



**Sixth Moorings Condo Assoc  
Miami, FL**

**Financial Statement**

**January 2025**

**Prepared For  
The Board Of Directors**

**By:**

**Howjax Inc, dba AMS-Fl  
9000 Sheridan Street, Suite 166  
Pembroke Pines, 33024**

SIXTH MOORINGS CONDO ASSOCIATION  
Profit & Loss YTD Comparison  
January 2025

	Jan 25	Jan 25
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
<b>4010 · Fee Income</b>		
<b>4015 · Maintenance Fees</b>	30,718.39	30,718.39
<b>4020 · Screening Fees</b>	200.00	200.00
<b>4030 · Laundry</b>	118.50	118.50
<b>4060 · Interest Income</b>	10.80	10.80
<b>4065 · Rental Fees</b>	1,023.54	1,023.54
<b>4070 · Late Fees</b>	175.00	175.00
	<hr/>	<hr/>
<b>Total 4010 · Fee Income</b>	32,246.23	32,246.23
	<hr/>	<hr/>
<b>Total Income</b>	32,246.23	32,246.23
<b>Expense</b>		
<b>SIRS Report</b>	3,750.00	3,750.00
<b>6100 · Administrative Expense</b>		
<b>6110 · Management Expense</b>	1,147.00	1,147.00
<b>6125 · Screening</b>	39.90	39.90
<b>6155 · Office &amp; Postage Expense</b>	105.95	105.95
<b>6160 · Licenses and Permits</b>	288.00	288.00
<b>6170 · Recreational Fees</b>	1,940.00	1,940.00
<b>6171 · Land Lease</b>	1,686.00	1,686.00
	<hr/>	<hr/>
<b>Total 6100 · Administrative Expense</b>	5,206.85	5,206.85
<b>6300 · Repairs</b>		
<b>6310 · Building Repairs</b>	7,645.00	7,645.00
<b>6320 · Building Supplies</b>	263.36	263.36
<b>6330 · Pest Control</b>	285.00	285.00
<b>6335 · Janitorial Expense</b>	1,152.00	1,152.00
<b>6353 · Lawn &amp; Landscape Maintenance</b>	800.00	800.00
<b>6354 · Elevator Maint &amp; Repairs</b>	648.00	648.00
	<hr/>	<hr/>
<b>Total 6300 · Repairs</b>	10,793.36	10,793.36
<b>6390 · Utilities</b>		
<b>6340 · Telephone</b>	253.10	253.10
<b>6395 · Sanitation</b>	822.17	822.17
<b>6400 · Gas and Electric</b>	487.06	487.06

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02/24/25  
Accrual Basis

SIXTH MOORINGS CONDO ASSOCIATION  
Profit & Loss YTD Comparison  
January 2025

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	<u>Jan 25</u>	<u>Jan 25</u>
6410 · Water	3,786.03	3,786.03
6415 · Cable	3,015.85	3,015.85
<b>Total 6390 · Utilities</b>	<u>8,364.21</u>	<u>8,364.21</u>
<b>Total Expense</b>	<u>28,114.42</u>	<u>28,114.42</u>
<b>Net Ordinary Income</b>	<u>4,131.81</u>	<u>4,131.81</u>
<b>Net Income</b>	<u><u>4,131.81</u></u>	<u><u>4,131.81</u></u>

## SIXTH MOORINGS CONDO ASSOCIATION

## Balance Sheet

02/24/25

As of January 31, 2025

Accrual Basis

	Jan 31, 25
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1001 · Banco Popular 3006 Operating	11,880.99
1010 · Banco Popular 1915 Ins. Ac	2,809.61
1011 · Banco Popular -5056Reserve	9,359.93
1015 · TD Bank CK# 9748	2,235.99
1016 · TD Bank - Sav 5708	17,100.49
1017 · TD 6 MONTH CD	20,000.00
<b>Total Checking/Savings</b>	63,387.01
<b>Accounts Receivable</b>	
1200 · Accounts Receivable	15,993.02
<b>Total Accounts Receivable</b>	15,993.02
<b>Other Current Assets</b>	
1150 · Bad Debt Provision	-17,687.04
<b>Total Other Current Assets</b>	-17,687.04
<b>Total Current Assets</b>	61,692.99
<b>TOTAL ASSETS</b>	<b>61,692.99</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	7,536.03
<b>Total Accounts Payable</b>	7,536.03
<b>Other Current Liabilities</b>	
Bank Error	-737.30
2500 · Reserve	
2450 · Reserve - Insurance	22,159.00
2505 · Un-allocated Reserves	29,351.34
<b>Total 2500 · Reserve</b>	51,510.34
2530 · Security Deposits	627.19
<b>Total Other Current Liabilities</b>	51,400.23
<b>Total Current Liabilities</b>	58,936.26
<b>Total Liabilities</b>	58,936.26
<b>Equity</b>	
1110 · Retained Earnings	-1,375.08
Net Income	4,131.81
<b>Total Equity</b>	2,756.73
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>61,692.99</b>

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02/24/25  
Accrual Basis

SIXTH MOORINGS CONDO ASSOCIATION  
Transaction Detail By Account  
January 2025

Type	Date	Num	Name	Memo	Clr	Split	Debit	Credit	Balance
<b>SIRS Report</b>									
Bill	01/31/2025		S & D ENGINEER...	reserve study		2000 · Accou...	3,750.00		3,750.00
Total SIRS Report							3,750.00	0.00	3,750.00
<b>6100 · Administrative Expense</b>									
6110 · Management Expense	01/01/2025		AMS-FL	JAN MANAG...		2000 · Accou...	1,147.00		1,147.00
Total 6110 · Management Expense							1,147.00	0.00	1,147.00
<b>6125 · Screening</b>									
Check	01/13/2025	3177	ZIP REPORTS	inv 6043224...		1001 · Banco ...	39.90		39.90
Total 6125 · Screening							39.90	0.00	39.90
<b>6155 · Office &amp; Postage Expense</b>									
Bill	01/01/2025		AMS-FL	ENVELOPE...		2000 · Accou...	30.95		30.95
Check	01/01/2025	3162	JOHN KOBLE	notary		1001 · Banco ...	75.00		105.95
Total 6155 · Office & Postage Expense							105.95	0.00	105.95
<b>6160 · Licenses and Permits</b>									
Check	01/07/2025	3173	DBPR-DIV OF FL. ...			1001 · Banco ...	288.00		288.00
Total 6160 · Licenses and Permits							288.00	0.00	288.00
<b>6170 · Recreational Fees</b>									
Bill	01/01/2025		MICC	JANUARY		2000 · Accou...	1,940.00		1,940.00
Total 6170 · Recreational Fees							1,940.00	0.00	1,940.00
<b>6171 · Land Lease</b>									
Bill	01/01/2025		ILIANA BALTUCH	JANUARY		2000 · Accou...	1,686.00		1,686.00
Total 6171 · Land Lease							1,686.00	0.00	1,686.00
Total 6100 · Administrative Expense							5,206.85	0.00	5,206.85
<b>6300 · Repairs</b>									
<b>6310 · Building Repairs</b>									
Check	01/01/2025	3163	A CRUZ	inv 09677 r...		1001 · Banco ...	2,500.00		2,500.00
Check	01/01/2025	3165	GARY KEYER	repairs to uni...		1001 · Banco ...	104.53		2,604.53
Check	01/01/2025	3166	A CRUZ	inv 09677 r...		1001 · Banco ...	2,000.00		4,604.53
Check	01/01/2025	3167	A CRUZ	inv 09678 pr...		1001 · Banco ...	420.00		5,024.53
Stmt Charge	01/01/2025		720 Oakes ( decea...	REPLACE T...		1200 · Accou...		104.53	4,920.00
Check	01/05/2025	3170	JOSE DOMINGUEZ	inv 012025 i...		1001 · Banco ...	225.00		5,145.00
Check	01/07/2025	3174	A CRUZ	inv 09932 ro...		1001 · Banco ...	2,500.00		7,645.00
Total 6310 · Building Repairs							7,749.53	104.53	7,645.00

**SIXTH MOORINGS CONDO ASSOCIATION**  
**Transaction Detail By Account**  
 January 2025

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 02/24/25  
 Accrual Basis

Type	Date	Num	Name	Memo	Clr	Split	Debit	Credit	Balance
<b>6320 · Building Supplies</b>									
Check	01/07/2025	3171	HOME DEPOT			1001 · Banco ...	263.36		263.36
Total 6320 · Building Supplies							263.36	0.00	263.36
<b>6330 · Pest Control</b>									
Bill	01/02/2025	10308...	RUSTY EXTERMI...	JAN		2000 · Accou...	285.00		285.00
Total 6330 · Pest Control							285.00	0.00	285.00
<b>6335 · Janitorial Expense</b>									
Check	01/01/2025	3164	Maria Bello	JANITORIAL		1001 · Banco ...	240.00		240.00
Check	01/05/2025	3169	Maria Bello	JANITORIAL		1001 · Banco ...	192.00		432.00
Check	01/10/2025	3175	Maria Bello	JANITORIAL		1001 · Banco ...	240.00		672.00
Check	01/18/2025	3178	Maria Bello	JANITORIAL		1001 · Banco ...	240.00		912.00
Check	01/27/2025	3179	Maria Bello	JANITORIAL		1001 · Banco ...	240.00		1,152.00
Total 6335 · Janitorial Expense							1,152.00	0.00	1,152.00
<b>6353 · Lawn &amp; Landscape Maintenance</b>									
Check	01/01/2025	3168	GILMOUR GONZA...	inv 2065		1001 · Banco ...	800.00		800.00
Total 6353 · Lawn & Landscape Maintenance							800.00	0.00	800.00
<b>6354 · Elevator Maint &amp; Repairs</b>									
Bill	01/02/2025	21200	NATIONAL ELEVA...	FULL MAINT...		2000 · Accou...	648.00		648.00
Total 6354 · Elevator Maint & Repairs							648.00	0.00	648.00
Total 6300 · Repairs							10,897.89	104.53	10,793.36
<b>6390 · Utilities</b>									
<b>6340 · Telephone</b>									
Check	01/07/2025	3172	COMCAST			1001 · Banco ...	253.10		253.10
Total 6340 · Telephone							253.10	0.00	253.10
<b>6395 · Sanitation</b>									
Check	01/13/2025	3176	TROPICAL SANIT...	Accrual June...		1001 · Banco ...	822.17		822.17
Total 6395 · Sanitation							822.17	0.00	822.17
<b>6400 · Gas and Electric</b>									
Bill	01/27/2025		FPL	JANUARY		2000 · Accou...	459.11		459.11
Bill	01/27/2025		FPL	JANUARY		2000 · Accou...	27.95		487.06
Total 6400 · Gas and Electric							487.06	0.00	487.06

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02/24/25  
Accrual Basis

SIXTH MOORINGS CONDO ASSOCIATION  
Transaction Detail By Account  
January 2025

Type	Date	Num	Name	Memo	Clr	Split	Debit	Credit	Balance
6410 · Water Bill	01/31/2025		MIAMI-DADE WAT...	JAN		2000 · Accou...	3,786.03		3,786.03
Total 6410 · Water							3,786.03	0.00	3,786.03
6415 · Cable Bill	01/11/2025		COMCAST	JANUARY		2000 · Accou...	3,015.85		3,015.85
Total 6415 · Cable							3,015.85	0.00	3,015.85
Total 6390 · Utilities							8,364.21	0.00	8,364.21
<b>TOTAL</b>							<b>28,218.95</b>	<b>104.53</b>	<b>28,114.42</b>

SIXTH MOORINGS CONDO ASSOCIATION

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Register: 1001 · Banco Popular 3006 Operating

From 01/01/2025 through 01/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
01/01/2025	3162	JOHN KOBLE	6100 · Administrative ...	notary	75.00	X		10,545.82
01/01/2025	3163	A CRUZ	6300 · Repairs:6310 · ...	inv 09677 rep...	2,500.00	X		8,045.82
01/01/2025	3164	Maria Bello	6300 · Repairs:6335 · J...	JANIORIAL	240.00	X		7,805.82
01/01/2025	3165	GARY KEYER	6300 · Repairs:6310 · ...	repairs to unit ...	104.53	X		7,701.29
01/01/2025	3166	A CRUZ	6300 · Repairs:6310 · ...	inv 09677 rep...	2,000.00	X		5,701.29
01/01/2025	3167	A CRUZ	6300 · Repairs:6310 · ...	inv 09678 pres...	420.00	X		5,281.29
01/01/2025	3168	GILMOUR GONZA...	6300 · Repairs:6353 · ...	inv 2065	800.00	X		4,481.29
01/01/2025	10278	ILIANA BALTUCH	2000 · Accounts Payable	LAND LEASE...	1,686.00			2,795.29
01/01/2025	10279	MICC	2000 · Accounts Payable	REC LEASE J...	1,940.00	X		855.29
01/05/2025	3169	Maria Bello	6300 · Repairs:6335 · J...	JANIORIAL	192.00	X		663.29
01/05/2025	3170	JOSE DOMINGUEZ	6300 · Repairs:6310 · ...	inv 012025 ins...	225.00	X		438.29
01/06/2025			-split-	Deposit		X	3,158.33	3,596.62
01/07/2025	3171	HOME DEPOT	6300 · Repairs:6320 · ...		263.36	X		3,333.26
01/07/2025	3172	COMCAST	6390 · Utilities:6340 · ...		253.10	X		3,080.16
01/07/2025	3173	DBPR-DIV OF FL. ...	6100 · Administrative ...		288.00	X		2,792.16
01/07/2025	3174	A CRUZ	6300 · Repairs:6310 · ...	inv 09932 roof...	2,500.00	X		292.16
01/08/2025			-split-	Deposit		X	793.85	1,086.01
01/09/2025	debit	MIAMI-DADE WA...	2000 · Accounts Payable	ACCT # 17833...	3,245.02	X		-2,159.01
01/10/2025	3175	Maria Bello	6300 · Repairs:6335 · J...	JANIORIAL	240.00	X		-2,399.01
01/11/2025	10280	COMCAST	2000 · Accounts Payable	ACCT # 8495 ...	3,015.85	X		-5,414.86
01/11/2025	10281	NATIONAL ELEVA...	2000 · Accounts Payable	INVOICE 212...	648.00	X		-6,062.86
01/11/2025	10282	RUSTY EXTERMIN...	2000 · Accounts Payable	inv 10308130	285.00	X		-6,347.86
01/13/2025			-split-	Deposit		X	24,280.81	17,932.95
01/13/2025	3176	TROPICAL SANIT...	6390 · Utilities:6395 · ...	inv	822.17	X		17,110.78
01/13/2025	3177	ZIP REPORTS	6100 · Administrative ...	inv 604322411...	39.90			17,070.88
01/18/2025	3178	Maria Bello	6300 · Repairs:6335 · J...	JANIORIAL	240.00	X		16,830.88
01/22/2025			1499 · Undeposited Fu...	Deposit		X	445.24	17,276.12
01/22/2025			1499 · Undeposited Fu...	Deposit		X	1,115.00	18,391.12
01/22/2025	debit	IPFS CORPORATION	2000 · Accounts Payable	ACCT # GAA-...	5,783.07	X		12,608.05
01/27/2025	3179	Maria Bello	6300 · Repairs:6335 · J...	JANIORIAL	240.00	X		12,368.05
01/27/2025	10283	FPL	2000 · Accounts Payable	ACCT # 56757...	459.11			11,908.94
01/27/2025	10284	FPL	2000 · Accounts Payable	ACCT # 56074...	27.95			11,880.99

SIXTH MOORINGS CONDO ASSOCIATION

2/24/2025 7:23 PM

Register: 1011 - Banco Popular -5056Reserve

From 01/01/2025 through 01/31/2025

Sorted by: Date, Type, Number/Ref

<b>Date</b>	<b>Number</b>	<b>Payee</b>	<b>Account</b>	<b>Memo</b>	<b>Payment</b>	<b>C</b>	<b>Deposit</b>	<b>Balance</b>
01/31/2025			4010 - Fee Income:406...	Interest		X	8.31	9,359.93



Last statement: December 31, 2024  
 This statement: January 31, 2025  
 Total days in statement period: 31

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 1111043006  
 (22)

00017639 MIMRIP04930201250709 02 MC00 0000



SIXTH MOORINGS CONDOMINIUM  
 ASSOCIATION, INC.  
 C/O ASSOCIATION MANAGEMENT SERVICES  
 18555 NE 14 AVE  
 NORTH MIAMI BEACH FL 33179

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	1111043006	Beginning balance	\$11,241.36
Enclosures	22	Total additions	30,750.23
Low balance	\$8,194.01	Total subtractions	27,897.64
Average balance	\$16,990.78	Ending balance	\$14,093.95
Avg collected balance	\$15,946.00		

## CHECKS

Number	Date	Amount	Control
3163	01-03	2,500.00	000007077140990
3165 *	01-02	104.53	000007110340140
3166	01-07	2,000.00	000007077384510
3167	01-07	420.00	000007077384520
3168	01-06	800.00	000007077212180
3169	01-07	192.00	000007077388280
3170	01-13	225.00	000007077862130
3171	01-24	263.36	000007111611560
3172	01-27	253.10	000007111693400
3173	01-28	288.00	000007078783770
3174	01-14	2,500.00	000007077963200
3175	01-15	240.00	000007078052070
3176	01-27	822.17	000007111688260
3178 *	01-22	240.00	000007078445890
3179	01-28	240.00	000007111755570
10275 *	01-14	1,177.95	000007077973360
10276	01-14	429.59	000007077971900
10277	01-27	285.00	000007111706910
10279 *	01-10	1,940.00	0000071110932860
10280	01-27	3,015.85	000007111693390
10281	01-27	648.00	000007111685240
10282	01-27	285.00	000007111706900

\* Skip in check sequence,

## OTHER DEBITS

Date	Description	Subtractions
01-13	Preauthorized Wd MDWSM-DWASDPMT250113 000001695281173 091000013200878	3,245.02

Thank you for banking with Popular



SIXTH MOORINGS CONDOMINIUM  
January 31, 2025

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Date	Description	Subtractions
01-24	Preauthorized Wd IPFS800-584-9969IPFSPMTGAA250124 D64527 101000012619249	5,783.07

#### CREDITS

Date	Description	Additions
01-02	Mail/Courier Deposit 000005548698510	957.00
01-06	Mail/Courier Deposit 000005548713700	3,158.33
01-09	Dep Adj-add Error DEP L/A \$0 S/B\$793.85 - 1/8/2520250109-071815-EM 693000109072405	793.85
01-13	Mail/Courier Deposit 000005548737270	24,280.81
01-22	Mail/Courier Deposit 000005548765960	445.24
01-22	Mail/Courier Deposit 000005548765940	1,115.00

#### DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
12-31	11,241.36	01-09	10,134.01	01-22	25,977.50
01-02	12,093.83	01-10	8,194.01	01-24	19,931.07
01-03	9,593.83	01-13	29,004.80	01-27	14,621.95
01-06	11,952.16	01-14	24,897.26	01-28	14,093.95
01-07	9,340.16	01-15	24,657.26	01-31	14,093.95

#### 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





SIXTH MOORINGS CONDOMINIUM  
January 31, 2025

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3165

SIXTH MOORINGS CONDOMINIUM ASSOCIATION INC  
6800 W. BAY BLVD., SUITE 100  
NORTH BEACH, FL 33508

DATE: 12-28-24

TO: Carol Amy \$ 2,500.00  
Two thousand five hundred no/100

POPULAR CHECK # 12-28-24  
FOR: Camille Jantz  
Camille Jantz  
12-28-24

\*00003165\* 00631126054 1111043006\*

3165

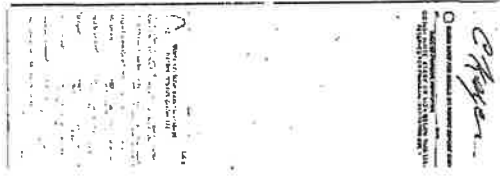
SIXTH MOORINGS CONDOMINIUM ASSOCIATION INC  
6800 W. BAY BLVD., SUITE 100  
NORTH BEACH, FL 33508

DATE: 12-21-24

TO: Gary Beyer \$ 104.53  
One hundred four and 53/100

POPULAR CHECK # 12-21-24  
FOR: Camille Jantz  
Camille Jantz  
12-21-24

\*00003165\* 00631126054 1111043006\*



Check # 3163, Posted 01-03-25, Amount 2,500.00

Check # 3165, Posted 01-02-25, Amount 104.53

3166

SIXTH MOORINGS CONDOMINIUM ASSOCIATION INC  
6800 W. BAY BLVD., SUITE 100  
NORTH BEACH, FL 33508

DATE: 1-3-25

TO: Carol Amy \$ 2,500.00  
Two thousand five hundred no/100

POPULAR CHECK # 1-3-25  
FOR: Camille Jantz  
Camille Jantz  
1-3-25

\*00003166\* 00631126054 1111043006\*

3167

SIXTH MOORINGS CONDOMINIUM ASSOCIATION INC  
6800 W. BAY BLVD., SUITE 100  
NORTH BEACH, FL 33508

DATE: 1-2-25

TO: Carol Amy \$ 420.00  
Four hundred twenty no/100

POPULAR CHECK # 1-2-25  
FOR: Camille Jantz  
Camille Jantz  
1-2-25

\*00003167\* 00631126054 1111043006\*



Check # 3166, Posted 01-07-25, Amount 2,000.00

Check # 3167, Posted 01-07-25, Amount 420.00

3168

SIXTH MOORINGS CONDOMINIUM ASSOCIATION INC  
6800 W. BAY BLVD., SUITE 100  
NORTH BEACH, FL 33508

DATE: 1-7-25

TO: Janice Gonzalez \$ 800.00  
Eight hundred no/100

POPULAR CHECK # 1-7-25  
FOR: Camille Jantz  
Camille Jantz  
1-7-25

\*00003168\* 00631126054 1111043006\*

3169

SIXTH MOORINGS CONDOMINIUM ASSOCIATION INC  
6800 W. BAY BLVD., SUITE 100  
NORTH BEACH, FL 33508

DATE: 1-5-25

TO: Wanda DeLo \$ 192.00  
One hundred ninety two no/100

POPULAR CHECK # 1-5-25  
FOR: Camille Jantz  
Camille Jantz  
1-5-25

\*00003169\* 00631126054 1111043006\*



Check # 3168, Posted 01-06-25, Amount 800.00

Check # 3169, Posted 01-07-25, Amount 192.00





SIXTH MOORINGS CONDOMINIUM  
January 31, 2025

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3170

SIXTH MOORINGS CONDOMINIUM ASSOCIATION INC  
NORTH MIAMI BEACH, FL 33156

DATE: 1-5-25

FOR: Janice Rose  
Five hundred twenty five no/100 \$ 225.00

POPULAR BANK

FOR: W/A # 012025 emergency

Camelia Jank  
Sylvia Jank

\*00003170\* 40631126056 1111043006\*

3171

SIXTH MOORINGS CONDOMINIUM ASSOCIATION INC  
NORTH MIAMI BEACH, FL 33156

DATE: 1-7-25

FOR: Home Report Credit Service  
Five hundred eighty three no/100 \$ 263.36

POPULAR BANK

FOR: W/A # 012025

Camelia Jank  
Sylvia Jank

\*00003171\* 40631126056 1111043006\*

4578-6008648 151629 20250110 00000001111043006  
TRN\_DEBIT\_VLEWVA 225.00  
Miami Gardens Northeast 4678 94204 4878 0030 C081

Camelia Jank  
Sylvia Jank

4578-6008648 151629 20250110 00000001111043006  
TRN\_DEBIT\_VLEWVA 263.36  
Miami Gardens Northeast 4678 94204 4878 0030 C081

Camelia Jank  
Sylvia Jank

Check # 3170, Posted 01-13-25, Amount 225.00

Check # 3171, Posted 01-24-25, Amount 283.36

3172

SIXTH MOORINGS CONDOMINIUM ASSOCIATION INC  
NORTH MIAMI BEACH, FL 33156

DATE: 1-7-25

FOR: Conceal  
Five hundred fifty three no/100 \$ 253.10

POPULAR BANK

FOR: W/A # 0000 #321 11-25 to 12-2025

Camelia Jank  
Sylvia Jank

\*00003172\* 40631126056 1111043006\*

3173

SIXTH MOORINGS CONDOMINIUM ASSOCIATION INC  
NORTH MIAMI BEACH, FL 33156

DATE: 1-1-25

FOR: Division of Home Condemnation  
Five hundred eighty eight no/100 \$ 288.00

POPULAR BANK

FOR: W/A # 0000 #321 11-25 to 12-2025

Camelia Jank  
Sylvia Jank

\*00003173\* 40631126056 1111043006\*

4578-6008648 151629 20250110 00000001111043006  
TRN\_DEBIT\_VLEWVA 253.10  
Miami Gardens Northeast 4678 94204 4878 0030 C081

Camelia Jank  
Sylvia Jank

4578-6008648 151629 20250110 00000001111043006  
TRN\_DEBIT\_VLEWVA 288.00  
Miami Gardens Northeast 4678 94204 4878 0030 C081

Camelia Jank  
Sylvia Jank

Check # 3172, Posted 01-27-25, Amount 253.10

Check # 3173, Posted 01-28-25, Amount 288.00

3174

SIXTH MOORINGS CONDOMINIUM ASSOCIATION INC  
NORTH MIAMI BEACH, FL 33156

DATE: 1-8-25

FOR: April Amy  
Two thousand five hundred no/100 \$ 2,500.00

POPULAR BANK

FOR: W/A # 0000 #321 11-25 to 12-2025

Camelia Jank  
Sylvia Jank

\*00003174\* 40631126056 1111043006\*

3175

SIXTH MOORINGS CONDOMINIUM ASSOCIATION INC  
NORTH MIAMI BEACH, FL 33156

DATE: 1-13-25

FOR: Maria Bello  
Two hundred forty no/100 \$ 240.00

POPULAR BANK

FOR: W/A # 0000 #321 11-25 to 12-2025

Camelia Jank  
Sylvia Jank

\*00003175\* 40631126056 1111043006\*

4578-6008648 151629 20250114 00000001111043006  
TRN\_DEBIT\_VLEWVA 2500.00  
Miami Gardens Northeast 4678 94204 4878 0032 C090

Camelia Jank  
Sylvia Jank

4578-6008648 151629 20250114 00000001111043006  
TRN\_DEBIT\_VLEWVA 240.00  
Miami Gardens Northeast 4678 94204 4878 0032 C090

Camelia Jank  
Sylvia Jank

Check # 3174, Posted 01-14-25, Amount 2,500.00

Check # 3175, Posted 01-15-25, Amount 240.00



SIXTH MOORINGS CONDOMINIUM  
January 31, 2025

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3178

SIXTH MOORINGS CONDOMINIUM ASSOCIATION INC  
12075 BAY BLVD, SUITE 200  
MIAMI GARDENS, FL 33148

DATE 1-13-25

PAY TO THE ORDER OF Proposed Sanitation \$ 822.17

POPULAR COMMUNITY BANK

FOR DEPOSIT ONLY

ACCOUNT # 21726

Signature: Camille Jantz

PO0003199# 0063112605# 1111043006#

3178

SIXTH MOORINGS CONDOMINIUM ASSOCIATION INC  
12075 BAY BLVD, SUITE 200  
MIAMI GARDENS, FL 33148

DATE 1-18-25

PAY TO THE ORDER OF Marie Belts \$ 240.00

POPULAR COMMUNITY BANK

FOR DEPOSIT ONLY

ACCOUNT # 21726

Signature: Camille Jantz

PO0003199# 0063112605# 1111043006#

48754010069 102116 20250121 00000001111043006  
TRN\_DEBIT JAGUIRR 240.00  
Miami Gardens Northeast 4878 94004 4878 0001 0048

48754010069 102116 20250121 00000001111043006  
TRN\_DEBIT JAGUIRR 240.00  
Miami Gardens Northeast 4878 94004 4878 0001 0048

Check # 3176, Posted 01-27-25, Amount 822.17

Check # 3178, Posted 01-22-25, Amount 240.00

3178

SIXTH MOORINGS CONDOMINIUM ASSOCIATION INC  
12075 BAY BLVD, SUITE 200  
MIAMI GARDENS, FL 33148

DATE 1-27-25

PAY TO THE ORDER OF Marie Belts \$ 240.00

POPULAR COMMUNITY BANK

FOR DEPOSIT ONLY

ACCOUNT # 21726

Signature: Camille Jantz

PO0003199# 0063112605# 1111043006#

10278

SIXTH MOORINGS CONDOMINIUM ASSOC, INC  
12075 BAY BLVD, SUITE 200  
MIAMI GARDENS, FL 33148

POPULAR COMMUNITY BANK

PAY TO THE ORDER OF AMS-FL \$ 1,177.95

One Thousand One Hundred Seventy-Seven and 95/100

AMS-FL  
6000 BEREDAN ST, SUITE 100  
PENSACOLA PINES, FL 32581

Signature: Camille Jantz

PO0003199# 0063112605# 1111043006#

48784000812 123111 20250127 00000001111043006  
TRN\_DEBIT YLEYVA 240.00  
Miami Gardens Northeast 4878 94004 4878 0080 0057

10275

SIXTH MOORINGS CONDOMINIUM ASSOC, INC  
12075 BAY BLVD, SUITE 200  
MIAMI GARDENS, FL 33148

POPULAR COMMUNITY BANK

PAY TO THE ORDER OF RUSTY EXTERMINATOR \$ 1,177.95

Two Hundred Eighty-Five and 00/100

RUSTY EXTERMINATOR  
680 S.W. 44th TERRACE  
PT LAUDERDALE, FL 33014

Signature: Camille Jantz

PO0003199# 0063112605# 1111043006#

Check # 3179, Posted 01-28-25, Amount 240.00

Check # 10275, Posted 01-14-25, Amount 1,177.95

10276

SIXTH MOORINGS CONDOMINIUM ASSOC, INC  
12075 BAY BLVD, SUITE 200  
MIAMI GARDENS, FL 33148

POPULAR COMMUNITY BANK

PAY TO THE ORDER OF AMS-FL \$ 429.59

Four Hundred Twenty-Nine and 59/100

AMS-FL  
6000 BEREDAN ST, SUITE 100  
PENSACOLA PINES, FL 32581

Signature: Camille Jantz

PO0003199# 0063112605# 1111043006#

10277

SIXTH MOORINGS CONDOMINIUM ASSOC, INC  
12075 BAY BLVD, SUITE 200  
MIAMI GARDENS, FL 33148

POPULAR COMMUNITY BANK

PAY TO THE ORDER OF RUSTY EXTERMINATOR \$ 285.00

Two Hundred Eighty-Five and 00/100

RUSTY EXTERMINATOR  
680 S.W. 44th TERRACE  
PT LAUDERDALE, FL 33014

Signature: Camille Jantz

PO0003199# 0063112605# 1111043006#

10276

SIXTH MOORINGS CONDOMINIUM ASSOC, INC  
12075 BAY BLVD, SUITE 200  
MIAMI GARDENS, FL 33148

POPULAR COMMUNITY BANK

PAY TO THE ORDER OF AMS-FL \$ 429.59

Four Hundred Twenty-Nine and 59/100

AMS-FL  
6000 BEREDAN ST, SUITE 100  
PENSACOLA PINES, FL 32581

Signature: Camille Jantz

PO0003199# 0063112605# 1111043006#

10277

SIXTH MOORINGS CONDOMINIUM ASSOC, INC  
12075 BAY BLVD, SUITE 200  
MIAMI GARDENS, FL 33148

POPULAR COMMUNITY BANK

PAY TO THE ORDER OF RUSTY EXTERMINATOR \$ 285.00

Two Hundred Eighty-Five and 00/100

RUSTY EXTERMINATOR  
680 S.W. 44th TERRACE  
PT LAUDERDALE, FL 33014

Signature: Camille Jantz

PO0003199# 0063112605# 1111043006#

Check # 10276, Posted 01-14-25, Amount 429.59

Check # 10277, Posted 01-27-25, Amount 285.00





SIXTH MOORINGS CONDOMINIUM  
January 31, 2025

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1111043006

SIXTH MOORINGS CONDOMINIUM ASSOC, INC  
1800 NE 10TH AVE  
MIAMI BEACH, FL 33139

POPULAR COMMUNITY BANK 10279

11/2025

PAY TO THE ORDER OF MCOO \$ 1,940.00

One Thousand Nine Hundred Forty and 00/100 DOLLARS

*Camille Jank*  
*John R. Kella*

REC'D JAN 14 2025

⑆1010 8800 ⑆ ⑆063112605⑆ ⑆111043006⑆

⑆1010 8800 ⑆ ⑆063112605⑆ ⑆111043006⑆

⑆1010 8800 ⑆ ⑆063112605⑆ ⑆111043006⑆

Check # 10279, Posted 01-10-25, Amount 1,940.00

SIXTH MOORINGS CONDOMINIUM ASSOC, INC  
1800 NE 10TH AVE  
MIAMI BEACH, FL 33139

POPULAR COMMUNITY BANK 10280

1/11/2025

PAY TO THE ORDER OF COMCAST \$ 3,015.85

Three Thousand Fifteen and 85/100 DOLLARS

COMCAST  
P O BOX 71211  
OMAHA, NE 68172-1211

*Camille Jank*  
*John R. Kella*

REC'D JAN 14 2025

⑆1010 8800 ⑆ ⑆063112605⑆ ⑆111043006⑆

⑆1010 8800 ⑆ ⑆063112605⑆ ⑆111043006⑆

⑆1010 8800 ⑆ ⑆063112605⑆ ⑆111043006⑆

Check # 10280, Posted 01-27-25, Amount 3,015.85

SIXTH MOORINGS CONDOMINIUM ASSOC, INC  
1800 NE 10TH AVE  
MIAMI BEACH, FL 33139

POPULAR COMMUNITY BANK 10281

1/11/2025

PAY TO THE ORDER OF NATIONAL ELEVATOR INC \$ 648.00

Six Hundred Forty Eight and 00/100 DOLLARS

NATIONAL ELEVATOR INC  
1200 W 46TH STREET  
FT LAUDERDALE, FL 33314-0017

*Camille Jank*  
*John R. Kella*

REC'D JAN 14 2025

⑆1010 8800 ⑆ ⑆063112605⑆ ⑆111043006⑆

⑆1010 8800 ⑆ ⑆063112605⑆ ⑆111043006⑆

⑆1010 8800 ⑆ ⑆063112605⑆ ⑆111043006⑆

Check # 10281, Posted 01-27-25, Amount 648.00

SIXTH MOORINGS CONDOMINIUM ASSOC, INC  
1800 NE 10TH AVE  
MIAMI BEACH, FL 33139

POPULAR COMMUNITY BANK 10282

1/11/2025

PAY TO THE ORDER OF RUSTY EXTERMINATOR \$ 285.00

Two Hundred Eighty Five and 00/100 DOLLARS

RUSTY EXTERMINATOR  
5800 W 46TH TERRACE  
FT LAUDERDALE, FL 33314

*Camille Jank*  
*John R. Kella*

REC'D JAN 14 2025

⑆1010 8800 ⑆ ⑆063112605⑆ ⑆111043006⑆

⑆1010 8800 ⑆ ⑆063112605⑆ ⑆111043006⑆

⑆1010 8800 ⑆ ⑆063112605⑆ ⑆111043006⑆

Check # 10282, Posted 01-27-25, Amount 285.00



Last statement: December 31, 2024  
 This statement: January 31, 2025  
 Total days in statement period: 31

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 1111951915  
 (0)



00000118 MIMRIP04930201250709 01 MC00 0000  
 SIXTH MOORINGS CONDOMINIUM  
 ASSOCIATION, INC./ RESERVE  
 C/O ASSOCIATION MANAGEMENT SERVICES  
 18555 NE 14 AVE  
 NORTH MIAMI BEACH FL 33179

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

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

## Pab Business Money Market

Account number	1111951915	Beginning balance	\$2,807.12
Low balance	\$2,807.12	Total additions	2.49
Average balance	\$2,807.12	Total subtractions	0.00
Avg collected balance	\$2,807.00	Ending balance	\$2,809.61
Interest paid year to date	\$2.49		

### CREDITS

Date	Description	Control number	Additions
01-31	Interest Credit	0000000000000000	2.49

### DAILY BALANCES

Date	Balance	Date	Balance
12-31	2,807.12	01-31	2,809.61

### 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



Thank you for banking with Popular



Last statement: December 31, 2024  
 This statement: January 31, 2025  
 Total days in statement period: 31

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 6809105056  
 (0)



00002956 MIMRIP04930201250709 01 MC00 0000  
 SIXTH MOORINGS CONDOMINIUM  
 ASSOCIATION, INC./ ROOF RESERVE  
 C/O ASSOCIATION MANAGEMENT SERVICES  
 18555 NE 14 AVE  
 NORTH MIAMI BEACH FL 33179

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	6809105056
Low balance	\$9,351.62
Average balance	\$9,351.62
Avg collected balance	\$9,351.00
Interest paid year to date	\$8.31

### DAILY ACTIVITY

Date	Description	Additions	Subtractions	Balance
12-31	Beginning balance			\$9,351.62
01-31	Interest Credit 0000000000000000	8.31		9,359.93
01-31	Ending totals	8.31	0.00	\$9,359.93

### 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



Thank you for banking with Popular

## SIXTH MOORINGS CONDO ASSOCIATION

## A/R Aging Summary

As of February 24, 2025

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
502 A Milanes	0.00	470.24	0.00	0.00	0.00	470.24
502 Vega	0.00	48.60	0.00	0.00	-5.68	42.92
502B Ayala	0.00	556.22	556.22	481.65	963.30	2,557.39
503 MEGGS	401.46	0.00	0.00	0.00	0.00	401.46
505 Coletta	57.52	0.00	0.00	0.00	0.00	57.52
511 Denard	0.00	0.00	0.00	0.00	-146.69	-146.69
512 MATUT	435.85	0.00	383.96	0.00	0.00	819.81
514 TORO	0.00	74.57	0.00	0.00	0.00	74.57
515A - Avila/Yitzhaki	1.71	0.00	0.00	0.00	0.57	2.28
517 Lopez- Melis	19.34	0.00	0.00	0.00	-38.04	-18.70
518 Rosainia	0.00	0.00	0.00	-3.64	0.00	-3.64
520 Rodriguez	8.77	19.22	0.00	0.00	0.00	27.99
602 F Capello FINE	79.70	0.00	0.00	-0.82	1,298.36	1,377.24
602A Felix FINE	0.00	0.00	0.00	0.00	2,975.53	2,975.53
602B Medina Aguilar	0.00	74.57	0.00	0.00	0.00	74.57
609 Jimenez	0.46	0.00	0.00	0.00	0.00	0.46
612 Betancourt	0.00	871.70	0.00	0.00	0.00	871.70
615 A CORNER	0.00	-210.37	-166.09	0.00	0.00	-376.46
617 Ozico 401K Trust	410.85	0.00	0.00	0.00	-326.59	84.26
618 Elie/Reimers	0.00	-763.23	0.00	0.00	-1.11	-764.34
619 ESPINOSA/ FIGUEROA	0.00	-0.76	0.00	0.00	-299.23	-299.99
701 Villalobos	0.00	800.07	0.00	172.22	0.00	972.29
702 A Parada	0.74	0.00	0.00	0.00	0.00	0.74
702 Espinoza	20.14	0.00	0.00	0.00	0.00	20.14
702B Koble	555.13	0.00	0.00	0.00	0.00	555.13
703 TUMENE - LITMANOVICH	0.00	-22.08	0.00	-2.78	-32.90	-57.76
704 Santos	1.14	0.00	0.00	-1.14	0.00	0.00
707 Yllanes	0.00	0.00	0.00	-2.96	-3.10	-6.06
709 Perez & Lorenzo	0.00	777.92	0.00	0.00	-304.75	473.17
715 A Siegel	0.00	-308.46	0.00	-18.85	-113.10	-440.41
718 Herrera	0.00	493.52	0.00	0.00	0.00	493.52
719 Kushner-no late fees	0.00	-375.00	0.00	0.00	0.00	-375.00
720 Oakes ( deceased)	1,194.92	0.00	0.00	456.65	7,113.24	8,764.81
<b>TOTAL</b>	<b>3,187.73</b>	<b>2,506.73</b>	<b>774.09</b>	<b>1,080.33</b>	<b>11,079.81</b>	<b>18,628.69</b>