



Monthly Financial Package

for

Heritage Condominium Association, Inc.

For period ending: 07/31/2023

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Heritage Condominium Association, Inc.

Balance Sheet Comparison: June vs July

	Last Month	Current Month	Difference
Assets			
1010 - Alliance Assoc Bank-Operating	\$12,614.57	\$2,764.76	(\$9,849.81)
1014 - Popular - Debt Service/ Law Suit	\$18,829.07	\$18,829.87	\$0.80
1050 - Alliance Assoc Bank-S/A	\$117,367.54	\$122,318.70	\$4,951.16
1054 - Popular - Loan Proceeds	\$104,108.83	\$104,108.83	-
1110 - Alliance Assoc Bank-Reserve	\$14,252.40	\$15,174.43	\$922.03
1114 - Popular - Reserve	\$1,719.30	\$1,721.04	\$1.74
1310 - Accounts Receivable-Owners	\$50,820.09	\$53,486.61	\$2,666.52
1390 - Allowance for Bad Debt	(\$20,000.00)	(\$20,000.00)	-
1420 - A/R-Due to Reserves from OP	\$23,418.32	\$23,170.86	(\$247.46)
1430 - A/R-Due to S/A from OP	\$11,922.91	\$5,200.00	(\$6,722.91)
Total Assets	\$335,053.03	\$326,775.10	(\$8,277.93)
Total Assets	\$335,053.03	\$326,775.10	(\$8,277.93)
Liabilities			
3010 - Accounts Payable	\$966.41	\$208.56	(\$757.85)
3020 - Prepaid Maintenance Fees	\$7,915.61	\$3,991.60	(\$3,924.01)
3420 - A/P-Due to Reserves from OP	\$23,418.32	\$23,170.86	(\$247.46)
3430 - A/P-Due to S/A from OP	\$11,922.91	\$5,200.00	(\$6,722.91)
3530 - Prepaid Loan Assessments	\$42,896.56	\$42,896.56	-
4010 - Loan-Bank	\$459,389.79	\$455,742.53	(\$3,647.26)
Total Liabilities	\$546,509.60	\$531,210.11	(\$15,299.49)
Equity			
5020 - Reserve Fund-Paving	\$2,652.78	\$2,652.78	-
5030 - Reserve Fund-Painting	\$11,874.30	\$11,874.30	-
5050 - Reserve Fund-Roof	\$10,305.60	\$10,305.60	-
5080 - Reserve Fund-Elevator	\$8,446.76	\$8,446.76	-
5510 - Retained Earnings	(\$226,779.84)	(\$226,779.84)	-
6950 - Net Income	(\$17,956.17)	(\$10,934.61)	\$7,021.56
Total Equity	(\$211,456.57)	(\$204,435.01)	\$7,021.56
Total Liabilities / Equity	\$335,053.03	\$326,775.10	(\$8,277.93)

Heritage Condominium Association, Inc.

Statement of Revenues and Expenses 7/1/2023 - 7/31/2023

	Current Period			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance		
Operating Income								
Income								
6100 - Maintenance Fees	11,610.31	11,088.00	522.31	81,272.17	77,616.00	3,656.17	133,056.00	
6310 - Late Fee Income	100.00	-	100.00	750.00	-	750.00	-	
6320 - Interest Income-Owners	732.94	-	732.94	4,600.76	-	4,600.76	-	
6330 - NSF Fees	-	-	-	25.00	-	25.00	-	
6340 - Collection Costs	395.00	-	395.00	590.00	-	590.00	-	
6540 - Laundry Income	-	-	-	145.74	-	145.74	-	
6610 - Interest Income-Operating	1.15	-	1.15	7.96	-	7.96	-	
Total Operating Income	12,839.40	11,088.00	1,751.40	87,391.63	77,616.00	9,775.63	133,056.00	
Operating Expense								
Admin Expenses								
7000 - Admin Billing Fees	60.00	-	(60.00)	60.00	-	(60.00)	-	
7010 - Management Fees	759.19	730.00	(29.19)	5,869.12	5,109.98	(759.14)	8,759.92	
7024 - Accounting & Audit	-	141.25	141.25	295.00	988.75	693.75	1,695.00	
7030 - Legal Expense	-	416.67	416.67	-	2,916.69	2,916.69	5,000.00	
7040 - AP Processing Fees	-	20.00	20.00	183.20	140.00	(43.20)	240.00	
7046 - Printing & Postage	1.07	12.50	11.43	25.29	87.50	62.21	150.00	
7050 - Bank Charges & Coupons	-	-	-	46.60	-	(46.60)	-	
7080 - Taxes & Corporate Fees	-	10.00	10.00	-	70.00	70.00	120.00	
7081 - License & Permits	-	25.00	25.00	274.57	175.00	(99.57)	300.00	
7086 - Condominium Fees	-	8.00	8.00	-	56.00	56.00	96.00	
7088 - Annual Corporate Fee	-	5.10	5.10	61.25	35.70	(25.55)	61.25	
Total Admin Expenses	820.26	1,368.52	548.26	6,815.03	9,579.62	2,764.59	16,422.17	
Repairs & Maintenance								
7100 - R&M-General	248.51	100.00	(148.51)	10,085.32	700.00	(9,385.32)	1,200.00	
7120 - R&M-Roof	-	166.67	166.67	-	1,166.69	1,166.69	2,000.00	
7130 - R&M-Plumbing	-	100.00	100.00	1,962.50	700.00	(1,262.50)	1,200.00	
7154 - R&M-Maintenance Supplies	-	50.00	50.00	-	350.00	350.00	600.00	
7180 - R&M-Elevator	-	50.00	50.00	1,275.00	350.00	(925.00)	600.00	
7270 - GroundsTrees	-	-	-	600.00	-	(600.00)	-	
7320 - R&M -Fire Alarm	-	127.00	127.00	804.02	889.00	84.98	1,524.00	
7322 - R&M - Fire Extinguishers	-	41.67	41.67	-	291.69	291.69	500.00	
Total Repairs & Maintenance	248.51	635.34	386.83	14,726.84	4,447.38	(10,279.46)	7,624.00	
Service Contracts								
7310 - Security & Safety Equipment Contract	-	8.33	8.33	-	58.31	58.31	100.00	
7323 - Elevator Maintenance Contract	259.00	176.00	(83.00)	2,645.00	1,232.00	(1,413.00)	2,112.00	
7324 - Fire Alarm Inspection	-	50.00	50.00	-	350.00	350.00	600.00	
7510 - Janitorial	620.00	641.67	21.67	4,020.00	4,491.69	471.69	7,700.00	
Total Service Contracts	879.00	876.00	(3.00)	6,665.00	6,132.00	(533.00)	10,512.00	

Heritage Condominium Association, Inc.

Statement of Revenues and Expenses 7/1/2023 - 7/31/2023

	Current Period			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance		
Operating Expense								
Insurance Expenses								
7740 - Insurance Expense	4,991.34	4,583.33	(408.01)	31,009.10	32,083.31	1,074.21	55,000.00	
Total Insurance Expenses	4,991.34	4,583.33	(408.01)	31,009.10	32,083.31	1,074.21	55,000.00	
Utilities								
7810 - Electricity	208.56	220.00	11.44	1,494.76	1,540.00	45.24	2,640.00	
7820 - Water & Sewer	1,232.45	2,160.00	927.55	9,751.94	15,120.00	5,368.06	25,920.00	
7830 - Trash Removal	574.25	578.50	4.25	3,486.35	4,049.50	563.15	6,942.00	
7860 - Cable	246.29	250.00	3.71	1,875.76	1,750.00	(125.76)	3,000.00	
7980 - Contingency Expense	-	416.32	416.32	-	2,914.24	2,914.24	4,995.83	
Total Utilities	2,261.55	3,624.82	1,363.27	16,608.81	25,373.74	8,764.93	43,497.83	
Special Assessment Expenses								
8150 - Loan Interest	-	-	-	46,158.06	-	(46,158.06)	-	
Total Special Assessment Expenses	-	-	-	46,158.06	-	(46,158.06)	-	
Total Operating Expense	9,200.66	11,088.01	1,887.35	121,982.84	77,616.05	(44,366.79)	133,056.00	
Net Operating Income (Loss)	3,638.74	(.01)	3,638.75	(34,591.21)	(.05)	(34,591.16)	-	

Heritage Condominium Association, Inc.

Statement of Revenues and Expenses 7/1/2023 - 7/31/2023

	Current Period			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance		
Reserve Income								
Income								
6190 - Reserve Income	672.65	-	672.65	4,708.55	-	4,708.55	-	
6620 - Interest Income-Reserves	3.66	-	3.66	22.46	-	22.46	-	
Total Reserve Income	676.31	-	676.31	4,731.01	-	4,731.01	-	
Net Reserve Income (Loss)	676.31	-	676.31	4,731.01	-	4,731.01	-	

Heritage Condominium Association, Inc.

Statement of Revenues and Expenses 7/1/2023 - 7/31/2023

	Current Period			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance		
Special Assessment Income								
Income								
6210 - Special Assessment Income	2,704.00	-	2,704.00	18,928.00	-	18,928.00	-	
6630 - Interest Income-Other	2.51	-	2.51	17.59	-	17.59	-	
Total Special Assessment Income	2,706.51	-	2,706.51	18,945.59	-	18,945.59	-	
Special Assessment Expense								
Admin Expenses								
7040 - AP Processing Fees	-	-	-	20.00	-	(20.00)	-	
Total Admin Expenses	-	-	-	20.00	-	(20.00)	-	
Total Special Assessment Expense	-	-	-	20.00	-	(20.00)	-	
Net Special Assessment Income (Loss)	2,706.51	-	2,706.51	18,925.59	-	18,925.59	-	
Net Total	7,021.56		(.01)	7,021.57		(10,934.61)		

Heritage Condominium Association, Inc.

AR Aging By Fund- 7/31/2023

SUMMARY

Charge

Balance

Operating Fund

Assessments (6)	\$43,370.96
Demand Letter (1)	\$45.00
Intent To Lien (1)	\$150.00
Interest Fee (4)	\$3,106.30
Late Fee (4)	\$849.09
Lien Filling (1)	\$395.00

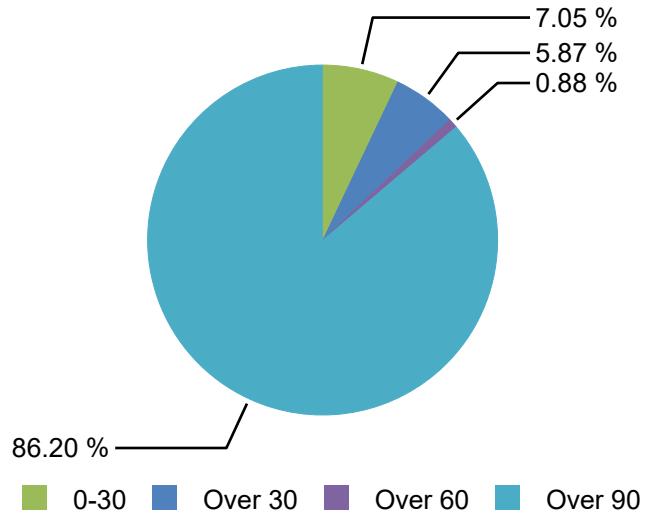
Special Assessment Fund

Special Assessment (2)	\$5,570.26
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Total

\$53,486.61

DISTRIBUTION



Fund & Property	0-30	Over 30	Over 60	Over 90	Balance
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Global Operating Fund

HCA10443 - 645 NE 121st Street Unit 402 - Somodevilla

Coll Status: HOA Foreclosure	\$802.64	\$536.79	\$25.00	\$16,773.77	\$18,138.20
Assessments	\$511.79	\$511.79	-	\$16,699.68	\$17,723.26
Late Fee	\$25.00	\$25.00	\$25.00	\$74.09	\$149.09
Interest Fee	\$265.85	-	-	-	\$265.85

HCA10414 - 645 NE 121st Street Unit 305 - Lopera

Coll Status: HOA Foreclosure	\$721.94	\$703.38	\$111.20	\$11,319.81	\$12,856.33
Assessments	\$511.79	\$511.79	-	\$11,319.81	\$12,343.39
Late Fee	\$25.00	-	-	-	\$25.00
Interest Fee	\$185.15	\$191.59	\$111.20	-	\$487.94

HCA10434 - 645 NE 121st Street Unit 308 - Ham

Coll Status: HOA Foreclosure	\$760.72	\$749.92	\$227.34	\$10,959.51	\$12,697.49
Assessments	\$511.79	\$511.79	-	\$8,913.05	\$9,936.63
Late Fee	\$25.00	\$25.00	\$25.00	\$475.00	\$550.00
Interest Fee	\$223.93	\$213.13	\$202.34	\$1,571.46	\$2,210.86

HCA10458 - 645 NE 121st Street Unit 405 - Davis

Coll Status: Lien Filing	\$989.80	\$734.01	\$106.42	\$2,315.74	\$4,145.97
Assessments	\$511.79	\$511.79	-	\$2,265.74	\$3,289.32
Late Fee	\$25.00	\$25.00	\$25.00	\$50.00	\$125.00
Interest Fee	\$58.01	\$47.22	\$36.42	-	\$141.65
Demand Letter	-	-	\$45.00	-	\$45.00
Intent To Lien	-	\$150.00	-	-	\$150.00
Lien Filing	\$395.00	-	-	-	\$395.00

HCA11387 - 645 NE 121st Street Unit 202 - Aristilde

Coll Status: Friendly Reminder	\$78.33	-	-	-	\$78.33
Assessments	\$78.33	-	-	-	\$78.33

(*** indicates previous owners)

Heritage Condominium Association, Inc.

AR Aging By Fund- 7/31/2023

Fund & Property	0-30	Over 30	Over 60	Over 90	Balance
HCA10440 - 645 NE 121st Street Unit 401 - Rodriguez	\$0.03	-	-	-	\$0.03
Coll Status: Friendly Reminder					
Assessments	\$0.03	-	-	-	\$0.03
Sub Total:	\$3,353.46	\$2,724.10	\$469.96	\$41,368.83	\$47,916.35
Special Assessment Fund					
HCA10434 - 645 NE 121st Street Unit 308 - Ham	\$208.00	\$208.00	-	\$4,576.00	\$4,992.00
Coll Status: HOA Foreclosure					
Special Assessment	\$208.00	\$208.00	-	\$4,576.00	\$4,992.00
HCA10458 - 645 NE 121st Street Unit 405 - Davis	\$208.00	\$208.00	-	\$162.26	\$578.26
Coll Status: Lien Filing					
Special Assessment	\$208.00	\$208.00	-	\$162.26	\$578.26
Sub Total:	\$416.00	\$416.00	\$0.00	\$4,738.26	\$5,570.26
Total:	\$3,769.46	\$3,140.10	\$469.96	\$46,107.09	\$53,486.61
Property Count:	6	4	4	4	

(*** indicates previous owners)

Heritage Condominium Association, Inc.

Pre Paid Homeowners For 7/31/2023

Account	Property	Owner Name	Credit Amount
HCA11414	645 NE 121st Street Unit 206	Ramon Ortega	1,684.38
HCA10426	645 NE 121st Street Unit 306	Ramon Ortega	989.99
HCA12579	645 NE 121st Street Unit 403	Federico Hurtado	511.79
HCA10401	645 NE 121st Street Unit 208	Homeward Properties Inc	443.51
HCA10382	645 NE 121st Street Unit 301	Horacio Gaiser TRS	208.64
HCA11391	645 NE 121st Street Unit 203	Gabrielle Fabre	113.43
HCA11400	645 NE 121st Street Unit 205	Homeward Properties Inc	27.51
HCA10388	645 NE 121st Street Unit 302	1615 NE 105TH LLC	9.99
HCA12577	645 NE 121st Street Unit 304	Red Carpet Group Investments, LLC	2.36
Total			3,991.60

(*** indicates previous owners)

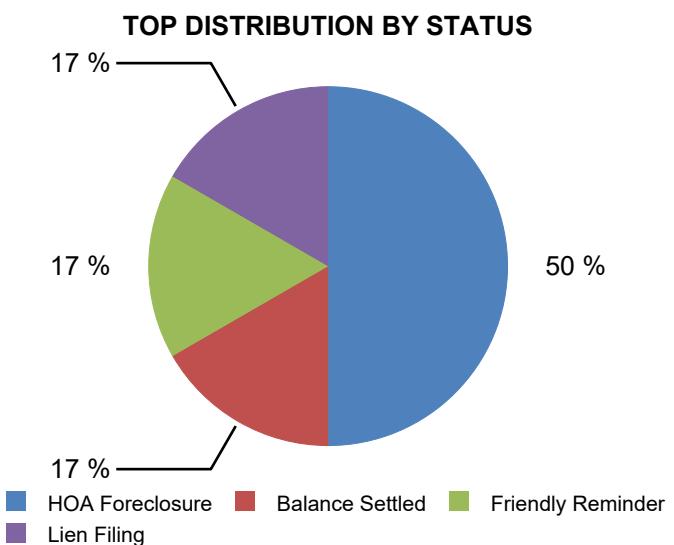
Heritage Condominium Association, Inc.

Collection Report - Detail for 7/1/2023 - 7/31/2023

SUMMARY

Balance Settled	1
Friendly Reminder	1
HOA Foreclosure	3
Lien Filing	1
Total	6

Total 6



HOA Foreclosure (Total Count = 3)

645 NE 121st Street Unit 305
Olivia Lopera
XN: 28315 Acct: HCA10414

HOA Foreclosure Current Balance: \$12,856.33
Last Payment Date/Amount: 07-19-2023 / (\$209.00)

3/29/2022	System	First Notice
4/5/2022	Jesus Ramirez	With Attorney
5/5/2022	System	HOA Foreclosure
5/5/2022	System	Account Review (Se
5/5/2022	Jesus Ramirez	With Attorney
6/6/2022	System	HOA Foreclosure

645 NE 121st Street Unit 308
Michael Ham
XN: 28319 Acct: HCA10434

HOA Foreclosure Current Balance: \$17,689.49
Last Payment Date/Amount: N/A

3/29/2022	System	First Notice
4/5/2022	Jesus Ramirez	Final Notice
4/15/2022	Jesus Ramirez	With Attorney
5/16/2022	System	HOA Foreclosure
5/16/2022	System	Account Review (Send to AR)
5/19/2022	Jesus Ramirez	With Attorney
6/20/2022	System	HOA Foreclosure
6/20/2022	System	Account Review (Send to AR)
6/21/2022	Jesus Ramirez	With Attorney
7/21/2022	System	HOA Foreclosure

645 NE 121st Street Unit 402
Est o Adela Somodevilla
XN: 28328 Acct: HCA10443

HOA Foreclosure Current Balance: \$18,138.20
Last Payment Date/Amount: 07-19-2023 / (\$511.79)

3/29/2022 System First Notice
4/5/2022 Jesus Ramirez With Attorney

Heritage Condominium Association, Inc.

Collection Report - Detail for 7/1/2023 - 7/31/2023

5/5/2022	System	HOA Foreclosure
5/5/2022	System	Account Review (Send to AR)
5/5/2022	Jesus Ramirez	With Attorney
6/6/2022	System	HOA Foreclosure

Lien Filing (Total Count = 1)

645 NE 121st Street Unit 405 Cordell Davis XN: 190160 Acct: HCA10458	Lien Filing	Current Balance: \$4,724.23
	Last Payment Date/Amount:	05-15-2023 / (\$527.00)
5/9/2023	Finite AR	Demand Letter
6/9/2023	System	Intent To Lien
7/10/2023	System	Lien Filing

Friendly Reminder (Total Count = 1)

645 NE 121st Street Unit 202 Joane Aristilde XN: 212336 Acct: HCA11387	Friendly Reminder	Current Balance: \$78.33
	Last Payment Date/Amount:	07-05-2023 / (\$511.79)
6/14/2023	System	Friendly Reminder
7/14/2023	System	Friendly Reminder

Balance Settled (Total Count = 1)

645 NE 121st Street Unit 302 1615 NE 105TH LLC XN: 223377 Acct: HCA10388	Balance Settled	Current Balance: \$0.00
	Last Payment Date/Amount:	07-12-2023 / (\$520.00)
7/7/2023	System	Friendly Reminder
7/14/2023	System	Balance Settled

Heritage Condominium Association, Inc.

Cash Disbursement - 7/31/2023

Date	CheckNo	Description	Amount
1010 - Alliance Assoc. Bank- Op 5149			
7/3/2023	ACH	A+ Fire Equipment Inv # 2017641	71.00
		7100 - R&M-General - A Plus Fire Equipment, INC - Breaker Bar	71.00
7/3/2023	Auto Draft	FPL - Florida Power & Light Inv # 062323-3466	195.84
		7810 - Electricity - Florida Power & Light - 05/24-06/23/2023 Service Period	195.84
7/4/2023	ACH	Trident Real Estate Inv # 221613	759.19
		7010 - Management Fees - TRIDENT REAL ESTATE, INC - Monthly Management Fee	759.19
7/5/2023	Transfer Out	Transfer to Alliance Assoc. Bank- Reserve 4456	920.11
		1110 - Alliance Assoc Bank-Reserve - Transfer from Alliance Assoc. Bank- Op 5149	920.11
7/5/2023	Check 5230	ALL DADE TREE SERVICE INC Inv # 337	600.00
		7270 - GroundsTrees - Tree removal	600.00
7/5/2023	Check 5231	Acadia Elevator/ACME/Archer Inv # 1634	164.00
		7323 - Elevator Maintenance Contract - Acme Elevator Corp - 07/2023 Preventative Maintenance	164.00
7/6/2023	Misc Check	Waste Pro - Pembroke Pines - 06/2023 Trash Service	574.25
		7830 - Trash Removal	574.25
7/10/2023	Misc Check	Comcast - 07/2023 Service Acct # 8495 60 003 1530506	87.38
		7860 - Cable	87.38
7/12/2023	Auto Draft	Miami-Dade Fire Rescue Department Inv # 1690592	99.57
		7081 - License & Permits - Life Safety Permit	99.57
7/12/2023	Misc Check	US Premium Finance - Payment #2	2,495.67
		7740 - Insurance Expense	2,495.67
7/12/2023	Check 5232	Owner Refund Acct # HCA	795.70
		1395 - A/R-Clearing - Owner Refund for Acct: HCA10403	795.70
		Coronado II 1024 Inc - 645 NE 121st Street Unit 303 North Miami, FL 33161	
7/14/2023	Auto Draft	Comcast Inv # 070423-4370	158.91
		7860 - Cable - 07/08- 08/07/2023 Service Period	158.91
7/17/2023	Transfer Out	Transfer to Alliance Assoc. Bank - Special Asst. 9861 - SA Funds collected Feb 2023 - April 2023	8,178.91
		1050 - Alliance Assoc Bank-S/A - Transfer from Alliance Assoc. Bank- Op 5149 - SA Funds collected Feb 2023 - April 2023	8,178.91
7/19/2023	Check 5233	William Ward Inv # 071023	248.51
		7100 - R&M-General - 07/10/2023 Reimbursement multiple items	248.51

Heritage Condominium Association, Inc.

Cash Disbursement - 7/31/2023

Date	CheckNo	Description	Amount
7/19/2023	Check 5234	Megaleap Property Solutions Inv # 1016	620.00
		7510 - Janitorial - 06/2023 Cleaning Services	620.00
7/21/2023	Auto Draft	City of North Miami Inv # 070723-1000	1,232.45
		7820 - Water & Sewer - Utilities - 05/02- 06/01/2023 Service Period	1,232.45
7/24/2023	Auto Draft	US Premium Finance Inv # 071823-8007	2,495.67
		7740 - Insurance Expense	2,495.67
7/24/2023	ACH	SouthData, Inc. Inv # 993992262	1.07
		7046 - Printing & Postage - 07/17/2023 Services	1.07
7/26/2023	Check 5235	Dade Elevator Consulting & Management Inv # INV-092515	95.00
		7323 - Elevator Maintenance Contract - Dade Elevator Inspections - Callback Re-Inspection on 03/29/2023	95.00
7/27/2023	ACH	Trident Real Estate Inv # 052023-ADMIN	60.00
		7000 - Admin Billing Fees - TRIDENT REAL ESTATE, INC - 5/9/23 Demand Letter Unit 405	45.00
		7000 - Admin Billing Fees - TRIDENT REAL ESTATE, INC - 5/9/23 Friendly Letter Unit 202	5.00
		7000 - Admin Billing Fees - TRIDENT REAL ESTATE, INC - 5/9/23 Friendly Letter Unit 203	5.00
		7000 - Admin Billing Fees - TRIDENT REAL ESTATE, INC - 5/9/23 Friendly Letter Unit 302	5.00
Total			19,853.23

1050 - Alliance Assoc. Bank - Special Asst. 9861

7/3/2023	Misc Check	Popular - 07/2023 Loan Payment Acct # 700700016050	3,647.26
		4010 - Loan-Bank - POPULAR ASSOCIATION BANKING - 07/2023 Loan Payment	3,647.26
Total			3,647.26

Heritage Condominium Association, Inc.

AP Aging for Ending Date: 7/31/2023

Provider	Current	Over 30	Over 60	Over 90	Total
FLORIDA POWER & LIGHT Acct # 27893-83466 Inv # 072523-3466 on 7/25/2023 - 06/23- 07/25/2023 Service Period - Electricity	208.56	0.00	0.00	0.00	208.56
	Total	208.56	0.00	0.00	208.56

Heritage Condominium Association, Inc.

Bank Register Report 7/1/2023 - 7/31/2023

Date	Description	Type	R	Check No	Amount
Alliance Assoc. Bank- Op 5149					
Balance as of 7/1/2023					
7/3/2023	A+ Fire Equipment	Invoice ACH	R		(\$71.00)
7/3/2023	FPL - Florida Power & Light	Invoice (Expense/AutoDraft)	R		(\$195.84)
7/3/2023	Lockbox Deposit - Alliance Association Bank	Lockbox Deposit	R	ACH	\$6,508.72
7/4/2023	Trident Real Estate	Invoice ACH	R		(\$759.19)
7/5/2023	Transfer to Alliance Assoc. Bank- Reserve 4456	Transfer Out	R	ACH	(\$920.11)
7/5/2023	ALL DADE TREE SERVICE INC	Invoice Check	R	5230	(\$600.00)
7/5/2023	Acadia Elevator/ACME/Archer	Invoice Check	R	5231	(\$164.00)
7/5/2023	Lockbox Deposit - Alliance Association Bank	Lockbox Deposit	R	ACH	\$1,438.98
7/6/2023	Waste Pro - Pembroke Pines - 06/2023 Trash Service	Misc Check	R		(\$574.25)
7/7/2023	Acct: HCA10414 Check #3262	Manual Owner Deposit	R	ACH	\$511.79
7/10/2023	Comcast - 07/2023 Service	Misc Check	R		(\$87.38)
7/12/2023	Owner Refund	Invoice Check	R	5232	(\$795.70)
7/12/2023	Miami-Dade Fire Rescue Department	Invoice (Expense/AutoDraft)	R		(\$99.57)
7/12/2023	Lockbox Deposit - Alliance Association Bank	Lockbox Deposit	R	ACH	\$520.00
7/12/2023	US Premium Finance - Payment #2	Misc Check	R		(\$2,495.67)
7/14/2023	Comcast	Invoice (Expense/AutoDraft)	R		(\$158.91)
7/17/2023	Transfer to Alliance Assoc. Bank - Special Asst. 9861 - SA Funds collected Feb 2023 - April 2023	Transfer Out	R	ACH	(\$8,178.91)
7/19/2023	Acct: HCA10443 Check #3309	Manual Owner Deposit	R	ACH	\$511.79
7/19/2023	William Ward	Invoice Check	R	5233	(\$248.51)
7/19/2023	Megaleap Property Solutions	Invoice Check	R	5234	(\$620.00)
7/21/2023	City of North Miami	Invoice (Expense/AutoDraft)	R		(\$1,232.45)
7/24/2023	US Premium Finance	Invoice (Expense/AutoDraft)			(\$2,495.67)
7/24/2023	SouthData, Inc.	Invoice ACH	R		(\$1.07)
7/26/2023	Dade Elevator Consulting & Management	Invoice Check	R	5235	(\$95.00)
7/27/2023	Trident Real Estate	Invoice ACH	R		(\$60.00)
7/31/2023	July Interest	Interest	R	ACH	\$0.35
7/31/2023	Lockbox Deposit - Alliance Association Bank	Lockbox Deposit	R	ACH	\$511.79
					Total (\$9,849.81)
					Balance as of 7/31/2023 \$2,764.76

Alliance Assoc. Bank - Special Asst. 9861

Balance as of 7/1/2023

\$117,367.54

Heritage Condominium Association, Inc.

Bank Register Report 7/1/2023 - 7/31/2023

Date	Description	Type	R	Check No	Amount
7/3/2023	Popular - 07/2023 Loan Payment	Misc Check	R		(\$3,647.26)
7/17/2023	Transfer from Alliance Assoc. Bank- Op 5149 - SA Funds collected Feb 2023 - April 2023	Transfer In	R	ACH	\$8,178.91
7/19/2023	Acct: HCA10414 Check #523	Manual Owner Deposit	R	ACH	\$209.00
7/19/2023	Acct: HCA10443 Check #3310	Manual Owner Deposit	R	ACH	\$208.00
7/31/2023	July Interest	Interest	R	ACH	\$2.51
				Total	\$4,951.16
				Balance as of 7/31/2023	\$122,318.70

Alliance Assoc. Bank- Reserve 4456

Balance as of 7/1/2023					\$14,252.40
7/5/2023	Transfer from Alliance Assoc. Bank- Op 5149	Transfer In	R	ACH	\$920.11
7/31/2023	July Interest	Interest	R	ACH	\$1.92
				Total	\$922.03
				Balance as of 7/31/2023	\$15,174.43

Popular Bank - Debt Service/Law Suit 9044

Balance as of 7/1/2023					\$18,829.07
7/1/2023	July Interest	Interest	R	ACH	\$0.80
				Total	\$0.80
				Balance as of 7/31/2023	\$18,829.87

Popular Bank - Reserve 9069

Balance as of 7/1/2023					\$1,719.30
7/1/2023	July Interest	Interest	R	ACH	\$1.74
				Total	\$1.74
				Balance as of 7/31/2023	\$1,721.04

Heritage Condominium Association, Inc.

Bank Account Reconciliation for Period 7/31/2023

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
Alliance Assoc. Bank- Op 5149	10,784.79	-8,020.03	2,764.76	2,764.76	Balanced
Alliance Assoc. Bank- Reserve 4456	15,174.43	0.00	15,174.43	15,174.43	Balanced
Alliance Assoc. Bank - Special Asst. 9861	122,318.70	0.00	122,318.70	122,318.70	Balanced
Popular Bank - Debt Service/Law Suit 9044	18,829.87	0.00	18,829.87	18,829.87	Balanced
Popular Bank - Loan Proceeds 9051	104,108.83	0.00	104,108.83	104,108.83	Balanced
Popular Bank - Reserve 9069	1,721.04	0.00	1,721.04	1,721.04	Balanced

Unreconciled Items

Date	Description	Check No	Amount
Alliance Assoc. Bank- Op 5149			
5/25/2023	Acentria Insurance		-4,633.66
7/12/2023	Owner Refund	5232	-795.70
7/24/2023	US Premium Finance		-2,495.67
7/26/2023	Dade Elevator Consulting & Management	5235	-95.00
Total Alliance Assoc. Bank- Op 5149			-8,020.03

Reconciled Items

Date	Description	Check No	Amount
Alliance Assoc. Bank- Op 5149			
7/3/2023	Lockbox Deposit - Alliance Association Bank		6,508.72
7/5/2023	Lockbox Deposit - Alliance Association Bank		1,438.98
7/7/2023	Acct: HCA10414 Check #3262		511.79
7/12/2023	Lockbox Deposit - Alliance Association Bank		520.00
7/19/2023	Acct: HCA10443 Check #3309		511.79
7/31/2023	July Interest		0.35
7/31/2023	Lockbox Deposit - Alliance Association Bank		511.79
6/28/2023	1A Florida Plumbing Inc	5229	-295.00
7/3/2023	A+ Fire Equipment	ACH	-71.00
7/3/2023	FPL - Florida Power & Light		-195.84
7/4/2023	Trident Real Estate	ACH	-759.19

Heritage Condominium Association, Inc.

Bank Account Reconciliation for Period 7/31/2023

Date	Description	Check No	Amount
7/5/2023	Transfer to Alliance Assoc. Bank- Reserve 4456		-920.11
7/5/2023	ALL DADE TREE SERVICE INC	5230	-600.00
7/5/2023	Acadia Elevator/ACME/Archer	5231	-164.00
7/6/2023	Waste Pro - Pembroke Pines - 06/2023 Trash Service		-574.25
7/10/2023	Comcast - 07/2023 Service		-87.38
7/12/2023	Miami-Dade Fire Rescue Department		-99.57
7/12/2023	US Premium Finance - Payment #2		-2,495.67
7/14/2023	Comcast		-158.91
7/17/2023	Transfer to Alliance Assoc. Bank - Special Asst. 9861 - SA Funds collected Feb 2023 - April 2023		-8,178.91
7/19/2023	William Ward	5233	-248.51
7/19/2023	Megaleap Property Solutions	5234	-620.00
7/21/2023	City of North Miami		-1,232.45
7/24/2023	SouthData, Inc.	ACH	-1.07
7/27/2023	Trident Real Estate	ACH	-60.00
Total Alliance Assoc. Bank- Op 5149			-6,758.44

Alliance Assoc. Bank - Special Asst. 9861

7/17/2023	Transfer from Alliance Assoc. Bank- Op 5149 - SA Funds collected Feb 2023 - April 2023	8,178.91
7/19/2023	Acct: HCA10414 Check #523	209.00
7/19/2023	Acct: HCA10443 Check #3310	208.00
7/31/2023	July Interest	2.51
7/3/2023	Popular - 07/2023 Loan Payment	-3,647.26
Total Alliance Assoc. Bank - Special Asst. 9861		
4,951.16		

Alliance Assoc. Bank- Reserve 4456

7/5/2023	Transfer from Alliance Assoc. Bank- Op 5149	920.11
7/31/2023	July Interest	1.92
Total Alliance Assoc. Bank- Reserve 4456		
922.03		

Popular Bank - Debt Service/Law Suit 9044

7/1/2023	July Interest	0.80
Total Popular Bank - Debt Service/Law Suit 9044		
0.80		

Popular Bank - Reserve 9069

7/1/2023	July Interest	1.74
Total Popular Bank - Reserve 9069		
1.74		

Heritage Condominium Association, Inc.

GL Trial Balance For 7/1/2023 - 7/31/2023

			Current		
		Beginning Balance	Debit	Credit	Ending Balance
Operating					
	1010 - Alliance Assoc Bank-Operating	-25,299.13	12,716.78	24,646.59	-37,228.94
Date Ledger ID Description					
07/03/2023	34193	645 NE 121st Street Unit 204: Check	303.79	-	
07/03/2023		645 NE 121st Street Unit 203: Credit Distribution	-	114.03	
07/03/2023	34193	645 NE 121st Street Unit 205: Check	180.49	-	
07/03/2023	34193	645 NE 121st Street Unit 205: Check	331.30	-	
07/03/2023	34193	645 NE 121st Street Unit 204: Check	208.00	-	
07/03/2023	34193	645 NE 121st Street Unit 208: Check	208.00	-	
07/03/2023	34193	645 NE 121st Street Unit 208: Check	443.51	-	
07/03/2023	34193	645 NE 121st Street Unit 208: Check	68.28	-	
07/03/2023	34193	645 NE 121st Street Unit 207: Check	511.79	-	
07/03/2023		645 NE 121st Street Unit 206: Credit Distribution	511.79	-	
07/03/2023		645 NE 121st Street Unit 206: Credit Distribution	-	208.00	
07/03/2023		645 NE 121st Street Unit 206: Credit Distribution	-	511.79	
07/03/2023	34013	062323-3466 - Florida Power & Light - 05/24-06/23/2023 Service Period	-	195.84	
07/03/2023		645 NE 121st Street Unit 205: Credit Distribution	-	27.51	
07/03/2023	34193	645 NE 121st Street Unit 205: Check	27.51	-	
07/03/2023	34193	645 NE 121st Street Unit 307: Check	511.79	-	
07/03/2023		645 NE 121st Street Unit 306: Credit Distribution	-	511.79	
07/03/2023		645 NE 121st Street Unit 306: Credit Distribution	511.79	-	
07/03/2023		645 NE 121st Street Unit 304: Credit Distribution	-	511.79	
07/03/2023		645 NE 121st Street Unit 304: Credit Distribution	511.79	-	
07/03/2023		645 NE 121st Street Unit 303: Credit Distribution	-	208.00	
07/03/2023		645 NE 121st Street Unit 303: Credit Distribution	-	511.79	
07/03/2023		645 NE 121st Street Unit 303: Credit Distribution	511.79	-	
07/03/2023	34193	645 NE 121st Street Unit 303: Check	350.82	-	
07/03/2023	34193	645 NE 121st Street Unit 303: Check	208.00	-	
07/03/2023		645 NE 121st Street Unit 302: Credit Distribution	-	1.78	
07/03/2023		645 NE 121st Street Unit 302: Credit Distribution	1.78	-	
07/03/2023		645 NE 121st Street Unit 301: Credit Distribution	511.79	-	
07/03/2023		645 NE 121st Street Unit 301: Credit Distribution	-	208.00	
07/03/2023		645 NE 121st Street Unit 301: Credit Distribution	-	511.79	
07/03/2023		645 NE 121st Street Unit 208: Credit Distribution	-	208.00	
07/03/2023		645 NE 121st Street Unit 208: Credit Distribution	-	235.51	
07/03/2023		645 NE 121st Street Unit 208: Credit Distribution	235.51	-	
07/03/2023	34193	645 NE 121st Street Unit 401: Check	511.79	-	
07/03/2023	33980	2017641 - A Plus Fire Equipment, INC - Breaker Bar	-	71.00	
07/03/2023	34193	645 NE 121st Street Unit 408: Check	511.79	-	

Heritage Condominium Association, Inc.

GL Trial Balance For 7/1/2023 - 7/31/2023

			Current		
		Beginning Balance	Debit	Credit	Ending Balance
Operating					
1010 - Alliance Assoc Bank-Operating		-25,299.13	12,716.78	24,646.59	-37,228.94
Date	Ledger ID	Description	Debit	Credit	
07/03/2023	34193	645 NE 121st Street Unit 407: Check	511.79	-	
07/03/2023	34193	645 NE 121st Street Unit 406: Check	511.79	-	
07/03/2023		645 NE 121st Street Unit 404: Credit Distribution	511.79	-	
07/03/2023		645 NE 121st Street Unit 404: Credit Distribution	-	511.79	
07/03/2023		645 NE 121st Street Unit 403: Credit Distribution	-	511.79	
07/03/2023		645 NE 121st Street Unit 403: Credit Distribution	511.79	-	
07/03/2023	34193	645 NE 121st Street Unit 201: Check	511.79	-	
07/04/2023	34156	221613 - TRIDENT REAL ESTATE, INC - Monthly Management Fee	-	759.19	
07/05/2023	34276	337 - ALL DADE TREE SERVICE INC - Tree removal	-	600.00	
07/05/2023	34280	1634 - Acme Elevator Corp - 07/2023 Preventative Maintenance	-	164.00	
07/05/2023	34395	645 NE 121st Street Unit 202: Check	486.79	-	
07/05/2023	34163	Transfer to Alliance Assoc. Bank- Reserve 4456	-	920.11	
07/05/2023	34395	645 NE 121st Street Unit 202: Check	25.00	-	
07/05/2023	34395	645 NE 121st Street Unit 203: Check	113.43	-	
07/05/2023	34395	645 NE 121st Street Unit 203: Check	397.76	-	
07/05/2023	34395	645 NE 121st Street Unit 203: Check	114.03	-	
07/06/2023	35198	Waste Pro - Pembroke Pines - 06/2023 Trash Service	-	574.25	
07/07/2023	34534	645 NE 121st Street Unit 305: Check	511.79	-	
07/10/2023	35197	8495 60 003 1530506 - Comcast - 07/2023 Service	-	87.38	
07/12/2023	34848	1690592 - Miami-Dade Fire Rescue Department - Life Safety Permit	-	99.57	
07/12/2023	35199	US Premium Finance - Payment #2	-	2,495.67	
07/12/2023	34807	HCA - Owner Refund - Owner Refund for Acct: HCA10403	-	795.70	
07/12/2023	34869	645 NE 121st Street Unit 302: Check	9.99	-	
07/12/2023	34869	645 NE 121st Street Unit 302: Check	510.01	-	
07/14/2023	35020	070423-4370 - Comcast - 07/08- 08/07/2023 Service Period	-	158.91	
07/17/2023	35076	Transfer to Alliance Assoc. Bank - Special Asst. 9861 - SA Funds collected Feb 2023 - April 2023	-	8,178.91	
07/19/2023	35335	071023 - William Ward - 07/10/2023 Reimbursement multiple items	-	248.51	
07/19/2023	35299	645 NE 121st Street Unit 402: Check Frank Perez-Siam P.A	177.88	-	
07/19/2023	35337	1016 - Megaleap Property Solutions - 06/2023 Cleaning Services	-	620.00	
07/19/2023	35299	645 NE 121st Street Unit 402: Check Frank Perez-Siam P.A	125.91	-	
07/21/2023	35449	070723-1000 - City of North Miami - Utilities - 05/02- 06/01/2023 Service Period	-	1,232.45	
07/24/2023	35548	071823-8007 - US Premium Finance	-	2,495.67	
07/24/2023	35551	993992262 - SouthData, Inc. - 07/17/2023 Services	-	1.07	
07/26/2023	35714	INV-092515 - Dade Elevator Inspections - Callback Re-Inspection on 03/29/2023	-	95.00	

Heritage Condominium Association, Inc.

GL Trial Balance For 7/1/2023 - 7/31/2023

	Beginning Balance	Debit	Credit	Current Ending Balance
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Operating

1010 - Alliance Assoc Bank-Operating	-25,299.13	12,716.78	24,646.59	-37,228.94
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Date	Ledger ID	Description	Debit	Credit
07/27/2023	35834	052023-ADMIN - TRIDENT REAL ESTATE, INC - 5/9/23 Friendly Letter Unit 202	-	5.00
07/27/2023	35834	052023-ADMIN - TRIDENT REAL ESTATE, INC - 5/9/23 Friendly Letter Unit 302	-	5.00
07/27/2023	35834	052023-ADMIN - TRIDENT REAL ESTATE, INC - 5/9/23 Friendly Letter Unit 203	-	5.00
07/27/2023	35834	052023-ADMIN - TRIDENT REAL ESTATE, INC - 5/9/23 Demand Letter Unit 405	-	45.00
07/31/2023	36146	July Interest	.35	-
07/31/2023	36283	645 NE 121st Street Unit 403: Check	511.79	-

1014 - Popular - Debt Service/ Law Suit	18,829.07	0.80	-	18,829.87
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Date	Ledger ID	Description	Debit	Credit
07/01/2023	36658	July Interest	.80	-

1050 - Alliance Assoc Bank-S/A	1,448.20	294.41	3,647.26	-1,904.65
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Date	Ledger ID	Description	Debit	Credit
07/03/2023	34511	700700016050 - POPULAR ASSOCIATION BANKING - 07/2023 Loan Payment	-	3,647.26
07/19/2023	35298	645 NE 121st Street Unit 402: Check Check #3310	85.41	-
07/19/2023	35297	645 NE 121st Street Unit 305: Check Check #523	209.00	-

1310 - Accounts Receivable-Owners	45,751.24	13,510.90	11,345.79	47,916.35
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Date	Ledger ID	Description	Debit	Credit
07/01/2023		645 NE 121st Street Unit 202: Assessments	511.79	-
07/01/2023		645 NE 121st Street Unit 203: Assessments	511.79	-
07/01/2023		645 NE 121st Street Unit 205: Assessments	511.79	-
07/01/2023		645 NE 121st Street Unit 302: Assessments	511.79	-
07/01/2023		645 NE 121st Street Unit 301: Assessments	511.79	-
07/01/2023		645 NE 121st Street Unit 208: Assessments	511.79	-
07/01/2023		645 NE 121st Street Unit 207: Assessments	511.79	-
07/01/2023		645 NE 121st Street Unit 206: Assessments	511.79	-
07/01/2023		645 NE 121st Street Unit 204: Assessments	511.79	-

Heritage Condominium Association, Inc.

GL Trial Balance For 7/1/2023 - 7/31/2023

		Beginning Balance	Debit	Credit	Current Ending Balance
Operating					
	1310 - Accounts Receivable-Owners	45,751.24	13,510.90	11,345.79	47,916.35
Date Ledger ID Description					
07/01/2023		645 NE 121st Street Unit 303: Assessments	511.79	-	
07/01/2023		645 NE 121st Street Unit 304: Assessments	511.79	-	
07/01/2023		645 NE 121st Street Unit 305: Assessments	511.79	-	
07/01/2023		645 NE 121st Street Unit 306: Assessments	511.79	-	
07/01/2023		645 NE 121st Street Unit 308: Assessments	511.79	-	
07/01/2023		645 NE 121st Street Unit 401: Assessments	511.79	-	
07/01/2023		645 NE 121st Street Unit 402: Assessments	511.79	-	
07/01/2023		645 NE 121st Street Unit 404: Assessments	511.79	-	
07/01/2023		645 NE 121st Street Unit 405: Assessments	511.79	-	
07/01/2023		645 NE 121st Street Unit 407: Assessments	511.79	-	
07/01/2023		645 NE 121st Street Unit 408: Assessments	511.79	-	
07/01/2023		645 NE 121st Street Unit 406: Assessments	511.79	-	
07/01/2023		645 NE 121st Street Unit 403: Assessments	511.79	-	
07/01/2023		645 NE 121st Street Unit 307: Assessments	511.79	-	
07/01/2023		645 NE 121st Street Unit 201: Assessments	511.79	-	
07/03/2023		645 NE 121st Street Unit 301: Credit Distribution	-	511.79	
07/03/2023	34193	645 NE 121st Street Unit 208: Check	-	208.00	
07/03/2023		645 NE 121st Street Unit 208: Credit Distribution	-	235.51	
07/03/2023	34193	645 NE 121st Street Unit 208: Check	-	68.28	
07/03/2023	34193	645 NE 121st Street Unit 207: Check	-	511.79	
07/03/2023	34193	645 NE 121st Street Unit 204: Check	-	208.00	
07/03/2023		645 NE 121st Street Unit 206: Credit Distribution	-	511.79	
07/03/2023	34193	645 NE 121st Street Unit 205: Check	-	331.30	
07/03/2023	34193	645 NE 121st Street Unit 205: Check	-	180.49	
07/03/2023	34193	645 NE 121st Street Unit 204: Check	-	303.79	
07/03/2023		645 NE 121st Street Unit 304: Credit Distribution	-	511.79	
07/03/2023	34193	645 NE 121st Street Unit 401: Check	-	511.79	
07/03/2023		645 NE 121st Street Unit 404: Credit Distribution	-	511.79	
07/03/2023	34193	645 NE 121st Street Unit 408: Check	-	511.79	
07/03/2023	34193	645 NE 121st Street Unit 407: Check	-	511.79	
07/03/2023	34193	645 NE 121st Street Unit 406: Check	-	511.79	
07/03/2023		645 NE 121st Street Unit 403: Credit Distribution	-	511.79	
07/03/2023	34193	645 NE 121st Street Unit 307: Check	-	511.79	
07/03/2023		645 NE 121st Street Unit 306: Credit Distribution	-	511.79	
07/03/2023		645 NE 121st Street Unit 303: Credit Distribution	-	511.79	
07/03/2023		645 NE 121st Street Unit 302: Credit Distribution	-	1.78	

Heritage Condominium Association, Inc.

GL Trial Balance For 7/1/2023 - 7/31/2023

	Beginning Balance	Debit	Credit	Current Ending Balance
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Operating

1310 - Accounts Receivable-Owners	45,751.24	13,510.90	11,345.79	47,916.35
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Date	Ledger ID	Description	Debit	Credit
07/03/2023	34193	645 NE 121st Street Unit 201: Check	-	511.79
07/05/2023	34395	645 NE 121st Street Unit 202: Check	-	486.79
07/05/2023	34395	645 NE 121st Street Unit 202: Check	-	25.00
07/05/2023	34395	645 NE 121st Street Unit 203: Check	-	397.76
07/05/2023		645 NE 121st Street Unit 308: Late Fee	25.00	-
07/05/2023		645 NE 121st Street Unit 405: Late Fee	25.00	-
07/05/2023	34395	645 NE 121st Street Unit 203: Check	-	114.03
07/05/2023		645 NE 121st Street Unit 402: Late Fee	25.00	-
07/05/2023		645 NE 121st Street Unit 305: Late Fee	25.00	-
07/07/2023	34534	645 NE 121st Street Unit 305: Check	-	511.79
07/10/2023		645 NE 121st Street Unit 405: Lien Filling - Lien Filling	395.00	-
07/12/2023	34869	645 NE 121st Street Unit 302: Check	-	510.01
07/19/2023	35299	645 NE 121st Street Unit 402: Check Frank Perez-Siam P.A	-	177.88
07/19/2023	35299	645 NE 121st Street Unit 402: Check Frank Perez-Siam P.A	-	125.91
07/19/2023	35298	645 NE 121st Street Unit 402: Check Check #3310	-	85.41
07/19/2023	35297	645 NE 121st Street Unit 305: Check Check #523	-	209.00
07/30/2023		645 NE 121st Street Unit 402: Interest Fee	265.85	-
07/30/2023		645 NE 121st Street Unit 405: Interest Fee	58.01	-
07/30/2023		645 NE 121st Street Unit 308: Interest Fee	223.93	-
07/30/2023		645 NE 121st Street Unit 305: Interest Fee	185.15	-

1390 - Allowance for Bad Debt	-20,000.00	-	-	-20,000.00
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Date	Ledger ID	Description	Debit	Credit
		1395 - A/R-Clearing	0.00	795.70
			795.70	795.70

Date	Ledger ID	Description	Debit	Credit
07/05/2023		HCA - Owner Refund - Owner Refund for Acct: HCA10403	795.70	-
07/05/2023	0	645 NE 121st Street Unit 303: Refund Check Refund requested by owner, owner overpaid HCA10403	-	795.70

3010 - Accounts Payable	-966.41	14,401.47	13,643.62	-208.56
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Date	Ledger ID	Description	Debit	Credit
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Heritage Condominium Association, Inc.

GL Trial Balance For 7/1/2023 - 7/31/2023

	Beginning Balance	Debit	Credit	Current Ending Balance
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Operating

3010 - Accounts Payable	-966.41	14,401.47	13,643.62
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Date	Ledger ID	Description	Debit	Credit
07/01/2023		INV-092515 - Dade Elevator Inspections - Callback Re-Inspection on 03/29/2023	-	95.00
07/01/2023		1634 - Acme Elevator Corp - 07/2023 Preventative Maintenance	-	164.00
07/03/2023	34013	062323-3466 - Florida Power & Light - 05/24-06/23/2023 Service Period	195.84	-
07/03/2023		700700016050 - POPULAR ASSOCIATION BANKING - 07/2023 Loan Payment	-	3,647.26
07/03/2023	34511	700700016050 - POPULAR ASSOCIATION BANKING - 07/2023 Loan Payment	3,647.26	-
07/03/2023	33980	2017641 - A Plus Fire Equipment, INC - Breaker Bar	71.00	-
07/04/2023		221613 - TRIDENT REAL ESTATE, INC - Monthly Management Fee	-	759.19
07/04/2023	34156	221613 - TRIDENT REAL ESTATE, INC - Monthly Management Fee	759.19	-
07/04/2023		070423-4370 - Comcast - 07/08- 08/07/2023 Service Period	-	158.91
07/05/2023		HCA - Owner Refund - Owner Refund for Acct: HCA10403	-	795.70
07/05/2023	34276	337 - ALL DADE TREE SERVICE INC - Tree removal	600.00	-
07/05/2023	34280	1634 - Acme Elevator Corp - 07/2023 Preventative Maintenance	164.00	-
07/06/2023	35198	Waste Pro - Pembroke Pines - 06/2023 Trash Service	574.25	-
07/06/2023		Waste Pro - Pembroke Pines - 06/2023 Trash Service	-	574.25
07/07/2023		070723-1000 - City of North Miami - Utilities - 05/02- 06/01/2023 Service Period	-	1,232.45
07/10/2023		1016 - Megaleap Property Solutions - 06/2023 Cleaning Services	-	620.00
07/10/2023	35197	8495 60 003 1530506 - Comcast - 07/2023 Service	87.38	-
07/10/2023		071023 - William Ward - 07/10/2023 Reimbursement multiple items	-	248.51
07/10/2023		8495 60 003 1530506 - Comcast - 07/2023 Service	-	87.38
07/12/2023		US Premium Finance - Payment #2	-	2,495.67
07/12/2023	35199	US Premium Finance - Payment #2	2,495.67	-
07/12/2023	34807	HCA - Owner Refund - Owner Refund for Acct: HCA10403	795.70	-
07/12/2023	34848	1690592 - Miami-Dade Fire Rescue Department - Life Safety Permit	99.57	-
07/14/2023	35020	070423-4370 - Comcast - 07/08- 08/07/2023 Service Period	158.91	-
07/17/2023		993992262 - SouthData, Inc. - 07/17/2023 Services	-	1.07
07/18/2023		071823-8007 - US Premium Finance	-	2,495.67
07/19/2023	35335	071023 - William Ward - 07/10/2023 Reimbursement multiple items	248.51	-
07/19/2023	35337	1016 - Megaleap Property Solutions - 06/2023 Cleaning Services	620.00	-
07/21/2023	35449	070723-1000 - City of North Miami - Utilities - 05/02- 06/01/2023 Service Period	1,232.45	-
07/24/2023	35548	071823-8007 - US Premium Finance	2,495.67	-
07/24/2023	35551	993992262 - SouthData, Inc. - 07/17/2023 Services	1.07	-

Heritage Condominium Association, Inc.

GL Trial Balance For 7/1/2023 - 7/31/2023

		Beginning Balance	Current																																																																																																		
		Debit	Credit	Ending Balance																																																																																																	
Operating																																																																																																					
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Date	Ledger ID	Description	Debit	Credit																																																																																																	
07/03/2023		645 NE 121st Street Unit 206: Credit Distribution	511.79	-																																																																																																	
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07/03/2023		645 NE 121st Street Unit 403: Credit Distribution	511.79	-																																																																																																	
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07/03/2023		645 NE 121st Street Unit 208: Credit Distribution	208.00	-																																																																																																	
07/03/2023		645 NE 121st Street Unit 301: Credit Distribution	511.79	-																																																																																																	
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07/03/2023		645 NE 121st Street Unit 302: Credit Distribution	1.78	-																																																																																																	
07/03/2023	34193	645 NE 121st Street Unit 303: Check	-	208.00																																																																																																	
07/03/2023	34193	645 NE 121st Street Unit 303: Check	-	350.82																																																																																																	
07/03/2023		645 NE 121st Street Unit 303: Credit Distribution	511.79	-																																																																																																	
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Heritage Condominium Association, Inc.

GL Trial Balance For 7/1/2023 - 7/31/2023

		Beginning Balance	Debit	Credit	Current Ending Balance
Operating					
3020 - Prepaid Maintenance Fees		-7,915.61	5,589.06	1,665.05	-3,991.60
Date Ledger ID Description					
07/03/2023 34193 645 NE 121st Street Unit 205: Check		-	27.51		
07/03/2023 645 NE 121st Street Unit 304: Credit Distribution		511.79	-		
07/03/2023 645 NE 121st Street Unit 306: Credit Distribution		511.79	-		
07/03/2023 645 NE 121st Street Unit 203: Credit Distribution		114.03	-		
07/05/2023 0 645 NE 121st Street Unit 303: Refund Check Refund requested by owner, owner overpaid HCA10403		795.70	-		
07/05/2023 34395 645 NE 121st Street Unit 203: Check		-	113.43		
07/12/2023 34869 645 NE 121st Street Unit 302: Check		-	9.99		
07/31/2023 36283 645 NE 121st Street Unit 403: Check		-	511.79		
3420 - A/P-Due to Reserves from OP		-23,665.78	-	-	-23,665.78
Date Ledger ID Description					
3430 - A/P-Due to S/A from OP		-8,178.91	-	-	-8,178.91
Date Ledger ID Description					
3530 - Prepaid Loan Assessments		-42,896.56	-	-	-42,896.56
Date Ledger ID Description					
4010 - Loan-Bank		-42,510.80	3,647.26	-	-38,863.54
Date Ledger ID Description					
07/03/2023 700700016050 - POPULAR ASSOCIATION BANKING - 07/2023 Loan Payment		3,647.26	-		
5510 - Retained Earnings		241,017.66	-	-	241,017.66
Date Ledger ID Description					

Heritage Condominium Association, Inc.

GL Trial Balance For 7/1/2023 - 7/31/2023

	Beginning Balance	Debit	Credit	Current Ending Balance
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Operating

6100 - Maintenance Fees	-69,661.86	672.65	12,282.96	-81,272.17
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Date	Ledger ID	Description	Debit	Credit
07/01/2023	645 NE 121st Street Unit 204: Assessments		-	511.79
07/01/2023	645 NE 121st Street Unit 205: Assessments		-	511.79
07/01/2023	645 NE 121st Street Unit 206: Assessments		-	511.79
07/01/2023	645 NE 121st Street Unit 207: Assessments		-	511.79
07/01/2023	645 NE 121st Street Unit 208: Assessments		-	511.79
07/01/2023	645 NE 121st Street Unit 301: Assessments		-	511.79
07/01/2023	645 NE 121st Street Unit 302: Assessments		-	511.79
07/01/2023	645 NE 121st Street Unit 303: Assessments		-	511.79
07/01/2023	645 NE 121st Street Unit 304: Assessments		-	511.79
07/01/2023	645 NE 121st Street Unit 305: Assessments		-	511.79
07/01/2023	645 NE 121st Street Unit 306: Assessments		-	511.79
07/01/2023	645 NE 121st Street Unit 307: Assessments		-	511.79
07/01/2023	645 NE 121st Street Unit 308: Assessments		-	511.79
07/01/2023	645 NE 121st Street Unit 401: Assessments		-	511.79
07/01/2023	645 NE 121st Street Unit 402: Assessments		-	511.79
07/01/2023	645 NE 121st Street Unit 403: Assessments		-	511.79
07/01/2023	645 NE 121st Street Unit 404: Assessments		-	511.79
07/01/2023	645 NE 121st Street Unit 405: Assessments		-	511.79
07/01/2023	645 NE 121st Street Unit 406: Assessments		-	511.79
07/01/2023	645 NE 121st Street Unit 408: Assessments		-	511.79
07/01/2023	645 NE 121st Street Unit 407: Assessments		-	511.79
07/01/2023	645 NE 121st Street Unit 203: Assessments		-	511.79
07/01/2023	645 NE 121st Street Unit 202: Assessments		-	511.79
07/01/2023	645 NE 121st Street Unit 201: Assessments		-	511.79
07/05/2023	Monthly Reserve contribution	672.65		-

6310 - Late Fee Income	-650.00	-	100.00	-750.00
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Date	Ledger ID	Description	Debit	Credit
07/05/2023	645 NE 121st Street Unit 402: Late Fee		-	25.00
07/05/2023	645 NE 121st Street Unit 405: Late Fee		-	25.00
07/05/2023	645 NE 121st Street Unit 308: Late Fee		-	25.00
07/05/2023	645 NE 121st Street Unit 305: Late Fee		-	25.00

Heritage Condominium Association, Inc.

GL Trial Balance For 7/1/2023 - 7/31/2023

	Beginning Balance	Debit	Credit	Current Ending Balance
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Operating

6320 - Interest Income-Owners	-3,867.82	-	732.94	-4,600.76
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Date	Ledger ID	Description	Debit	Credit
07/30/2023		645 NE 121st Street Unit 402: Interest Fee	-	265.85
07/30/2023		645 NE 121st Street Unit 405: Interest Fee	-	58.01
07/30/2023		645 NE 121st Street Unit 308: Interest Fee	-	223.93
07/30/2023		645 NE 121st Street Unit 305: Interest Fee	-	185.15

6330 - NSF Fees	-25.00	-	-	-25.00
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Date	Ledger ID	Description	Debit	Credit
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6340 - Collection Costs	-195.00	-	395.00	-590.00
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Date	Ledger ID	Description	Debit	Credit
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07/10/2023		645 NE 121st Street Unit 405: Lien Filling - Lien Filling	-	395.00
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6540 - Laundry Income	-145.74	-	-	-145.74
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Date	Ledger ID	Description	Debit	Credit
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6610 - Interest Income-Operating	-6.81	-	1.15	-7.96
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Date	Ledger ID	Description	Debit	Credit
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07/01/2023	36658	July Interest	-	.80
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07/31/2023	36146	July Interest	-	.35
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7000 - Admin Billing Fees	0.00	60.00	-	60.00
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Date	Ledger ID	Description	Debit	Credit
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07/27/2023		052023-ADMIN - TRIDENT REAL ESTATE, INC - 5/9/23 Friendly Letter Unit 203	5.00	-
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07/27/2023		052023-ADMIN - TRIDENT REAL ESTATE, INC - 5/9/23 Friendly Letter Unit 302	5.00	-
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07/27/2023		052023-ADMIN - TRIDENT REAL ESTATE, INC - 5/9/23 Friendly Letter Unit 202	5.00	-
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Heritage Condominium Association, Inc.

GL Trial Balance For 7/1/2023 - 7/31/2023

		Beginning Balance	Debit	Credit	Current Ending Balance
Operating					
7000 - Admin Billing Fees		0.00	60.00	-	60.00
Date Ledger ID Description					
07/27/2023		052023-ADMIN - TRIDENT REAL ESTATE, INC - 5/9/23 Demand Letter Unit 405	45.00	-	
7010 - Management Fees		5,109.93	759.19	-	5,869.12
Date Ledger ID Description					
07/04/2023		221613 - TRIDENT REAL ESTATE, INC - Monthly Management Fee	759.19	-	
7024 - Accounting & Audit		295.00	-	-	295.00
Date Ledger ID Description					
7040 - AP Processing Fees		183.20	-	-	183.20
Date Ledger ID Description					
7046 - Printing & Postage		24.22	1.07	-	25.29
Date Ledger ID Description					
07/17/2023		993992262 - SouthData, Inc. - 07/17/2023 Services	1.07	-	
7050 - Bank Charges & Coupons		46.60	-	-	46.60
Date Ledger ID Description					
7081 - License & Permits		274.57	-	-	274.57
Date Ledger ID Description					
7088 - Annual Corporate Fee		61.25	-	-	61.25
Date Ledger ID Description					

Heritage Condominium Association, Inc.

GL Trial Balance For 7/1/2023 - 7/31/2023

		Beginning Balance	Debit	Credit	Current Ending Balance
Date	Ledger ID	Description	Debit	Credit	
Operating					
	7088 - Annual Corporate Fee	61.25	-	-	61.25
<hr/>					
7100 - R&M-General					
		9,836.81	248.51	-	10,085.32
<hr/>					
7130 - R&M-Plumbing					
		1,962.50	-	-	1,962.50
<hr/>					
7180 - R&M-Elevator					
		1,275.00	-	-	1,275.00
<hr/>					
7270 - GroundsTrees					
		600.00	-	-	600.00
<hr/>					
7320 - R&M -Fire Alarm					
		804.02	-	-	804.02
<hr/>					
7323 - Elevator Maintenance Contract					
		2,386.00	259.00	-	2,645.00
<hr/>					
7510 - Janitorial					
		3,400.00	620.00	-	4,020.00
<hr/>					

Heritage Condominium Association, Inc.

GL Trial Balance For 7/1/2023 - 7/31/2023

		Beginning Balance	Debit	Credit	Current Ending Balance
Operating					
7510 - Janitorial		3,400.00	620.00	-	4,020.00
Date	Ledger ID	Description	Debit	Credit	
07/10/2023	1016	1016 - Megaleap Property Solutions - 06/2023 Cleaning Services	620.00	-	
7740 - Insurance Expense		26,017.76	4,991.34	-	31,009.10
Date	Ledger ID	Description	Debit	Credit	
07/12/2023		US Premium Finance - Payment #2	2,495.67	-	
07/18/2023	071823-8007	071823-8007 - US Premium Finance	2,495.67	-	
7810 - Electricity		1,286.20	208.56	-	1,494.76
Date	Ledger ID	Description	Debit	Credit	
07/25/2023	072523-3466	072523-3466 - Florida Power & Light - 06/23- 07/25/2023 Service Period	208.56	-	
7820 - Water & Sewer		8,519.49	1,232.45	-	9,751.94
Date	Ledger ID	Description	Debit	Credit	
07/07/2023	070723-1000	070723-1000 - City of North Miami - Utilities - 05/02- 06/01/2023 Service Period	1,232.45	-	
7830 - Trash Removal		2,912.10	574.25	-	3,486.35
Date	Ledger ID	Description	Debit	Credit	
07/06/2023		Waste Pro - Pembroke Pines - 06/2023 Trash Service	574.25	-	
7860 - Cable		1,629.47	246.29	-	1,875.76
Date	Ledger ID	Description	Debit	Credit	
07/04/2023	070423-4370	070423-4370 - Comcast - 07/08- 08/07/2023 Service Period	158.91	-	
07/10/2023	8495 60 003 1530506	8495 60 003 1530506 - Comcast - 07/2023 Service	87.38	-	

Heritage Condominium Association, Inc.

GL Trial Balance For 7/1/2023 - 7/31/2023

	Beginning Balance	Debit	Credit	Current Ending Balance	
Operating					
<hr/>					
8150 - Loan Interest	46,158.06	-	-	46,158.06	
Date	Ledger ID	Description		Debit	Credit
<hr/>					
		Operating Fund Totals:		60,829.69	69,256.06
<hr/>					

Heritage Condominium Association, Inc.

GL Trial Balance For 7/1/2023 - 7/31/2023

			Beginning Balance	Debit	Credit	Current Ending Balance
Reserve						
	1110 - Alliance Assoc Bank-Reserve		14,252.40	922.03	-	15,174.43
Date	Ledger ID	Description		Debit	Credit	
07/05/2023	34164	Transfer from Alliance Assoc. Bank- Op 5149		920.11	-	
07/31/2023	36148	July Interest		1.92	-	
	1114 - Popular - Reserve		1,719.30	1.74	-	1,721.04
Date	Ledger ID	Description		Debit	Credit	
07/01/2023	36659	July Interest		1.74	-	
	1420 - A/R-Due to Reserves from OP		23,418.32	-	247.46	23,170.86
Date	Ledger ID	Description		Debit	Credit	
07/05/2023		Monthly Reserve contribution		-	247.46	
	3420 - A/P-Due to Reserves from OP		247.46	247.46	-	494.92
Date	Ledger ID	Description		Debit	Credit	
07/05/2023		Monthly Reserve contribution		247.46	-	
	5020 - Reserve Fund-Paving		-2,652.78	-	-	-2,652.78
Date	Ledger ID	Description		Debit	Credit	
	5030 - Reserve Fund-Painting		-11,874.30	-	-	-11,874.30
Date	Ledger ID	Description		Debit	Credit	
	5050 - Reserve Fund-Roof		-10,305.60	-	-	-10,305.60
Date	Ledger ID	Description		Debit	Credit	

Heritage Condominium Association, Inc.

GL Trial Balance For 7/1/2023 - 7/31/2023

			Current		
		Beginning Balance	Debit	Credit	Ending Balance
Reserve					
5080 - Reserve Fund-Elevator		-8,446.76	-	-	-8,446.76
<hr/>					
Date	Ledger ID	Description	Debit	Credit	
<hr/>					
5510 - Retained Earnings		-3,869.23	-	-	-3,869.23
Date	Ledger ID	Description	Debit	Credit	
<hr/>					
6190 - Reserve Income		-4,035.90	-	672.65	-4,708.55
Date	Ledger ID	Description	Debit	Credit	
07/05/2023		Monthly Reserve contribution	-	672.65	
<hr/>					
6620 - Interest Income-Reserves		-18.80	-	3.66	-22.46
Date	Ledger ID	Description	Debit	Credit	
07/01/2023	36659	July Interest	-	1.74	
07/31/2023	36148	July Interest	-	1.92	
<hr/>					
Reserve Fund Totals:			1,171.23	923.77	
<hr/>					

Heritage Condominium Association, Inc.

GL Trial Balance For 7/1/2023 - 7/31/2023

		Beginning Balance	Current	
		Debit	Credit	Ending Balance
Special Assessment				
1010 - Alliance Assoc Bank-Operating		31,658.19	2,080.00	-
Date	Ledger ID	Description	Debit	Credit
07/03/2023		645 NE 121st Street Unit 203: Credit Distribution	114.03	-
07/03/2023	34193	645 NE 121st Street Unit 205: Check	180.49	-
07/03/2023	34193	645 NE 121st Street Unit 204: Check	208.00	-
07/03/2023		645 NE 121st Street Unit 206: Credit Distribution	208.00	-
07/03/2023		645 NE 121st Street Unit 205: Credit Distribution	27.51	-
07/03/2023		645 NE 121st Street Unit 303: Credit Distribution	208.00	-
07/03/2023		645 NE 121st Street Unit 301: Credit Distribution	208.00	-
07/03/2023		645 NE 121st Street Unit 208: Credit Distribution	208.00	-
07/03/2023	34193	645 NE 121st Street Unit 401: Check	208.00	-
07/05/2023	34395	645 NE 121st Street Unit 203: Check	93.97	-
07/05/2023	34395	645 NE 121st Street Unit 202: Check	25.00	-
07/05/2023	34395	645 NE 121st Street Unit 202: Check	183.00	-
07/19/2023	35299	645 NE 121st Street Unit 402: Check Frank Perez-Siam P.A	208.00	-
 1050 - Alliance Assoc Bank-S/A				
		115,295.34	8,304.01	-
Date	Ledger ID	Description	Debit	Credit
07/17/2023	35077	Transfer from Alliance Assoc. Bank- Op 5149 - SA Funds collected Feb 2023 - April 2023	8,178.91	-
07/19/2023	35298	645 NE 121st Street Unit 402: Check Check #3310	122.59	-
07/31/2023	36151	July Interest	2.51	-
 1054 - Popular - Loan Proceeds				
		104,108.83	-	-
Date	Ledger ID	Description	Debit	Credit
 1310 - Accounts Receivable-Owners				
		6,332.36	2,704.00	2,202.59
Date	Ledger ID	Description	Debit	Credit
07/01/2023		645 NE 121st Street Unit 203: Special Assessment	208.00	-
07/01/2023		645 NE 121st Street Unit 202: Special Assessment	208.00	-
07/01/2023		645 NE 121st Street Unit 206: Special Assessment	208.00	-
07/01/2023		645 NE 121st Street Unit 208: Special Assessment	208.00	-
07/01/2023		645 NE 121st Street Unit 301: Special Assessment	208.00	-
07/01/2023		645 NE 121st Street Unit 205: Special Assessment	208.00	-

Heritage Condominium Association, Inc.

GL Trial Balance For 7/1/2023 - 7/31/2023

	Beginning Balance	Debit	Credit	Current Ending Balance
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Special Assessment

1310 - Accounts Receivable-Owners	6,332.36	2,704.00	2,202.59	6,833.77
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Date	Ledger ID	Description	Debit	Credit
07/01/2023		645 NE 121st Street Unit 204: Special Assessment	208.00	-
07/01/2023		645 NE 121st Street Unit 401: Special Assessment	208.00	-
07/01/2023		645 NE 121st Street Unit 402: Special Assessment	208.00	-
07/01/2023		645 NE 121st Street Unit 405: Special Assessment	208.00	-
07/01/2023		645 NE 121st Street Unit 308: Special Assessment	208.00	-
07/01/2023		645 NE 121st Street Unit 305: Special Assessment	208.00	-
07/01/2023		645 NE 121st Street Unit 303: Special Assessment	208.00	-
07/03/2023		645 NE 121st Street Unit 301: Credit Distribution	-	208.00
07/03/2023		645 NE 121st Street Unit 208: Credit Distribution	-	208.00
07/03/2023	34193	645 NE 121st Street Unit 204: Check	-	208.00
07/03/2023		645 NE 121st Street Unit 206: Credit Distribution	-	208.00
07/03/2023		645 NE 121st Street Unit 205: Credit Distribution	-	27.51
07/03/2023	34193	645 NE 121st Street Unit 205: Check	-	180.49
07/03/2023		645 NE 121st Street Unit 203: Credit Distribution	-	114.03
07/03/2023	34193	645 NE 121st Street Unit 401: Check	-	208.00
07/03/2023		645 NE 121st Street Unit 303: Credit Distribution	-	208.00
07/05/2023	34395	645 NE 121st Street Unit 202: Check	-	25.00
07/05/2023	34395	645 NE 121st Street Unit 203: Check	-	93.97
07/05/2023	34395	645 NE 121st Street Unit 202: Check	-	183.00
07/19/2023	35299	645 NE 121st Street Unit 402: Check Frank Perez-Siam P.A	-	208.00
07/19/2023	35298	645 NE 121st Street Unit 402: Check Check #3310	-	122.59

1430 - A/R-Due to S/A from OP	11,922.91	1,456.00	8,178.91	5,200.00
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Date	Ledger ID	Description	Debit	Credit
07/17/2023	35076	SA Funds collected Feb 2023 - April 2023 PAID	-	8,178.91
07/31/2023		SA Funds collected in op - July 2023	1,456.00	-

3430 - A/P-Due to S/A from OP	-3,744.00	8,178.91	1,456.00	2,978.91
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Date	Ledger ID	Description	Debit	Credit
07/17/2023	35076	SA Funds collected Feb 2023 - April 2023 PAID	8,178.91	-
07/31/2023		SA Funds collected in op - July 2023	-	1,456.00

Heritage Condominium Association, Inc.

GL Trial Balance For 7/1/2023 - 7/31/2023

		Beginning Balance	Debit	Credit	Current Ending Balance
Special Assessment					
4010 - Loan-Bank		-416,878.99	-	-	-416,878.99
Date	Ledger ID	Description	Debit	Credit	
5510 - Retained Earnings		-4,752.59	-	-	-4,752.59
Date	Ledger ID	Description	Debit	Credit	
6210 - Special Assessment Income		-16,224.00	-	2,704.00	-18,928.00
Date	Ledger ID	Description	Debit	Credit	
07/01/2023	645 NE 121st Street Unit 204:	Special Assessment	-	208.00	
07/01/2023	645 NE 121st Street Unit 205:	Special Assessment	-	208.00	
07/01/2023	645 NE 121st Street Unit 206:	Special Assessment	-	208.00	
07/01/2023	645 NE 121st Street Unit 208:	Special Assessment	-	208.00	
07/01/2023	645 NE 121st Street Unit 301:	Special Assessment	-	208.00	
07/01/2023	645 NE 121st Street Unit 303:	Special Assessment	-	208.00	
07/01/2023	645 NE 121st Street Unit 305:	Special Assessment	-	208.00	
07/01/2023	645 NE 121st Street Unit 308:	Special Assessment	-	208.00	
07/01/2023	645 NE 121st Street Unit 401:	Special Assessment	-	208.00	
07/01/2023	645 NE 121st Street Unit 402:	Special Assessment	-	208.00	
07/01/2023	645 NE 121st Street Unit 405:	Special Assessment	-	208.00	
07/01/2023	645 NE 121st Street Unit 203:	Special Assessment	-	208.00	
07/01/2023	645 NE 121st Street Unit 202:	Special Assessment	-	208.00	
6630 - Interest Income-Other		-15.08	-	2.51	-17.59
Date	Ledger ID	Description	Debit	Credit	
07/31/2023	36151	July Interest	-	2.51	
7040 - AP Processing Fees		20.00	-	-	20.00
Date	Ledger ID	Description	Debit	Credit	
Special Assessment Fund Totals:			22,722.92	14,544.01	

Net Total	0.00	84,723.84	84,723.84	0.00
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Alliance Association Bank

Alliance Association Bank, a division of Western Alliance Bank.
Member FDIC.

PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

HERITAGE CONDOMINIUM ASSOCIATION, INC.
C/O TRIDENT REAL ESTATE INC
RESERVE
800 WEST AVE # C-1
MIAMI BEACH FL 33139-5567

Last statement: June 30, 2023
This statement: July 31, 2023
Total days in statement period: 31

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(1)

Direct inquiries to:
888-734-4567

Alliance Association Bank
3033 W Ray Road, Ste 200
Chandler AZ 85226

THANK YOU FOR BANKING WITH US!

AAB Association MMA

Account number	XXXXXX4456	Beginning balance	\$14,252.40
Enclosures	1	Total additions	922.03
Low balance	\$14,252.40	Total subtractions	0.00
Average balance	\$15,053.79	Ending balance	\$15,174.43
Avg collected balance	\$15,053		
Interest paid year to date	\$10.95		

CREDITS

Date	Description	Additions
07-05	Miscellaneous Credit EXTERNAL WEB API -	920.11
07-31	' Interest Credit	1.92

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
06-30	14,252.40	07-05	15,172.51	07-31	15,174.43

INTEREST INFORMATION

Annual percentage yield earned	0.15 %
Interest-bearing days	31
Average balance for APY	\$15,053.79
Interest earned	\$1.92

HERITAGE CONDOMINIUM ASSOCIATION, INC.
July 31, 2023

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XXXXXX4456

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00



Alliance Association Bank

Alliance Association Bank, a division of Western Alliance Bank.
Member FDIC.

PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

HERITAGE CONDOMINIUM ASSOCIATION, INC.
C/O TRIDENT REAL ESTATE INC
OPERATING
800 WEST AVE # C-1
MIAMI BEACH FL 33139-5567

Last statement: June 30, 2023
This statement: July 31, 2023
Total days in statement period: 31

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Direct inquiries to:
888-734-4567

Alliance Association Bank
3033 W Ray Road, Ste 200
Chandler AZ 85226

THANK YOU FOR BANKING WITH US!

AAB Community Checking

Account number	XXXXXX5149	Beginning balance	\$17,543.23
Enclosures	7	Total additions	10,003.42
Low balance	\$10,332.65	Total subtractions	16,761.86
Average balance	\$16,714.41	Ending balance	\$10,784.79
Avg collected balance	\$16,634		

CHECKS

Number	Date	Amount	Number	Date	Amount
5229	07-12	295.00	5233 *	07-26	248.51
5230	07-13	600.00	5234	07-27	620.00
5231	07-19	164.00			* Skip in check sequence

DEBITS

Date	Description	Subtractions
07-05	Miscellaneous Debit EXTERNAL WEB API -	920.11
07-05	' ACH Debit Heritage Condomi L33980 230705	71.00
07-06	' ACH Debit FPL DIRECT DEBIT ELEC PYMT 230706	195.84
07-06	' ACH Debit WASTE PRO HOLLYW 9549674200 230706	574.25
07-06	' ACH Debit Heritage Condomi L34156 230706	759.19

HERITAGE CONDOMINIUM ASSOCIATION, INC.
July 31, 2023

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XXXXXX5149

Date	Description	Subtractions
07-10	' ACH Debit COMCAST 8495600 031530506 230710	87.38
07-12	' ACH Debit USPREMIUMFINANCE DRAFTS 230711 13303991	2,495.67
07-13	' ACH Debit MDCMDFRINSPECTIO PURCHASE 230713 HERITAGE CONDOM	99.57
07-17	Miscellaneous Debit EXTERNAL WEB API -	8,178.91
07-24	' ACH Debit North Miami, Flo PAYMENT 230724	1,232.45
07-26	' ACH Debit Heritage Condomi L35551 230726	1.07
07-28	' ACH Debit COMCAST 8495600 031664370 230728	158.91
07-31	' ACH Debit Heritage Condomi L35834 230731	60.00

CREDITS

Date	Description	Additions
07-03	' Lockbox Deposit	6,508.72
07-05	' Lockbox Deposit	1,438.98
07-12	' Lockbox Deposit	520.00
07-19	' Remote Deposit	1,023.58
07-31	' Lockbox Deposit	511.79
07-31	' Interest Credit	0.35

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
06-30	17,543.23	07-12	20,612.49	07-26	11,111.56
07-03	24,051.95	07-13	19,912.92	07-27	10,491.56
07-05	24,499.82	07-17	11,734.01	07-28	10,332.65
07-06	22,970.54	07-19	12,593.59	07-31	10,784.79
07-10	22,883.16	07-24	11,361.14		

INTEREST INFORMATION

Annual percentage yield earned	0.02%
Interest-bearing days	31
Average balance for APY	\$16,634.92
Interest earned	\$0.35

HERITAGE CONDOMINIUM ASSOCIATION, INC.
July 31, 2023

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XXXXXX5149

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

THIS DOCUMENT HAS A COLORED BACKGROUND AND MICROPRINTING. THE REVERSE SIDE INCLUDES AN ARTIFICIAL WATERMARK.

Heritage Condominium Association, Inc. 800 West Avenue Ste C1 Miami Beach, FL 33139	ALLIANCE ASSOCIATION BANK	5229
PAY TO THE ORDER OF 1A FLORIDA PLUMBING INC		07/28/2023
Two Hundred Ninety-Five Dollars and 00/100		\$ 295.00
1A Florida Plumbing Inc 800 NW 12th St Miami, FL 33122		
MEMO: Invoice #4578963759		
#0000005229# 122105980# 8721975149#		

07/12/2023 5229 \$295.00

THIS DOCUMENT HAS A COLORED BACKGROUND AND MICROPRINTING. THE REVERSE SIDE INCLUDES AN ARTIFICIAL WATERMARK.

Heritage Condominium Association, Inc. 800 West Avenue Ste C1 Miami Beach, FL 33139	ALLIANCE ASSOCIATION BANK	5230
PAY TO THE ORDER OF ALL DADE TREE SERVICE INC		7/05/2023
Six Hundred Dollars and 00/100		\$ 600.00
ALL DADE TREE SERVICE INC 9122 NE 8 Avenue Ste 30 Miami Shores, FLORIDA 33138		
MEMO: Invoice: 307		
#0000005230# 122105980# 8721975149#		

07/13/2023 5230 \$600.00

THIS DOCUMENT HAS A COLORED BACKGROUND AND MICROPRINTING. THE REVERSE SIDE INCLUDES AN ARTIFICIAL WATERMARK.

Heritage Condominium Association, Inc. 800 West Avenue Ste C1 Miami Beach, FL 33139	ALLIANCE ASSOCIATION BANK	5231
PAY TO THE ORDER OF ACADIA ELEVATOR/ACME/ARCHER		7/05/2023
One Hundred Sixty-Four Dollars and 00/100		\$ 164.00
Acadia Elevator/ACME/Archer PO BOX 65-1111 Miami, FL 33265		
MEMO: Invoice: 1634		
#0000005231# 122105980# 8721975149#		

07/19/2023 5231 \$164.00

THIS DOCUMENT HAS A COLORED BACKGROUND AND MICROPRINTING. THE REVERSE SIDE INCLUDES AN ARTIFICIAL WATERMARK.

Heritage Condominium Association, Inc. 800 West Avenue Ste C1 Miami Beach, FL 33139	ALLIANCE ASSOCIATION BANK	5232
PAY TO THE ORDER OF WILLIAM WARD		7/19/2023
Two Hundred Forty-Eight Dollars and 51/100		\$ 248.51
William Ward 659 NE 115th ST. Biscayne Park, FLORIDA 33161		
MEMO: Invoice: 071023		
#0000005232# 122105980# 8721975149#		

07/26/2023 5233 \$248.51

THIS DOCUMENT HAS A COLORED BACKGROUND AND MICROPRINTING. THE REVERSE SIDE INCLUDES AN ARTIFICIAL WATERMARK.

Heritage Condominium Association, Inc. 800 West Avenue Ste C1 Miami Beach, FL 33139	ALLIANCE ASSOCIATION BANK	5234
PAY TO THE ORDER OF MEGALAP PROPERTY SOLUTIONS		7/19/2023
Six Hundred Twenty Dollars and 00/100		\$ 620.00
Megalap Property Solutions 11921 NE 12 Avenue Biscayne Park, FL 33161		
MEMO: Invoice: 1016		
#0000005234# 122105980# 8721975149#		

07/27/2023 5234 \$620.00



Alliance Association Bank

Alliance Association Bank, a division of Western Alliance Bank.
Member FDIC.

PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

HERITAGE CONDOMINIUM ASSOCIATION, INC.
C/O TRIDENT REAL ESTATE INC
SPECIAL ASSESSMENT
800 WEST AVE # C-1
MIAMI BEACH FL 33139-5567

Last statement: June 30, 2023
This statement: July 31, 2023
Total days in statement period: 31

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Direct inquiries to:
888-734-4567

Alliance Association Bank
3033 W Ray Road, Ste 200
Chandler AZ 85226

THANK YOU FOR BANKING WITH US!

AAB Community Checking

Account number	XXXXXX9861	Beginning balance	\$117,367.54
Enclosures	1	Total additions	8,598.42
Low balance	\$113,720.28	Total subtractions	3,647.26
Average balance	\$118,088.00	Ending balance	\$122,318.70
Avg collected balance	\$118,074		

DEBITS

Date	Description	Subtractions
07-03	' ACH Debit POPULAR BANK LOAN PYMT 230701 49370070016050	3,647.26

CREDITS

Date	Description	Additions
07-17	Miscellaneous Credit EXTERNAL WEB API -	8,178.91
07-19	' Remote Deposit	417.00
07-31	' Interest Credit	2.51

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
06-30	117,367.54	07-17	121,899.19	07-31	122,318.70
07-03	113,720.28	07-19	122,316.19		

HERITAGE CONDOMINIUM ASSOCIATION, INC.
July 31, 2023

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XXXXXX9861

INTEREST INFORMATION

Annual percentage yield earned	0.03%
Interest-bearing days	31
Average balance for APY	\$118,074.54
Interest earned	\$2.51

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00



Last statement: June 30, 2023
This statement: July 31, 2023
Total days in statement period: 31

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Direct inquiries to:
Customer Care Center,
1-800-377-0800

HERITAGE CONDOMINIUM ASSOCIATION
DEBT SERVICE/LAWSUIT ACCOUNT
C/O TRIDENT MANAEMENT
800 WEST AVE SUITE C-1
MIAMI BEACH FL 33139-5567

Popular Bank
P.O. Box 4890
Miami Lakes, FL 33014

Pab Premier Business Money Mkt

Account number	6812209044	Beginning balance	\$18,829.07
Low balance	\$18,829.07	Total additions	.80
Average balance	\$18,829.07	Total subtractions	0.00
Avg collected balance	\$18,829.00	Ending balance	\$18,829.87
Interest paid year to date	\$5.49		

CREDITS

Date	Description	Control number	Additions
07-31	'Interest Credit	0000000000000000	0.80

DAILY BALANCES

Date	Balance	Date	Balance
06-30	18,829.07	07-31	18,829.87

OVERDRAFT/RETURN ITEM FEES

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

PLEASE ADVISE US OF ANY CHANGES OF ADDRESS

BALANCE YOUR ACCOUNT IN 5 EASY STEPS!

BEFORE YOU BEGIN, DO THE FOLLOWING IN YOUR CHECKBOOK:

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 - SUBTRACT ANY ITEMS THAT APPEAR ON THIS STATEMENT BUT THAT DO NOT APPEAR IN YOUR CHECKBOOK.

1	Enter the balance shown on this statement. The balance is the Ending Total found in the "Daily Activity" section of your statement.	\$ 
2	Total all outstanding deposits that appear in your checkbook <i>but that do not appear on this statement.</i> (Use Chart A to easily add up your outstanding deposits.)	\$ 
3	Add the totals from Steps 1 and 2. Enter it here.	\$ 
4	Total all outstanding withdrawals that appear in your checkbook <i>but that do not appear on this statement.</i> (Use Chart B to easily add up your outstanding withdrawals.)	\$ 
5	Subtract the total in Step 4 from, the total in Step 3.	\$ 

This should be the Balance In your Checkbook

CHART A

CHART B

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS

(FOR CONSUMER ACCOUNTS ONLY. FOR BUSINESS ACCOUNTS, PLEASE REFER TO THE BUSINESS BANKING DISCLOSURE AND AGREEMENT)
WRITE US AT THE ADDRESS OR CALL US AT THE TELEPHONE NUMBER ON THE FRONT OF THIS STATEMENT AS SOON AS YOU CAN.

If you think your statement or a receipt is wrong, or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we send you the FIRST statement on which the error or problem appeared.

- (1) Tell us your name and account number.
(2) Describe the error or transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
(3) Tell us the dollar amount of the suspected error and the date it appears on your statement.

We will investigate your complaint and will correct any error promptly. We will tell you the results of our investigation within 10 business days after we hear from you (20 business days if the transfer involved a new account). An account is considered new for 30 days after the first deposit is made. However, if we need more time, we may take up to 45 days to investigate your complaint or question (90 days if the transfer involved a new account, point of sale card transaction or a transfer that was initiated outside the U.S.) if we decide to do this, we will provisionally credit your account within 10 business days (20 business days if the transfer involved a new account) for the amount you think is in error, so that you will have use of the money during the time it takes us to complete our investigation. If you tell us orally, we may require that you send us your complaint or question in writing within 10 business days. If we ask you to put your complaint or question in writing and you fail to give us the required written confirmation of your complaint or question, then we may not credit your account or we may revoke the provisional credit we previously gave to you. We will tell you the results of our investigation within three business days after completing our investigation.

LOST OR STOLEN ATM OR DEBIT CARD: If your ATM or Debit Card is lost or stolen, in order to protect your rights, you must report it immediately by calling our Customer Care Center at the phone number on the front of this statement. (**FOR DEBIT CARDS ONLY**) When our Customer Care Center is closed, you may call Mastercard® directly at 1-800-307-7309 to report your Debit Card lost or stolen and then contact us on the following business day to arrange a replacement card.

"The Check Clearing for the 21 Century Act or "Check 21" effective as of October 28, 2004, allows banks to replace original checks with "substitute checks". A substitute check is the legal equivalent of an original check. You can use it the same way you would use the original check". You may use a substitute check as proof of payment just like the original check. In certain cases, federal law provides a special procedure that allows you to request a refund for losses you suffer if a substitute check is posted to your account (for example, if you think that we withdrew the wrong amount from your account or that we withdrew money from your account more than once for the same check). If you believe that you have suffered a loss related to a substitute check that you received and that was posted to your account, please contact us. You may call Customer Care Center at 1-800-377-0800 during the hours of 7:30 am – 12:00 am ET, Monday through Friday and 9:00 am – 6:00 pm ET, Saturday and Sunday or in writing at Popular, Attn: Customer Care Center P.O. Box 4906 Miami Lakes, FL 33014. You may also contact Popular via Teletypewriter (TTY/TDD) for account information and services at 1-888-801-4871. You must contact us within 14 calendar days of the date we mailed (or otherwise delivered by a means to which you agreed) the substitute check in question or the account statement showing that the substitute check was posted to your account, whichever is later. We will extend this time period if you were not able to make a timely claim because of extraordinary circumstances. Your claim must include:

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 - A copy of the substitute check and/or the following information to help us identify the substitute check: information such as the check number, the name of the person who wrote the check, and the amount of the check.





Last statement: June 30, 2023
This statement: July 31, 2023
Total days in statement period: 31

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6812209051
(0)

HERITAGE CONDOMINIUM ASSOCIATION
LOAN PROCEEDS
C/O TRIDENT MANAGEMENT
800 WEST AVE SUITE C-1
MIAMI BEACH FL 33139-5567

Direct inquiries to:
Customer Care Center,
1-800-377-0800

Popular Bank
P.O. Box 4890
Miami Lakes, FL 33014

Pab Commercial Checking

Account number	6812209051	Beginning balance	\$104,108.83
Low balance	\$104,108.83	Total additions	0.00
Average balance	\$104,108.83	Total subtractions	.00
Avg collected balance	\$104,108.00	Ending balance	\$104,108.83

**** No Activity this statement period ****

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total overdraft fees	\$0.00	\$0.00
Total returned item fees	\$0.00	\$0.00

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This should be the Balance In your Checkbook

CHART A

OUTSTANDING DEPOSIT	DEPOSIT AMOUNT
Deposit	\$ 100 50
TOTAL:	\$

CHART B

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS

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Last statement: June 30, 2023
This statement: July 31, 2023
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6812209069
(0)

HERITAGE CONDOMINIUM ASSOCIATION
RESERVE
C/O TRIDENT MANAGEMENT
800 WEST AVE SUITE C-1
MIAMI BEACH FL 33139-5567

Direct inquiries to:
Customer Care Center,
1-800-377-0800

Popular Bank
P.O. Box 4890
Miami Lakes, FL 33014

Pab Platinum Bus MM

Account number	6812209069
Low balance	\$1,719.30
Average balance	\$1,719.30
Avg collected balance	\$1,719.00
Interest paid year to date	\$11.51

DAILY ACTIVITY

Date	Description	Additions	Subtractions	Balance
06-30	Beginning balance			\$1,719.30
07-31	'Interest Credit 0000000000000000	1.74		1,721.04
07-31	Ending totals	1.74	0.00	\$1,721.04

OVERDRAFT/RETURN ITEM FEES

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

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CHART A

OUTSTANDING DEPOSIT	DEPOSIT AMOUNT
Deposit	\$ 100 50
TOTAL:	\$

CHART B

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