.45	
719	MARIA C. RODRIGUEZ	232.08	
722	BRYAN E. FIELDER	265.66	
725	JOHN ROBERT CHISTE	0.05	
807	Maurice A. Esperaza	0.02	
808	Sara Ruiz	152.00	
812	Kenneth Kendall	997.19	
819	ROBERTO & MARIA CHAVARRIA	232.08	
	TOTAL	14,808.74	

MINORCA CONDOMINIUM ASSOC. - 644
PREPAID
03 - SPECIAL ASSESSMENT-2025
AS OF: 7/31/2025

Account #	Name	Balance	Comments
102	ALPHONSE & ANN KARBORANI	-1,147.45	
104	Minorca 105, LLC	-1,201.10	
105	Minorca 105, LLC	-834.55	
106	Minorca 105, LLC	-835.07	
108	Bnz Gables, LLC	-152.00	
110	DR. RAYMOND DEL CASTILLO,DDS	-4.03	
111	Jairo Isaac & Martha L. Vergar	-148.75	
112	Jairo Isaac & Martha L. Vergar	-194.60	
119	BPC Investment Group Inc.	-745.15	
120	MAPM LLC.	-908.05	
202	NESTOR CUETO	-1,229.43	
213	Gables Dental LLC	-1,398.80	
214	WALTER REYNOSO	-993.62	
403	Adriaco Investments, LLC	-1,134.55	
405	MARIANELLA HERNANDEZ	-9.00	
407	PATRICIA APONTE	-7.90	
409	Martha D. Ruiz	-598.55	
425	THOMAS LI & ANNA SAYARACK LI	-1,150.97	
502	Eduardo Chipoco	-595.25	
512	DUKE HOLDING	-1,245.85	
514	Cecile A. Melanie	-0.10	
516	EKATERINA KANEVSKAYA	-60.55	
521	GEORG GINA FARAH	-1,028.95	
602	Manuel Zapata	-1,486.25	
612	FSMINORCA LLC	-1,245.85	
624	MARGIE MASSUH	-1,094.80	
625	MARIA CAROLINA GONZALEZ	-35.63	
701	Jing Tong	-438.68	
704	Minorca 704 LLC	-1,486.25	
706	David Cebestany	-9.00	
710	Abhishek Prasad	-1,106.55	
717	AUNARIO TIRADO	-0.22	
718	DR. ADARSH SHETTY	-1,106.55	
724	JOSE DOS SANTOS SILVA	-438.04	
802	JORGE PARELLA & MARCELA GUZMAN	-1,487.25	
803	Alina Denis Jarjour	-6.01	
810	Butes, LLC	-442.70	
815	Gokcen Faiz	-2,570.12	
817	CARLOS GONZALEZ &	-1,078.27	
818	CAROLINA PADILLA	-178.55	
820	Mouna Dos Santos	-463.44	
821	Fansa Holdings, LLC	-955.75	
	TOTAL	-31,254.18	

MINORCA CONDOMINIUM ASSOC. - 644
CONSOLIDATED - RECEIVABLES
AS OF: 7/31/2025

Account #	Name	Fund 01	Fund 02	Fund 03
102	ALPHONSE & ANN KARBORANI	-4.00		-1,147.45
103	Miami Parkworld Corp.	-2,121.32		
104	Minorca 105, LLC	-62.00		-1,201.10
105	Minorca 105, LLC	-43.00		-834.55
106	Minorca 105, LLC	-43.00		-835.07
107	ALL STATE	-91.52		
108	Bnz Gables, LLC	-8,237.00		-152.00
109	Devags Corp.	-2,400.00		
110	DR. RAYMOND DEL CASTILLO,DDS	-1,027.00		-4.03
111	Jairo Isaac & Martha L. Vergar	-2.00		-148.75
112	Jairo Isaac & Martha L. Vergar	-1.00		-194.60
113	HAZHLE, LLC.	-1,568.00		
114	Ernesto & Luisa Ernesto			1,876.84
115	San Jose Investments Florida	291.00		
116	San Jose Investments Florida	112.00		
117	MANUEL VALDES	-0.57		
118	Minorca 118, LLC	-2,919.04		
119	BPC Investment Group Inc.	-2.00		-745.15
120	MAPM LLC.	-3.00		-908.05
201	DR. JULIO CLAVIJO			338.66
202	NESTOR CUETO			-1,229.43
205	Cui Han	-4.00		
206	MIND WELLNESS CENTER	-575.00		
208	THE GRINT, LLC.			1.10
209	ALTA BADIDA PROPERTIES LLC	25.00		0.24
210	IVETTE LINARES MORENO	6,981.00		2,392.32
211	CUTTING EDGE BUILD	-4.00		

MINORCA CONDOMINIUM ASSOC. - 644
CONSOLIDATED - RECEIVABLES
AS OF: 7/31/2025

Account #	Name	Fund 01	Fund 02	Fund 03
213	Gables Dental LLC			-1,398.80
214	WALTER REYNOSO	-9.92		-993.62
215	INGRID ROMAN PSY,D.P.A.	-15.00		
216	Devags Corp.	-2,976.12		
217	Touby & Chait, PL	-0.03		
401	Maria E. Cordova JTRS	-344.03		219.76
402	David Sherman	-1,152.00		
403	Adriaco Investments, LLC	-4.00		-1,134.55
404	Paul Joseph Hehir	-1,139.00		
405	MARIANELLA HERNANDEZ	22.00		-9.00
406	Pamela E. Ambrogi			1.64
407	PATRICIA APONTE	94.00		-7.90
409	Martha D. Ruiz	-3.00		-598.55
410	John & Cristina G. Sciaudone	-3.00		
412	Christina Zeinali-Ghalah			1,096.19
414	MARILU ARMENTEROS	-3,103.51		1,308.79
415	ANGELIKA ESTEFANIA BATRES			1,265.44
416	Daphne Weinmann	-3.00		
417	MAURO QUINTERO	-3.98		
418	Dax & Janette Osle	-55.40		197.15
419	GILBERTO BRITO	-657.00		
421	Maria M. Garcia	-3.00		
422	RICARDO A. & ZULAY MORILLAS	-8.06		18.00
423	Abco Supply LLC.	-8.06		265.66
424	Rafael Ferrer	-716.94		
425	THOMAS LI & ANNA SAYARACK LI			-1,150.97
501	Vue 902 Inc.	-50.00		

MINORCA CONDOMINIUM ASSOC. - 644
CONSOLIDATED - RECEIVABLES
AS OF: 7/31/2025

Account #	Name	Fund 01	Fund 02	Fund 03
502	Eduardo Chipoco			-595.25
503	JILL & MALCOM PAGE	-864.01		
504	PEDRO & ROSA PEREZ	5.00		15.00
505	MARIA A. SOLORZANO LOOR	-3.00		
506	FRANK A. SCHULZ	-4.00		220.36
507	ROSA HERNANDEZ	-3.00		
508	Sylvia Alvarino	-3.00		
509	SERGIO LEYMARIE	-4.20		
510	Masoloor LLC	-3.00		
511	Antolin G. Carbonell	-1,674.00		1,062.62
512	DUKE HOLDING	-4.00		-1,245.85
514	Cecile A. Melanie	-4.00		-0.10
515	LIZBETH SAINZ	-6.00		317.94
516	EKATERINA KANEVSKAYA	-3.00		-60.55
517	DAVID & MING DICKINSON	-4.00		
518	Charles S. & Marlene M. Gordon	-2,218.50		885.40
519	Claudia P. Herrera	-4.00		
520	Jaime & Patricia M. Talbot Del			24.56
521	GEORG GINA FARAH	-3.00		-1,028.95
522	Angel & Lissa Saavedra	-1,012.00		
523	Carlos, Liliana & Laura	-4.00		
524	MARIA A. SOLORZANO LOOR	-3.00		
601	Pamela C. & Kernion T. Schafer	-3.00		
602	Manuel Zapata	-4.00		-1,486.25
603	Leoplodo F. Coronado TRS	-4.03		226.37
605	Laura Alberti	369.00		
606	CARLOS SACA	-42.00		

MINORCA CONDOMINIUM ASSOC. - 644
CONSOLIDATED - RECEIVABLES
AS OF: 7/31/2025

Account #	Name	Fund 01	Fund 02	Fund 03
607	Geraldine Perez	-3.00		
608	Lourdes Cela	-579.00		
609	Ricardo del Valle	-8.00		
611	Alina M. Vaquero	3.97		
612	FSMINORCA LLC	-4.00		-1,245.85
615	James A. Hauser	-1,211.00		
616	Pedro J. Fuste	-843.00		
619	JORGE SHRECKINGER	-3,336.00		
620	DANIEL YIP	-4.00		
621	ALDO MINGUEZ	-3.00		382.30
623	MARIA MORENO TRUST,	-4.00		265.66
624	MARGIE MASSUH			-1,094.80
625	MARIA CAROLINA GONZALEZ	33.00		-35.63
701	Jing Tong	-15.03		-438.68
702	MARIA DELCARMEN HERNANDEZ	-18.98		
703	MARIA CHANG	-4.00		
704	Minorca 704 LLC	25.00		-1,486.25
705	Lourdes Diaz	-843.00		
706	David Cebestany	-3.20		-9.00
707	VICTOR E MUNOZ & MARIA M MUNOZ	-3.00		
708	CHRISTOPH WUTHRICH	-16.00		
709	Zurelley & Maureen Manzanero	-3.00		
710	Abhishek Prasad	21.00		-1,106.55
711	Violeta McDermott	-4.00		
712	Indira Rad Gutierrez	-4.00		498.21
714	PAULINE & FRANK	-4.00		
715	Eugene A. & Pilar C. Hart	-6.00		

MINORCA CONDOMINIUM ASSOC. - 644
CONSOLIDATED - RECEIVABLES
AS OF: 7/31/2025

Account #	Name	Fund 01	Fund 02	Fund 03
716	Adrian Calabuig Oris			49.45
717	AUNARIO TIRADO			-0.22
718	DR. ADARSH SHETTY	-3.00		-1,106.55
719	MARIA C. RODRIGUEZ			232.08
720	Karen Ell	-4,420.00		
721	NORA B. MEDICINA	-50.00		
722	BRYAN E. FIELDER	-4.03		265.66
723	Carlos Fernandez & Maria	-4.00		
724	JOSE DOS SANTOS SILVA	-1,560.86		-438.04
725	JOHN ROBERT CHISTE	-4.00		0.05
802	JORGE PARELLA & MARCELA GUZMAN	-4.00		-1,487.25
803	Alina Denis Jarjour	-864.00		-6.01
805	Gary & Mary Spulak	146.00		
806	Rodrigo Almeida Da Mota	-4.00		
807	Maurice A. Esperaza	-463.00		0.02
808	Sara Ruiz	-3.00		152.00
809	Aida & Jose Rodriguez	26.00		
810	Butes, LLC	-3.00		-442.70
811	ROOPTAZ S. SIBIA	-4.00		
812	Kenneth Kendall	-4.00		997.19
814	MASOLOOR LLC	-4.00		
815	Gokcen Faiz			-2,570.12
816	Juan Carlos Padilla	-3.00		
817	CARLOS GONZALEZ &	-132.92		-1,078.27
818	CAROLINA PADILLA	-3.00		-178.55
819	ROBERTO & MARIA CHAVARRIA			232.08
820	Mouna Dos Santos	-4.00		-463.44

MINORCA CONDOMINIUM ASSOC. - 644
CONSOLIDATED - RECEIVABLES
AS OF: 7/31/2025

Account #	Name		Fund 01	Fund 02	Fund 03
821	Fansa Holdings, LLC		693.00		-955.75
822	Dilian Graciela Schulz		-4.03		
823	ROSEBUD ADMINISTRATION,INC		-4.00		
824	John Cooper		-1,128.00		
825	Martha Lucia Hernandez		-4.00		
		TOTALS	-41,993.32	0.00	-16,445.44

Fund 01: MAINTENANCE FEES

Fund 02: SPECIAL ASSESSMENT - 2024

Fund 03: SPECIAL ASSESSMENT-2025

The Minorca Condominium Association, Inc.
INSURANCE SCHEDULE
06/30/2025

EXISTING DESCRIPTION	TERM	PREV. COST	NEW COST	PREPAID 12/31/2024	MONTHLY EXPENSE - 2024 Jan 31	Feb 28	March 31	April 30	May 31	June 30	July 31	August 31	Sept. 30	Oct. 31	Nov. 30	Dec. 31	Prepaid
OLD																	
1 D&O	3/15/2025	2,184.75	-	447.12	185.69	167.72	93.71	-	-	-	-	-	-	-	-	-	0.00
2 PROPERTY	3/15/2025	264,760.00	-	54,973.56	22,486.47	20,310.36	12,176.73	-	-	-	-	-	-	-	-	-	0.00
4 UMBRELLA	3/15/2025	7,362.27	-	1,790.90	625.27	564.76	600.87	-	-	-	-	-	-	-	-	-	0.00
5 CRIME	3/15/2025	735.65	-	150.75	62.62	56.56	31.57	-	-	-	-	-	-	-	-	-	0.00
6 LIABILITY	3/15/2025	35,763.00	-	7,921.25	3,037.38	2,743.44	2,140.43	-	-	-	-	-	-	-	-	-	0.00
7 BOILER & MACHINERY	3/15/2025	2,240.70	-	486.27	190.34	171.92	124.01	-	-	-	-	-	-	-	-	-	0.00
8 FINANCE CHARGES & FEES	3/15/2025	13,240.71	-	1,235.40	1,124.68	110.72	-	-	-	-	-	-	-	-	-	-	-
		326,287.08			27,712.45	24,125.48	15,167.32	-	-	-	-	-	-	-	-	-	-
NEW															-		
1 D&O	3/15/2026	-	2,837.09	-	-	-	124.32	233.10	240.87	233.10	240.87	-	-	-	-	-	1764.83
2 PROPERTY	3/15/2026	-	207,354.90	-	-	-	9,089.60	17,043.00	17,611.10	17,043.00	17,611.10	-	-	-	-	-	128957.10
4 UMBRELLA	3/15/2026	-	4,950.00	-	-	-	216.96	406.80	420.36	406.80	420.36	-	-	-	-	-	3078.72
5 CRIME	3/15/2026	-	799.30	-	-	-	35.04	65.70	67.89	65.70	67.89	-	-	-	-	-	497.08
6 LIABILITY	3/15/2026	-	36,301.65	-	-	-	1,591.36	2,983.80	3,083.26	2,983.80	3,083.26	-	-	-	-	-	22576.17
7 BOILER & MACHINERY	3/15/2026	-	3,287.00	-	-	-	144.16	270.30	279.31	270.30	279.31	-	-	-	-	-	2043.62
8 FINANCE CHARGES & FEES	3/15/2026	-	7,063.18		-	-	309.60	580.50	599.85	580.50	599.85	-	-	-	-	-	4,392.88
		326,287.08 -	262,593.12	67,005.25	27,712.45	24,125.48	26,678.36	21,583.20	22,302.64	21,583.20	22,302.64	-	-	-	-	-	163,310.40
Prepaid - balance beginning of month				67,005.25	67,005.25	39,292.80	15,167.32	251,082.08	229,498.88	207,196.24	185,613.04	-	-	-	-	-	
New policies					-	-	262,593.12	-	-	-	-	-	-	-	-	-	
Prepaid - balance - end of month					39,292.80	15,167.32	251,082.08	229,498.88	207,196.24	185,613.04	163,310.40	-	-	-	-	-	

The Minorca Condominium Association, Inc.
Schedule of Prepaid Expenses
06/30/2025

Description	Code	Dates	Term (in months)	Total	Balance 5/31/2024	Monthly Expense	Amount Expense	Prepaid Balance
National Domains	5114	04/01/2022-05/01/2027	60	$840.00	$476.00	$14.00	$196.00	$280.00
Consierge Plus Inc.	5114	02/01/2025-01/31/2026	12	1244.16	1,244.16	103.68	622.08	622.08
								$902.08

MINORCA CONDOMINIUM ASSOCIATION, INC.
A/P Aging Summary
As of July 31, 2025

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
All In One Landscape Group	250.00	0.00	0.00	0.00	0.00	250.00
Celerity Fiber	5,931.17	0.00	0.00	0.00	0.00	5,931.17
CITY OF CORAL GALBES	340.00	0.00	0.00	0.00	0.00	340.00
DSI Digital Security	0.00	534.50	0.00	0.00	0.00	534.50
Es IT Consulting LLC	0.00	142.50	0.00	0.00	0.00	142.50
FPL	6,530.72	0.00	0.00	0.00	0.00	6,530.72
Lumi Maintenance Supply	808.94	0.00	0.00	0.00	0.00	808.94
MIAMI DADE WATER & SEWER DEPT.	0.00	12,760.91	0.00	0.00	0.00	12,760.91
Pathway Fitness Service	0.00	259.38	0.00	0.00	0.00	259.38
SFM Security Services, Inc.	5,958.57	0.00	0.00	0.00	0.00	5,958.57
Victoria Pool Designs, LLC	0.00	645.00	0.00	0.00	0.00	645.00
WM Corporate Services, INC.	0.00	2,538.71	0.00	0.00	0.00	2,538.71
TOTAL	**19,819.40**	**16,881.00**	**0.00**	**0.00**	**0.00**	**36,700.40**

The Minorca Condominium Association, Inc.

ACCRUED EXPENSES
7/31/2025

VENDOR	TOTAL INVOICE AMOUNT	G/L CODE	Service Dates beg.	Service Dates End	# OF DAYS IN INV.	# OF DAYS ACCRUED	AMOUNT ACCRUED
FPL	6,530.72	5300	6/21/2025	7/21/2025	30	10	2,176.91
MDWS(WATER & SEWER)	12,760.91	5310	6/11/2025	7/14/2025	33	17	6,573.80
MDWS(WATER & SEWER)	56.34	5310	5/8/2025	6/11/2025	34	50	82.85
							8,833.56

The Minorca Condominium Association, Inc.

ACCRUED SALARIES AND WAGES

7/31/25

VENDOR	TOTAL INVOICE AMOUNT	G/L CODE	Service Dates beg.	Service Dates End	# OF DAYS IN INV.	# OF DAYS ACCRUED	AMOUNT ACCRUED
P/R ON SITE MANAGER	3,076.93	5001	7/14/2025	7/27/2025	14	4	879.12
P/R OFFICE CLERK	800.25	5002	7/14/2025	7/27/2025	14	4	228.64
P/R ASSISTANT MANAGER	2,112.00	5003	7/14/2025	7/27/2025	14	4	603.43
P/R MAINT. SUPERVISOR	2,796.00	5233	7/14/2025	7/27/2025	14	4	798.86
P/R HOUSEKEEPER	2,630.40	5234	7/14/2025	7/27/2025	14	4	751.54
PAYROLL TAXES	1,001.23	5050	7/14/2025	7/27/2025	14	4	286.07
WORKER'S COMENSATION	531.01	5527	7/14/2025	7/27/2025	14	4	151.72
							3,699.38

Type	Date	Num	Name	Memo	Debit	Credit	Balance
10000 · OPERATING ACCOUNT							110,640.27
10013 · Truist Bank Oper (4047)							73,709.16
Deposit	07/10/2025	710	A/R Deposit	Deposit	3,044.00		76,753.16
Check	07/11/2025	2094	The Minorca Condominium Association, Inc.	Transf, to Acc. 6969		60,000.00	16,753.16
Check	07/18/2025	ACH	WM Corporate Services, INC.	Per bank Sta		1,691.57	15,061.59
General Journal	07/23/2025	105-Online		Online Deposit from June	4,953.00		20,014.59
Deposit	07/29/2025	729	A/R Deposit	Deposit	864.00		20,878.59
Deposit	07/30/2025	730		Assoc	7,003.80		27,882.39
Deposit	07/31/2025			Interest	0.41		27,882.80
Total 10013 · Truist Bank Oper (4047)					15,865.21	61,691.57	27,882.80
10014 · US Century Bank Oper (6968) NEW							36,931.11
Deposit	07/10/2025	710	A/R Deposit	Assoc	2,818.00		39,749.11
Bill Pmt -Check	07/11/2025	3001	Jorge L Herrera, CPA, P.A.	Inv 1742		5,750.00	33,999.11
Bill Pmt -Check	07/11/2025	3002	Becker & Poliakoff, P.A.	5236770-6/23/2025		112.50	33,886.61
Bill Pmt -Check	07/11/2025	3003	Becker & Poliakoff, P.A.	5236891		315.00	33,571.61
Check	07/11/2025	2094	The Minorca Condominium Association, Inc.	Transf, to Acc. 6969-Attach file	60,000.00		93,571.61
Bill Pmt -Check	07/11/2025	ACH	MIAMI DADE WATER & SEWER DEPT.	6888099984	0.00		93,571.61
Bill Pmt -Check	07/11/2025	ACH	MIAMI DADE WATER & SEWER DEPT.	3846974581		56.34	93,515.27
Check	07/11/2025	ACH	ADP, Inc.	ADP FEES		175.02	93,340.25
Bill Pmt -Check	07/11/2025	3004	DSI Digital Security	3195		374.50	92,965.75
Deposit	07/11/2025	711	A/R Deposit	Assoc	843.00		93,808.75
Check	07/13/2025	ACH	AT&T	Acct. 327985508		136.61	93,672.14
Deposit	07/16/2025	716	A/R Deposit	Assoc	7,917.62		101,589.76
Check	07/16/2025	ACH	First Insurance Funding			21,937.10	79,652.66
Check	07/17/2025	ACH	ADP, Inc.	p/r 06/30/2025-07/13/2025-Check Date 7/18/2025		10,286.42	69,366.24
Check	07/17/2025	ACH	ADP, Inc.	ADP-p/r 06/30/2025-07/14/2025-Check Date 7/18/2025		2,532.45	66,833.79
Check	07/17/2025	ACH	ADP, Inc.	ADP-p/r 07/14/2025-07/25/2025 Check 7/18/2025		535.00	66,298.79
Deposit	07/17/2025			Deposit	300.00		66,598.79
Bill Pmt -Check	07/18/2025	ACH	GRAYBAR FINANCIAL SERVICES	18697346		347.64	66,251.15
Bill Pmt -Check	07/18/2025	3005	EnginAir, Inc.	Inv. 2064 July 2025		720.00	65,531.15
Bill Pmt -Check	07/18/2025	3006	DSI Digital Security	3202		128.37	65,402.78
Bill Pmt -Check	07/18/2025	3007	First Advantage	Inv 73362506-6/30/2025		100.68	65,302.10
Bill Pmt -Check	07/18/2025	3008	C.S. Orchids, Inc.	INV 12936-July 2025		165.15	65,136.95
Bill Pmt -Check	07/18/2025	3009	Zar Florida Elevator Inc	1605-First Payment		2,125.00	63,011.95
Deposit	07/18/2025	718	A/R Deposit	Assoc	1,132.00		64,143.95
Check	07/20/2025	ACH	First Horizon Bank	Ln Paymnt FHB Loans		5,420.09	58,723.86
Check	07/21/2025	ACH	AT&T	Acct. 327985508		166.47	58,557.39
Bill Pmt -Check	07/21/2025	ACH	MIAMI DADE WATER & SEWER DEPT.			37.65	58,519.74
Deposit	07/22/2025	722	A/R Deposit	Assoc	2,844.00		61,363.74
Check	07/22/2025	ACH	Celerity Fiber			5,931.17	55,432.57
Check	07/22/2025	ACH	AT&T	Acct. 327355469		105.25	55,327.32
Deposit	07/22/2025			Deposit	35.11		55,362.43
Deposit	07/22/2025			Deposit	250.00		55,612.43
General Journal	07/23/2025	105-Online		Online Deposit from June		4,953.00	50,659.43
Check	07/23/2025	3004 M	SIGNS FOR YOU, INC.	Inv :20509		176.55	50,482.88
Deposit	07/24/2025	724	A/R Deposit	Assoc	1,027.00		51,509.88
Check	07/24/2025	Debit	READY REFRES/WATER SERVICE			2.13	51,507.75
Deposit	07/25/2025	725	A/R Deposit	Deposit	1,012.00		52,519.75
Check	07/25/2025	ACH	ADP, Inc.	ADP FEES		254.20	52,265.55
Bill Pmt -Check	07/29/2025	3010	Power Depot Inc.	6010817		350.00	51,915.55
Bill Pmt -Check	07/29/2025	3011	Zar Florida Elevator Inc	1606-Rollers final payment		790.00	51,125.55
Bill Pmt -Check	07/29/2025	3012	SFM Security Services, Inc.	SEC5346		6,110.96	45,014.59
Bill Pmt -Check	07/29/2025	3013	Orkin	279247428		982.26	44,032.33
Check	07/29/2025	3014	Thomas Li	Overpayment HOA		881.00	43,151.33
Check	07/29/2025	3015	Karen Ell	Over payment HOA		2,732.00	40,419.33
Bill Pmt -Check	07/29/2025	3016	Pathway Fitness Service	6138		161.25	40,258.08
Deposit	07/30/2025			Deposit	100.00		40,358.08
Deposit	07/31/2025	731	A/R Deposit	Assoc	1,132.00		41,490.08
Check	07/31/2025	ACH	ADP, Inc.	p/r 07/14/2025-07/27/2025 Check 08/01/2025		9,987.33	31,502.75
Check	07/31/2025	ACH	ADP, Inc.	ADP p/r 07/14/2025-07/27/2025-Check Date 08/01		2,429.48	29,073.27
Check	07/31/2025	ACH	ADP, Inc.	ADP p/r 07/14/2025-07/27/2025-Check Date 08/01		531.01	28,542.26
Deposit	07/31/2025	731	A/R Deposit	Deposit	2,710.00		31,252.26
Total 10014 · US Century Bank Oper (6968) NEW					82,120.73	87,799.58	31,252.26
Total 10000 · OPERATING ACCOUNT					97,985.94	149,491.15	59,135.06
10009 · IFB-Security Deposit (5859)							37,965.00
Deposit	07/22/2025			Deposit	1,000.00		38,965.00
Total 10009 · IFB-Security Deposit (5859)					1,000.00	0.00	38,965.00
10200 · RESERVE ACCOUNT							1,199,487.95
10215 · IFB Money Market 9770							214,221.34
Deposit	07/15/2025	715	A/R Deposit	Deposit	3,077.56		217,298.90
Deposit	07/22/2025	722	A/R Deposit	Deposit	2,569.75		219,868.65
Check	07/23/2025	Debit	Harland Clarke Check Order			63.44	219,805.21
Deposit	07/31/2025			Interest	116.35		219,921.56
Total 10215 · IFB Money Market 9770					5,763.66	63.44	219,921.56
10309 · Banesco Money Market (6981)							78,095.29
Deposit	07/31/2025			Interest	260.67		78,355.96
Total 10309 · Banesco Money Market (6981)					260.67	0.00	78,355.96
10310 · Banesco CD-(2540) 9/18/2025							229,773.90
Total 10310 · Banesco CD-(2540) 9/18/2025							229,773.90
10311 · First Horizon CD (8957)-4/25/26							225,000.00
Total 10311 · First Horizon CD (8957)-4/25/26							225,000.00
10312 · CitiBank CD (7447)-9/24/25							227,397.42
Deposit	07/31/2025			Interest	778.80		228,176.22
Total 10312 · CitiBank CD (7447)-9/24/25					778.80	0.00	228,176.22
10313 · US Century CD (8018) Mat 4/8/26							225,000.00
Deposit	07/31/2025			Interest	2,186.58		227,186.58
Total 10313 · US Century CD (8018) Mat 4/8/26					2,186.58	0.00	227,186.58
Total 10200 · RESERVE ACCOUNT					8,989.71	63.44	1,208,414.22
TOTAL					**107,975.65**	**149,554.59**	**1,306,514.28**

MINORCA CONDOMINIUM ASSOCIATION, INC.
Reconciliation Summary
10013 · Truist Bank Oper (4047), Period Ending 07/31/2025

	Jul 31, 25	
Beginning Balance		34,960.76
Cleared Transactions		
Checks and Payments - 33 items	-117,377.40	
Deposits and Credits - 11 items	103,295.64	
Total Cleared Transactions	-14,081.76	
Cleared Balance		**20,879.00**
Uncleared Transactions		
Deposits and Credits - 1 item	7,003.80	
Total Uncleared Transactions	7,003.80	
Register Balance as of 07/31/2025		**27,882.80**
Ending Balance		27,882.80

MINORCA CONDOMINIUM ASSOCIATION, INC.
Reconciliation Detail
10013 · Truist Bank Oper (4047), Period Ending 07/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						34,960.76
Cleared Transactions						
Checks and Payments - 33 items						
Bill Pmt -Check	05/23/2025	2025	DSI Digital Security	X	-875.00	-875.00
Bill Pmt -Check	06/05/2025	2040	DSI Digital Security	X	-2,163.43	-3,038.43
Bill Pmt -Check	06/13/2025	2064	EnginAir, Inc.	X	-650.00	-3,688.43
Bill Pmt -Check	06/20/2025	ACH	WM Corporate Services, INC.	X	-2,538.71	-6,227.14
Check	06/23/2025	ACH	Huntington	X	-164.52	-6,391.66
Check	07/02/2025	2082	The Minorca Condominium Association, Inc.	X	-16,000.00	-22,391.66
Bill Pmt -Check	07/02/2025	2074	SFM Security Services, Inc.	X	-5,455.40	-27,847.06
Check	07/02/2025	2052-M	Jose Ortega	X	-2,782.96	-30,630.02
Bill Pmt -Check	07/02/2025	2079	Zar Florida Elevator Inc	X	-1,000.00	-31,630.02
Bill Pmt -Check	07/02/2025	2077	Another Garage and Gate Inc.	X	-890.00	-32,520.02
Bill Pmt -Check	07/02/2025	2080	Zar Florida Elevator Inc	X	-790.00	-33,310.02
Bill Pmt -Check	07/02/2025	2073	Padron Montoro & Hartney LLP	X	-700.00	-34,010.02
Bill Pmt -Check	07/02/2025	2078	The Trash Chute Co., LLC	X	-679.00	-34,689.02
Bill Pmt -Check	07/02/2025	2075	Engineering Systems Technology, Inc.	X	-589.86	-35,278.88
Check	07/02/2025	2084	Ana Guillen	X	-300.00	-35,578.88
Check	07/02/2025	2085	Asdrubal Valero	X	-300.00	-35,878.88
Check	07/02/2025	2083	Jose Ortega	X	-300.00	-36,178.88
Check	07/02/2025	2086	Juan Carlos Pinon.	X	-300.00	-36,478.88
Check	07/02/2025	2087	Anabel Ravelo	X	-300.00	-36,778.88
Bill Pmt -Check	07/02/2025	2076	Zar Florida Elevator Inc	X	-250.00	-37,028.88
Check	07/02/2025	2081	Frank Schulz	X	-51.99	-37,080.87
Check	07/03/2025	ACH	ADP, Inc.	X	-7,374.19	-44,455.06
Bill Pmt -Check	07/03/2025	2091	SFM Security Services, Inc.	X	-5,581.18	-50,036.24
Check	07/03/2025	ACH	ADP, Inc.	X	-1,857.59	-51,893.83
Bill Pmt -Check	07/03/2025	2088	Orkin	X	-982.26	-52,876.09
Bill Pmt -Check	07/03/2025	2093	Lumi Maintenance Supply	X	-932.68	-53,808.77
Check	07/03/2025	ACH	ADP, Inc.	X	-513.21	-54,321.98
Bill Pmt -Check	07/03/2025	2092	APPLE UNIFORMS	X	-267.50	-54,589.48
Bill Pmt -Check	07/03/2025	2090	Pathway Fitness Service	X	-161.25	-54,750.73
Bill Pmt -Check	07/03/2025	2089	Lumi Maintenance Supply	X	-15.10	-54,765.83
Check	07/09/2025	2053-M	Awnings by United	X	-920.00	-55,685.83
Check	07/11/2025	2094	The Minorca Condominium Association, Inc.	X	-60,000.00	-115,685.83
Check	07/18/2025	ACH	WM Corporate Services, INC.	X	-1,691.57	-117,377.40
Total Checks and Payments					-117,377.40	-117,377.40
Deposits and Credits - 11 items						
General Journal	07/01/2025	108		X	164.52	164.52
Deposit	07/01/2025	701	A/R Deposit	X	1,680.00	1,844.52
General Journal	07/01/2025	107		X	2,538.71	4,383.23
Deposit	07/02/2025	702	A/R Deposit	X	1,682.00	6,065.23
Deposit	07/03/2025	703	A/R Deposit	X	85,110.00	91,175.23
Deposit	07/07/2025	707	A/R Deposit	X	2,414.00	93,589.23
Deposit	07/08/2025	708	A/R Deposit	X	845.00	94,434.23
Deposit	07/10/2025	710	A/R Deposit	X	3,044.00	97,478.23
General Journal	07/23/2025	105-O...		X	4,953.00	102,431.23
Deposit	07/29/2025	729	A/R Deposit	X	864.00	103,295.23
Deposit	07/31/2025			X	0.41	103,295.64
Total Deposits and Credits					103,295.64	103,295.64
Total Cleared Transactions					-14,081.76	-14,081.76
Cleared Balance					-14,081.76	20,879.00
Uncleared Transactions						
Deposits and Credits - 1 item						
Deposit	07/30/2025	730			7,003.80	7,003.80
Total Deposits and Credits					7,003.80	7,003.80
Total Uncleared Transactions					7,003.80	7,003.80
Register Balance as of 07/31/2025					-7,077.96	27,882.80
New Transactions						
Checks and Payments - 1 item						

MINORCA CONDOMINIUM ASSOCIATION, INC.
Reconciliation Detail
10013 · Truist Bank Oper (4047), Period Ending 07/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Check	08/01/2025	2095	The Minorca Condominium Association, Inc.		-1,309.67	-1,309.67
Total Checks and Payments					-1,309.67	-1,309.67
Total New Transactions					-1,309.67	-1,309.67
Ending Balance					**-8,387.63**	**26,573.13**

TRUIST

999-99-99-99 41141 27 C 001 20 55 004
THE MINORCA CONDOMINIUM ASSOCIATION INC
OPERATING ACCT
C/O PADRON MONTORO & HARTNEY LLP
13358 SW 128TH ST
MIAMI FL 33186-5807

Your account statement

For 07/31/2025

Contact us

Truist.com

(844) 4TRUIST or
(844) 487-8478

■ ASSOC SVCS INTEREST CHECKING 1100040824047

Account summary

Your previous balance as of 06/30/2025	$34,960.76
Checks	- 103,237.61
Other withdrawals, debits and service charges	- 11,436.56
Deposits, credits and interest	+ 100,592.41
Your new balance as of 07/31/2025	= $20,879.00

Interest summary

Interest paid this statement period	$0.41
2025 interest paid year-to-date	$1.59
Interest rate	0.01%
Annual percentage yield (APY) earned	0.01%

Checks

DATE	CHECK #	AMOUNT($)	DATE	CHECK #	AMOUNT($)	DATE	CHECK #	AMOUNT($)
07/07	2025	875.00	07/17	2077	890.00	07/09	2086	300.00
07/07	*2040	2,163.43	07/07	2078	679.00	07/09	2087	300.00
07/02	*2052	2,782.96	07/07	2079	1,000.00	07/14	2088	982.26
07/09	2053	920.00	07/07	2080	790.00	07/14	2089	15.10
07/23	*2064	650.00	07/10	2081	51.99	07/14	2090	161.25
07/03	*2073	700.00	07/09	2082	16,000.00	07/10	2091	5,581.18
07/09	2074	5,455.40	07/09	2083	300.00	07/09	2092	267.50
07/07	2075	589.86	07/09	2084	300.00	07/14	2093	932.68
07/07	2076	250.00	07/09	2085	300.00	07/15	2094	60,000.00

* indicates a skip in sequential check numbers above this item

Total checks = $103,237.61

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT($)
07/02	ACH CORP DEBIT PAY-BY-PAY ADP PAY-BY-PAY THE MINORCA CONDOMINIU CUSTOMER ID 9426364313382AU	513.21
07/02	ACH CORP DEBIT ADP Tax ADP Tax THE MINORCA CONDOMINIU CUSTOMER ID LB2AU 070314A01	1,857.59
07/02	ACH CORP DEBIT WAGE PAY ADP WAGE PAY THE MINORCA CONDOMINIU CUSTOMER ID 9426364313372AU	7,374.19
07/18	ACH CORP DEBIT PAYMENT WASTE MANAGEMENT The Minorca Condominiu CUSTOMER ID 000233171093009	1,691.57
Total other withdrawals, debits and service charges		= $11,436.56

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT($)
07/01	CONSOL ELEC BILL PAY DEPOSIT 1	837.00
07/01	CONSOL ELEC DEPOSIT 1	843.00
07/02	CONSOL ELEC BILL PAY DEPOSIT 2	1,682.00
07/03	CONSOL ELEC BILL PAY DEPOSIT 2	1,575.00

continued

DATE	DESCRIPTION	AMOUNT($)
07/03	CONSOL ELEC DEPOSIT 93	83,535.00
07/07	CONSOL ELEC DEPOSIT 1	728.00
07/07	CONSOLIDATED COUPON PAYMENT 1	1,686.00
07/08	CONSOL ELEC BILL PAY DEPOSIT 1	845.00
07/10	CONSOLIDATED COUPON PAYMENT 1	843.00
07/10	CONSOL ELEC BILL PAY DEPOSIT 3	2,201.00
07/23	REMOTE DEPOSIT	4,953.00
07/29	CONSOL ELEC BILL PAY DEPOSIT 1	864.00
07/31	INTEREST PAYMENT	0.41
Total deposits, credits and interest		= $100,592.41

Questions, comments or errors?

For general questions/comments or to report errors about your statement or account, please call us at 1-844-4TRUIST (1-844-487-8478) 24 hours a day, 7 days a week. Truist Contact Center teammates are available to assist you from 8am 8pm EST Monday-Friday and 8am 5pm EST on Saturday. You may also contact your local Truist branch. To locate a Truist branch in your area, please visit Truist.com.

Electronic fund transfers (For Consumer Accounts Only. Commercial Accounts refer to the Commercial Bank Services Agreement.)
Services such as Bill Payments and Zelle® are subject to the terms and conditions governing those services, which may not provide an error resolution process in all cases. Please refer to the terms and conditions for those services.

In case of errors or questions about your electronic fund transfers, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, IMMEDIATELY call 1-844-487-8478 or write to:

Fraud Management
P.O. Box 1014
Charlotte, NC 28201

Tell us as soon as you can, if you think your statement or receipt is wrong, or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than sixty (60) days after we sent the FIRST statement on which the problem or error appeared.

- Tell us your name and deposit account number (if any)
- Describe the error or transfer you are unsure of, and explain as clearly as you can why you believe it is an error or why you need more information
- Tell us the dollar amount of the suspected error

If you tell us orally, we may require that you also send us your complaint or question in writing within ten (10) business days. We will tell you the results of our investigation within ten (10) business days after we hear from you, and we will correct any error promptly. If we need more time, however, we may take up to forty-five (45) days to investigate your complaint or questions for ATM transactions made within the United States and up to ninety (90) days for new accounts, foreign initiated transactions and point-of-sale transactions. If we decide to do this, we will re-credit your account within ten (10) business days for the amount you think is in error, minus a maximum of $50. If we ask you to put your complaint in writing, and we do not receive it within ten (10) business days, we may not re-credit your account and you will not have use of the money during the time it takes us to complete our investigation.

Tell us AT ONCE if you believe your access device has been lost or stolen, or someone may have electronically transferred money from your account without your permission, or someone has used information from a check to conduct an unauthorized electronic fund transfer. If you tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, you can lose no more than $50 if someone makes electronic transfers without your permission.

If you do NOT tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, and we can prove we could have stopped someone from making electronic transfers without your permission if you had told us, you could lose as much as $500. Also, if your periodic statement shows transfers you did not make, tell us at once. If you do not tell us within sixty (60) days after the statement was mailed to you, you may not get back any money you lost after sixty (60) days if we can prove we could have stopped someone from taking the money if you had told us in time.

Important information about your Truist Ready Now Credit Line Account
Once advances are made from your Truist Ready Now Credit Line Account, an INTEREST CHARGE will automatically be imposed on the account's outstanding "Average daily balance." The **INTEREST CHARGE** is calculated by applying the "Daily periodic rate" to the "Average daily balance" of your account (including current transactions) and multiplying this figure by the number of days in the billing cycle. To get the "Average daily balance," we take the beginning account balance each day, add any new advances or debits, and subtract any payments or credits and the last unpaid **INTEREST CHARGE**. This gives us the daily balance. Then we add all of 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."

Billing Rights Summary
In case of errors or questions about your Truist Ready Now Credit Line statement
If you think your statement is incorrect, or if you need more information about a Truist Ready Now Credit Line transaction on your statement, please call 1-844-4TRUIST or visit your local Truist branch. To dispute a payment, please write to us on a separate sheet of paper at the following address:

Card and Direct to Consumer Lending
PO Box 200
Wilson NC 27894-0200

We must hear from you no later than sixty (60) days after we sent you the FIRST statement on which the error or problem appeared. You may telephone us, but doing so will not preserve your rights. In your letter, please provide the following information:

- Your name and account number
- Describe the error or transfer you are unsure about, and explain in detail why you believe this is an error or why you need more information
- The dollar amount of the suspected error

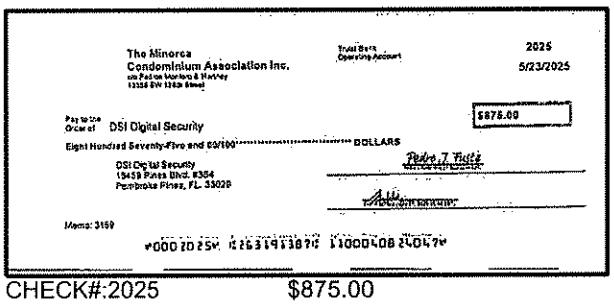
During our investigation process, you are not responsible for paying any amount in question; you are, however, obligated to pay the items on your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount in question.

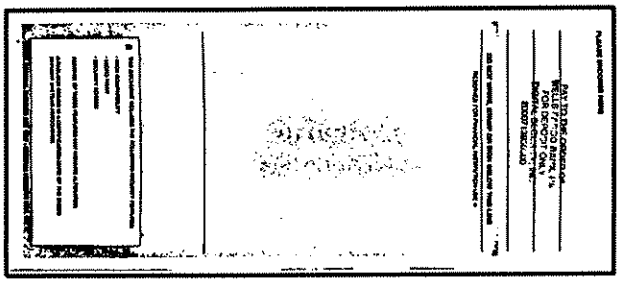
Mail-in deposits
If you wish to mail a deposit, please send a deposit ticket and check to your local Truist branch. Visit Truist.com to locate the Truist branch closest to you. Please do not send cash.

Change of address
If you need to change your address, please visit your local Truist branch or call Truist Contact Center at 1-844-4TRUIST (1-844-487-8478).

How to Reconcile Your Account		Outstanding Checks and Other Debits (Section A)			
		Date/Check #	Amount	Date/Check #	Amount
1. List the new balance of your account from your latest statement here:					
2. Record any outstanding debits (checks, check card purchases, ATM withdrawals, electronic transactions, etc.) in section A. Record the transaction date, the check number or type of debit and the debit amount. Add up all of the debits, and enter the sum here:					
3. Subtract the amount in Line 2 above from the amount in Line 1 above and enter the total here:					
4. Record any outstanding credits in section B. Record the transaction date, credit type and the credit amount. Add up all of the credits and enter the sum here:					
		Outstanding Deposits and Other Credits (Section B)			
		Date/Type	Amount	Date/Type	Amount
5. Add the amount in Line 4 to the amount in Line 3 to find your balance. Enter the sum here. This amount should match the balance in your register.					

For more information, please contact your local Truist branch, visit Truist.com or contact us at 1-844-4TRUIST (1-844-487-8478). MEMBER FDIC


The Minorca Condominium Association Inc. c/o Pasco Hackney & Hackney 13358 SW 128th Street
Trivist Bank Operating Account
2025
5/23/2025
Pay to the Order of DSI Digital Security
$875.00
Eight Hundred Seventy-Five and 00/100 DOLLARS
DSI Digital Security 18459 Pines Blvd. #364 Pembroke Pines, FL 33029
Pedro J Tizio
Memo: 3159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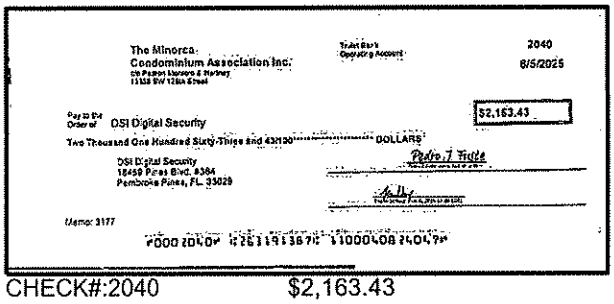
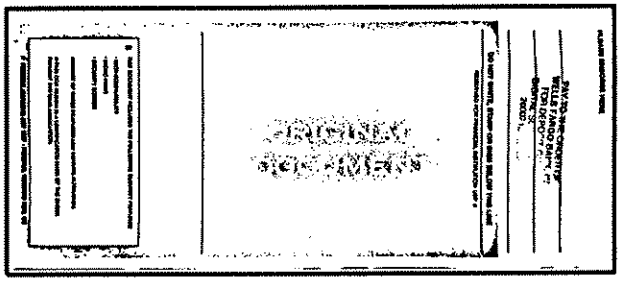
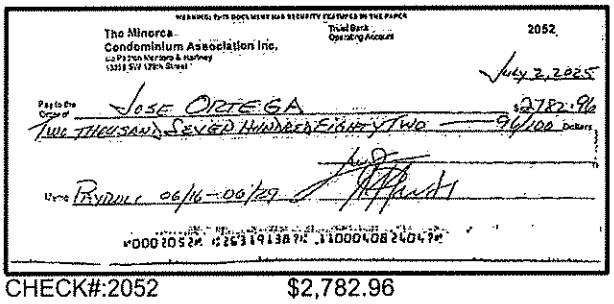
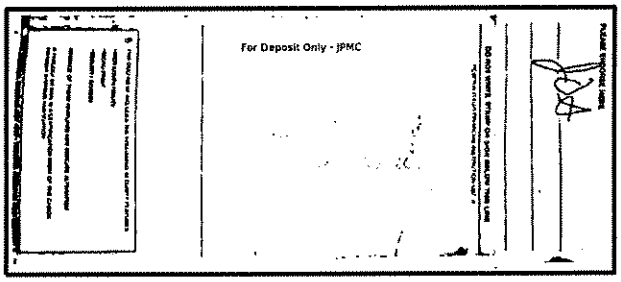
CHECK#:2025 $875.00


The Minorca Condominium Association Inc. c/o Pasco Hackney & Hackney 13358 SW 128th Street
Trivist Bank Operating Account
2040
6/5/2025
Pay to the Order of DSI Digital Security
$2,163.43
Two Thousand One Hundred Sixty-Three and 43/100 DOLLARS
DSI Digital Security 18459 Pines Blvd. #364 Pembroke Pines, FL 33029
Pedro J Tizio
Memo: 3177

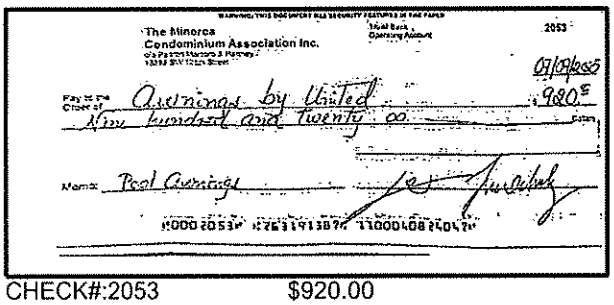

ORIGINAL

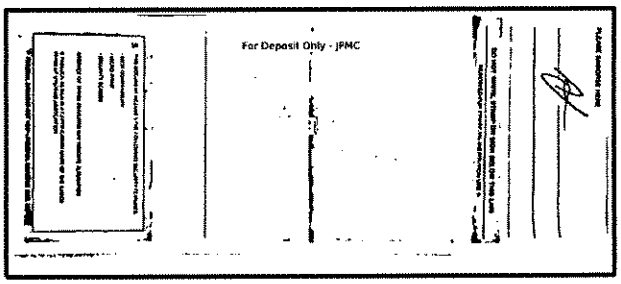
CHECK#:2040 $2,163.43


The Minorca Condominium Association Inc. c/o Pasco Hackney & Hackney 13358 SW 128th Street
Trivist Bank Operating Account
2052
July 2, 2025
Pay to the Order of JOSE ORTEGA
$2782.96
TWO THOUSAND SEVEN HUNDRED EIGHTY TWO 96/100 Dollars
Memo RYDELL 06/16-06/29

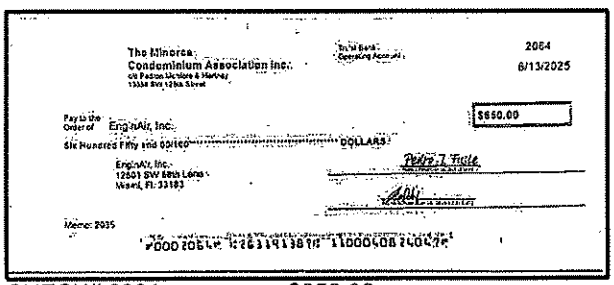

For Deposit Only - JPMC

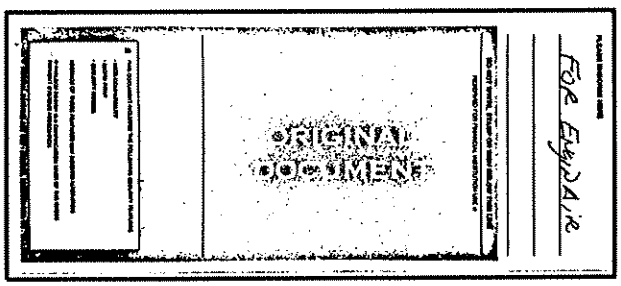
CHECK#:2052 $2,782.96


The Minorca Condominium Association Inc. c/o Pasco Hackney & Hackney 13358 SW 128th Street
Trivist Bank Operating Account
2053
07/09/2025
Pay to the Order of Awnings by United
$920.00
Nine hundred and twenty 00 Dollars
Memo Pool Awnings

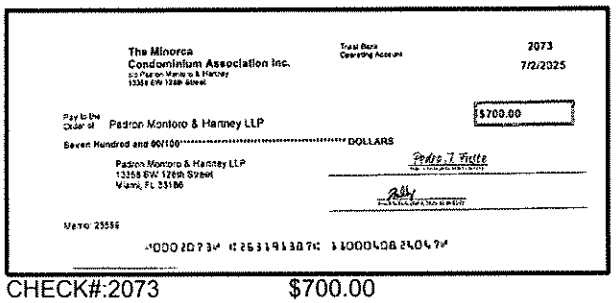

For Deposit Only - JPMC

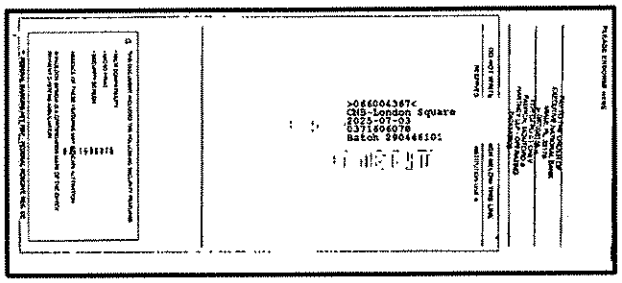
CHECK#:2053 $920.00


The Minorca Condominium Association Inc. c/o Pasco Hackney & Hackney 13358 SW 128th Street
Trivist Bank Operating Account
2064
6/13/2025
Pay to the Order of EngiAir, Inc.
$650.00
Six Hundred Fifty and 00/100 DOLLARS
EngiAir, Inc. 12501 SW 88th Lane Miami, FL 33183
Pedro J Tizio
Memo: 2035

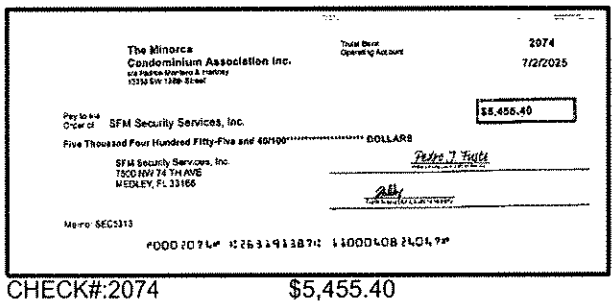

ORIGINAL
For EngiAir

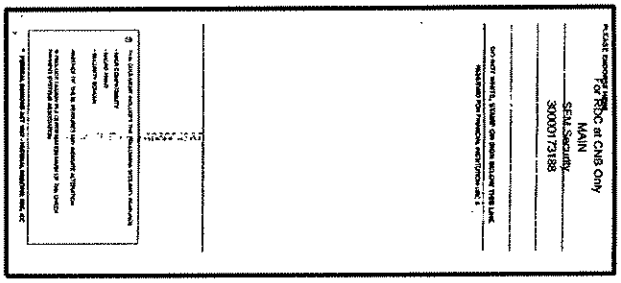
CHECK#:2064 $650.00



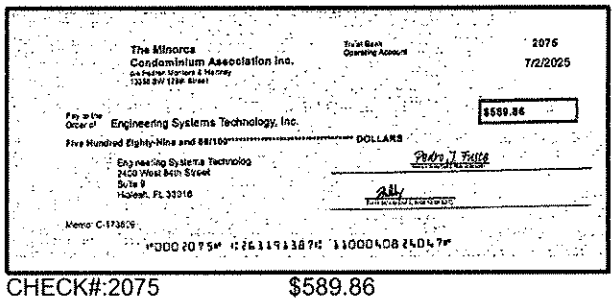


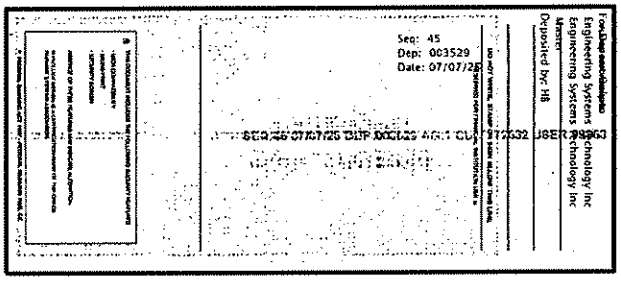
CHECK#:2073 $700.00



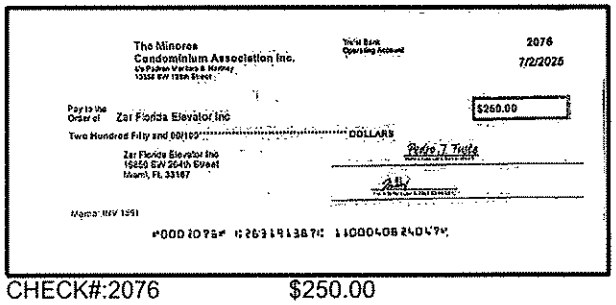


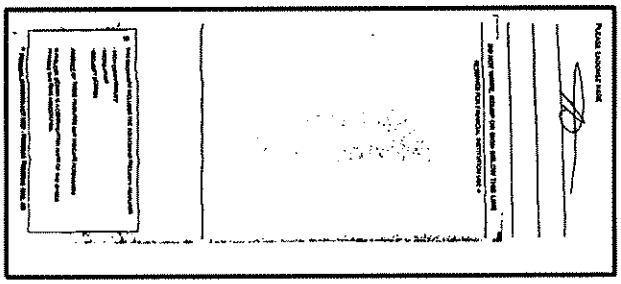
CHECK#:2074 $5,455.40



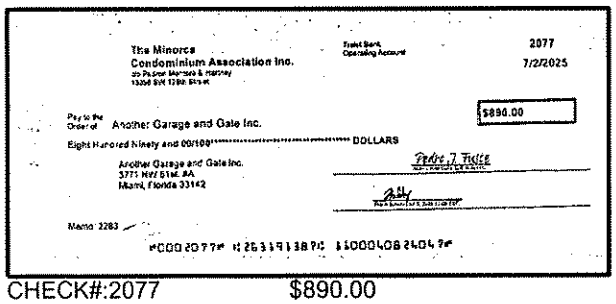


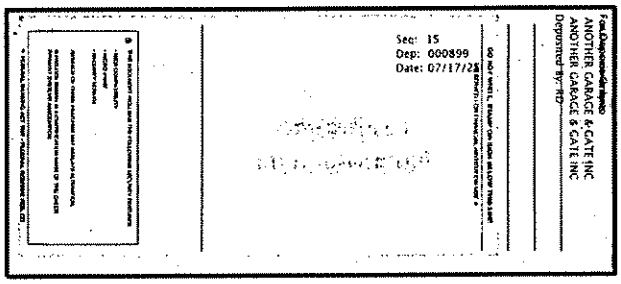
CHECK#:2075 $589.86



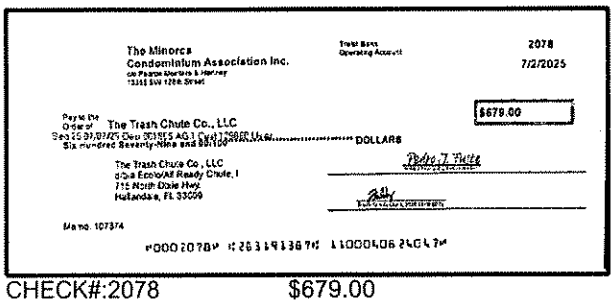


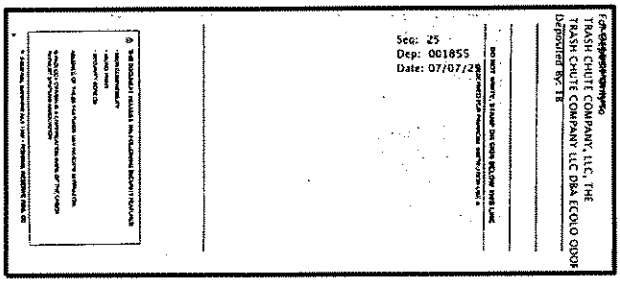
CHECK#:2076 $250.00



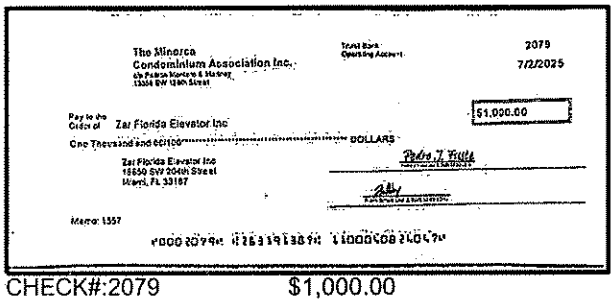


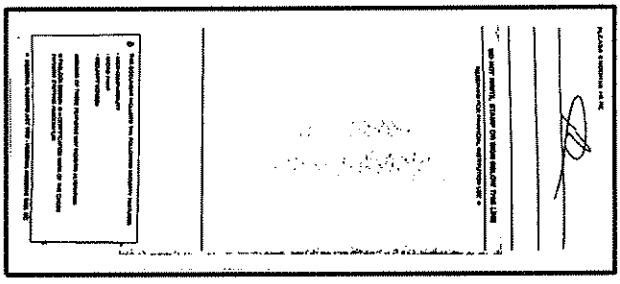
CHECK#:2077 $890.00


The Minorca Condominium Association Inc.
c/o Padron Montero & Hartney
13355 SW 128th Street
Trust Bank Operating Account
2078
7/2/2025
$679.00
Pay to the Order of The Trash Chute Co., LLC
Six hundred Seventy-Nine and 99/100 DOLLARS
The Trash Chute Co., LLC
d/b/a Ecolo/All Ready Chute, I
715 North Dixie Hwy.
Hallandale, FL 33009
Pedro J. Fuste
Memo: 107374
⑈0002078⑈ ⑆263191387⑆ 1100040824047⑈

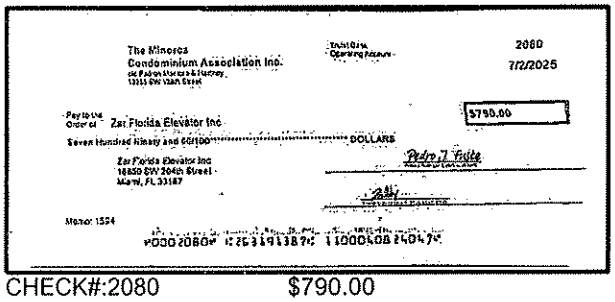

Seq: 25
Dep: 001855
Date: 07/07/25
TRASH CHUTE COMPANY, LLC, THE
TRASH CHUTE COMPANY LLC DBA ECOLO ODOR
Deposited by: TB

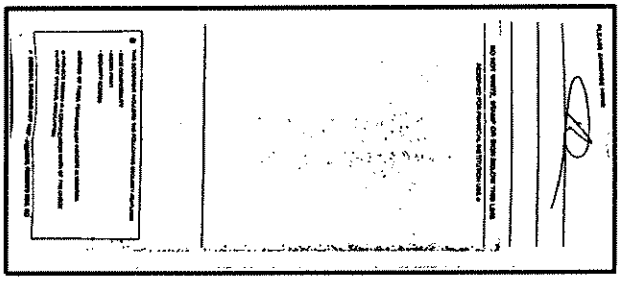
CHECK#:2078 $679.00


The Minorca Condominium Association Inc.
c/o Padron Montero & Hartney
13355 SW 128th Street
Trust Bank Operating Account
2079
7/2/2025
$1,000.00
Pay to the Order of Zar Florida Elevator Inc
One Thousand and 00/100 DOLLARS
Zar Florida Elevator Inc
16650 SW 204th Street
Miami, FL 33187
Pedro J. Fuste
Memo: 1557
⑈0002079⑈ ⑆263191387⑆ 1100040824047⑈

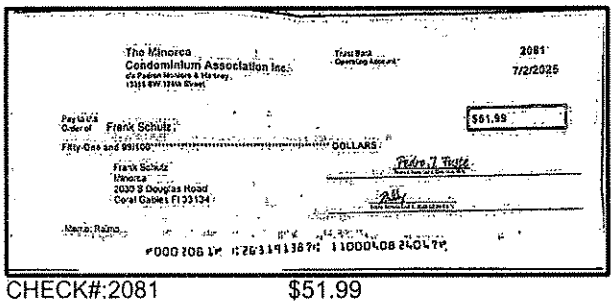


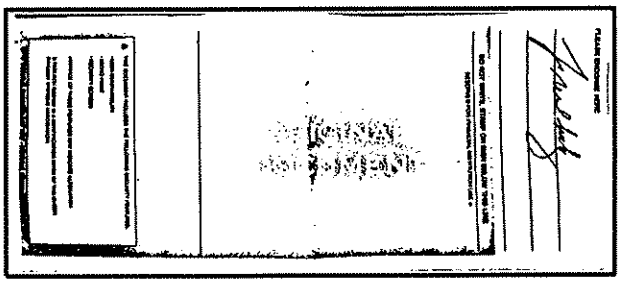
CHECK#:2079 $1,000.00


The Minorca Condominium Association Inc.
c/o Padron Montero & Hartney
13355 SW 128th Street
Trust Bank Operating Account
2080
7/2/2025
$790.00
Pay to the Order of Zar Florida Elevator Inc
Seven Hundred Ninety and 00/100 DOLLARS
Zar Florida Elevator Inc
16650 SW 204th Street
Miami, FL 33187
Pedro J. Fuste
Memo: 1554
⑈0002080⑈ ⑆263191387⑆ 1100040824047⑈

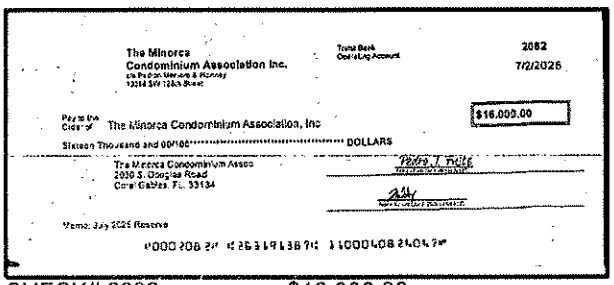


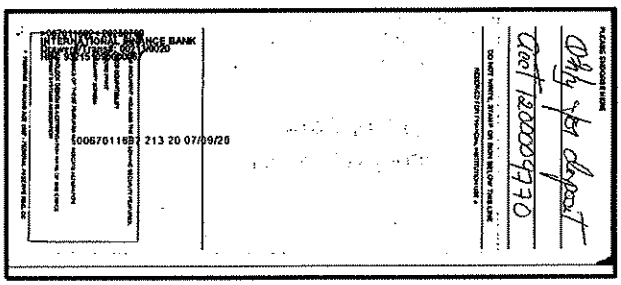
CHECK#:2080 $790.00


The Minorca Condominium Association Inc.
c/o Padron Montero & Hartney
13355 SW 128th Street
Trust Bank Operating Account
2081
7/2/2025
$51.99
Pay to the Order of Frank Schulz
Fifty-One and 99/100 DOLLARS
Frank Schulz
Minorca
2030 S Douglas Road
Coral Gables Fl 33134
Pedro J. Fuste
Memo: Reimb
⑈0002081⑈ ⑆263191387⑆ 1100040824047⑈

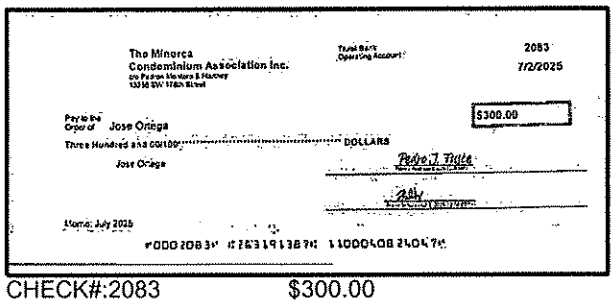


CHECK#:2081 $51.99


The Minorca Condominium Association Inc.
c/o Padron Montero & Hartney
13355 SW 128th Street
Trust Bank Operating Account
2082
7/2/2025
$16,000.00
Pay to the Order of The Minorca Condominium Association, Inc
Sixteen Thousand and 00/100 DOLLARS
The Minorca Condominium Assoc
2030 S. Douglas Road
Coral Gables, FL 33134
Pedro J. Fuste
Memo: July 2025 Reserve
⑈0002082⑈ ⑆263191387⑆ 1100040824047⑈


INTERNATIONAL BANK
Orlando, Florida
Acct 1200009770
DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

CHECK#:2082 $16,000.00


The Minorca
Condominium Association Inc.
c/o Pedro Montero & Partners
13358 SW 128th Street

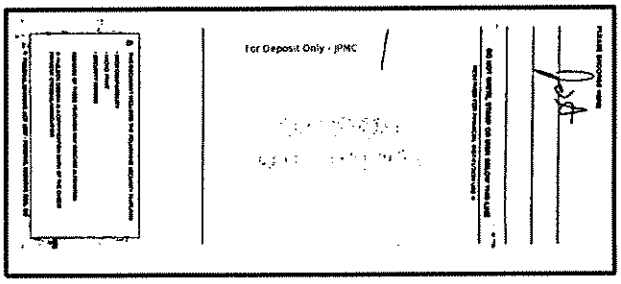
Trust Bank
Operating Account

2083
7/2/2025

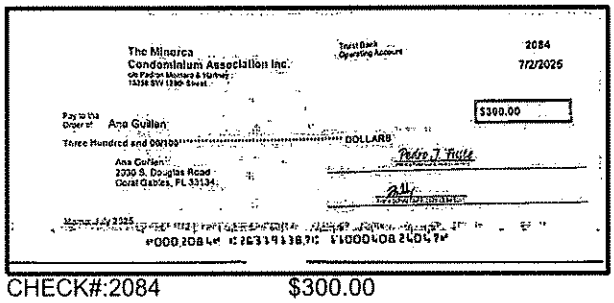
Pay to the Order of Jose Ortega
$300.00
Three Hundred and 00/100 DOLLARS
Jose Ortega
Pedro J. Tiglia

Memo: July 2025

⑈000 2083⑈ ⑆263191387⑆ 1000408 2404 7⑈


For Deposit Only - JPMC

CHECK#:2083 $300.00


The Minorca
Condominium Association Inc.
c/o Pedro Montero & Partners
13358 SW 128th Street

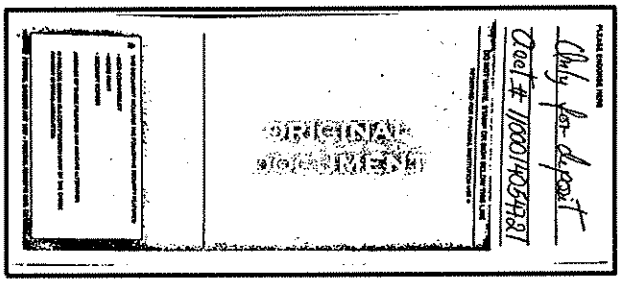
Trust Bank
Operating Account

2084
7/2/2025

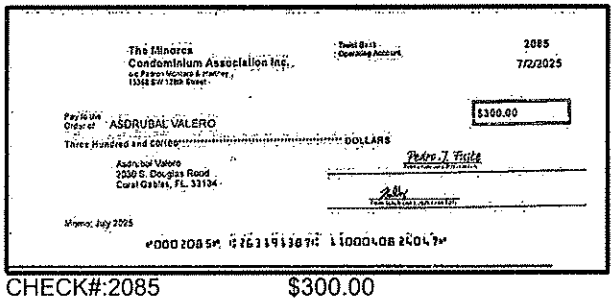
Pay to the Order of Ana Gullen
$300.00
Three Hundred and 00/100 DOLLARS
Ana Gullen
2030 S. Douglas Road
Coral Gables, FL 33134
Pedro J. Tiglia

Memo: July 2025

⑈000 2084⑈ ⑆263191387⑆ 1000408 2404 7⑈


Only for deposit
Dep# 100040648

CHECK#:2084 $300.00


The Minorca
Condominium Association Inc.
c/o Pedro Montero & Partners
13358 SW 128th Street

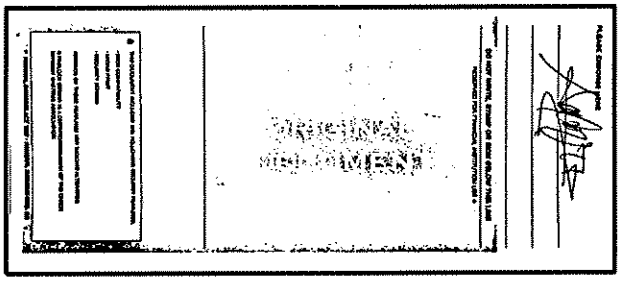
Trust Bank
Operating Account

2085
7/2/2025

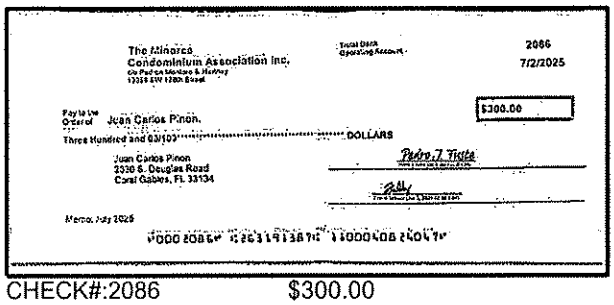
Pay to the Order of ASDRUBAL VALERO
$300.00
Three Hundred and 00/100 DOLLARS
Asdrubal Valero
2030 S. Douglas Road
Coral Gables, FL 33134
Pedro J. Tiglia

Memo: July 2025

⑈000 2085⑈ ⑆263191387⑆ 1000408 2404 7⑈



CHECK#:2085 $300.00


The Minorca
Condominium Association Inc.
c/o Pedro Montero & Partners
13358 SW 128th Street

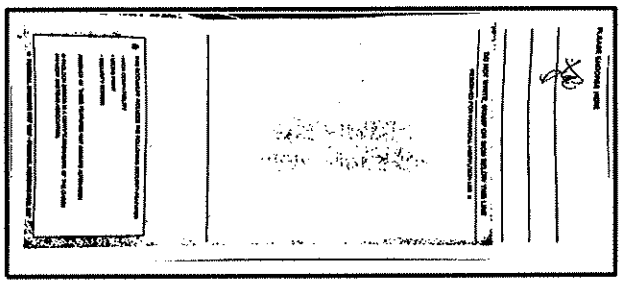
Trust Bank
Operating Account

2086
7/2/2025

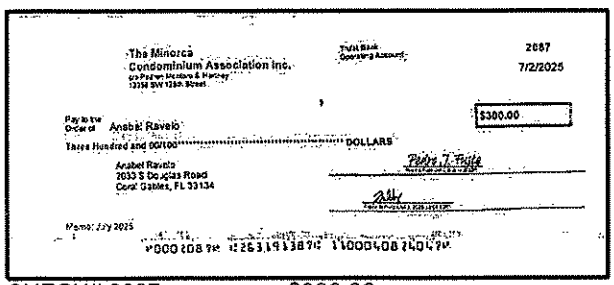
Pay to the Order of Juan Carlos Pinon
$300.00
Three Hundred and 00/100 DOLLARS
Juan Carlos Pinon
2030 S. Douglas Road
Coral Gables, FL 33134
Pedro J. Tiglia

Memo: July 2025

⑈000 2086⑈ ⑆263191387⑆ 1000408 2404 7⑈



CHECK#:2086 $300.00


The Minorca
Condominium Association Inc.
c/o Pedro Montero & Partners
13358 SW 128th Street

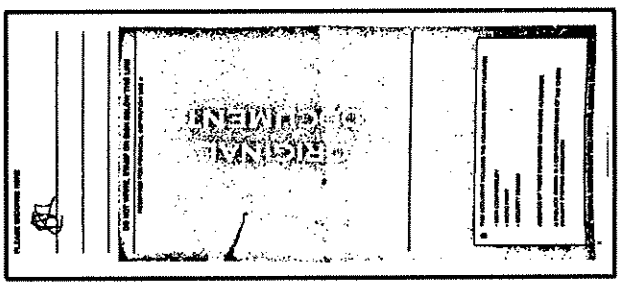
Trust Bank
Operating Account

2087
7/2/2025

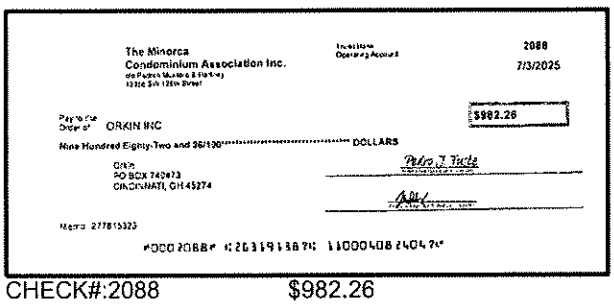
Pay to the Order of Anabel Ravelo
$300.00
Three Hundred and 00/100 DOLLARS
Anabel Ravelo
2030 S Douglas Road
Coral Gables, FL 33134
Pedro J. Tiglia

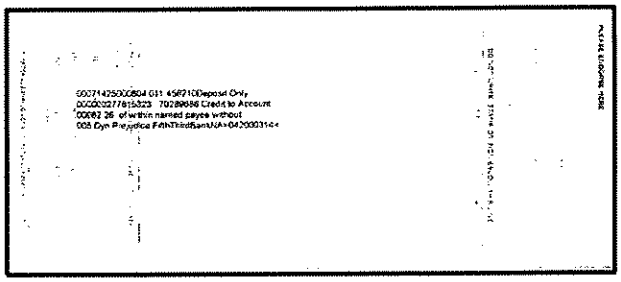
Memo: July 2025

⑈000 2087⑈ ⑆263191387⑆ 1000408 2404 7⑈

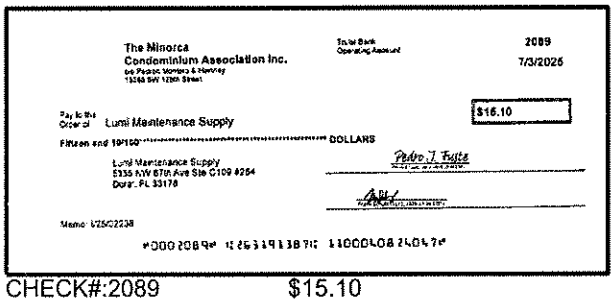


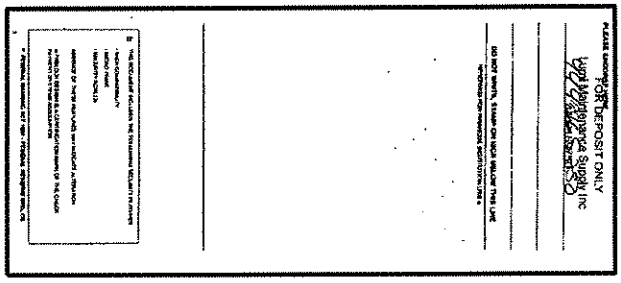
CHECK#:2087 $300.00


The Minorca Condominium Association Inc.
c/o Padron Montero & Hartney
13356 SW 126th Street
Trust Bank Operating Account
2088
7/3/2025
Pay to the Order of ORKIN INC
$982.26
Nine Hundred Eighty-Two and 26/100 DOLLARS
Orkin
PO BOX 740473
CINCINNATI, OH 45274
Pedro J. Fuste
Memo 277815323
⑈0002088⑈ ⑆263191387⑆ 1100040824047⑈

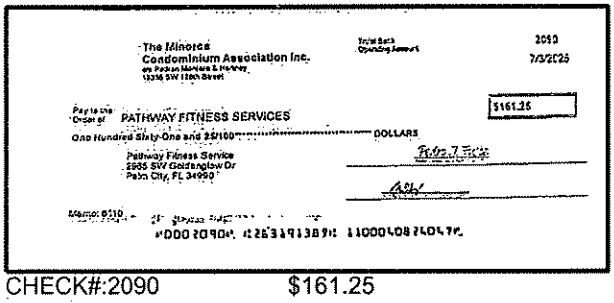

00071425000804 011 456210Deposit Only
00000027815323 70289686 Credit to Account
00082 26 of within named payee without
005 Dyn Prejudice FifthThirdBankNA>042000314<

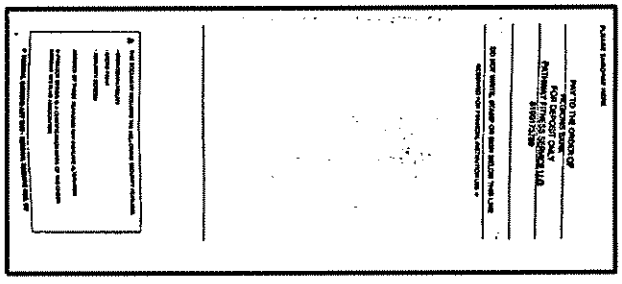
CHECK#:2088 $982.26


The Minorca Condominium Association Inc.
c/o Padron Montero & Hartney
13356 SW 126th Street
Trust Bank Operating Account
2089
7/3/2025
Pay to the Order of Lumi Maintenance Supply
$15.10
Fifteen and 10/100 DOLLARS
Lumi Maintenance Supply
5335 NW 87th Ave Ste C109 #254
Doral, FL 33178
Pedro J. Fuste
Memo: 1/25/02238
⑈0002089⑈ ⑆263191387⑆ 1100040824047⑈

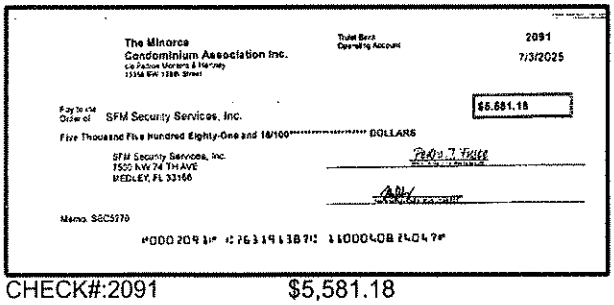

PLEASE ENDORSE HERE
FOR DEPOSIT ONLY
Lumi Maintenance Supply Inc
DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

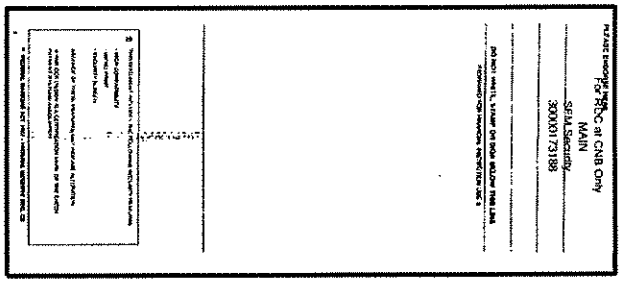
CHECK#:2089 $15.10


The Minorca Condominium Association Inc.
c/o Padron Montero & Hartney
13356 SW 126th Street
Trust Bank Operating Account
2090
7/3/2025
Pay to the Order of PATHWAY FITNESS SERVICES
$161.25
One Hundred Sixty-One and 25/100 DOLLARS
Pathway Fitness Service
2985 SW Goldenglow Dr
Palm City, FL 34990
Pedro J. Fuste
Memo: 6110
⑈0002090⑈ ⑆263191387⑆ 1100040824047⑈

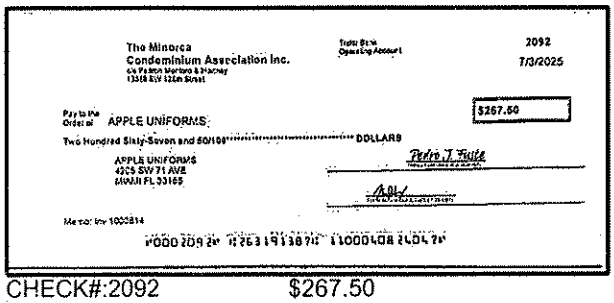

PLEASE ENDORSE HERE
PAY TO THE ORDER OF
FOR DEPOSIT ONLY
PATHWAY FITNESS SERVICE LLC
DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

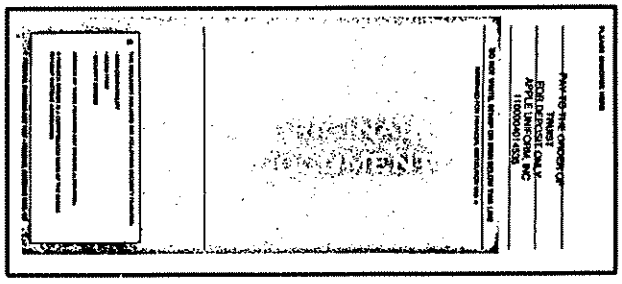
CHECK#:2090 $161.25


The Minorca Condominium Association Inc.
c/o Padron Montero & Hartney
13356 SW 126th Street
Trust Bank Operating Account
2091
7/3/2025
Pay to the Order of SFM Security Services, Inc.
$5,581.18
Five Thousand Five Hundred Eighty-One and 18/100 DOLLARS
SFM Security Services, Inc.
7500 NW 74 TH AVE
MEDLEY, FL 33166
Pedro J. Fuste
Memo: SEC5270
⑈0002091⑈ ⑆263191387⑆ 1100040824047⑈

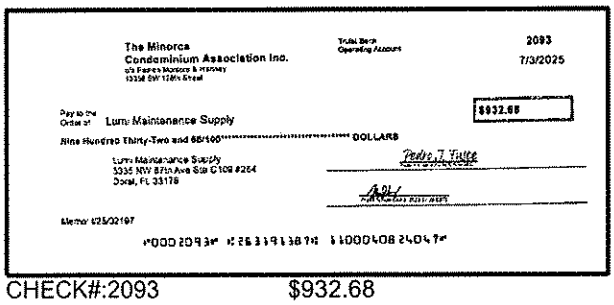

PLEASE ENDORSE HERE
For RDC at CNB Only
MAIN
SFM Security
3000017318 8

CHECK#:2091 $5,581.18


The Minorca Condominium Association Inc.
c/o Padron Montero & Hartney
13356 SW 126th Street
Trust Bank Operating Account
2092
7/3/2025
Pay to the Order of APPLE UNIFORMS
$267.50
Two Hundred Sixty-Seven and 50/100 DOLLARS
APPLE UNIFORMS
4205 SW 71 AVE
MIAMI FL 33165
Pedro J. Fuste
Memo: Inv 1003814
⑈0002092⑈ ⑆263191387⑆ 1100040824047⑈


PLEASE ENDORSE HERE
PAY TO THE ORDER OF
TRUST
FOR DEPOSIT ONLY
APPLE UNIFORM INC
DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

CHECK#:2092 $267.50


The Minorca
Condominium Association Inc.
c/o Fabian Martinez & Hanney
13356 SW 128th Street

Trust Bank
Operating Account

2093
7/3/2025

$932.68

Pay to the Order of Lumi Maintenance Supply

Nine Hundred Thirty-Two and 68/100 DOLLARS

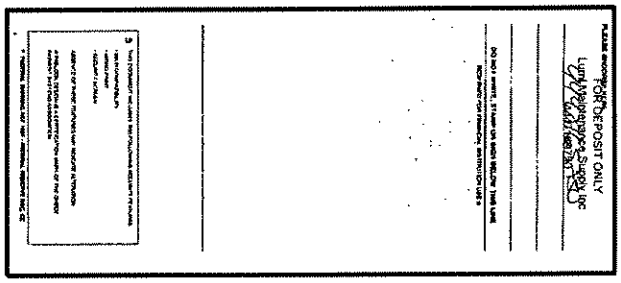
Lumi Maintenance Supply
3335 NW 87th Ave Ste C109 #264
Doral, FL 33178

Pedro J. Fuste

Memo: 025/02197

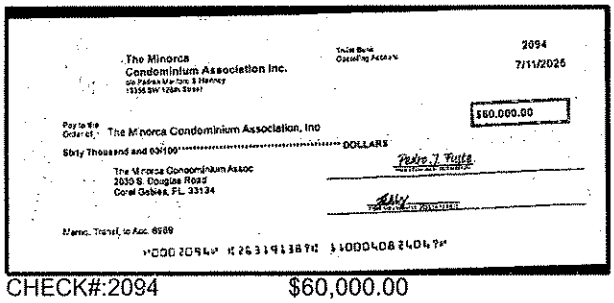
⑈002093⑈ ⑆263191387⑆ 1100040824047⑈

CHECK#:2093 $932.68


PLEASE ENDORSE HERE

FOR DEPOSIT ONLY
Lumi Maintenance Supply Inc
[illegible]

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
RESERVED FOR FINANCIAL INSTITUTION USE


The Minorca
Condominium Association Inc.
c/o Fabian Martinez & Hanney
13356 SW 128th Street

Trust Bank
Operating Account

2094
7/11/2025

$60,000.00

Pay to the Order of The Minorca Condominium Association, Inc

Sixty Thousand and 00/100 DOLLARS

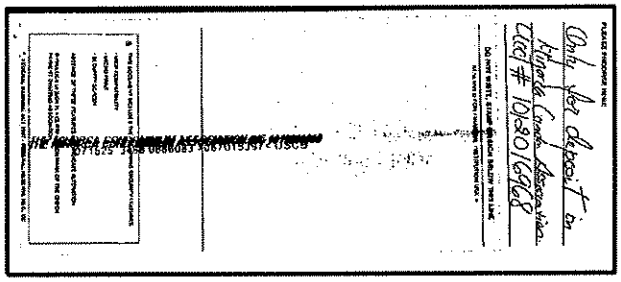
The Minorca Condominium Assoc
2030 S. Douglas Road
Coral Gables, FL 33134

Pedro J. Fuste

Memo: Transf. to Acc. 6989

⑈002094⑈ ⑆263191387⑆ 1100040824047⑈

CHECK#:2094 $60,000.00


PLEASE ENDORSE HERE

Only for deposit in
Minorca Condo Association
Acct # 10201 6968

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
RESERVED FOR FINANCIAL INSTITUTION USE

MINORCA CONDOMINIUM ASSOCIATION, INC.
Reconciliation Summary
10014 · US Century Bank Oper (6968) NEW, Period Ending 07/31/2025

	Jul 31, 25	
Beginning Balance		25,594.50
Cleared Transactions		
Checks and Payments - 32 items	-97,703.98	
Deposits and Credits - 24 items	113,412.73	
Total Cleared Transactions	15,708.75	
Cleared Balance		**41,303.25**
Uncleared Transactions		
Checks and Payments - 11 items	-12,852.04	
Deposits and Credits - 2 items	2,801.05	
Total Uncleared Transactions	-10,050.99	
Register Balance as of 07/31/2025		**31,252.26**
Ending Balance		31,252.26

MINORCA CONDOMINIUM ASSOCIATION, INC.
Reconciliation Detail
10014 · US Century Bank Oper (6968) NEW, Period Ending 07/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						25,594.50
Cleared Transactions						
Checks and Payments - 32 items						
Check	07/07/2025	ACH	WM Corporate Services, INC.	X	-877.05	-877.05
Check	07/07/2025	ACH	AT&T	X	-80.25	-957.30
Bill Pmt -Check	07/08/2025	ACH	MIAMI DADE WATER & SEWER DEPT.	X	-14,897.70	-15,855.00
Bill Pmt -Check	07/08/2025	ACH	FPL	X	-6,459.76	-22,314.76
Check	07/09/2025	ACH	Huntington	X	-329.04	-22,643.80
Check	07/09/2025	ACH	AT&T	X	-68.83	-22,712.63
Check	07/09/2025	3000	Jose Ortega	X	-43.81	-22,756.44
Bill Pmt -Check	07/11/2025	3001	Jorge L Herrera, CPA, P.A.	X	-5,750.00	-28,506.44
Bill Pmt -Check	07/11/2025	3003	Becker & Poliakoff, P.A.	X	-315.00	-28,821.44
Check	07/11/2025	ACH	ADP, Inc.	X	-175.02	-28,996.46
Bill Pmt -Check	07/11/2025	3002	Becker & Poliakoff, P.A.	X	-112.50	-29,108.96
Bill Pmt -Check	07/11/2025	ACH	MIAMI DADE WATER & SEWER DEPT.	X	-56.34	-29,165.30
Check	07/13/2025	ACH	AT&T	X	-136.61	-29,301.91
Check	07/16/2025	ACH	First Insurance Funding	X	-21,937.10	-51,239.01
Check	07/17/2025	ACH	ADP, Inc.	X	-10,286.42	-61,525.43
Check	07/17/2025	ACH	ADP, Inc.	X	-2,532.45	-64,057.88
Check	07/17/2025	ACH	ADP, Inc.	X	-535.00	-64,592.88
Bill Pmt -Check	07/18/2025	3009	Zar Florida Elevator Inc	X	-2,125.00	-66,717.88
Bill Pmt -Check	07/18/2025	3005	EnginAir, Inc.	X	-720.00	-67,437.88
Bill Pmt -Check	07/18/2025	ACH	GRAYBAR FINANCIAL SERVICES	X	-347.64	-67,785.52
Bill Pmt -Check	07/18/2025	3007	First Advantage	X	-100.68	-67,886.20
Check	07/20/2025	ACH	First Horizon Bank	X	-5,420.09	-73,306.29
Check	07/21/2025	ACH	AT&T	X	-166.47	-73,472.76
Bill Pmt -Check	07/21/2025	ACH	MIAMI DADE WATER & SEWER DEPT.	X	-37.65	-73,510.41
Check	07/22/2025	ACH	Celerity Fiber	X	-5,931.17	-79,441.58
Check	07/22/2025	ACH	AT&T	X	-105.25	-79,546.83
General Journal	07/23/2025	105-O...		X	-4,953.00	-84,499.83
Check	07/24/2025	Debit	READY REFRES/WATER SERVICE	X	-2.13	-84,501.96
Check	07/25/2025	ACH	ADP, Inc.	X	-254.20	-84,756.16
Check	07/31/2025	ACH	ADP, Inc.	X	-9,987.33	-94,743.49
Check	07/31/2025	ACH	ADP, Inc.	X	-2,429.48	-97,172.97
Check	07/31/2025	ACH	ADP, Inc.	X	-531.01	-97,703.98
Total Checks and Payments					-97,703.98	-97,703.98
Deposits and Credits - 24 items						
Deposit	06/04/2025	604	A/R Deposit	X	2,090.00	2,090.00
Deposit	06/13/2025	613	A/R Deposit	X	848.00	2,938.00
Deposit	06/17/2025	617	A/R Deposit	X	1,167.00	4,105.00
Deposit	06/30/2025	630	A/R Deposit	X	848.00	4,953.00
Deposit	07/01/2025	701	A/R Deposit	X	9,460.00	14,413.00
Deposit	07/02/2025	702	A/R Deposit	X	3,569.00	17,982.00
Deposit	07/03/2025	703	A/R Deposit	X	1,437.00	19,419.00
Deposit	07/08/2025	708	A/R Deposit	X	11,423.00	30,842.00
Deposit	07/09/2025			X	450.00	31,292.00
Deposit	07/10/2025	710	A/R Deposit	X	2,818.00	34,110.00
Bill Pmt -Check	07/11/2025	ACH	MIAMI DADE WATER & SEWER DEPT.	X	0.00	34,110.00
Deposit	07/11/2025	711	A/R Deposit	X	843.00	34,953.00
Check	07/11/2025	2094	The Minorca Condominium Association, Inc.	X	60,000.00	94,953.00
Deposit	07/16/2025	716	A/R Deposit	X	7,917.62	102,870.62
Deposit	07/17/2025			X	300.00	103,170.62
Deposit	07/18/2025	718	A/R Deposit	X	1,132.00	104,302.62
Deposit	07/22/2025			X	35.11	104,337.73
Deposit	07/22/2025			X	250.00	104,587.73
Deposit	07/22/2025	722	A/R Deposit	X	2,844.00	107,431.73
Deposit	07/24/2025	724	A/R Deposit	X	1,027.00	108,458.73
Deposit	07/25/2025	725	A/R Deposit	X	1,012.00	109,470.73
Deposit	07/30/2025			X	100.00	109,570.73
Deposit	07/31/2025	731	A/R Deposit	X	1,132.00	110,702.73
Deposit	07/31/2025	731	A/R Deposit	X	2,710.00	113,412.73
Total Deposits and Credits					113,412.73	113,412.73
Total Cleared Transactions					15,708.75	15,708.75

MINORCA CONDOMINIUM ASSOCIATION, INC.
Reconciliation Detail
10014 · US Century Bank Oper (6968) NEW, Period Ending 07/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Cleared Balance					15,708.75	41,303.25
Uncleared Transactions						
Checks and Payments - 11 items						
Bill Pmt -Check	07/11/2025	3004	DSI Digital Security		-374.50	-374.50
Bill Pmt -Check	07/18/2025	3008	C.S. Orchids, Inc.	*	-165.15	-539.65
Bill Pmt -Check	07/18/2025	3006	DSI Digital Security		-128.37	-668.02
Check	07/23/2025	3004 M	SIGNS FOR YOU, INC.	*	-176.55	-844.57
Bill Pmt -Check	07/29/2025	3012	SFM Security Services, Inc.	*	-6,110.96	-6,955.53
Check	07/29/2025	3015	Karen Ell		-2,732.00	-9,687.53
Bill Pmt -Check	07/29/2025	3013	Orkin	*	-982.26	-10,669.79
Check	07/29/2025	3014	Thomas Li	*	-881.00	-11,550.79
Bill Pmt -Check	07/29/2025	3011	Zar Florida Elevator Inc	*	-790.00	-12,340.79
Bill Pmt -Check	07/29/2025	3010	Power Depot Inc.	*	-350.00	-12,690.79
Bill Pmt -Check	07/29/2025	3016	Pathway Fitness Service	*	-161.25	-12,852.04
Total Checks and Payments					-12,852.04	-12,852.04
Deposits and Credits - 2 items						
Deposit	07/01/2025	701	A/R Deposit		2,264.00	2,264.00
Deposit	07/08/2025	708	A/R Deposit		537.05	2,801.05
Total Deposits and Credits					2,801.05	2,801.05
Total Uncleared Transactions					-10,050.99	-10,050.99
Register Balance as of 07/31/2025					5,657.76	31,252.26
Ending Balance					**5,657.76**	**31,252.26**

U.S. CENTURY BANK

THE MINORCA CONDOMINIUM ASSOCIATION, INC
OPERATING
2030 S DOUGLAS RD
CORAL GABLES FL 33134-4615

Account Number: 1012016968
Date 07/31/25

You can view our privacy notice by visting our website www.uscentury.com. If you wish to have a copy mailed to you, call (305) 715-5200.

HOA BUSINESS CK

Summary of Activity Since Your Last Statement

Beginning Balance	7/01/25	25,594.50
Deposits / Misc Credits	24	108,459.73
Withdrawals / Misc Debits	31	92,750.98
Ending Balance	7/31/25	41,303.25
Service Charge		.00
Average Balance		47,331
Average Collected Balance		43,532
Enclosures		9

Deposits and Credits

Date	Amount	Activity Description
7/01	877.00	Remote Deposit
7/01	4,288.00	Remote Deposit
7/01	4,295.00	Remote Deposit
7/02	843.00	Remote Deposit
7/02	2,726.00	Remote Deposit
7/03	598.00	Remote Deposit
7/03	839.00	Remote Deposit
7/08	974.00	Remote Deposit
7/08	10,449.00	Remote Deposit
7/09	450.00	Deposit
7/10	2,818.00	Remote Deposit
7/11	843.00	Remote Deposit
7/15	60,000.00	Deposit
7/16	1,759.00	Remote Deposit
7/16	6,158.62	Remote Deposit
7/17	300.00	Remote Deposit
7/18	1,132.00	Remote Deposit
7/22	2,879.11	Remote Deposit
7/23	250.00	Remote Deposit

MEMBER FDIC | EQUAL HOUSING LENDER

THE MINORCA CONDOMINIUM ASSOCIATION, INC
OPERATING
2030 S DOUGLAS RD
CORAL GABLES FL 33134-4615

Account Number: 1012016968
Date 07/31/25

Deposits and Credits

Date	Amount	Activity Description
7/24	1,027.00	Remote Deposit
7/25	1,012.00	Lockbox Deposit
7/30	100.00	Remote Deposit
7/31	2,710.00	Lockbox Deposit
7/31	1,132.00	Remote Deposit

Checks in Check Number Order

Date	Check No	Amount	Date	Check No	Amount	Date	Check No	Amount
7/15	3000	43.81	7/17	3003	315.00	7/25	3009*	2,125.00
7/18	3001	5,750.00	7/28	3005*	720.00			
7/17	3002	112.50	7/28	3007*	100.68			

* indicates a break in check number sequence

Withdrawals and Debits

Date	Amount	Activity Description
7/07	877.05	WASTE MANAGEMENT/PAYMENT Log in to the MY WM Account Page for p ment details. The Minorca Condominiu
7/08	6,459.76	FPL DIRECT DEBIT/ELEC PYMT THE MINORCA CONDOMINIU
7/08	14,897.70	MDWS/M-DWASDPMT THE MINORCA CONDOMINIU
7/09	68.83	ATT/PAYMENT The Minorca Condominiu
7/09	80.25	ATT/PAYMENT The Minorca Condominiu
7/09	329.04	HUNTINGTON NATIO/EBPP PMT The Minorca Condominiu
7/11	175.02	ADP PAYROLL FEES/ADP FEES 694865964THE MINORCA C
7/16	21,937.10	FIRST INSURANCE/INSURANCE The Minorca Condominiu
7/17	136.61	ATT/PAYMENT The Minorca Condominiu
7/17	535.00	ADP PAY-BY-PAY/PAY-BY-PAY THE MINORCA CONDOMINIU
7/17	2,532.45	ADP Tax/ADP Tax THE MINORCA CONDOMINIU
7/17	10,286.42	ADP WAGE PAY/WAGE PAY

THE MINORCA CONDOMINIUM ASSOCIATION, INC
OPERATING
2030 S DOUGLAS RD
CORAL GABLES FL 33134-4615

Withdrawals and Debits

Date	Amount	Activity Description
		THE MINORCA CONDOMINIU
7/21	37.65	MDWS/M-DWASDPMT
		THE MINORCA CONDOMINIU
7/21	56.34	MDWS/M-DWASDPMT
		THE MINORCA CONDOMINIU
7/21	166.47	ATT/PAYMENT
		The Minorca Condominiu
7/21	347.64	LEASE SERVICES/WEB PAY
		THE MINORCA CONDOMINI
7/21	5,420.09	FHB LOANS/LN PAYMENT
		THE MINORCA C
7/22	105.25	ATT/PAYMENT
		The Minorca Condominiu
7/22	5,931.17	Celerity Fiber/BROADBAND
		MINORCA LLC-A
7/24	2.13	ReadyRefresh/ECHECKPAY
		. MINORCA CONDOMINIUMS
7/25	254.20	ADP PAYROLL FEES/ADP FEES
		695660621THE MINORCA C
7/31	531.01	ADP PAY-BY-PAY/PAY-BY-PAY
		THE MINORCA CONDOMINIU
7/31	2,429.48	ADP Tax/ADP Tax
		THE MINORCA CONDOMINIU
7/31	9,987.33	ADP WAGE PAY/WAGE PAY
		THE MINORCA CONDOMINIU

Daily Balance Summary

Date	Balance	Date	Balance	Date	Balance
7/01	35,054.50	7/11	32,706.85	7/23	51,472.08
7/02	38,623.50	7/15	92,663.04	7/24	52,496.95
7/03	40,060.50	7/16	78,643.56	7/25	51,129.75
7/07	39,183.45	7/17	65,025.58	7/28	50,309.07
7/08	29,248.99	7/18	60,407.58	7/30	50,409.07
7/09	29,220.87	7/21	54,379.39	7/31	41,303.25
7/10	32,038.87	7/22	51,222.08		

MEMBER FDIC | EQUAL HOUSING LENDER

DEPOSIT TICKET
U.S. CENTURY BANK
For The Minorca Condo
Date 07/09/25
DEPOSITS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL
CURRENCY 450 811
CHECKS 723530
TOTAL 450 811
PLEASE RE-ENTER TOTAL BELOW
ACCOUNT NUMBER
⑈ 1012016968 $ 450.00
⑆5012⑉5397⑆ 1012016968⑈

07/09/2025 $450.00

The Minorca Condominium Association
c/o Padron Montero & Hartney
13358 SW 128 th Street
Miami, Fl 33186
US Century Operating Account
003005
7/18/2025
Pay to the Order of EnginAir, Inc. $720.00
Seven Hundred Twenty and 00/100 DOLLARS
EnginAir, Inc.
12601 SW 58th Lane
Miami, Fl. 33183
Pedro J. Fuste
Memo: Inv 2064 July 2025
⑈003005⑈ ⑆067015397⑆ 1012016968⑈

07/28/2025 3005 $720.00

DEPOSIT TICKET
U.S. CENTURY BANK
For The Minorca Condo.
Date 7/15/25
DEPOSITS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL
CURRENCY 6000 811
CHECKS 2094
TOTAL 60000 811
PLEASE RE-ENTER TOTAL BELOW
ACCOUNT NUMBER
⑈ 1012016968 $ 60000.00
⑆5012⑉5397⑆ 1012016968⑈

07/15/2025 $60,000.00

The Minorca Condominium Association
c/o Padron Montero & Hartney
13358 SW 128 th Street
Miami, Fl 33186
US Century Operating Account
003007
7/18/2025
Pay to the Order of First Advantage $100.68
One Hundred and 68/100 DOLLARS
First Advantage
Residential Screening
P.O. Box 742591
Atlanta, GA 30374-2591
Pedro J. Fuste
Memo: Inv 73362506-8/30/2025
⑈003007⑈ ⑆067015397⑆ 1012016968⑈

07/28/2025 3007 $100.68

The Minorca Condominium Association
c/o Padron Montero & Hartney
13358 SW 128 th Street
Miami, Fl 33186
US Century Operating Account
003000
7/9/2025
Pay to the Order of Jose Ortega $43.81
Forty-Three and 81/100 DOLLARS
Jose Ortega
2030 S Douglas Rd
Coral Gables, Fl 33134
Pedro J. Fuste
Memo:
⑈003000⑈ ⑆067015397⑆ 1012016968⑈

07/15/2025 3000 $43.81

The Minorca Condominium Association
c/o Padron Montero & Hartney
13358 SW 128 th Street
Miami, Fl 33186
US Century Operating Account
003009
7/18/2025
Pay to the Order of Zar Florida Elevator Inc $2,125.00
Two Thousand One Hundred Twenty-Five and 00/100 DOLLARS
Zar Florida Elevator Inc
16850 SW 204th Street
Miami, Fl. 33187
Pedro J. Fuste
Memo: 1605-First Payment
⑈003009⑈ ⑆067015397⑆ 1012016968⑈

07/25/2025 3009 $2,125.00

The Minorca Condominium Association
c/o Padron Montero & Hartney
13358 SW 128 th Street
Miami, Fl 33186
US Century Operating Account
003001
7/11/2025
Pay to the Order of Jorge L Herrera, CPA, P.A. $5,750.00
Five Thousand Seven Hundred Fifty and 00/100 DOLLARS
Jorge L Herrera, CPA, P.A.
11530 SW 145 Ave
Miami, FL 33186
Pedro J. Fuste
Memo: Inv 1742
⑈003001⑈ ⑆067015397⑆ 1012016968⑈

07/18/2025 3001 $5,750.00

The Minorca Condominium Association
c/o Padron Montero & Hartney
13358 SW 128 th Street
Miami, Fl 33186
US Century Operating Account
003002
7/11/2025
Pay to the Order of BECKER & POLIAKOFF, P.A. $112.50
One Hundred Twelve and 50/100 DOLLARS
Becker & Poliakoff, P.A.
1 East Broward Blvd.
Suite 1800
Ft. Lauderdale, FL 33301
Pedro J. Fuste
Memo 5236770-8/23/2025
⑈003002⑈ ⑆067015397⑆ 1012016968⑈

07/17/2025 3002 $112.50

The Minorca Condominium Association
c/o Padron Montero & Hartney
13358 SW 128 th Street
Miami, Fl 33186
US Century Operating Account
003003
7/11/2025
Pay to the Order of BECKER & POLIAKOFF, P.A. $315.00
Three Hundred Fifteen and 00/100 DOLLARS
Becker & Poliakoff, P.A.
1 East Broward Blvd.
Suite 1800
Ft. Lauderdale, FL 33301
Pedro J. Fuste
Memo: 5236891
⑈003003⑈ ⑆067015397⑆ 1012016968⑈

07/17/2025 3003 $315.00

MINORCA CONDOMINIUM ASSOCIATION, INC.
Reconciliation Summary
10009 · IFB-Security Deposit (5859), Period Ending 07/31/2025

	Jul 31, 25	
Beginning Balance		37,965.00
Cleared Transactions		
Deposits and Credits - 2 items	2,000.00	
Total Cleared Transactions	2,000.00	
Cleared Balance		**39,965.00**
Uncleared Transactions		
Checks and Payments - 1 item	-1,000.00	
Total Uncleared Transactions	-1,000.00	
Register Balance as of 07/31/2025		**38,965.00**
Ending Balance		38,965.00

MINORCA CONDOMINIUM ASSOCIATION, INC.
Reconciliation Detail
10009 · IFB-Security Deposit (5859), Period Ending 07/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						37,965.00
Cleared Transactions						
Deposits and Credits - 2 items						
Deposit	07/09/2025			X	1,000.00	1,000.00
Deposit	07/22/2025			X	1,000.00	2,000.00
Total Deposits and Credits					2,000.00	2,000.00
Total Cleared Transactions					2,000.00	2,000.00
Cleared Balance					2,000.00	39,965.00
Uncleared Transactions						
Checks and Payments - 1 item						
Check	06/16/2025	200 M	Wallage Stage		-1,000.00	-1,000.00
Total Checks and Payments					-1,000.00	-1,000.00
Total Uncleared Transactions					-1,000.00	-1,000.00
Register Balance as of 07/31/2025					1,000.00	38,965.00
Ending Balance					**1,000.00**	**38,965.00**

Fees

	Total For This Period	Total Year-to-Date
Total Overdraft item fees	$.00	$.00
Total Return item fees	$.00	$.00

Activity in Date Order

Date	Description	Amount	Balance
7/01	Regular Deposit	1,117.07	184,318.35
7/01	Regular Deposit	5,998.79	190,317.14
7/08	Regular Deposit	6,438.58	196,755.72
7/09	Regular Deposit	1,465.62	198,221.34
7/09	Regular Deposit	16,000.00	214,221.34
7/15	Regular Deposit	3,077.56	217,298.90
7/22	Regular Deposit	2,569.75	219,868.65
7/23	CHK ORDER HARLAND CLARKE PPD 2EJH79710125000 3114000006	-63.44	219,805.21
7/31	Interest Deposit	116.35	219,921.56

Interest Rate Summary

Date	Interest Rate
6/30	0.650000%

IFB BUS CHECKING DOM

IFB offers 24/7 online and mobile access for IOS & Android. Call or email your IFB Preferred Banker to enroll today. You must enroll before downloading the IFB Mobile app. Benefits: View your accounts, transfer or send money, deposit checks, pay bills

Account Type: THE MINORCA CONDOMINIUM ASSOCIATION, INC
ESCROW ACCOUNT

IFB BUS CHECKING DOM		Number of Images	2
Account Number	Acct Ending 5859	Statement Dates	7/01/25 thru 7/31/25
Previous Balance	37,965.00	Days in the statement period	31
2 Deposits/Credits	2,000.00	Average Ledger Bal	39,029.51
Checks/Debits	.00	Average Collected Bal	38,979.51
Service Charge	.00		
Interest Paid	.00		
Current Balance	39,965.00		

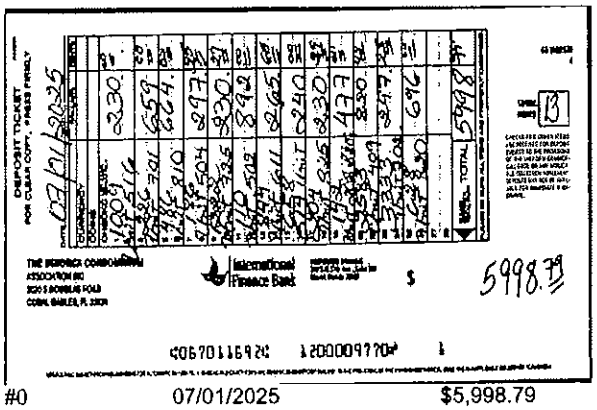
Fees

	Total For This Period	Total Year-to-Date
Total Overdraft item fees	$.00	$.00
Total Return item fees	$.00	$.00

Activity in Date Order

Date	Description	Amount	Balance
7/09	Regular Deposit	1,000.00	38,965.00
7/22	Regular Deposit	1,000.00	39,965.00

Save time. Save paper.
Sign up for e-Statements



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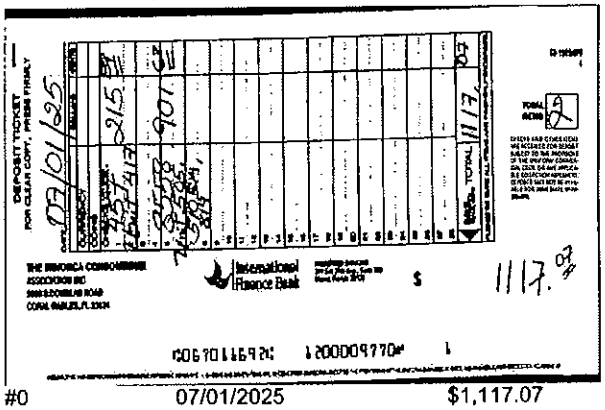
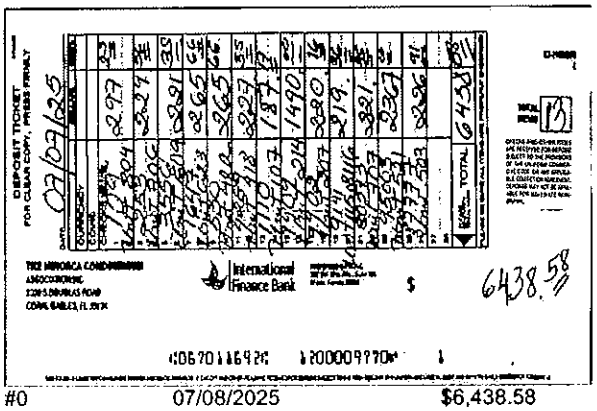
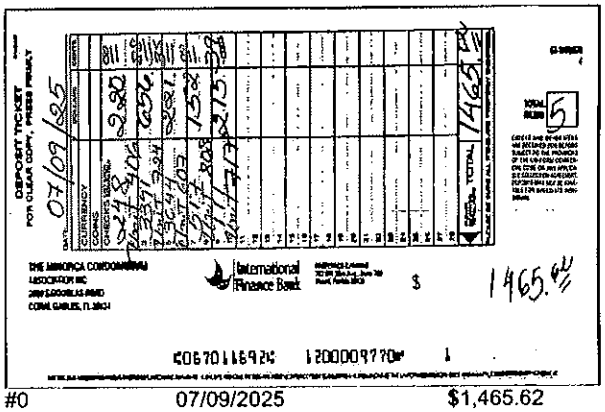


#0 07/01/2025 $1,117.07



#0 07/08/2025 $6,438.58



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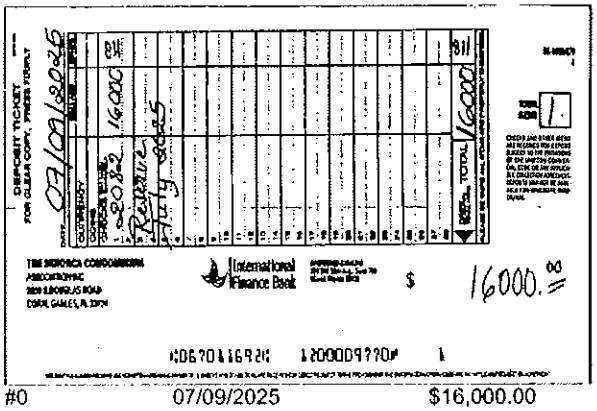

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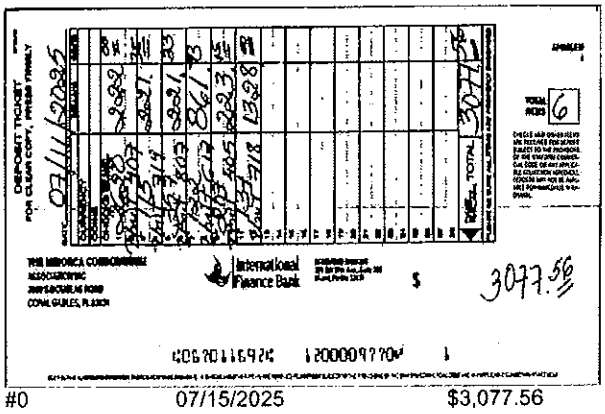

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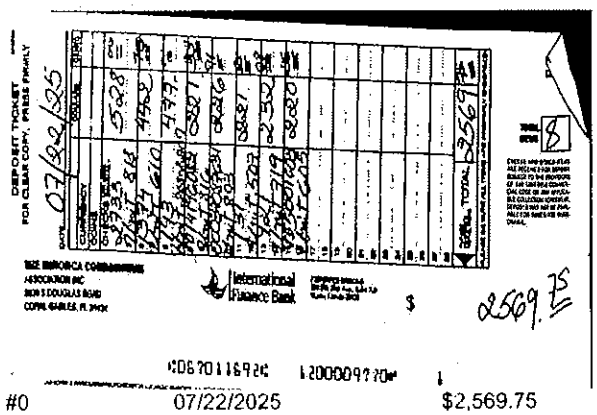
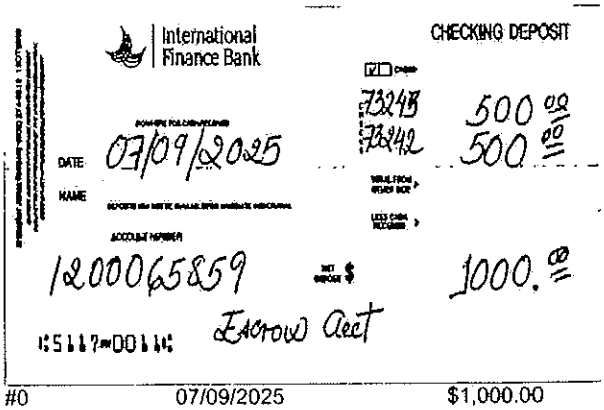


#0 07/22/2025 $2,569.75



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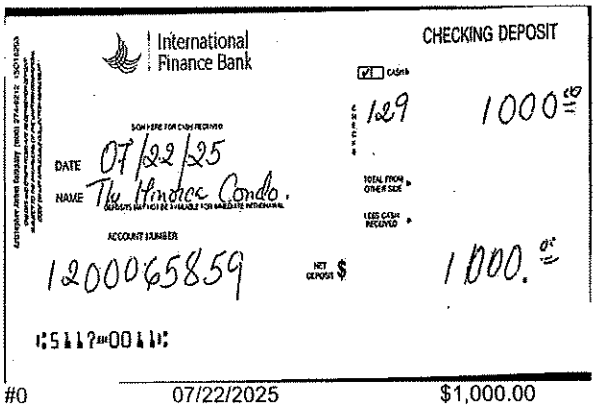


International Finance Bank

CHECKING DEPOSIT

SIGN HERE FOR CASH RECEIVED

DATE 07/22/25

NAME The Hinoca Condo.

DEPOSITS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL

ACCOUNT NUMBER

1200065859

CASH 129 1000.00

TOTAL FROM OTHER SIDE

LESS CASH RECEIVED

NET DEPOSIT $ 1000.00

⑆5117⑈0011⑆

#0 07/22/2025 $1,000.00

MINORCA CONDOMINIUM ASSOCIATION, INC.
Reconciliation Summary
10215 · IFB Money Market 9770, Period Ending 07/31/2025

	Jul 31, 25	
Beginning Balance		183,201.28
Cleared Transactions		
Checks and Payments - 1 item	-63.44	
Deposits and Credits - 7 items	36,783.72	
Total Cleared Transactions	36,720.28	
Cleared Balance		**219,921.56**
Register Balance as of 07/31/2025		219,921.56
Ending Balance		219,921.56

MINORCA CONDOMINIUM ASSOCIATION, INC.
Reconciliation Detail
10215 · IFB Money Market 9770, Period Ending 07/31/2025

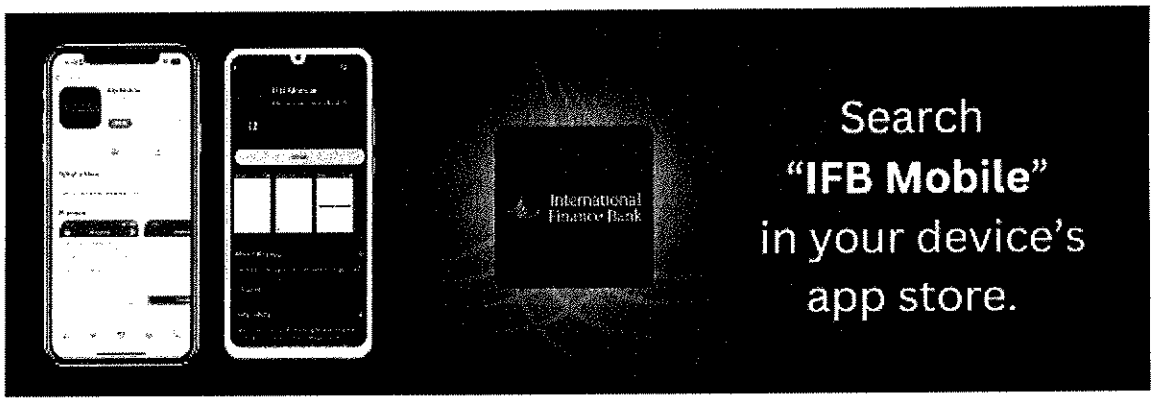
Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						183,201.28
Cleared Transactions						
Checks and Payments - 1 item						
Check	07/23/2025	Debit	Harland Clarke Check Order	X	-63.44	-63.44
Total Checks and Payments					-63.44	-63.44
Deposits and Credits - 7 items						
Deposit	07/01/2025	701	A/R Deposit	X	7,115.86	7,115.86
Check	07/02/2025	2082	The Minorca Condominium Association, Inc.	X	16,000.00	23,115.86
Deposit	07/08/2025	708	A/R Deposit	X	6,438.58	29,554.44
Deposit	07/09/2025	709	A/R Deposit	X	1,465.62	31,020.06
Deposit	07/15/2025	715	A/R Deposit	X	3,077.56	34,097.62
Deposit	07/22/2025	722	A/R Deposit	X	2,569.75	36,667.37
Deposit	07/31/2025			X	116.35	36,783.72
Total Deposits and Credits					36,783.72	36,783.72
Total Cleared Transactions					36,720.28	36,720.28
Cleared Balance					36,720.28	219,921.56
Register Balance as of 07/31/2025					36,720.28	219,921.56
New Transactions						
Deposits and Credits - 1 item						
Check	08/01/2025	2095	The Minorca Condominium Association, Inc.		1,309.67	1,309.67
Total Deposits and Credits					1,309.67	1,309.67
Total New Transactions					1,309.67	1,309.67
Ending Balance					**38,029.95**	**221,231.23**

International
Finance Bank
P.O. Box 441900, Miami, FL 33144-9954

Statement Date: 07/31/2025
Primary Account: XXXXXXXXXXX9770

Return Service Requested

THE MINORCA CONDOMINIUM ASSOCIATION, INC
2030 S.DOUGLAS ROAD
CORAL GABLES FL 33134-4615



Summary of Accounts

Account Number	Type of Account	Current Balance	Images
Acct Ending 5859	IFB Bus Checking Dom	39,965.00	2
Acct Ending 9770	IFB Bus MMDA Dom	219,921.56	7

IFB BUS MMDA DOM

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Account Type: THE MINORCA CONDOMINIUM ASSOCIATION, INC

IFB BUS MMDA DOM		Number of Images	7
Account Number	Acct Ending 9770	Statement Dates	7/01/25 thru 7/31/25
Previous Balance	183,201.28	Days in the statement period	31
7 Deposits/Credits	36,667.37	Average Ledger Bal	210,758.43
1 Checks/Debits	63.44	Average Collected Bal	209,626.42
Service Charge	.00	Interest Earned	116.35
Interest Paid	116.35	Annual Percentage Yield Earned	0.65%
Current Balance	219,921.56	2025 Interest Paid	1,116.57

RECONCILIATION INSTRUCTIONS

Use

Please examine this statement and items at once and refer any exceptions immediately.

Sort your checks numerically or by date issued.

Mark off in your checkbook each of your checks paid by the bank and list the numbers and amounts of those not paid in the space provided at the left. Include any checks paid and your bank previous statement

Enter bank balance from statement

Add deposits not credited by bank, (if any)

TOTAL

Subtotal total of checks not paid

THIS AMOUNT SHOULD EQUAL YOUR CHECKBOOK BALANCE

Be Sure The Amount Paid on Your Bank Statement Is Correct.

Check Your Personal Records. Make Sure Each Check Is Recorded Correctly.

What to Do If You Think You Find a Mistake On Your Statement

If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

In your letter, give us the following information:

- Your name and account number.
- The dollar amount of the suspected error.
- Describe briefly and clearly the error you think there is on your bill. Describe what you believe is wrong and why you believe it is a mistake.

If you have questions regarding the error appearing on your statement,

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:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- 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 interest or any other late fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.

We can apply any unpaid amount against your credit limit. Your account will be adjusted accordingly. Interest, late fees, and other charges may continue to accrue on the amount you owe.

If we decide that you owe the money, we will send you a written notice telling you that we have concluded that you owe the money and the date that payment is due. If you receive this notice but still do not pay in full by that date, we may report you as delinquent.

If we decide 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.

We will tell you the results within three business days after we finish our investigation. If we decide that we made a mistake, we will promptly credit your account for the amount in question, and for any interest or fees that were charged to your account. We will tell you the amount we have credited. We will follow the rules in this section.

If we decide that we did not make a mistake, you will not have to pay the amount in question, but you may have to pay interest and fees related to this amount. We will tell you the date we will begin collection activity.

If you receive our explanation but still believe your bill is wrong, you must write us within 10 days telling us that you still refuse to pay. If you do so, we cannot report you as delinquent without also reporting that you are disputing your bill, and we must tell you the name of anyone we reported you to. We must tell you the name of anyone we reported you to. We must tell any questioned bill is finally resolved.

If we don't follow these rules, we can't collect the first $50 of the disputed amount, even if your bill was correct.

Special Rule for Credit Card Purchases

If you have a problem with the quality of property or services that you purchased with a 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 was made in response to an advertisement we mailed to you, or was made at a store owned by us or operated under our trademark or was made after you received a direct mail solicitation we sent.
2. You paid for the purchase with your account with us.
3. The purchase price was more than $50. (Note: Neither of these rights applies to purchases made with cash advances or with special checks that access your account.)
4. You made a good faith effort to return the property or resolve the problem with the merchant.
5. You are within the city limits of your mailing address, or within 100 miles of your current address, and the purchase was not made after you received a direct mail solicitation we sent.

Your Billing Rights: Keep This Notice for Future Use

This notice contains important rights you have to correct errors on your account and how you must proceed to exercise them. We must follow these rules to protect your rights. Please read this notice carefully.

If you think your bill is wrong, or if you need more information about a transaction on your bill, write us on a separate sheet at the address listed on your bill. Write to us as soon as possible. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

1. Tell us your name and account number (if any).
2. Describe the error and explain, if you can, why you believe there is an error. If you need more information, describe the item you are unsure about.
3. Tell us the dollar amount of the suspected error.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your bill that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

After we finish our investigation, one of two things will happen:

- If we made a mistake: You will not have to pay the amount in question or any interest or other fees related to that amount.
- If we do not believe there was a mistake: You will have to pay the amount in question, along with applicable interest and fees. We will send you a statement of the amount you owe and the date payment is due. We may then report you as delinquent if you do not pay the amount we think you owe. If you receive our explanation but still believe your bill is wrong, you must write us back within 10 days telling us that you still refuse to pay. If you do so, we cannot report you as delinquent without also reporting that you are disputing your bill, and we must tell you the name of anyone we reported you to. We must tell you if we stop reporting your account to others because you refuse to pay your bill. We must tell anyone we report you to that you have a question about your bill. And we must tell you the name of anyone we reported you to. We must tell any questioned bill is finally resolved.

If we don't follow these rules, we can't collect the first $50 of your bill, even if your bill was correct.

Special Rule for Credit Card Purchases

If you have a problem with the quality of property or services that you purchased with a 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:

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2. You paid for the purchase with your account with us.
3. The purchase price was more than $50. (Note: Neither of these rights applies to purchases made with cash advances or with special checks that access your account.)
4. You made a good faith effort to return the property or resolve the problem with the merchant.
5. You are within the city limits of your mailing address, or within 100 miles of your current address, and the purchase was not made after you received a direct mail solicitation we sent.

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1. Tell us your name and account number (if any).
2. Describe the error and explain, if you can, why you believe there is an error. If you need more information, describe the item you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information.
3. Tell us the dollar amount of the suspected error.

If you receive our explanation but still believe your bill is wrong, you must write us back within 10 days telling us that you still refuse to pay. If you do so, we cannot report you as delinquent without also reporting that you are disputing your bill, and we must tell you the name of anyone we reported you to. We must tell you if we stop reporting your account to others because you refuse to pay your bill. We must tell anyone we report you to that you have a question about your bill. And we must tell you the name of anyone we reported you to. We must tell any questioned bill is finally resolved.

If we don't follow these rules, we can't collect the first $50 of your bill, even if your bill was correct. If we take more than 10 business days to do this, we will credit 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 us to complete our investigation.

Fees

	Total For This Period	Total Year-to-Date
Total Overdraft item fees	$.00	$.00
Total Return item fees	$.00	$.00

Activity in Date Order

Date	Description	Amount	Balance
7/01	Regular Deposit	1,117.07	184,318.35
7/01	Regular Deposit	5,998.79	190,317.14
7/08	Regular Deposit	6,438.58	196,755.72
7/09	Regular Deposit	1,465.62	198,221.34
7/09	Regular Deposit	16,000.00	214,221.34
7/15	Regular Deposit	3,077.56	217,298.90
7/22	Regular Deposit	2,569.75	219,868.65
7/23	CHK ORDER HARLAND CLARKE PPD 2EJH79710125000 3114000006	-63.44	219,805.21
7/31	Interest Deposit	116.35	219,921.56

Interest Rate Summary

Date	Interest Rate
6/30	0.650000%

IFB BUS CHECKING DOM

IFB offers 24/7 online and mobile access for IOS & Android. Call or email your IFB Preferred Banker to enroll today. You must enroll before downloading the IFB Mobile app. Benefits: View your accounts, transfer or send money, deposit checks, pay bills

Account Type: THE MINORCA CONDOMINIUM ASSOCIATION, INC
ESCROW ACCOUNT

IFB BUS CHECKING DOM		Number of Images	2
Account Number	Acct Ending 5859	Statement Dates	7/01/25 thru 7/31/25
Previous Balance	37,965.00	Days in the statement period	31
2 Deposits/Credits	2,000.00	Average Ledger Bal	39,029.51
Checks/Debits	.00	Average Collected Bal	38,979.51
Service Charge	.00		
Interest Paid	.00		
Current Balance	39,965.00		

Fees

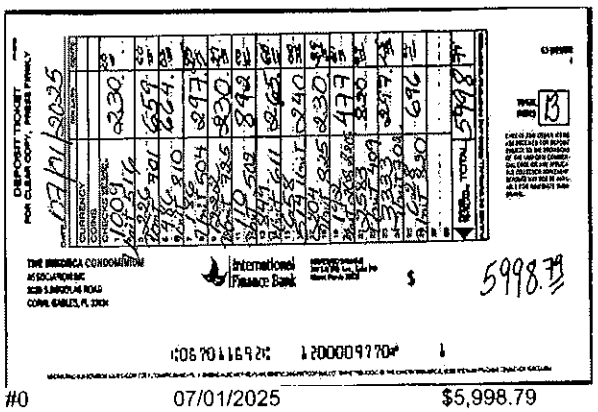
	Total For This Period	Total Year-to-Date
Total Overdraft item fees	$.00	$.00
Total Return item fees	$.00	$.00

Activity in Date Order

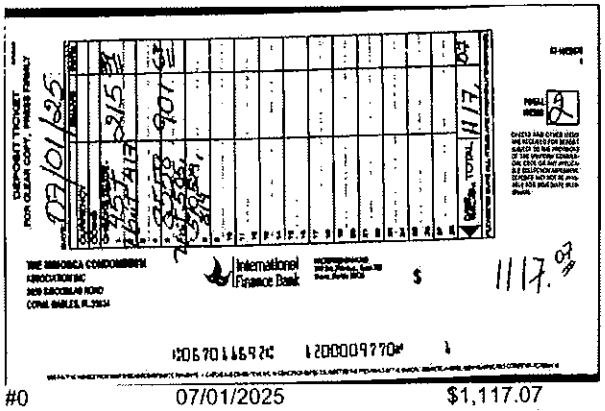
Date	Description	Amount	Balance
7/09	Regular Deposit	1,000.00	38,965.00
7/22	Regular Deposit	1,000.00	39,965.00

Save time. Save paper.

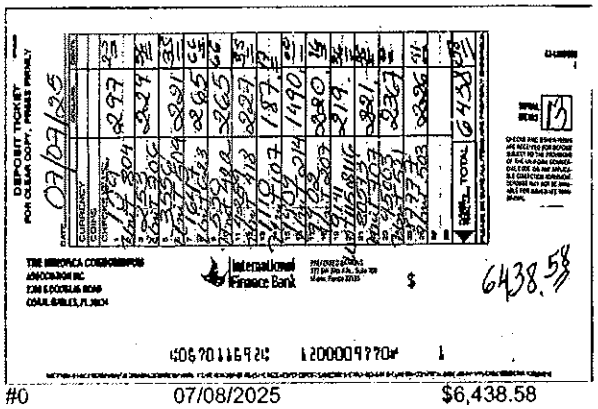
Sign up for e-Statements



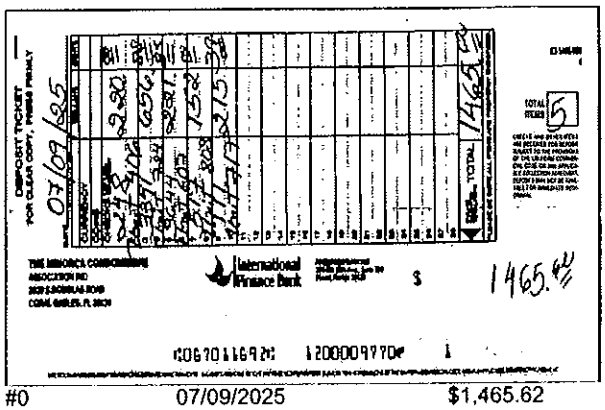
#0 07/01/2025 $5,998.79



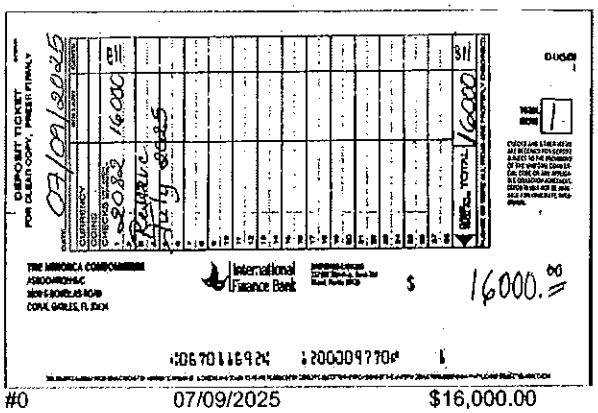
#0 07/01/2025 $1,117.07



#0 07/08/2025 $6,438.58



#0 07/09/2025 $1,465.62



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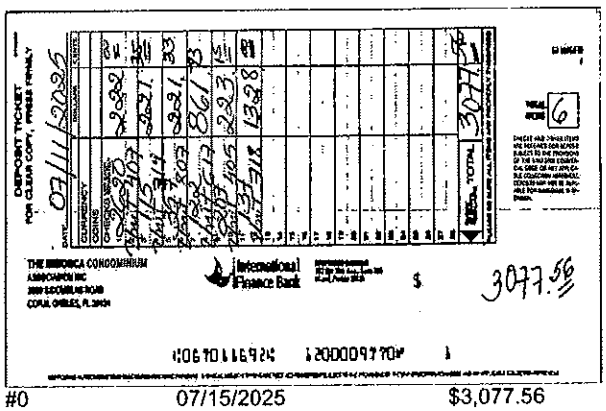
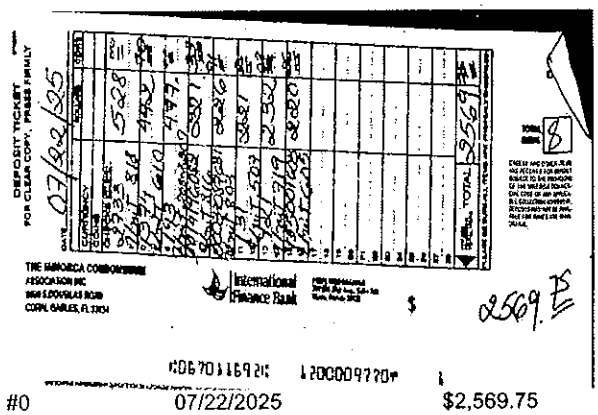
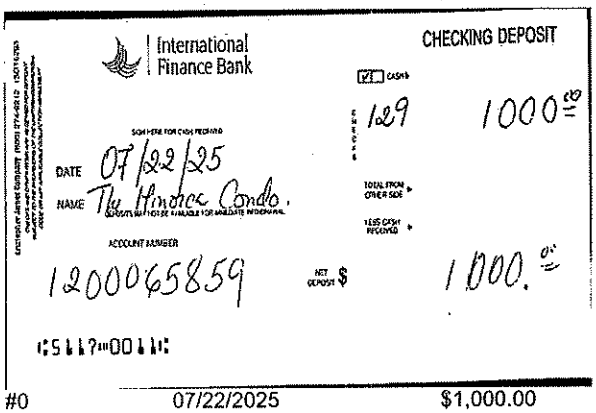


#0 07/15/2025 $3,077.56



#0 07/22/2025 $2,569.75

#0 07/09/2025 $1,000.00



International Finance Bank

CHECKING DEPOSIT

SIGN HERE FOR CASH RECEIVED

DATE 07/22/25

NAME The Minorca Condo.

ACCOUNT NUMBER

1200065859

CASH 129 1000.00

TOTAL FROM OTHER SIDE

LESS CASH RECEIVED

NET DEPOSIT $ 1,000.00

⑆5117⑈0011⑆

#0	07/22/2025	$1,000.00

MINORCA CONDOMINIUM ASSOCIATION, INC.
Reconciliation Summary
10309 · Banesco Money Market (6981), Period Ending 07/31/2025

	Jul 31, 25	
Beginning Balance		78,095.29
Cleared Transactions		
Deposits and Credits - 1 item	260.67	
Total Cleared Transactions	260.67	
Cleared Balance		**78,355.96**
Register Balance as of 07/31/2025		78,355.96
Ending Balance		78,355.96

MINORCA CONDOMINIUM ASSOCIATION, INC.
Reconciliation Detail
10309 · Banesco Money Market (6981), Period Ending 07/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						78,095.29
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	07/31/2025			X	260.67	260.67
Total Deposits and Credits					260.67	260.67
Total Cleared Transactions					260.67	260.67
Cleared Balance					260.67	78,355.96
Register Balance as of 07/31/2025					260.67	78,355.96
Ending Balance					**260.67**	**78,355.96**

3155 NW 77 Ave
Miami, Fl, 33122

Banesco

Date 7/31/25	Page 1
Account Number	2500016981
Enclosures	

4775593

THE MINORCA CONDOMINIUM ASSOCIATION INC
2030 S. DOUGLAS RD
CORAL GABLES FL 33134

ACCOUNT DETAIL

BUSINESS MONEY MARKET		Number of Enclosures	0
Account Number	2500016981	Statement Dates 7/01/25 thru	7/31/25
Previous Balance	78,095.29	Days in the statement period	31
Deposits/Credits	.00	Average Ledger	78,095.29
Checks/Debits	.00	Average Collected	78,095.29
Total Fees	.00	Interest Earned	260.67
Interest Paid	260.67	Annual Percentage Yield Earned	4.00%
Current Balance	78,355.96	2025 Interest Paid	3,075.20

Deposits and Additions

Date	Description	Amount	Refe
7/31	Interest Deposit	260.67	

Daily Balance Information

Date	Balance	Date	Balance
7/01	78,095.29	7/31	78,355.96

Interest Rate Summary

Date	Rate
6/30	3.930000%

02500021601010000

MINORCA CONDOMINIUM ASSOCIATION, INC.
Reconciliation Summary
10312 · CitiBank CD (7447)-9/24/25, Period Ending 07/31/2025

	Jul 31, 25	
Beginning Balance		227,397.42
Cleared Transactions		
Deposits and Credits - 1 item	778.80	
Total Cleared Transactions	778.80	
Cleared Balance		**228,176.22**
Register Balance as of 07/31/2025		228,176.22
Ending Balance		228,176.22

MINORCA CONDOMINIUM ASSOCIATION, INC.
Reconciliation Detail
10312 · CitiBank CD (7447)-9/24/25, Period Ending 07/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						227,397.42
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	07/31/2025			X	778.80	778.80
Total Deposits and Credits					778.80	778.80
Total Cleared Transactions					778.80	778.80
Cleared Balance					778.80	228,176.22
Register Balance as of 07/31/2025					778.80	228,176.22
Ending Balance					**778.80**	**228,176.22**

citibank®

Citibank CBO Services 187
P.O. Box 6201
Sioux Falls, SD 57117-6201

00025103 BB CCC 212 JSW1#5MC AM1 0T1 0

CitiBusiness®

001/R1/04F016

000
CITIBANK, N. A.
Account
9144467447

Statement Period
Jul 1 - Jul 31, 2025

00034429
M202

THE MINORCA CONDOMINIUM
ASSOCIATION, INC.
2030 S DOUGLAS RD APT 506
CORAL GABLES FL 33134

CitiBusiness® ACCOUNT AS OF JULY 31, 2025

Relationship Summary:

Checking	-----
Savings	$228,176.22
Checking Plus	-----

SAVINGS ACTIVITY

Certificates of Deposit

Type	Number	Maturity	Interest Rate	Annual Percentage Yield (APY)	Last Interest Paid	Balance
6 MO BSN CD	9144467447	09/24/25	4.16%	4.25%		$228,176.22

CitiBusiness 6 Month CD

9144467447

Beginning Balance: $227,397.42
Ending Balance: $228,176.22

Date	Description	Debits	Credits	Balance
07/25	INTEREST CREDIT		778.80	228,176.22

CUSTOMER SERVICE INFORMATION

IF YOU HAVE QUESTIONS ON:	YOU CAN CALL:	YOU CAN WRITE:
CDs	877-528-0990 For TTY:We accept 711 or other Relay Service.	CitiBusiness 100 Citibank Drive San Antonio, TX 78245-9966

For phone payments accepted through our Collections Department, you authorize Citi to electronically debit your specified bank account by an ACH transaction in the amount and on such date that you indicated on the phone. You may cancel a one-time payment by calling the number on your statement within the timeframe disclosed to you on the phone.

For change in address, call your account officer or visit your branch.

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0-0
34429
EDLR400H 1076 0038 CFM033 07 250801 PAGE 00001 OF 00001

MINORCA CONDOMINIUM ASSOCIATION, INC.
Reconciliation Summary
10313 · US Century CD (8018) Mat 4/8/26, Period Ending 07/31/2025

	Jul 31, 25	
Beginning Balance		0.00
Cleared Transactions		
Deposits and Credits - 3 items	227,186.58	
Total Cleared Transactions	227,186.58	
Cleared Balance		**227,186.58**
Register Balance as of 07/31/2025		227,186.58
Ending Balance		227,186.58

MINORCA CONDOMINIUM ASSOCIATION, INC.
Reconciliation Detail
10313 · US Century CD (8018) Mat 4/8/26, Period Ending 07/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						0.00
Cleared Transactions						
Deposits and Credits - 3 items						
Check	04/08/2025	10	The Minorca Condo...	X	100,000.00	100,000.00
Check	04/30/2025	1005	The Minorca Condo...	X	125,000.00	225,000.00
Deposit	07/31/2025			X	2,186.58	227,186.58
Total Deposits and Credits					227,186.58	227,186.58
Total Cleared Transactions					227,186.58	227,186.58
Cleared Balance					227,186.58	227,186.58
Register Balance as of 07/31/2025					227,186.58	227,186.58
Ending Balance					**227,186.58**	**227,186.58**

US CENTURY BANK

07/14/2025 03:20 PM

12 MON HOA CD >100 8018

Balance **$227,186.58**

Available** **$227,186.58**

YTD interest **$2,186.58**

Jul 5, 2025 - Jul 14, 2025 10 days

Date	Description	Amount	Balance
07/08/2025	Interest paid through 7-07-25	$731.18	$227,186.58

** This balance may include overdraft or line of credit funds.

US CENTURY BANK

07/14/2025 03:23 PM

12 MON HOA CD >100 8018

Balance **$227,186.58**

Available** **$227,186.58**

YTD interest **$2,186.58**

May 1, 2025 - Jul 14, 2025 Custom

Date	Description	Amount	Balance
07/08/2025	Interest paid through 7-07-25	$731.18	$227,186.58
06/08/2025	Interest paid through 6-07-25	$753.09	$226,455.40
05/08/2025	Interest paid through 5-07-25	$702.31	$225,702.31

** This balance may include overdraft or line of credit funds.

US CENTURY BANK

07/14/2025 03:20 PM

12 MON HOA CD >100 8018

Balance **$227,186.58**

Available** **$227,186.58**

YTD interest **$2,186.58**

Jul 5, 2025 - Jul 14, 2025 10 days

Date	Description	Amount	Balance
07/08/2025	Interest paid through 7-07-25	$731.18	$227,186.58

** This balance may include overdraft or line of credit funds.

MINORCA CONDOMINIUM ASSOCIATION, INC.
Reconciliation Summary
26405 · First Horizon 3990011539, Period Ending 07/31/2025

	Jul 31, 25	
Beginning Balance		256,599.06
Cleared Transactions		
Payments and Credits - 1 item	4,630.30	
Total Cleared Transactions	4,630.30	
Cleared Balance		**251,968.76**
Register Balance as of 07/31/2025		251,968.76
Ending Balance		251,968.76

MINORCA CONDOMINIUM ASSOCIATION, INC.
Reconciliation Detail
26405 · First Horizon 3990011539, Period Ending 07/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						256,599.06
Cleared Transactions						
Payments and Credits - 1 item						
Check	07/20/2025	ACH	First Horizon Bank	X	4,630.30	4,630.30
Total Cleared Transactions					4,630.30	4,630.30
Cleared Balance					-4,630.30	251,968.76
Register Balance as of 07/31/2025					-4,630.30	251,968.76
Ending Balance					**-4,630.30**	**251,968.76**

FIRST HORIZON.

PO BOX 613706
Memphis, TN 38101-3706
Return Service Requested

00001272 TFTSMNTS080125003238 00000 01 000000000 0001254 002

THE MINORCA CONDOMINIUM ASSOCIATION INC
2030 S DOUGLAS ROAD
ATTN: FRONT DESK
CORAL GABLES, FL 33134-0000

Commercial
Term Facility Statement

For Customer Service	888-382-4968
Facility Account Number	3990011539
Borrower Name	THE MINORCA CONDOMIN
Statement Closing Date	07/31/2025
Total Statement Amount Due	$5,420.09

2

00001272 02564 0001-0004 TFTSMNTS080125003238 01 1 0001254

Facility Information	
Facility Account number	3990011539
Amount	$251,968.76
Available Credit	$0.00

Facility Amount Due	
Total Current Fees	$0.00
Total Past Due Fees	$0.00
Total Fees Due	$0.00
Payment Due Date	

Current Fees Charged

Eff Date	Description	Rate	Tran Amount

Account Information	
Account Number	980002978
Statement Closing Date	07/31/2025
Interest rate	3.650000%
Interest Paid Year to Date	$5,876.33
Previous Principal Balance	$256,599.06
*Current Principal Balance	$251,968.76

*This is the principal balance only, not the amount required to pay the account in full.

Details of Amount Due	
Principal Due	$4,644.29
Interest Due	$775.80
Other Amount Due	$0.00
Late Charges	$0.00
Past Due Amount	$0.00
Total Due	$5,420.09
Minimum Due	$5,420.09
Payment Due Date	08/20/2025

Transaction Activity

Eff Date	Post Date	Description	Tran Amount
20-Jul-2025	21-Jul-2025	AUTODEBIT INTEREST PAYMENT	$789.79
20-Jul-2025	21-Jul-2025	AUTODEBIT PRINCIPAL PAYMENT	$4,630.30

00001272 02565 0002-0004 TFTSMNTS080125003238 01 L 0001254

********** PAYMENT VIA AUTODEBIT FROM ACCOUNT LISTED **********

Account Number	Minimum Due - Due on or Before	Past Due Payments	Total Amount Due	DDA/ACH Account
980002978	$5,420.09 08/20/2025	$0.00	$5,420.09	

☐ Check here if your address is incorrect and complete the form on the reverse side.

FIRST HORIZON.

Commercial Account
PO BOX 613706
Memphis, TN 38101-3706

THE MINORCA CONDOMINIUM ASSOCI

ACBS

Commercial Account

⑆5552⑈0001⑆ 0000098000 2978⑈

MINORCA CONDOMINIUM ASSOCIATION, INC.

General Ledger

As of July 31, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
10000 · OPERATING ACCOUNT							59,116.60
10013 · Truist Bank Oper (4047)							28,569.10
Deposit	07/01/2025	701	A/R Deposit	Deposit	1,680.00		30,249.10
General Journal	07/01/2025	107		WM Corporate Services, INC.-12-38965-22004-SVC June Paid in 06/05/2025	2,538.71		32,787.81
General Journal	07/01/2025	108		Huntington-Payment New Acct 07/09/2025	164.52		32,952.33
Bill Pmt -Check	07/02/2025	2073	Padron Monloro & Hartney LLP	25589		700.00	32,252.33
Bill Pmt -Check	07/02/2025	2074	SFM Security Services, Inc.	SEC5313		5,455.40	26,796.93
Bill Pmt -Check	07/02/2025	2075	Engineering Systems Technology, Inc.	C-173809		589.86	26,207.07
Bill Pmt -Check	07/02/2025	2076	Zar Florida Elevator Inc	INV 1591		250.00	25,957.07
Bill Pmt -Check	07/02/2025	2077	Another Garage and Gate Inc.	2263		890.00	25,067.07
Bill Pmt -Check	07/02/2025	2078	The Trash Chute Co., LLC	107374		679.00	24,388.07
Bill Pmt -Check	07/02/2025	2079	Zar Florida Elevator Inc	1557		1,000.00	23,388.07
Bill Pmt -Check	07/02/2025	2080	Zar Florida Elevator Inc	1594		790.00	22,598.07
Check	07/02/2025	2081	Frank Schulz	Reimb.		51.99	22,546.08
Check	07/02/2025	2082	The Minorca Condominium Association, Inc.	July 2025 Reserve		16,000.00	6,546.08
Check	07/02/2025	2083	Jose Ortega	July 2025		300.00	6,246.08
Check	07/02/2025	2084	Ana Guillen	July 2025		300.00	5,946.08
Check	07/02/2025	2085	Asdrubal Valero	July 2025		300.00	5,646.08
Check	07/02/2025	2086	Juan Carlos Pinon.	July 2025		300.00	5,346.08
Check	07/02/2025	2087	Anabel Ravelo	July 2025		300.00	5,046.08
Deposit	07/02/2025	702	A/R Deposit	Deposit	1,682.00		6,728.08
Check	07/02/2025	2052-M	Jose Ortega	Payroll 06/16/2025-06/29/2025		2,782.96	3,945.12
Bill Pmt -Check	07/03/2025	2088	Orkin	277815323		982.26	2,962.86
Bill Pmt -Check	07/03/2025	2089	Lumi Maintenance Supply	I/25/02238		15.10	2,947.76
Bill Pmt -Check	07/03/2025	2090	Pathway Fitness Service	6110		161.25	2,786.51
Bill Pmt -Check	07/03/2025	2091	SFM Security Services, Inc.	SEC5270		5,581.18	-2,794.67
Bill Pmt -Check	07/03/2025	2092	APPLE UNIFORMS	Inv 1000814		267.50	-3,062.17
Bill Pmt -Check	07/03/2025	2093	Lumi Maintenance Supply	I/25/02197		932.68	-3,994.85
Deposit	07/03/2025	703	A/R Deposit	Deposit	85,110.00		81,115.15
Check	07/03/2025	ACH	ADP, Inc.	ADP Wage p/r 06/16/2025-06/29/2025-Check Date 7/3/2025		7,374.19	73,740.96
Check	07/03/2025	ACH	ADP, Inc.	ADP-p/r 06/16/2025-06/29/2025-Check Date 7/3/2025		1,857.59	71,883.37
Check	07/03/2025	ACH	ADP, Inc.	ADP 06/16/2025-06/29/2025-Check date 7/3/2025		513.21	71,370.16
Deposit	07/07/2025	707	A/R Deposit	Deposit	2,414.00		73,784.16
Deposit	07/08/2025	708	A/R Deposit	Deposit	845.00		74,629.16
Check	07/09/2025	2053-M	Awnings by United	Inv 78 Pool cover and umbrellas Repair		920.00	73,709.16
Deposit	07/10/2025	710	A/R Deposit	Deposit	3,044.00		76,753.16
Check	07/11/2025	2094	The Minorca Condominium Association, Inc.	Transf. to Acc. 6969		60,000.00	16,753.16
Check	07/18/2025	ACH	WM Corporate Services, INC.	Per bank Sta		1,691.57	15,061.59
General Journal	07/23/2025	105-Onl...		Online Deposit from June	4,953.00		20,014.59
Deposit	07/29/2025	729	A/R Deposit	Deposit	864.00		20,878.59
Deposit	07/30/2025	730		Assoc	7,003.80		27,882.39
Deposit	07/31/2025			Interest	0.41		27,882.80
Total 10013 · Truist Bank Oper (4047)					110,299.44	110,985.74	27,882.80
10014 · US Century Bank Oper (6968) NEW							30,547.50
Deposit	07/01/2025	701	A/R Deposit	Assoc	9,460.00		40,007.50
Deposit	07/01/2025	701	A/R Deposit	Online	2,264.00		42,271.50
Deposit	07/02/2025	702	A/R Deposit	Assoc	3,569.00		45,840.50
Deposit	07/03/2025	703	A/R Deposit	Assoc	1,437.00		47,277.50
Check	07/07/2025	ACH	AT&T	Acct. 327355469		80.25	47,197.25
Check	07/07/2025	ACH	WM Corporate Services, INC.	12-78675-52004		877.05	46,320.20
Deposit	07/08/2025	708	A/R Deposit	Assoc	11,423.00		57,743.20
Bill Pmt -Check	07/08/2025	ACH	FPL	62061-89208		6,459.76	51,283.44
Bill Pmt -Check	07/08/2025	ACH	MIAMI DADE WATER & SEWER DEPT.	7337049630		14,897.70	36,385.74
Deposit	07/08/2025	708	A/R Deposit	Online	537.05		36,922.79
Check	07/09/2025	ACH	AT&T	ACH Debit per bank statemnet		68.83	36,853.96
Check	07/09/2025	ACH	Huntington	June & July 2025		329.04	36,524.92
Check	07/09/2025	3000	Jose Ortega			43.81	36,481.11
Deposit	07/09/2025			Deposit	450.00		36,931.11
Deposit	07/10/2025	710	A/R Deposit	Assoc	2,818.00		39,749.11
Bill Pmt -Check	07/11/2025	3001	Jorge L Herrera, CPA, P.A.	Inv 1742		5,750.00	33,999.11
Bill Pmt -Check	07/11/2025	3002	Becker & Poliakoff, P.A.	5236770-8/23/2025		112.50	33,886.61
Bill Pmt -Check	07/11/2025	3003	Becker & Poliakoff, P.A.	5238891		315.00	33,571.61
Check	07/11/2025	2094	The Minorca Condominium Association, Inc.	Transf. to Acc. 6969-Attach file	60,000.00		93,571.61
Bill Pmt -Check	07/11/2025	ACH	MIAMI DADE WATER & SEWER DEPT.	6888099984	0.00		93,571.61
Bill Pmt -Check	07/11/2025	ACH	MIAMI DADE WATER & SEWER DEPT.	3846974581		56.34	93,515.27
Check	07/11/2025	ACH	ADP, Inc.	ADP FEES		175.02	93,340.25
Bill Pmt -Check	07/11/2025	3004	DSI Digital Security	3195		374.50	92,965.75
Deposit	07/11/2025	711	A/R Deposit	Assoc	843.00		93,808.75
Check	07/13/2025	ACH	AT&T	Acct. 327985508		136.61	93,672.14
Deposit	07/16/2025	716	A/R Deposit	Assoc	7,917.62		101,589.76
Check	07/16/2025	ACH	First Insurance Funding			21,937.10	79,652.66
Check	07/17/2025	ACH	ADP, Inc.	p/r 06/30/2025-07/13/2025-Check Date 7/18/2025		10,286.42	69,366.24
Check	07/17/2025	ACH	ADP, Inc.	ADP-p/r 06/30/2025-07/14/2025-Check Date 7/18/2025		2,532.45	66,833.79
Check	07/17/2025	ACH	ADP, Inc.	ADP-p/r 07/14/2025-07/25/2025 Check 7/18/2025		535.00	66,298.79
Deposit	07/17/2025			Deposit	300.00		66,598.79
Bill Pmt -Check	07/18/2025	ACH	GRAYBAR FINANCIAL SERVICES	18697346		347.64	66,251.15
Bill Pmt -Check	07/18/2025	3005	EnginAir, Inc.	Inv. 2064 July 2025		720.00	65,531.15
Bill Pmt -Check	07/18/2025	3006	DSI Digital Security	3202		128.37	65,402.78
Bill Pmt -Check	07/18/2025	3007	First Advantage	Inv 73362606-6/30/2025		100.68	65,302.10
Bill Pmt -Check	07/18/2025	3008	C.S. Orchids, Inc.	INV 12936-July 2025		165.15	65,136.95
Bill Pmt -Check	07/18/2025	3009	Zar Florida Elevator Inc	1605-First Payment		2,125.00	63,011.95
Deposit	07/18/2025	718	A/R Deposit	Assoc	1,132.00		64,143.95
Check	07/20/2025	ACH	First Horizon Bank	Ln Payment FHB Loans		5,420.09	58,723.86
Check	07/21/2025	ACH	AT&T	Acct. 327985508		166.47	58,557.39
Bill Pmt -Check	07/21/2025	ACH	MIAMI DADE WATER & SEWER DEPT.			37.65	58,519.74
Deposit	07/22/2025	722	A/R Deposit	Assoc	2,844.00		61,363.74
Check	07/22/2025	ACH	Celerity Fiber			5,931.17	55,432.57
Check	07/22/2025	ACH	AT&T	Acct. 327355469		105.25	55,327.32
Deposit	07/22/2025			Deposit	35.11		55,362.43
Deposit	07/22/2025			Deposit	250.00		55,612.43
General Journal	07/23/2025	105-Onl...		Online Deposit from June		4,953.00	50,659.43
Check	07/23/2025	3004 M	SIGNS FOR YOU, INC.	Inv :20509		176.55	50,482.88
Deposit	07/24/2025	724	A/R Deposit	Assoc	1,027.00		51,509.88
Check	07/24/2025	Debit	READY REFRESWATER SERVICE			2.13	51,507.75
Deposit	07/25/2025	725	A/R Deposit	Deposit	1,012.00		52,519.75
Check	07/25/2025	ACH	ADP, Inc.	ADP FEES		254.20	52,265.55
Bill Pmt -Check	07/29/2025	3010	Power Depot Inc.	6010817		350.00	51,915.55
Bill Pmt -Check	07/29/2025	3011	Zar Florida Elevator Inc	1606-Rollers final payment		790.00	51,125.55
Bill Pmt -Check	07/29/2025	3012	SFM Security Services, Inc.	SEC5345		6,110.96	45,014.59
Bill Pmt -Check	07/29/2025	3013	Orkin	279247428		982.26	44,032.33
Check	07/29/2025	3014	Thomas Li	Overpayment HOA		881.00	43,151.33
Check	07/29/2025	3015	Karen Ell	Over payment HOA		2,732.00	40,419.33
Bill Pmt -Check	07/29/2025	3016	Pathway Fitness Service	6138		161.25	40,258.08
Deposit	07/30/2025			Deposit	100.00		40,358.08
Deposit	07/31/2025	731	A/R Deposit	Assoc	1,132.00		41,490.08
Check	07/31/2025	ACH	ADP, Inc.	p/r 07/14/2025-07/27/2025 Check 08/01/2025		9,987.33	31,502.75
Check	07/31/2025	ACH	ADP, Inc.	ADP p/r 07/14/2025-07/27/2025-Check Date 08/01		2,429.48	29,073.27
Check	07/31/2025	ACH	ADP, Inc.	ADP p/r 07/14/2025-07/27/2025-Check Date 08/01		531.01	28,542.26
Deposit	07/31/2025	731	A/R Deposit	Deposit	2,710.00		31,252.26
Total 10014 · US Century Bank Oper (6968) NEW					111,260.78	110,556.02	31,252.26
Total 10000 · OPERATING ACCOUNT					221,560.22	221,541.76	59,135.06
10009 · IFB-Security Deposit (5859)							36,965.00
Deposit	07/09/2025			Deposit	1,000.00		37,965.00
Deposit	07/22/2025			Deposit	1,000.00		38,965.00
Total 10009 · IFB-Security Deposit (5859)					2,000.00	0.00	38,965.00
10200 · RESERVE ACCOUNT							1,168,467.89
10215 · IFB Money Market 9770							183,201.28
Deposit	07/01/2025	701	A/R Deposit	Deposit	7,115.86		190,317.14
Check	07/02/2025	2082	The Minorca Condominium Association, Inc.	July 2025 Reserve	16,000.00		206,317.14
Deposit	07/08/2025	708	A/R Deposit	Deposit	6,438.58		212,755.72
Deposit	07/09/2025	709	A/R Deposit	Deposit	1,465.62		214,221.34
Deposit	07/15/2025	715	A/R Deposit	Deposit	3,077.56		217,298.90
Deposit	07/22/2025	722	A/R Deposit	Deposit	2,569.75		219,868.65
Check	07/23/2025	Debit	Harland Clarke Check Order			63.44	219,805.21
Deposit	07/31/2025			Interest	116.35		219,921.56
Total 10215 · IFB Money Market 9770					36,783.72	63.44	219,921.56
10309 · Banesco Money Market (6961)							78,095.29
Deposit	07/31/2025			Interest	260.67		78,355.96
Total 10309 · Banesco Money Market (6961)					260.67	0.00	78,355.96

MINORCA CONDOMINIUM ASSOCIATION, INC.

General Ledger

As of July 31, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
10310 · Banesco CD-(2540) 9/18/2025							229,773.90
Total 10310 · Banesco CD-(2540) 9/18/2025							229,773.90
10311 · First Horizon CD (8957)-4/25/26							225,000.00
Total 10311 · First Horizon CD (8957)-4/25/26							225,000.00
10312 · CitiBank CD (7447)-9/24/25							227,397.42
Deposit	07/31/2025			Interest	778.80		228,176.22
Total 10312 · CitiBank CD (7447)-9/24/25					778.80	0.00	228,176.22
10313 · US Century CD (8018) Mat 4/8/26							225,000.00
Deposit	07/31/2025			Interest	2,186.58		227,186.58
Total 10313 · US Century CD (8018) Mat 4/8/26					2,186.58	0.00	227,186.58
Total 10260 · RESERVE ACCOUNT					40,009.77	63.44	1,208,414.22
11100 · Unbilled Special Assessment							442,000.00
General Journal	07/31/2025	111		Reclass Accl After CPA Adjustments		326,240.65	115,759.35
Total 11100 · Unbilled Special Assessment					0.00	326,240.65	115,759.35
11200 · Assessment receivables - PMH							17,012.62
Deposit	07/01/2025	701	A/R Deposit	Deposit		1,680.00	15,332.62
Deposit	07/01/2025	701	A/R Deposit	Assoc		9,460.00	5,872.62
Deposit	07/01/2025	701	A/R Deposit	Online		2,264.00	3,608.62
Deposit	07/02/2025	702	A/R Deposit	Deposit		1,682.00	1,926.62
Deposit	07/02/2025	702	A/R Deposit	Assoc		3,569.00	-1,642.38
Deposit	07/03/2025	703	A/R Deposit	Deposit		85,110.00	-86,752.38
Deposit	07/03/2025	703	A/R Deposit	Assoc		1,437.00	-88,189.38
Deposit	07/07/2025	707	A/R Deposit	Deposit		2,414.00	-90,603.38
Deposit	07/08/2025	708	A/R Deposit	Assoc		11,423.00	-102,026.38
Deposit	07/08/2025	708	A/R Deposit	Deposit		845.00	-102,871.38
Deposit	07/08/2025	708	A/R Deposit	Online		537.05	-103,408.43
Deposit	07/10/2025	710	A/R Deposit	Deposit		3,044.00	-106,452.43
Deposit	07/10/2025	710	A/R Deposit	Assoc		2,818.00	-109,270.43
Deposit	07/11/2025	711	A/R Deposit	Assoc		843.00	-110,113.43
Deposit	07/16/2025	716	A/R Deposit	Assoc		7,917.62	-118,031.05
Deposit	07/18/2025	718	A/R Deposit	Assoc		1,132.00	-119,163.05
Deposit	07/22/2025	722	A/R Deposit	Assoc		2,844.00	-122,007.05
Deposit	07/24/2025	724	A/R Deposit	Assoc		1,027.00	-123,034.05
Deposit	07/25/2025	725	A/R Deposit	Deposit		1,012.00	-124,046.05
Check	07/29/2025	3014	Thomas Li	07/23/2025	881.00		-123,165.05
Check	07/29/2025	3015	Karen Eil	07/23/2025	2,732.00		-120,433.05
Deposit	07/29/2025	729	A/R Deposit	Deposit		864.00	-121,297.05
Deposit	07/30/2025	730	A/R Deposit	Assoc		5,387.00	-126,684.05
Deposit	07/31/2025	731	A/R Deposit	Assoc		1,132.00	-127,816.05
Deposit	07/31/2025	731	A/R Deposit	Deposit		2,710.00	-130,526.05
General Journal	07/31/2025	106		-MULTIPLE-	192,749.96		62,223.91
General Journal	07/31/2025	106		-MULTIPLE-		53,376.94	8,846.97
Total 11200 · Assessment receivables - PMH					196,362.96	204,528.61	8,846.97
11202 · 2025-Special Assessment							13,706.88
Deposit	07/01/2025	701	A/R Deposit	Deposit		7,115.86	6,591.02
Deposit	07/08/2025	708	A/R Deposit	Deposit		6,438.58	152.44
Deposit	07/09/2025	709	A/R Deposit	Deposit		1,465.62	-1,313.18
Deposit	07/15/2025	715	A/R Deposit	Deposit		3,077.56	-4,390.74
Deposit	07/22/2025	722	A/R Deposit	Deposit		2,589.75	-6,980.49
General Journal	07/31/2025	106		-MULTIPLE-		33,767.81	-40,728.30
General Journal	07/31/2025	106		-MULTIPLE-	55,537.04		14,808.74
Total 11202 · 2025-Special Assessment					55,537.04	54,435.18	14,808.74
12100 · Prepaid Insurance							185,613.04
General Journal	07/31/2025	105		Amortize one month		22,302.64	163,310.40
Total 12100 · Prepaid Insurance					0.00	22,302.64	163,310.40
12600 · Prepaid Expenses							1,019.76
General Journal	07/31/2025	99		Amortize One Month		117.68	902.08
General Journal	07/31/2025	106		Amortize one month			902.08
Total 12600 · Prepaid Expenses					0.00	117.68	902.08
FIXED ASSETS							78,495.96
13200 · Property and Equipment							209,395.16
Total 13200 · Property and Equipment							209,395.16
13300 · Accum. Depreciation							-240,211.17
Total 13300 · Accum. Depreciation							-240,211.17
13500- · Trash Compactor							6,000.00
Total 13500- · Trash Compactor							6,000.00
14000 · Computer Equipment							11,251.17
Total 14000 · Computer Equipment							11,251.17
15000 · Furniture and Equipment							32,952.04
Total 15000 · Furniture and Equipment							32,952.04
18000 · Led Fixtures							99,495.13
Total 18000 · Led Fixtures							99,495.13
19000 · Accumulated Depreciation							-40,386.37
Total 19000 · Accumulated Depreciation							-40,386.37
Total FIXED ASSETS							78,495.96
10299 · Due from Operating							356,120.75
General Journal	07/31/2025	114		Adjusting "Due From Operating to Reserve" after the CPA's adjustment entry, considering the SPA ...		342,506.75	13,614.00
Total 10299 · Due from Operating					0.00	342,506.75	13,614.00
20000 · Accounts Payable							-34,979.04
Bill	07/01/2025	25589	Padron Montoro & Hartney LLP	25589		700.00	-35,679.04
Bill	07/01/2025	1591	Zar Florida Elevator Inc	INV 1591		250.00	-35,929.04
Bill	07/01/2025	2283	Another Garage and Gate Inc.	2283		890.00	-36,819.04
Bill	07/01/2025	107374	The Trash Chute Co., LLC	107374		679.00	-37,498.04
Bill	07/01/2025	1557	Zar Florida Elevator Inc	1557		1,000.00	-38,498.04
Bill	07/01/2025	1742	Jorge L Herrera, CPA, P.A.	Inv 1742		5,750.00	-44,248.04
Bill	07/01/2025	6113	Pathway Fitness Service	6113-06/24/2025		259.38	-44,507.42
Bill	07/01/2025	7948	Ee IT Consulting LLC	7948		142.50	-44,649.92
Bill	07/01/2025	36736	Victoria Pool Designs, LLC	36736		645.00	-45,294.92
General Journal	07/01/2025	107	WM Corporate Services, INC.	WM Corporate Services, INC.-12-38965-22004-SVC June Paid in 08/05/2025		2,538.71	-47,833.63
Bill Pmt -Check	07/02/2025	2073	Padron Montoro & Hartney LLP	25589	700.00		-47,133.63
Bill Pmt -Check	07/02/2025	2074	SFM Security Services, Inc.	SEC5313	5,455.40		-41,678.23
Bill	07/02/2025	C-173809	Engineering Systems Technology, Inc.	C-173809		589.86	-42,268.09
Bill Pmt -Check	07/02/2025	2075	Engineering Systems Technology, Inc.	C-173809	589.86		-41,678.23
Bill Pmt -Check	07/02/2025	2076	Zar Florida Elevator Inc	INV 1591	250.00		-41,428.23
Bill Pmt -Check	07/02/2025	2077	Another Garage and Gate Inc.	2283	890.00		-40,538.23
Bill Pmt -Check	07/02/2025	2078	The Trash Chute Co., LLC	107374	679.00		-39,859.23
Bill Pmt -Check	07/02/2025	2079	Zar Florida Elevator Inc	1557	1,000.00		-38,859.23
Bill Pmt -Check	07/02/2025	2080	Zar Florida Elevator Inc	1594	790.00		-38,069.23
Bill	07/02/2025	5236770	Becker & Poliakoff, P.A.	5236770-6/23/2025		112.50	-38,181.73
Bill Pmt -Check	07/03/2025	2088	Orkin	277815323	982.26		-37,199.47
Bill	07/03/2025	I/25/022...	Lumi Maintenance Supply	I/25/02238		15.10	-37,214.57
Bill Pmt -Check	07/03/2025	2089	Lumi Maintenance Supply	I/25/02238	15.10		-37,199.47
Bill Pmt -Check	07/03/2025	2090	Pathway Fitness Service	6110	161.25		-37,038.22
Bill Pmt -Check	07/03/2025	2091	SFM Security Services, Inc.	SEC5270	5,581.18		-31,457.04
Bill Pmt -Check	07/03/2025	2092	APPLE UNIFORMS	Inv 1000814	267.50		-31,189.54
Bill	07/03/2025	I/25/021...	Lumi Maintenance Supply	I/25/02197		932.68	-32,122.22
Bill Pmt -Check	07/03/2025	2093	Lumi Maintenance Supply	I/25/02197	932.68		-31,189.54
Bill Pmt -Check	07/08/2025	ACH	FPL	62061-89208	6,459.76		-24,729.78
Bill Pmt -Check	07/08/2025	ACH	MIAMI DADE WATER & SEWER DEPT.	7337049630	14,897.70		-9,832.08
Bill	07/10/2025	2064	EnginAir, Inc.	Inv. 2064 July 2025		720.00	-10,552.08
Bill Pmt -Check	07/11/2025	3001	Jorge L Herrera, CPA, P.A.	Inv 1742	5,750.00		-4,802.08
Bill Pmt -Check	07/11/2025	3002	Becker & Poliakoff, P.A.	5236770-6/23/2025	112.50		-4,689.58
Bill Pmt -Check	07/11/2025	3003	Becker & Poliakoff, P.A.	5236891	315.00		-4,374.58
Bill Pmt -Check	07/11/2025	ACH	MIAMI DADE WATER & SEWER DEPT.	6888099984	0.00		-4,374.58
Bill Pmt -Check	07/11/2025	ACH	MIAMI DADE WATER & SEWER DEPT.	3846974581	56.34		-4,318.24
Bill	07/11/2025	3195	DSI Digital Security	3195		374.50	-4,692.74

MINORCA CONDOMINIUM ASSOCIATION, INC.

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill Pmt -Check	07/11/2025	3004	DSI Digital Security	3195	374.50		-4,318.24
Bill	07/12/2025	18697346	GRAYBAR FINANCIAL SERVICES	18697346		347.64	-4,665.88
Bill	07/14/2025	688809...	MIAMI DADE WATER & SEWER DEPT.	6888099984		12.65	-4,678.53
Bill	07/14/2025	733704...	MIAMI DADE WATER & SEWER DEPT.	7337049630		12,748.26	-17,426.79
Bill	07/15/2025	3202	DSI Digital Security	3202		128.37	-17,555.16
Bill	07/15/2025	12936	C.S. Orchids, Inc.	INV 12936-July 2025		165.15	-17,720.31
Bill	07/16/2025	73362506	First Advantage	Inv 73362506-6/30/2025		100.68	-17,820.99
Bill	07/16/2025	1605	Zar Florida Elevator Inc	1605-First Payment		2,125.00	-19,945.99
Bill	07/16/2025	6010817	Power Depot Inc.	6010817		350.00	-20,295.99
Bill	07/17/2025	SEC5368	SFM Security Services, Inc.	SEC5346		6,110.96	-26,406.95
Bill Pmt -Check	07/18/2025	ACH	GRAYBAR FINANCIAL SERVICES	18697346	347.64		-26,059.31
Bill Pmt -Check	07/18/2025	3005	EnginAir, Inc.	Inv. 2064 July 2025	720.00		-25,339.31
Bill Pmt -Check	07/18/2025	3006	DSI Digital Security	3202	128.37		-25,210.94
Bill Pmt -Check	07/18/2025	3007	First Advantage	Inv 73362506-6/30/2025	100.68		-25,110.26
Bill Pmt -Check	07/18/2025	3008	C.S. Orchids, Inc.	INV 12936-July 2025	165.15		-24,945.11
Bill Pmt -Check	07/18/2025	3009	Zar Florida Elevator Inc	1605-First Payment	2,125.00		-22,820.11
Bill	07/18/2025	279247...	Orkin	279247428		982.26	-23,802.37
Bill	07/21/2025		MIAMI DADE WATER & SEWER DEPT.			25.00	-23,827.37
Bill Pmt -Check	07/21/2025	ACH	MIAMI DADE WATER & SEWER DEPT.		37.65		-23,789.72
Bill	07/21/2025	1606	Zar Florida Elevator Inc	1606-Rollers final payment		790.00	-24,579.72
Bill	07/21/2025	13569	All In One Landscape Group	13569		250.00	-24,829.72
Bill	07/21/2025	62061-...	FPL	62061-89208		6,530.72	-31,360.44
Bill	07/22/2025	6138	Pathway Fitness Service	6138		161.25	-31,521.69
Bill	07/25/2025	I/25/026...	Lumi Maintenance Supply	I/25-02238		757.72	-32,279.41
Bill	07/26/2025	SEC5378	SFM Security Services, Inc.	SEC5378		5,958.57	-38,237.98
Bill	07/28/2025	I/25/027...	Lumi Maintenance Supply	I/25/02702		51.22	-38,289.20
Bill Pmt -Check	07/29/2025	3010	Power Depot Inc.	6010817	350.00		-37,939.20
Bill Pmt -Check	07/29/2025	3011	Zar Florida Elevator Inc	1606-Rollers final payment	790.00		-37,149.20
Bill Pmt -Check	07/29/2025	3012	SFM Security Services, Inc.	SEC5346	6,110.96		-31,038.24
Bill Pmt -Check	07/29/2025	3013	Orkin	279247428	982.26		-30,055.98
Bill Pmt -Check	07/29/2025	3016	Pathway Fitness Service	6138	161.25		-29,894.73
Bill	07/29/2025	3208	DSI Digital Security	3208		534.50	-30,429.23
Bill	07/30/2025	00309516	CITY OF CORAL GALBES	BT-0025006917		75.00	-30,504.23
Bill	07/30/2025	00309330	CITY OF CORAL GALBES	BT-0025005865		265.00	-30,769.23
Bill	07/31/2025	MIN-06...	Celerity Fiber	Inv: MIN-060125		5,931.17	-36,700.40
Total 20000 · Accounts Payable					58,276.99	60,000.39	-36,700.40
20004 · Accrued Expenses							-10,397.17
General Journal	07/01/2025	102R		Rcd Accr Exp	10,397.17		0.00
General Journal	07/31/2025	112		Rcd Accr Exp		8,833.57	-8,833.57
Total 20004 · Accrued Expenses					10,397.17	8,833.57	-8,833.57
20005 · Due to Reserves Account							-356,120.75
General Journal	07/31/2025	114		Adjusting "Due From Operating to Reserve" after the CPA's adjustment entry, considering the SPA ...	342,506.75		-13,614.00
Total 20005 · Due to Reserves Account					342,506.75	0.00	-13,614.00
20006 · Accrued Salaries and Wages							-13,737.67
General Journal	07/01/2025	101R		Rcd Accrued Salaries and Wages from 6/16/2025-6/30/2025	13,737.67		0.00
General Journal	07/31/2025	109		Rcd Accr Salaries and Wages fom 7/26/2025-7/31/2025		3,699.38	-3,699.38
Total 20006 · Accrued Salaries and Wages					13,737.67	3,699.38	-3,699.38
20007 · Due to Prior Owner							-616.00
Total 20007 · Due to Prior Owner							-616.00
20008 · Collections & Other Admin.Fees							-200.00
Total 20008 · Collections & Other Admin.Fees							-200.00
20049 · Insurance Payable							-175,496.80
Check	07/16/2025	ACH	First Insurance Funding	First Insurance	21,937.10		-153,559.70
Total 20049 · Insurance Payable					21,937.10	0.00	-153,559.70
20050 · Accrued Interest expense-Loan							-634.11
Total 20050 · Accrued Interest expense-Loan							-634.11
20200 · Assessments Collected in Advanc							-51,619.94
General Journal	07/31/2025	106		set up prepaid		50,840.29	-102,460.23
General Journal	07/31/2025	106		-MULTIPLE-	51,619.94		-50,840.29
Total 20200 · Assessments Collected in Advanc					51,619.94	50,840.29	-50,840.29
20202 · SPA 2025-Collected in Advance							-32,458.14
General Journal	07/31/2025	106		set up prepaid		31,254.18	-63,712.32
General Journal	07/31/2025	106		reverse prepaid	32,458.14		-31,254.18
Total 20202 · SPA 2025-Collected in Advance					32,458.14	31,254.18	-31,254.18
24800 · Security Deposits Held							-37,800.00
Deposit	07/09/2025	197620...		Tenant Sec Deposit unit-517		1,000.00	-38,800.00
Deposit	07/22/2025	129		Unit 406-Javier L Orozco (Attach file)		1,000.00	-39,800.00
Total 24800 · Security Deposits Held					0.00	2,000.00	-39,800.00
20700 · SPA-2025							-303,089.31
20701 · SPA-2025-Revenue							-303,089.79
General Journal	07/31/2025	106		Special Assess Batch 700		23,150.86	-326,240.65
General Journal	07/31/2025	111		Reclass Acct After CPA Adjustments	326,240.65		0.00
Total 20701 · SPA-2025-Revenue					326,240.65	23,150.86	0.00
20702 · SPA-2025-Expenses							0.48
General Journal	07/31/2025	111		Reclass Acct After CPA Adjustments		0.48	0.00
Total 20702 · SPA-2025-Expenses					0.00	0.48	0.00
Total 20700 · SPA-2025					326,240.65	23,151.34	0.00
NOTES PAYABLE							-256,599.06
26405 · First Horizon 3990011539							-256,599.06
Check	07/20/2025	ACH	First Horizon Bank	Ln Paymnt FHB Loans	4,630.30		-251,968.76
Total 26405 · First Horizon 3990011539					4,630.30	0.00	-251,968.76
Total NOTES PAYABLE					4,630.30	0.00	-251,968.76
Fund balance - reserves							-1,202,748.58
25000 · Interest earned							-6,614.63
Total 25000 · Interest earned							-6,614.63
25002 · Current Year Interest Earned							-16,003.65
Check	07/23/2025	Debit	Harland Clarke Check Order		63.44		-15,940.21
Deposit	07/31/2025			Interest		116.35	-16,056.56
Deposit	07/31/2025			Interest		2,186.58	-18,243.14
Deposit	07/31/2025			Interest		260.67	-18,503.81
Deposit	07/31/2025			Interest		778.80	-19,282.61
Total 25002 · Current Year Interest Earned					63.44	3,342.40	-19,282.61
26000 · Reserve - Roofing							-270,896.22
Total 26000 · Reserve - Roofing							-270,896.22
26010 · Reserve Painting							-186,554.64
Total 26010 · Reserve Painting							-186,554.64
26020 · Reserve - Elev./Passngr Cntr							-195,839.20
Total 26020 · Reserve - Elev./Passngr Cntr							-195,839.20
26045 · Reserve-Paving							-128,004.61
Total 26045 · Reserve-Paving							-128,004.61
26075 · Reserve-Water Proofing Restorat							-31,530.96
Total 26075 · Reserve-Water Proofing Restorat							-31,530.96
26080 · Reserve/Disaster Relief Fund							-93,796.00
General Journal	07/31/2025	106		accrue monthly reserves		16,000.00	-109,796.00
Total 26080 · Reserve/Disaster Relief Fund					0.00	16,000.00	-109,796.00
26085 · Reserve-Mechanical Work							-186,407.87
Total 26085 · Reserve-Mechanical Work							-186,407.87

MINORCA CONDOMINIUM ASSOCIATION, INC.

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
26090 · Reserve-Carpet Replacement							-79,972.80
Total 26090 · Reserve-Carpet Replacement							-79,972.80
26101 · Reserve-40Year Re-Certification							-7,128.00
Total 26101 · Reserve-40Year Re-Certification							-7,128.00
Total Fund balance - reserves					63.44	19,342.40	-1,222,027.54
30101 · Prior Year Adjustment							-598.20
General Journal	07/31/2025	113		Reclass Acct	645.00		46.80
General Journal	07/31/2025	113		Reclass Acct		46.80	0.00
Total 30101 · Prior Year Adjustment					645.00	46.80	0.00
32000 · Fund balance - operating							192,956.33
Total 32000 · Fund balance - operating							192,956.33
Assessments							-847,532.77
INCOME							-847,532.77
4000 · Maintenance Fee							-745,650.00
General Journal	07/31/2025	106		record monthly revenues		124,275.00	-869,925.00
Total 4000 · Maintenance Fee					0.00	124,275.00	-869,925.00
4001 · Reserve Income							-96,000.00
General Journal	07/31/2025	106		record monthly revenues		16,000.00	-112,000.00
Total 4001 · Reserve Income					0.00	16,000.00	-112,000.00
4002 · Access Card							-380.00
Total 4002 · Access Card							-380.00
4005 · Application/Estoppel Fee							-2,750.00
Deposit	07/09/2025	297037...		HOA App Fee Unit-617		450.00	-3,200.00
Deposit	07/17/2025	130		-MULTIPLE-		300.00	-3,500.00
Deposit	07/22/2025	29752		Estoppel Unit-718		250.00	-3,750.00
Total 4005 · Application/Estoppel Fee					0.00	1,000.00	-3,750.00
4010 · FOB Income							-90.00
Deposit	07/30/2025	136		2 FOBS UNIT 604		100.00	-190.00
Total 4010 · FOB Income					0.00	100.00	-190.00
4080 · Vending Commissions							-210.52
Deposit	07/22/2025	48083		Jun Commission		35.11	-245.63
Total 4080 · Vending Commissions					0.00	35.11	-245.63
4100 · Late Fee							-1,180.00
General Journal	07/31/2025	106		late charges-Batch 744		275.00	-1,455.00
General Journal	07/31/2025	106		Remove late charges-Batch 745	625.00		-830.00
Total 4100 · Late Fee					625.00	275.00	-830.00
4120 · NSF Fee Income							-65.00
Total 4120 · NSF Fee Income							-65.00
4160 · Interest Income							-4.79
Deposit	07/31/2025			Interest		0.41	-5.20
Total 4160 · Interest Income					0.00	0.41	-5.20
4165 · Condo Questionaire							-400.00
Total 4165 · Condo Questionaire							-400.00
4360 · Miscellaneous income							-802.46
General Journal	07/31/2025	106		30 LTR Carge-Batch 749		50.00	-852.46
General Journal	07/31/2025	113		Reclass Acct		645.00	-1,497.46
Total 4360 · Miscellaneous income					0.00	695.00	-1,497.46
Total INCOME					625.00	142,380.52	-989,288.29
Total Assessments					625.00	142,380.52	-989,288.29
ADMINISTRATIVE							23,506.97
5061 · Uniforms							929.83
Total 5061 · Uniforms							929.83
5110 · Office Supplies & Expenses							3,061.91
Check	07/09/2025	3000	Jose Ortega		43.81		3,105.72
Check	07/24/2025	Debit	READY REFRESHWATER SERVICE		2.13		3,107.85
Total 5110 · Office Supplies & Expenses					45.94	0.00	3,107.85
5111 · Stationary & Printing							197.02
Check	07/02/2025	2081	Frank Schutz	Printer Ink	51.99		249.01
Total 5111 · Stationary & Printing					51.99	0.00	249.01
5114 · Website							1,407.95
General Journal	07/31/2025	99		Amortize One Month	117.68		1,525.63
Total 5114 · Website					117.68	0.00	1,525.63
5115 · Accounting							4,200.00
Bill	07/01/2025	25589	Padron Montoro & Hartney LLP	July 2025	700.00		4,900.00
Total 5115 · Accounting					700.00	0.00	4,900.00
5119. Miscellaneous expenses							346.71
Bill	07/12/2025	18697346	GRAYBAR FINANCIAL SERVICES	Late Charge	31.60		378.31
General Journal	07/31/2025	111		Reclass Acct After CPA Adjustments	0.48		378.79
General Journal	07/31/2025	113		Reclass Acct	46.80		425.59
Total 5119. Miscellaneous expenses					78.88	0.00	425.59
5121 · Computer Services							365.00
Bill	07/01/2025	7948	Es IT Consulting LLC	Fix acces to the cameras	142.50		507.50
Total 5121 · Computer Services					142.50	0.00	507.50
5130 · Postage & Delivery							742.61
Total 5130 · Postage & Delivery							742.61
5191 · Audit Accounting Fees							0.00
Bill	07/01/2025	1742	Jorge L Herrera, CPA, P.A.	Inv 1742	5,750.00		5,750.00
Total 5191 · Audit Accounting Fees					5,750.00	0.00	5,750.00
5192 · Legal Fees							7,078.82
Bill	07/02/2025	5236770	Becker & Poliakoff, P.A.	6/23/2024	112.50		7,191.32
Total 5192 · Legal Fees					112.50	0.00	7,191.32
5410 · Bank Charges							220.17
Total 5410 · Bank Charges							220.17
5515- Inspections/Licenses/Fees							4,689.25
Bill	07/30/2025	00309516	CITY OF CORAL GALBES	renewal of annual fire inspection	75.00		4,764.25
Bill	07/30/2025	00309330	CITY OF CORAL GALBES	renewal fire inspection fee	265.00		5,029.25
Total 5515- Inspections/Licenses/Fees					340.00	0.00	5,029.25
5526 · Screening Fees							267.70
Bill	07/16/2025	73362506	First Advantage	Inv 73362506-6/30/2025-Residential screening serv	100.68		368.38
Total 5526 · Screening Fees					100.68	0.00	368.38
Total ADMINISTRATIVE					7,440.17	0.00	30,947.14

Type	Date	Num	Name	Memo	Debit	Credit	Balance
INSURANCE							149,269.17
5519 · Insurance Package							143,985.33
Deposit	07/30/2025	900304...	Westguard Insurance	Assoc		1,616.80	142,368.53
General Journal	07/31/2025	106		Amortize one month	22,302.64		164,671.17
Total 5519 · Insurance Package					22,302.64	1,616.80	164,671.17
5527 · Worker's Compensation Insurance							5,283.84
General Journal	07/01/2025	101R		Rcd Accrued Salaries and Wages from 6/16/2025-6/30/2025		549.77	4,734.07
Check	07/03/2025	ACH	ADP, Inc.	06/16/2025-06/29/2025-Check date 7/3/2025	513.21		5,247.28
Check	07/17/2025	ACH	ADP, Inc.	p/r 07/14/2025-07/25/2025 Check 7/18/2025	535.00		5,782.28
Check	07/31/2025	ACH	ADP, Inc.	p/r 07/14/2025-07/27/2025-Check Date 08/01	531.01		6,313.29
General Journal	07/31/2025	109		Rcd Accr Salaries and Wages fom 7/28/2025-7/31/2025	151.72		6,465.01
Total 5527 · Worker's Compensation Insurance					1,730.94	549.77	6,465.01
Total INSURANCE					24,033.58	2,166.57	171,136.18
MAINTENANCE CONTRACTS							140,319.33
5120 · Plants Main Lobby							990.90
Bill	07/15/2025	12936	C.S. Orchids, Inc.	Orch lease as per agreement-July 2025	165.15		1,156.05
Total 5120 · Plants Main Lobby					165.15	0.00	1,156.05
5122 · Panic Button Front Desk/Office							256.74
Bill	07/15/2025	3202	DSI Digital Security	Monthly Monitoring	128.37		385.11
Bill	07/29/2025	3208	DSI Digital Security	Service call, red motion door sensor	534.50		919.61
Total 5122 · Panic Button Front Desk/Office					662.87	0.00	919.61
5141 · Landscaping							1,375.00
Bill	07/21/2025	13569	All In One Landscape Group	Service 7/7-7/21/2025	250.00		1,625.00
Total 5141 · Landscaping					250.00	0.00	1,625.00
5202 · Elevator Maintenance							5,889.20
Bill	07/01/2025	1557	Zar Florida Elevator Inc	Maintenance	1,000.00		6,889.20
Total 5202 · Elevator Maintenance					1,000.00	0.00	6,889.20
5203 · A/C Maintenance							3,600.00
Bill	07/10/2025	2064	EnginAir, Inc.	July 2025	720.00		4,320.00
Total 5203 · A/C Maintenance					720.00	0.00	4,320.00
5207 · Elevator Phone Monitoring							889.17
Total 5207 · Elevator Phone Monitoring							889.17
5221 · Pool Service							3,870.00
Bill	07/01/2025	36735	Victoria Pool Designs, LLC	Jul 2025	645.00		4,515.00
Total 5221 · Pool Service					645.00	0.00	4,515.00
5223 · Digital Satellite TV							29,199.61
Check	07/22/2025	ACH	Celerity Fiber	7/01/2025-7/31/2025	5,931.17		35,130.78
Bill	07/31/2025	MIN-06...	Celerity Fiber	06/01/2025-06/30/2025	5,931.17		41,061.95
Total 5223 · Digital Satellite TV					11,862.34	0.00	41,061.95
5244 · Fumigating Drywood Contract							6,139.66
Bill	07/18/2025	279247...	Orkin	Monthly PC Standard	982.26		7,121.92
Total 5244 · Fumigating Drywood Contract					982.26	0.00	7,121.92
5260 · Security Personnel							76,024.99
Bill	07/17/2025	SEC5346	SFM Security Services, Inc.	06/29/2025 - 07/12/2025	6,110.96		82,135.95
Bill	07/26/2025	SEC5378	SFM Security Services, Inc.	07/13/2025 - 07/26/2025	5,958.57		88,094.52
Total 5260 · Security Personnel					12,069.53	0.00	88,094.52
5312 · Generator Servicing							1,370.82
Bill	07/16/2025	6010817	Power Depot Inc.	maintenace plan-quarterly	350.00		1,720.82
Total 5312 · Generator Servicing					350.00	0.00	1,720.82
5313 · Fire Alarm Servicing Contract							3,539.17
Bill	07/02/2025	C-173809	Engineering Systems Technology, Inc.	C-173809	589.86		4,129.03
Total 5313 · Fire Alarm Servicing Contract					589.86	0.00	4,129.03
5314 · Roof Contract							859.65
Total 5314 · Roof Contract							859.65
5316 · Gym Equipment Maint Cont							1,470.87
Bill	07/01/2025	6113	Pathway Fitness Service	lube equipment, equipment maintenace	259.38		1,730.25
General Journal	07/01/2025	108		Huntington-Payment New Acct 07/09/2025		164.52	1,565.73
Check	07/09/2025	ACH	Huntington	(Attach file)	329.04		1,894.77
Bill	07/22/2025	6138	Pathway Fitness Service	lube equipment, equipment maintenace	161.25		2,056.02
Total 5316 · Gym Equipment Maint Cont					749.67	164.52	2,056.02
5317 · Deodorizer - Common Areas							4,843.55
Bill	07/01/2025	107374	The Trash Chute Co., LLC	July 2025	679.00		5,522.55
Total 5317 · Deodorizer - Common Areas					679.00	0.00	5,522.55
Total MAINTENANCE CONTRACTS					30,725.68	164.52	170,880.49
REPAIRS AND MAINTENANCE							52,210.45
5142 · Landscape Improvement							6,707.64
Total 5142 · Landscape Improvement							6,707.64
5145 · Gate Repair							4,458.00
Bill	07/01/2025	2283	Another Garage and Gate Inc.	6/26/2025-North side entrance	890.00		5,348.00
Total 5145 · Gate Repair					890.00	0.00	5,348.00
5150 · Pool Repairs & Supplies							406.58
Total 5150 · Pool Repairs & Supplies							406.58
5155 · Plumbing Repairs & Supplies							225.00
Total 5155 · Plumbing Repairs & Supplies							225.00
5170 · Building Repairs & Supplies							3,022.50
Bill	07/03/2025	I/25/022...	Lumi Maintenance Supply	AAA Alkaline Battery	15.10		3,037.60
Bill	07/03/2025	I/25/021...	Lumi Maintenance Supply	paper towel, surface cleaner, can liner, lysol	932.68		3,970.28
Check	07/09/2025	2053-M	Awnings by United	50% deposit-Total work balance $1840.00 (attach file)	920.00		4,890.28
Check	07/23/2025	3004 M	SIGNS FOR YOU, INC.	(Attach file)	176.55		5,066.83
Bill	07/25/2025	I/25/026...	Lumi Maintenance Supply	CLEANING SUPPLIES	757.72		5,824.55
Bill	07/28/2025	I/25/027...	Lumi Maintenance Supply	paper towel, surface cleaner, can liner, lysol	51.22		5,875.77
Total 5170 · Building Repairs & Supplies					2,853.27	0.00	5,875.77
5204 · Elevator Repair							25,790.00
Bill	07/01/2025	1591	Zar Florida Elevator Inc	ELEVATOR 2-New interlock door	250.00		26,040.00
Bill	07/16/2025	1605	Zar Florida Elevator Inc	Plan for 6 months for traveling cable work	2,125.00		28,165.00
Bill	07/21/2025	1606	Zar Florida Elevator Inc	Rollers final payment	790.00		28,955.00
Total 5204 · Elevator Repair					3,165.00	0.00	28,955.00
5208 · Mechanical Repairs & Supplies							3,384.87
Total 5208 · Mechanical Repairs & Supplies							3,384.87
5230 · Cleaning Supplies/Equipment							1,329.21
Total 5230 · Cleaning Supplies/Equipment							1,329.21
5277 · Security/Computer Systems							4,415.16
Bill	07/11/2025	3195	DSI Digital Security	Service Call	374.50		4,789.66
Total 5277 · Security/Computer Systems					374.50	0.00	4,789.66
5278 · Gym Equipment RM & Others							665.48
Total 5278 · Gym Equipment RM & Others							665.48
5279 · Fire Equipment							1,810.00
Total 5279 · Fire Equipment							1,810.00

MINORCA CONDOMINIUM ASSOCIATION, INC.

General Ledger

As of July 31, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
5523 · Generator Fuel							16.01
Total 5523 · Generator Fuel							16.01
Total REPAIRS AND MAINTENANCE					7,282.77	0.00	59,493.22
SALARIES & BENEFITS							159,181.45
5001 · On-Site Manager							24,866.39
General Journal	07/01/2025	101R		Reverse of GJE 101 -- Rcd Accrued Salaries and Wages from 6/16/2025-6/30/2025		3,296.71	21,569.68
Check	07/02/2025	2052-M	Jose Ortega	(Attach) 06/16/2025-06/29/2025	3,076.93		24,646.61
Check	07/03/2025	ACH	ADP, Inc.	p/r 06/16/2025-06/29/2025-Check Date 7/3/2025			24,646.61
Check	07/17/2025	ACH	ADP, Inc.	p/r 06/30/2025-07/13/2025-Check Date 7/18/2025- Jose Ortega	3,076.93		27,723.54
Check	07/31/2025	ACH	ADP, Inc.	p/r 07/14/2025-07/25/2025 Check 08/01/2025- Jose Ortega	3,076.93		30,800.47
General Journal	07/31/2025	109		Rcd Accr Salaries and Wages fom 7/28/2025-7/31/2025	879.12		31,679.59
Total 5001 · On-Site Manager					10,109.91	3,296.71	31,679.59
5002 · Office Clerk							13,625.35
General Journal	07/01/2025	101R		Rcd Accrued Salaries and Wages from 6/16/2025-6/30/2025		1,078.39	12,546.96
Check	07/03/2025	ACH	ADP, Inc.	p/r 06/16/2025-06/29/2025-Check Date 7/3/2025	1,006.50		13,553.46
Check	07/17/2025	ACH	ADP, Inc.	p/r 06/30/2025-07/13/2025-Check Date 7/18/2025- Geraldina	1,006.50		14,559.96
Check	07/31/2025	ACH	ADP, Inc.	p/r 07/14/2025-07/25/2025 Check 08/01/2025- Geraldina	800.25		15,360.21
General Journal	07/31/2025	109		Rcd Accr Salaries and Wages fom 7/28/2025-7/31/2025	228.64		15,588.85
Total 5002 · Office Clerk					3,041.89	1,078.39	15,588.85
5003 · Assistant Manager							28,695.53
General Journal	07/01/2025	101R		Rcd Accrued Salaries and Wages from 6/16/2025-6/30/2025		2,262.86	26,432.67
Check	07/03/2025	ACH	ADP, Inc.	p/r 06/16/2025-06/29/2025-Check Date 7/3/2025	2,112.00		28,544.67
Check	07/17/2025	ACH	ADP, Inc.	p/r 06/30/2025-07/13/2025-Check Date 7/18/2025-Ana Guillen	2,112.00		30,656.67
Check	07/31/2025	ACH	ADP, Inc.	p/r 07/14/2025-07/25/2025 Check 08/01/2025-Ana Guillen	2,112.00		32,768.67
General Journal	07/31/2025	109		Rcd Accr Salaries and Wages fom 7/28/2025-7/31/2025	603.43		33,372.10
Total 5003 · Assistant Manager					6,939.43	2,262.86	33,372.10
5050 · Payroll Taxes							11,360.43
General Journal	07/01/2025	101R		Rcd Accrued Salaries and Wages from 6/16/2025-6/30/2025		735.94	10,624.49
Check	07/02/2025	2052-M	Jose Ortega	Payroll 06/16/2025-06/29/2025		293.97	10,330.52
Check	07/03/2025	ACH	ADP, Inc.	p/r 06/16/2025-06/29/2025-Check Date 7/3/2025		1,170.71	9,159.81
Check	07/03/2025	ACH	ADP, Inc.	p/r 06/16/2025-06/29/2025-Check Date 7/3/2025	1,857.59		11,017.40
Check	07/17/2025	ACH	ADP, Inc.	p/r 06/30/2025-07/13/2025-Check Date 7/18/2025		1,496.33	9,521.07
Check	07/17/2025	ACH	ADP, Inc.	p/r 06/30/2025-07/14/2025-Check Date 7/18/2025	2,532.45		12,053.52
Check	07/31/2025	ACH	ADP, Inc.	p/r 07/14/2025-07/25/2025 Check 08/01/2025		1,428.25	10,625.27
Check	07/31/2025	ACH	ADP, Inc.	p/r 07/14/2025-07/27/2025-Check Date 08/01	2,429.48		13,054.75
General Journal	07/31/2025	109		Rcd Accr Salaries and Wages fom 7/28/2025-7/31/2025	286.07		13,340.82
Total 5050 · Payroll Taxes					7,105.59	5,125.20	13,340.82
5055 · Payroll processing							1,852.58
Check	07/11/2025	ACH	ADP, Inc.	ADP FEES	175.02		2,027.60
Check	07/25/2025	ACH	ADP, Inc.	ADP FEES	254.20		2,281.80
Total 5055 · Payroll processing					429.22	0.00	2,281.80
5233 · Maintenance Supervisor							36,158.38
General Journal	07/01/2025	101R		Rcd Accrued Salaries and Wages from 6/16/2025-6/30/2025		2,995.71	33,162.67
Check	07/03/2025	ACH	ADP, Inc.	p/r 06/16/2025-06/29/2025-Check Date 7/3/2025	2,796.00		35,958.67
Check	07/17/2025	ACH	ADP, Inc.	p/r 06/30/2025-07/13/2025-Check Date 7/18/2025-Asdrubal Valero	2,796.00		38,754.67
Check	07/31/2025	ACH	ADP, Inc.	p/r 07/14/2025-07/25/2025 Check 08/01/20255-Asdrubal Valero	2,796.00		41,550.67
General Journal	07/31/2025	109		Rcd Accr Salaries and Wages fom 7/28/2025-7/31/2025	798.86		42,349.53
Total 5233 · Maintenance Supervisor					9,186.86	2,995.71	42,349.53
5234 · Housekeeper							34,222.79
General Journal	07/01/2025	101R		Rcd Accrued Salaries and Wages from 6/16/2025-6/30/2025		2,818.29	31,404.50
Check	07/03/2025	ACH	ADP, Inc.	p/r 06/16/2025-06/29/2025-Check Date 7/3/2025	2,630.40		34,034.90
Check	07/17/2025	ACH	ADP, Inc.	p/r 06/30/2025-07/13/2025-Check Date 7/18/2025-Juan C Piñon , Anabel R Rivelo,& Ochoa	2,791.32		36,826.22
Check	07/31/2025	ACH	ADP, Inc.	p/r 07/14/2025-07/25/2025 Check 08/01/2025-Juan C Piñon , Anabel R Rivelo,& Ochoa	2,630.40		39,456.62
General Journal	07/31/2025	109		Rcd Accr Salaries and Wages fom 7/28/2025-7/31/2025	751.54		40,208.16
Total 5234 · Housekeeper					8,803.66	2,818.29	40,208.16
5280 · Health Insurance							8,400.00
Check	07/02/2025	2083	Jose Ortega	July Health Insurance	300.00		8,700.00
Check	07/02/2025	2084	Ana Guillen	July 2025 Health Ins	300.00		9,000.00
Check	07/02/2025	2085	Asdrubal Valero	July 2025 Health Insurance	300.00		9,300.00
Check	07/02/2025	2086	Juan Carlos Pinon,	July 2025 Health Insurance	300.00		9,600.00
Check	07/02/2025	2087	Anabel Ravelo	July 2025 Health Ins	300.00		9,900.00
Total 5280 · Health Insurance					1,500.00	0.00	9,900.00
Total SALARIES & BENEFITS					47,116.58	17,577.16	188,720.85
UTILITIES							147,578.80
5140 · Telephone							2,569.73
General Journal	07/01/2025	102R		Rcd Accr Exp		158.02	2,411.71
Check	07/07/2025	ACH	AT&T	6/14/2025	80.25		2,491.96
Check	07/09/2025	ACH	AT&T	ACH Debit per bank statemnet	68.83		2,560.79
Bill	07/12/2025	18697348	GRAYBAR FINANCIAL SERVICES	-MULTIPLE-	316.04		2,876.83
Check	07/13/2025	ACH	AT&T	06/14-07/13/2025	136.61		3,013.44
Check	07/21/2025	ACH	AT&T	per bk	165.47		3,179.91
Check	07/22/2025	ACH	AT&T	7/14/2025 (Attach file)	105.25		3,285.16
Total 5140 · Telephone					873.45	158.02	3,285.16
5300 · Electricity							38,135.06
General Journal	07/01/2025	102R		Reverse of GJE 102 -- Rcd Accr Exp		1,875.41	36,259.65
Bill	07/21/2025	62061-...	FPL	06/21/2025-07/21/2025 PENDING BILL	6,530.72		42,790.37
General Journal	07/31/2025	112		Rcd Accr Exp	2,176.91		44,967.28
Total 5300 · Electricity					8,707.63	1,875.41	44,967.28
5310 · Water & Sewer							80,351.50
General Journal	07/01/2025	102R		Rcd Accr Exp		8,363.74	71,987.76
Bill	07/14/2025	688809...	MIAMI DADE WATER & SEWER DEPT.	06/11/2025-07/14/2025 -(Attach)	12.65		72,000.41
Bill	07/14/2025	733704...	MIAMI DADE WATER & SEWER DEPT.	6/11/2025-7/14/2025 (Attach)	12,748.26		84,748.67
Bill	07/21/2025		MIAMI DADE WATER & SEWER DEPT.	Late Fee	25.00		84,773.67
General Journal	07/31/2025	112		Rcd Accr Exp	6,656.66		91,430.33
Total 5310 · Water & Sewer					19,442.57	8,363.74	91,430.33
5320 · Trash Removal							26,522.51
Check	07/07/2025	ACH	WM Corporate Services, INC.	(Attach file)	877.05		27,399.56
Check	07/18/2025	ACH	WM Corporate Services, INC.	Per bank Sta	1,691.57		29,091.13
Total 5320 · Trash Removal					2,568.62	0.00	29,091.13
Total UTILITIES					31,592.27	10,397.17	168,773.90
9011 · Transfer to Reserve							96,000.00
General Journal	07/31/2025	106		accrue monthly reserves	16,000.00		112,000.00
Total 9011 · Transfer to Reserve					16,000.00	0.00	112,000.00
9013 · Courtyard loan Interest Payment							5,086.54
Check	07/20/2025	ACH	First Horizon Bank	Ln Paymnt FHB Loans	789.79		5,876.33
Total 9013 · Courtyard loan Interest Payment					789.79	0.00	5,876.33
TOTAL					1,643,590.96	1,643,590.96	0.00