



**Sixth Moorings Condo Assoc
Miami, FL**

Financial Statement

April 2025

**Prepared For
The Board Of Directors**

By:

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

	Apr 25	Budget	Jan - Apr 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
4010 · Fee Income					
4015 · Maintenance Fees	30,717.59	30,706.42	122,870.80	122,825.64	368,477.00
4020 · Screening Fees	150.00	41.67	350.00	166.64	500.00
4030 · Laundry	118.50	108.33	474.00	433.36	1,300.00
4060 · Interest Income	16.93	29.17	53.30	116.64	350.00
4065 · Rental Fees	1,023.54	1,077.00	4,094.16	4,308.00	12,924.00
4070 · Late Fees	125.00	83.33	725.00	333.36	1,000.00
4075 · Other Income	25.00	25.00	25.00	100.00	300.00
Total 4010 · Fee Income	32,176.56	32,070.92	128,592.26	128,283.64	384,851.00
Total Income	32,176.56	32,070.92	128,592.26	128,283.64	384,851.00
Expense					
6100 · Administrative Expense					
6110 · Management Expense	1,182.00	1,182.00	4,693.00	4,728.00	14,184.00
6115 · Accounting/ Year end Tax Return	0.00	26.67	320.00	106.64	320.00
6120 · Bank Service Charges	0.00	8.33	0.00	33.36	100.00
6125 · Screening	0.00	8.33	99.75	33.36	100.00
6135 · Filing Fees	0.00	5.17	0.00	20.64	62.00
6140 · Lease Expense	0.00	0.00	0.00	0.00	0.00
6155 · Office & Postage Expense	445.69	100.00	781.76	400.00	1,200.00
6160 · Licenses and Permits	61.25	41.67	349.25	166.64	500.00
6165 · Legal Fees	0.00	41.67	0.00	166.64	500.00
6170 · Recreational Fees	1,940.00	2,429.08	7,760.00	9,716.36	29,149.00
6171 · Land Lease	1,686.00	1,686.00	6,744.00	6,744.00	20,232.00
6173 · Bad Debt Expense	0.00	41.67	0.00	166.64	500.00
Total 6100 · Administrative Expense	5,314.94	5,570.59	20,747.76	22,282.28	66,847.00
6180 · Insurance					
6530 · Building Insurance	5,783.07	11,916.67	17,349.21	47,666.64	143,000.00
Total 6180 · Insurance	5,783.07	11,916.67	17,349.21	47,666.64	143,000.00
6300 · Repairs					
6310 · Building Repairs	959.47	2,083.33	12,276.58	8,333.36	25,000.00
6315 · Miscellaneous Exp	0.00	16.67	0.00	66.64	200.00
6320 · Building Supplies	649.46	250.00	1,802.22	1,000.00	3,000.00
6330 · Pest Control	3,085.00	291.67	3,940.00	1,166.64	3,500.00
6335 · Janitorial Expense	960.00	1,166.67	4,272.00	4,666.64	14,000.00
6351 · Electrical & Plumbing Repairs	0.00	208.33	0.00	833.36	2,500.00
6352 · Fire Alarm	0.00	450.00	0.00	1,800.00	5,400.00
6353 · Lawn & Landscape Maintenance	1,220.00	420.00	4,870.00	1,680.00	5,040.00
6354 · Elevator Maint & Repairs	648.00	358.33	1,296.00	1,433.36	4,300.00
6355 · Roof Repairs & Maintenance	0.00	333.33	0.00	1,333.36	4,000.00
6366 · Non-Allocated Contingency Fund	1,500.00	1,500.00	6,000.00	6,000.00	18,000.00
6380 · Surveillance Camera	0.00	208.33	0.00	833.36	2,500.00
6385 · SIRS Report	0.00		3,750.00		
Total 6300 · Repairs	9,021.93	7,286.66	38,206.80	29,146.72	87,440.00
6390 · Utilities					
6340 · Telephone	253.17	200.00	1,012.61	800.00	2,400.00
6395 · Sanitation	822.17	822.00	3,288.68	3,288.00	9,864.00
6400 · Gas and Electric	446.31	441.67	1,885.56	1,766.64	5,300.00
6410 · Water	2,160.78	2,916.67	10,638.71	11,666.64	35,000.00
6415 · Cable	3,014.84	2,916.67	12,049.34	11,666.64	35,000.00
Total 6390 · Utilities	6,697.27	7,297.01	28,874.90	29,187.92	87,564.00
Total Expense	26,817.21	32,070.93	105,178.67	128,283.56	384,851.00
Net Ordinary Income	5,359.35	-0.01	23,413.59	0.08	0.00
Net Income	5,359.35	-0.01	23,413.59	0.08	0.00

SIXTH MOORINGS CONDO ASSOCIATION Transaction Detail By Account January through April 2025

Type	Date	Num	Name	Memo	Cir	Split	Debit	Credit	Balance
6100 · Administrative Expense									
6110 · Management Expense									
Bill	01/01/2025		AMS-FL	JAN MANAG...		2000 · Account...	1,147.00		1,147.00
Bill	02/01/2025		AMS-FL	FEBRUARY ...		2000 · Account...	1,182.00		2,329.00
Bill	03/01/2025		AMS-FL	MANAGEMENT...		2000 · Account...	1,182.00		3,511.00
Bill	04/01/2025		AMS-FL	MANAGEMENT...		2000 · Account...	1,182.00		4,693.00
Total 6110 · Management Expense							4,693.00	0.00	4,693.00
6115 · Accounting/ Year end Tax Return									
Bill	03/20/2025		AMS-FL	TAX RETURN...		2000 · Account...	320.00		320.00
Total 6115 · Accounting/ Year end Tax Return							320.00	0.00	320.00
6125 · Screening									
Check	01/13/2025	3177	ZIP REPORTS	inv 60432241...		1001 · Banco ...	39.90		39.90
Check	02/09/2025	3184	ZIP REPORTS			1001 · Banco ...	39.90		79.80
Check	03/31/2025	3210	ZIP REPORTS			1001 · Banco ...	19.95		99.75
Total 6125 · Screening							99.75	0.00	99.75
6155 · Office & Postage Expense									
Bill	01/01/2025		AMS-FL	ENVELOPES ...		2000 · Account...	30.95		30.95
Check	01/01/2025		JOHN KOBLE	notary		1001 · Banco ...	75.00		105.95
Bill	02/01/2025	3162	AMS-FL	ENVELOPES ...		2000 · Account...	115.73		221.68
Check	02/09/2025	3185	CAMILLA GUIDO	office supplies		1001 · Banco ...	14.18		235.86
Bill	03/01/2025		AMS-FL	ENVELOPES ...		2000 · Account...	57.71		293.57
Check	03/31/2025	3207	CAMILLA GUIDO	STAMPS		1001 · Banco ...	42.50		336.07
Bill	04/01/2025		AMS-FL	OFFICE MA...		2000 · Account...	80.86		416.93
Check	04/20/2025	3218	JOHN KOBLE	REIMB FOR ...		1001 · Banco ...	364.83		781.76
Check	04/20/2025	3219	JOHN KOBLE	VOID: REIMB...	X	1001 · Banco ...	0.00		781.76
Total 6155 · Office & Postage Expense							781.76	0.00	781.76
6160 · Licenses and Permits									
Check	01/07/2025		DBPR-DIV OF FL...			1001 · Banco ...	288.00		288.00
Bill	04/28/2025	3173	JACQUELIN CARTER	State of Fl ren...		2000 · Account...	61.25		349.25
Total 6160 · Licenses and Permits							349.25	0.00	349.25
6170 · Recreational Fees									
Bill	01/01/2025		MICC	JANUARY		2000 · Account...	1,940.00		1,940.00
Bill	02/01/2025		MICC	FEBRUARY		2000 · Account...	1,940.00		3,880.00
Bill	03/01/2025		MICC	MARCH		2000 · Account...	1,940.00		5,820.00
Bill	04/01/2025		MICC	APRIL		2000 · Account...	1,940.00		7,760.00
Total 6170 · Recreational Fees							7,760.00	0.00	7,760.00

SIXTH MOORINGS CONDO ASSOCIATION
Transaction Detail By Account
 January through April 2025

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 05/23/25
 Accrual Basis

Type	Date	Num	Name	Memo	Cir	Split	Debit	Credit	Balance
6171 · Land Lease									
Bill	01/01/2025		ILIANA BALTUCH	JANUARY		2000 · Account...	1,686.00		1,686.00
Bill	02/01/2025		ILIANA BALTUCH	FEBRUARY		2000 · Account...	1,686.00		3,372.00
Bill	03/01/2025		ILIANA BALTUCH	MARCH		2000 · Account...	1,686.00		5,058.00
Bill	04/01/2025		ILIANA BALTUCH	APRIL		2000 · Account...	1,686.00		6,744.00
Total 6171 · Land Lease							6,744.00	0.00	6,744.00
Total 6100 · Administrative Expense							20,747.76	0.00	20,747.76
6180 · Insurance									
6530 · Building Insurance									
Check	02/22/2025		IPFS CORPORATION	ACCT GAA-D...		1001 · Banco ...	5,783.07		5,783.07
Bill	03/01/2025	DEBIT	IPFS CORPORATION	MARCH 3 of 11		2000 · Account...	5,783.07		11,566.14
Bill	04/20/2025		IPFS CORPORATION	april 4 of 11		2000 · Account...	5,783.07		17,349.21
Total 6530 · Building Insurance							17,349.21	0.00	17,349.21
Total 6180 · Insurance							17,349.21	0.00	17,349.21
6300 · Repairs									
6310 · Building Repairs									
Check	01/01/2025	3163	A CRUZ	inv 09677 re...		1001 · Banco ...	2,500.00		2,500.00
Check	01/01/2025	3165	GARY KEYER	repairs to unit ...		1001 · Banco ...	104.53		2,604.53
Check	01/01/2025	3166	A CRUZ	inv 09677 re...		1001 · Banco ...	2,000.00		4,604.53
Check	01/01/2025	3167	A CRUZ	inv 09678 pre...		1001 · Banco ...	420.00		5,024.53
Stmt Charge	01/01/2025		720 Lourdes	REPLACE T...		1200 · Account...		104.53	4,920.00
Check	01/05/2025	3170	JOSE DOMINGUEZ	inv 012025 in...		1001 · Banco ...	225.00		5,145.00
Check	01/07/2025	3174	A CRUZ	inv 09932 roo...		1001 · Banco ...	2,500.00		7,645.00
Check	02/27/2025	3191	A CRUZ	inv 09444 sm...		1001 · Banco ...	725.00		8,370.00
Stmt Charge	02/28/2025		720 Lourdes	FPL ELECT...		1200 · Account...		37.89	8,332.11
Check	03/01/2025	3192	GARY KEYER	rewire securit...		1001 · Banco ...	195.00		8,527.11
Check	03/06/2025	3195	JEREMY CALDORON	0306 STAIR...		1001 · Banco ...	200.00		8,727.11
Check	03/08/2025	3198	JORGE LUIS CARO...	PAINTING O...		1001 · Banco ...	705.00		9,432.11
Check	03/14/2025	3199	A CRUZ	INV 09454 W...		1001 · Banco ...	680.00		10,112.11
Check	03/15/2025	3201	A CRUZ	INV 09484 R...		1001 · Banco ...	925.00		11,037.11
Check	03/22/2025	3202	GARY KEYER	REPAIR AND...		1001 · Banco ...	40.00		11,077.11
Check	03/31/2025	3206	JOSE LUIS CARO ...	PAINTING		1001 · Banco ...	240.00		11,317.11
Stmt Charge	04/01/2025		720 Lourdes	FPL - ELECT...		1200 · Account...		40.53	11,276.58
Check	04/15/2025	3215	A A CRUZ REPAIRS	INV 09488 B...		1001 · Banco ...	1,000.00		12,276.58
Total 6310 · Building Repairs							12,459.53	182.95	12,276.58
6320 · Building Supplies									
Check	01/07/2025	3171	HOME DEPOT			1001 · Banco ...	263.36		263.36
Check	02/10/2025	3186	HOME DEPOT			1001 · Banco ...	71.61		334.97
Check	03/04/2025	3194	HOME DEPOT			1001 · Banco ...	817.79		1,152.76
Check	04/01/2025	3211	HOME DEPOT			1001 · Banco ...	649.46		1,802.22
Total 6320 · Building Supplies							1,802.22	0.00	1,802.22

SIXTH MOORINGS CONDO ASSOCIATION
Transaction Detail By Account
 January through April 2025

Type	Date	Num	Name	Memo	Clr	Split	Debit	Credit	Balance
6330 - Pest Control									
Bill	01/02/2025	10308...	RUSTY EXTERMIN...	JAN		2000 · Account...	285.00		285.00
Bill	02/10/2025		RUSTY EXTERMIN...	FEB		2000 · Account...	285.00		570.00
Bill	03/10/2025		RUSTY EXTERMIN...	MARCH		2000 · Account...	285.00		855.00
Bill	04/28/2025		RUSTY EXTERMIN...	APRIL		2000 · Account...	285.00		1,140.00
Bill	04/30/2025		RUSTY EXTERMIN...	TERMITE 50%		2000 · Account...	2,800.00		3,940.00
Total 6330 · Pest Control							3,940.00	0.00	3,940.00
6335 - Janitorial Expense									
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
Check	02/09/2025	3182	Maria Bello	JANITORIAL		1001 · Banco ...	240.00		1,392.00
Check	02/16/2025	3187	Maria Bello	JANITORIAL		1001 · Banco ...	240.00		1,632.00
Check	02/22/2025	3189	Maria Bello	JANITORIAL		1001 · Banco ...	240.00		1,872.00
Check	02/28/2025	3181	Maria Bello	JANITORIAL		1001 · Banco ...	240.00		2,112.00
Check	03/01/2025	3193	Maria Bello	JANITORIAL		1001 · Banco ...	240.00		2,352.00
Check	03/08/2025	3196	Maria Bello	JANITORIAL		1001 · Banco ...	240.00		2,592.00
Check	03/15/2025	3200	Maria Bello	JANITORIAL		1001 · Banco ...	240.00		2,832.00
Check	03/23/2025	3204	Maria Bello	JANITORIAL		1001 · Banco ...	240.00		3,072.00
Check	03/31/2025	3209	Maria Bello	JANITORIAL		1001 · Banco ...	240.00		3,312.00
Check	04/01/2025	3212	Maria Bello	JANITORIAL		1001 · Banco ...	240.00		3,552.00
Check	04/10/2025	3214	Maria Bello	JANITORIAL		1001 · Banco ...	240.00		3,792.00
Check	04/15/2025	3216	Maria Bello	JANITORIAL		1001 · Banco ...	240.00		4,032.00
Check	04/22/2025	3221	Maria Bello	JANITORIAL		1001 · Banco ...	240.00		4,272.00
Total 6335 · Janitorial Expense							4,272.00	0.00	4,272.00
6353 - Lawn & Landscape Maintenance									
Check	01/01/2025	3168	GILMOUR GONZAL...	inv 2065		1001 · Banco ...	800.00		800.00
Check	02/22/2025	3188	GILMOUR GONZAL...	lawn		1001 · Banco ...	620.00		1,420.00
Check	02/28/2025	3180	GILMOUR GONZAL...	lawn		1001 · Banco ...	730.00		2,150.00
Check	03/22/2025	3203	GILMOUR GONZAL...	INV 2114		1001 · Banco ...	425.00		2,575.00
Check	03/31/2025	3205	GILMOUR GONZAL...	lawn		1001 · Banco ...	1,075.00		3,650.00
Check	04/22/2025	3220	GILMOUR GONZAL...	lawn		1001 · Banco ...	1,220.00		4,870.00
Total 6353 · Lawn & Landscape Maintenance							4,870.00	0.00	4,870.00
6354 - Elevator Maint & Repairs									
Bill	01/02/2025	21200	NATIONAL ELEVAT...	FULL MAINT ...		2000 · Account...	648.00		648.00
Bill	04/28/2025		NATIONAL ELEVAT...	FULL MAINT ...		2000 · Account...	648.00		1,296.00
Total 6354 · Elevator Maint & Repairs							1,296.00	0.00	1,296.00

SIXTH MOORINGS CONDO ASSOCIATION
Transaction Detail By Account
January through April 2025

Type	Date	Num	Name	Memo	Cir	Split	Debit	Credit	Balance
6366 · Non-Allocated Contingency Fund									
Bill	01/31/2025		SIXTH MOORINGS ...	RESERVE JA...		2000 · Account...	1,500.00		1,500.00
Bill	02/28/2025		SIXTH MOORINGS ...	RESERVE FE...		2000 · Account...	1,500.00		3,000.00
Bill	03/23/2025		SIXTH MOORINGS ...	RESERVE M...		2000 · Account...	1,500.00		4,500.00
Bill	04/28/2025		SIXTH MOORINGS ...	RESEVE		2000 · Account...	1,500.00		6,000.00
Total 6366 · Non-Allocated Contingency Fund							6,000.00	0.00	6,000.00
6385 · SIRS Report									
Bill	01/31/2025		S & D ENGINEERIN...	reserve study		2000 · Account...	3,750.00		3,750.00
Total 6385 · SIRS Report							3,750.00	0.00	3,750.00
Total 6300 · Repairs							38,389.75	182.95	38,206.80
6390 · Utilities									
6340 · Telephone									
Check	01/07/2025	3172	COMCAST			1001 · Banco ...	253.10		253.10
Check	02/09/2025	3183	COMCAST			1001 · Banco ...	253.17		506.27
Check	03/08/2025	3197	COMCAST			1001 · Banco ...	253.17		759.44
Check	04/01/2025	3213	COMCAST			1001 · Banco ...	253.17		1,012.61
Total 6340 · Telephone							1,012.61	0.00	1,012.61
6395 · Sanitation									
Check	01/13/2025	3176	TROPICAL SANITA...	Accrual June ...		1001 · Banco ...	822.17		822.17
Check	02/23/2025	3190	TROPICAL SANITA...	Accrual June ...		1001 · Banco ...	822.17		1,644.34
Check	03/31/2025	3208	TROPICAL SANITA...	Accrual June ...		1001 · Banco ...	822.17		2,466.51
Check	04/20/2025	3217	TROPICAL SANITA...	Accrual June ...		1001 · Banco ...	822.17		3,288.68
Total 6395 · Sanitation							3,288.68	0.00	3,288.68
6400 · Gas and Electric									
Bill	01/27/2025		FPL	JANUARY		2000 · Account...	459.11		459.11
Bill	01/27/2025		FPL	JANUARY		2000 · Account...	27.95		487.06
Bill	02/28/2025		FPL	FEB UNIT 720		2000 · Account...	37.89		524.95
Bill	02/28/2025		FPL	FEB BUILDING		2000 · Account...	500.78		1,025.73
Bill	03/31/2025		FPL	ELECTIC - M...		2000 · Account...	413.52		1,439.25
Check	04/09/2025		FPL	UNIT 720		1001 · Banco ...	40.53		1,479.78
Bill	04/28/2025		FPL	ELECTIC - A...		2000 · Account...	405.78		1,885.56
Total 6400 · Gas and Electric							1,885.56	0.00	1,885.56
6410 · Water									
Bill	01/31/2025		MIAMI-DADE WATE...	JAN		2000 · Account...	3,786.03		3,786.03
Bill	02/28/2025		MIAMI-DADE WATE...	FEB		2000 · Account...	2,488.40		6,274.43
Bill	03/31/2025		MIAMI-DADE WATE...	MARCH		2000 · Account...	2,203.50		8,477.93
Bill	04/30/2025		MIAMI-DADE WATE...	APRIL		2000 · Account...	2,160.78		10,638.71
Total 6410 · Water							10,638.71	0.00	10,638.71

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05/23/25

Accrual Basis

SIXTH MOORINGS CONDO ASSOCIATION
Transaction Detail By Account
 January through April 2025

Type	Date	Num	Name	Memo	Clr	Split	Debit	Credit	Balance
6415 · Cable									
Bill	01/11/2025		COMCAST	JANUARY		2000 · Account...	3,015.85		3,015.85
Bill	02/01/2025		COMCAST	FEBRUARY		2000 · Account...	3,013.81		6,029.66
Bill	03/10/2025		COMCAST	MARCH		2000 · Account...	3,004.84		9,034.50
Bill	04/10/2025		COMCAST	APRIL		2000 · Account...	3,014.84		12,049.34
Total 6415 · Cable							12,049.34	0.00	12,049.34
Total 6390 · Utilities							28,874.90	0.00	28,874.90
TOTAL							105,361.62	182.95	105,178.67

SIXTH MOORINGS CONDO ASSOCIATION
Balance Sheet
 As of April 30, 2025

	Apr 30, 25
ASSETS	
Current Assets	
Checking/Savings	
1001 · Banco Popular 3006 Operating	25,364.26
1010 · Banco Popular 1915 Ins. Ac	8,819.36
1011 · Banco Popular -5056Reserve	16,890.43
1015 · TD Bank CK# 9748	2,235.99
1016 · TD Bank - Sav 5708	21,302.74
1017 · TD 6 MONTH CD	20,000.00
Total Checking/Savings	94,612.78
Accounts Receivable	
1200 · Accounts Receivable	7,448.78
Total Accounts Receivable	7,448.78
Other Current Assets	
1150 · Bad Debt Provision	-17,687.04
Total Other Current Assets	-17,687.04
Total Current Assets	84,374.52
TOTAL ASSETS	84,374.52
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	4,960.78
Total Accounts Payable	4,960.78
Other Current Liabilities	
Bank Error	-737.30
2500 · Reserve	
2450 · Reserve - Insurance	22,159.00
2505 · Un-allocated Reserves	35,351.34
Total 2500 · Reserve	57,510.34
2530 · Security Deposits	627.19
Total Other Current Liabilities	57,400.23
Total Current Liabilities	62,361.01
Total Liabilities	62,361.01
Equity	
1110 · Retained Earnings	-1,400.08
Net Income	23,413.59
Total Equity	22,013.51
TOTAL LIABILITIES & EQUITY	84,374.52

SIXTH MOORINGS CONDO ASSOCIATION

5/23/2025 5:14 AM

Register: 1011 · Banco Popular -5056Reserve

From 04/01/2025 through 04/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
04/28/2025			2500 · Reserve:2505 · ...	MARCH AND ...		3,000.00	16,878.50
04/30/2025			4010 · Fee Income:406...	Interest	X	11.93	16,890.43

SIXTH MOORINGS CONDO ASSOCIATION

5/23/2025 5:14 AM

Register: 1016 · TD Bank - Sav 5708

From 04/01/2025 through 04/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
04/02/2025			1499 · Undeposited Fu...	Deposit			1,400.00	21,302.74



Last statement: March 31, 2025
 This statement: April 30, 2025
 Total days in statement period: 30

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 1111951915
 (0)

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

SIXTH MOORINGS CONDOMINIUM
 ASSOCIATION, INC./ RESERVE
 C/O ASSOCIATION MANAGEMENT SERVICES
 18555 NE 14 AVE
 NORTH MIAMI BEACH FL 33179-4800

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

Pab Business Money Market

Account number	1111951915	Beginning balance	\$2,814.36
Low balance	\$5,814.36	Total additions	3,005.00
Average balance	\$5,814.36	Total subtractions	0.00
Avg collected balance	\$5,814.00	Ending balance	\$5,819.36
Interest paid year to date	\$12.24		

CREDITS

Date	Description	Control number	Additions
04-01	'Transfer Credit	002000401094116	3,000.00
	TRANSFER FROMDEPOSIT ACCOUNTXXXXXX3006		
04-30	'Interest Credit	0000000000000000	5.00

DAILY BALANCES

Date	Balance	Date	Balance	Date	Balance
03-31	2,814.36	04-01	5,814.36	04-30	5,819.36

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: March 31, 2025
 This statement: April 30, 2025
 Total days in statement period: 30

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 6809105056
 (0)

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

SIXTH MOORINGS CONDOMINIUM
 ASSOCIATION, INC./ ROOF RESERVE
 C/O ASSOCIATION MANAGEMENT SERVICES
 18555 NE 14 AVE
 NORTH MIAMI BEACH FL 33179-4800

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

Pab Platinum Bus MM

Account number 6809105056
 Low balance \$13,878.50
 Average balance \$13,878.50
 Avg collected balance \$13,878.00
 Interest paid year to date \$38.81

DAILY ACTIVITY

Date	Description	Additions	Subtractions	Balance
03-31	Beginning balance			\$12,378.50
04-01	Transfer Credit TRANSFER FROM DEPOSIT ACCOUNT XXXXXXXX3006 002000401094019	1,500.00		13,878.50
04-30	Interest Credit 0000000000000000	11.93		13,890.43
04-30	Ending totals	1,511.93	0.00	\$13,890.43

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: March 31, 2025
 This statement: April 30, 2025
 Total days in statement period: 30

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 1111043006
 (19)

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

SIXTH MOORINGS CONDOMINIUM
 ASSOCIATION, INC.
 C/O ASSOCIATION MANAGEMENT SERVICES
 18555 NE 14 AVE
 NORTH MIAMI BEACH FL 33179-4800

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

Pab Commercial Checking

Account number	1111043006	Beginning balance	\$15,703.37
Enclosures	19	Total additions	47,630.49
Low balance	\$14,425.08	Total subtractions	27,274.83
Average balance	\$32,578.39	Ending balance	\$36,059.03
Avg collected balance	\$28,978.00		

CHECKS

Number	Date	Amount	Control
3206	04-04	240.00	000007115242260
3207	04-30	42.50	000007116928390
3208	04-18	822.17	000007116215280
3209	04-07	240.00	000007115387530
3210	04-21	19.95	000007116278760
3211	04-21	649.46	000007116271830
3212	04-23	240.00	000007116512140
3213	04-21	253.17	000007116276800
3214	04-23	240.00	000007116512150
3215	04-16	1,000.00	000007116068630
3216	04-23	240.00	000007116512160
3217	04-25	822.17	000007083961230
3218	04-22	364.83	000007189255120
3220 *	04-23	1,220.00	000007116524660
10298 *	04-09	320.00	000007115723750
10299	04-11	413.52	000007083392530
10300	04-14	1,262.86	000007083446810
10301	04-21	1,686.00	000007116282870
10302	04-03	1,940.00	000007115097670

* Skip in check sequence,

OTHER DEBITS

Date	Description	Subtractions
04-01	Transfer Debit TRANSFER TODEPOSIT ACCOUNTXXXXXXXX5056 002000401094019	1,500.00
04-01	Transfer Debit TRANSFER TODEPOSIT ACCOUNTXXXXXXXX1915 002000401094116	3,000.00

Thank you for banking with Popular



Date	Description	Subtractions
04-10	Preauthorized Wd MDWSM-DWASDPMT250410 000001720653971 091000017122788	2,203.50
04-11	Preauthorized Wd FPL DIRECT DEBITELEC PYMT250411 111000018093330	40.53
04-15	Deposit Return Item SEQ# 99000051FROZEN/BLOCKED ACCCHK# 535 000000415134933	2,731.10
04-24	Preauthorized Wd IPFS800-584-9969IPFSPMTGAA250424 D64527 101000012475967	5,783.07

CREDITS

Date	Description	Additions
04-01	Mail/Courier Deposit 000005548915930	5,578.44
04-04	Mail/Courier Deposit 000005548929780	1,233.85
04-09	Mail/Courier Deposit 000005548948480	1,352.92
04-11	Mail/Courier Deposit 000005548952790	27,796.60
04-15	Mail/Courier Deposit 000005548963780	9,930.67
04-22	Mail/Courier Deposit 000005548975210	382.24
04-29	Mail/Courier Deposit 000005548986390	1,355.77

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
03-31	15,703.37	04-11	41,767.63	04-22	43,291.00
04-01	16,781.81	04-14	40,504.77	04-23	41,351.00
04-03	14,841.81	04-15	47,704.34	04-24	35,567.93
04-04	15,835.66	04-16	46,704.34	04-25	34,745.76
04-07	15,595.66	04-18	45,882.17	04-29	36,101.53
04-09	16,628.58	04-21	43,273.59	04-30	36,059.03
04-10	14,425.08				

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

3206
 SIXTH MOORINGS CONDOMINIUM ASSOCIATION INC
 1820 N.E. 17 AVE
 NORTH MIAMI BEACH, FL 33179
 DATE: 3-27-25
 PAY TO THE ORDER OF: George Luis Caro Millan
 \$ 240.00
 POPULAR
 Camille Jones
 J. Robert Kelly
 00003206 0063112605 1111043006*

Microfilm/Document ID: 2741 Doc. #101 100 112
 44-4967-1211
 Camille Jones

Check # 3206, Posted 04-04-25, Amount 240.00

3207
 SIXTH MOORINGS CONDOMINIUM ASSOCIATION INC
 1820 N.E. 17 AVE
 NORTH MIAMI BEACH, FL 33179
 DATE: 3-27-25
 PAY TO THE ORDER OF: Camilla Guido
 \$ 42.50
 POPULAR
 Camille Jones
 J. Robert Kelly
 00003207 0063112605 1111043006*

572536001721 094232 20250407 000000001111043006
 TRN_DEBIT TAG0544 240 00
 North Miami Beach 0025 94004 5725 0009 0007
 Camille Jones

Check # 3207, Posted 04-30-25, Amount 42.50

3208
 SIXTH MOORINGS CONDOMINIUM ASSOCIATION INC
 1820 N.E. 17 AVE
 NORTH MIAMI BEACH, FL 33179
 DATE: 3-27-25
 PAY TO THE ORDER OF: Tropic Investment Inc
 \$ 822.17
 POPULAR
 Camille Jones
 J. Robert Kelly
 00003208 0063112605 1111043006*

572536001721 094232 20250407 000000001111043006
 TRN_DEBIT TAG0544 240 00
 North Miami Beach 0025 94004 5725 0009 0007
 Camille Jones

Check # 3208, Posted 04-18-25, Amount 822.17

3209
 SIXTH MOORINGS CONDOMINIUM ASSOCIATION INC
 1820 N.E. 17 AVE
 NORTH MIAMI BEACH, FL 33179
 DATE: 3-31-25
 PAY TO THE ORDER OF: Maria Gues
 \$ 240.00
 POPULAR
 Camille Jones
 J. Robert Kelly
 00003209 0063112605 1111043006*

572536001721 094232 20250407 000000001111043006
 TRN_DEBIT TAG0544 240 00
 North Miami Beach 0025 94004 5725 0009 0007
 Camille Jones

Check # 3209, Posted 04-07-25, Amount 240.00

3210
 SIXTH MOORINGS CONDOMINIUM ASSOCIATION INC
 1820 N.E. 17 AVE
 NORTH MIAMI BEACH, FL 33179
 DATE: 4-1-25
 PAY TO THE ORDER OF: Zipp Reparto
 \$ 19.95
 POPULAR
 Camille Jones
 J. Robert Kelly
 00003210 0063112605 1111043006*

572536001721 094232 20250407 000000001111043006
 TRN_DEBIT TAG0544 240 00
 North Miami Beach 0025 94004 5725 0009 0007
 Camille Jones

Check # 3210, Posted 04-21-25, Amount 19.95

3211
 SIXTH MOORINGS CONDOMINIUM ASSOCIATION INC
 1820 N.E. 17 AVE
 NORTH MIAMI BEACH, FL 33179
 DATE: 4-1-25
 PAY TO THE ORDER OF: Home Depot Credit Service
 \$ 649.44
 POPULAR
 Camille Jones
 J. Robert Kelly
 00003211 0063112605 1111043006*

572536001721 094232 20250407 000000001111043006
 TRN_DEBIT TAG0544 240 00
 North Miami Beach 0025 94004 5725 0009 0007
 Camille Jones

Check # 3211, Posted 04-21-25, Amount 649.44



SIXTH MOORINGS CONDOMINIUM
April 30, 2025

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3212
SIXTH MOORINGS CONDOMINIUM ASSOCIATION INC
1850 NE FLARE
NORTH MIAMI BEACH, FL 33179

DATE: 4-6-25
PAY TO THE ORDER OF: Maria Belles
AMOUNT: \$ 240.00
FOR: maintenance 4-4-25
CAMILA JIMENEZ

00003212 00631126050 1111043006*

487649010143 114650 20250422 00000001111043006
TRN_DEBIT YLEYVA 240.00
Miami Gardens Northeast 4876 94004 4876 0030 0070

Proof

Check # 3212, Posted 04-23-25, Amount 240.00

3213
SIXTH MOORINGS CONDOMINIUM ASSOCIATION INC
1850 NE FLARE
NORTH MIAMI BEACH, FL 33179

DATE: 4-20-25
PAY TO THE ORDER OF: Camela Jimenez
AMOUNT: \$ 253.17
FOR: maintenance 4-14-25
CAMILA JIMENEZ

00003213 00631126050 1111043006*

487649010143 114650 20250422 00000001111043006
TRN_DEBIT YLEYVA 253.17
Miami Gardens Northeast 4876 94004 4876 0030 0070

Proof

Check # 3213, Posted 04-21-25, Amount 253.17

3214
SIXTH MOORINGS CONDOMINIUM ASSOCIATION INC
1850 NE FLARE
NORTH MIAMI BEACH, FL 33179

DATE: 4-14-25
PAY TO THE ORDER OF: Maria Belles
AMOUNT: \$ 240.00
FOR: maintenance 4-11-25
CAMILA JIMENEZ

00003214 00631126050 1111043006*

487649010143 114650 20250422 00000001111043006
TRN_DEBIT YLEYVA 0.00
Miami Gardens Northeast 4876 94004 4876 0030 0070

Proof

Check # 3214, Posted 04-23-25, Amount 240.00

3215
SIXTH MOORINGS CONDOMINIUM ASSOCIATION INC
1850 NE FLARE
NORTH MIAMI BEACH, FL 33179

DATE: 4-15-25
PAY TO THE ORDER OF: AA Camp Riparian
AMOUNT: \$ 1,000.00
FOR: maintenance 4-11-25
CAMILA JIMENEZ

00003215 00631126050 1111043006*

487649010143 114650 20250422 00000001111043006
TRN_DEBIT YLEYVA 0.00
Miami Gardens Northeast 4876 94004 4876 0030 0070

Proof

Check # 3215, Posted 04-16-25, Amount 1,000.00

3216
SIXTH MOORINGS CONDOMINIUM ASSOCIATION INC
1850 NE FLARE
NORTH MIAMI BEACH, FL 33179

DATE: 4-20-25
PAY TO THE ORDER OF: Maria Belles
AMOUNT: \$ 240.00
FOR: maintenance 4-11-25
CAMILA JIMENEZ

00003216 00631126050 1111043006*

487649010144 114650 20250422 00000001111043006
TRN_DEBIT YLEYVA 240.00
Miami Gardens Northeast 4876 94004 4876 0030 0070

Proof

Check # 3216, Posted 04-23-25, Amount 240.00

3217
SIXTH MOORINGS CONDOMINIUM ASSOCIATION INC
1850 NE FLARE
NORTH MIAMI BEACH, FL 33179

DATE: 4-20-25
PAY TO THE ORDER OF: Tropical Sea Systems Inc
AMOUNT: \$ 822.17
FOR: maintenance 4-11-25
CAMILA JIMENEZ

00003217 00631126050 1111043006*

487649010144 114650 20250422 013055372
TRN_DEBIT YLEYVA 822.17
Miami Gardens Northeast 4876 94004 4876 0030 0070

Proof

Check # 3217, Posted 04-25-25, Amount 822.17

3218
SIXTH MOORINGS CONDOMINIUM ASSOCIATION INC
1525 NE 14TH AVE
N MIAMI BEACH FL 33139
DATE: 4-21-25
\$ 364.83
POPULAR COMMUNITY BANK
FOR DEPOSIT ONLY
MICR: ⑆0003218⑆ ⑆063112605⑆ ⑆111043006⑆

3220
SIXTH MOORINGS CONDOMINIUM ASSOCIATION INC
1525 NE 14TH AVE
N MIAMI BEACH FL 33139
DATE: 4-23-25
\$ 1,220.00
POPULAR COMMUNITY BANK
FOR DEPOSIT ONLY
MICR: ⑆0003220⑆ ⑆063112605⑆ ⑆111043006⑆

⑆022025⑆ ⑆0220230003⑆
TOL
K 379 218 92 000 ⑆
EXP 9/1/25
John Kelle

Collmer Contact
⑆022025⑆ ⑆0220230003⑆

Check # 3218, Posted 04-22-25, Amount 364.83

Check # 3220, Posted 04-23-25, Amount 1,220.00

10298
SIXTH MOORINGS CONDOMINIUM ASSOC, INC
1525 NE 14TH AVE
N MIAMI BEACH FL 33139
POPULAR COMMUNITY BANK
DATE: 04-09-25
\$ 320.00
POPULAR
FOR DEPOSIT ONLY
MICR: ⑆010298⑆ ⑆063112605⑆ ⑆111043006⑆

10299
SIXTH MOORINGS CONDOMINIUM ASSOC, INC
1525 NE 14TH AVE
N MIAMI BEACH FL 33139
POPULAR COMMUNITY BANK
DATE: 04-11-25
\$ 413.52
POPULAR
FOR DEPOSIT ONLY
MICR: ⑆010299⑆ ⑆063112605⑆ ⑆111043006⑆

⑆010298⑆ ⑆063112605⑆ ⑆111043006⑆

⑆010299⑆ ⑆063112605⑆ ⑆111043006⑆

Check # 10298, Posted 04-09-25, Amount 320.00

Check # 10299, Posted 04-11-25, Amount 413.52

10300
SIXTH MOORINGS CONDOMINIUM ASSOC, INC
1525 NE 14TH AVE
N MIAMI BEACH FL 33139
POPULAR COMMUNITY BANK
DATE: 04-14-25
\$ 1,262.86
POPULAR
FOR DEPOSIT ONLY
MICR: ⑆010300⑆ ⑆063112605⑆ ⑆111043006⑆

10301
SIXTH MOORINGS CONDOMINIUM ASSOC, INC
1525 NE 14TH AVE
N MIAMI BEACH FL 33139
POPULAR COMMUNITY BANK
DATE: 04-21-25
\$ 1,686.00
POPULAR
FOR DEPOSIT ONLY
MICR: ⑆010301⑆ ⑆063112605⑆ ⑆111043006⑆

⑆010300⑆ ⑆063112605⑆ ⑆111043006⑆

⑆010301⑆ ⑆063112605⑆ ⑆111043006⑆

Check # 10300, Posted 04-14-25, Amount 1,262.86

Check # 10301, Posted 04-21-25, Amount 1,686.00



SIXTH MOORINGS CONDOMINIUM
April 30, 2025

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SIXTH MOORINGS CONDOMINIUM ASSOC, INC
12555 NE 15th Ave
Miami Beach, FL 33138

POPULAR COMMUNITY BANK 10302

4/1/2025

MICC S **1,940.00

One Thousand Nine Hundred Forty and 00/100 DOLLARS

MICC

REC LEASE APRIL

⑆010302⑆ ⑆053112605⑆ 1111043006⑆

For Deposits Only - ATM

Do not write, stamp or make any other marks on this check.

Check # 10302, Posted 04-03-25, Amount 1,940.00

SIXTH MOORINGS CONDO ASSOCIATION
A/R Aging Summary
As of May 23, 2025

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
502 Vega	0.00	435.85	140.84	0.00	42.92	619.61
502B Ayala	0.00	50.00	0.00	0.00	0.00	50.00
503 MEGGS	0.00	0.00	-0.54	-0.54	0.00	-1.08
511 Denard	0.00	0.00	0.00	0.00	-146.69	-146.69
512 MATUT	0.00	435.85	435.85	0.00	0.00	871.70
515A - Avila/Yitzhaki	1.71	0.00	0.00	0.00	0.57	2.28
517 Lopez- Melis	0.00	0.00	0.00	0.00	-18.70	-18.70
518 Rosainia	0.00	0.00	0.00	0.00	-3.64	-3.64
520 Rodriguez	0.00	-1.35	0.00	0.00	0.00	-1.35
602 F Capello FINE	0.00	0.00	119.40	0.00	1,297.54	1,416.94
602A Felix FINE	0.00	0.00	0.00	0.00	2,975.53	2,975.53
607 Sosa Ticona	0.00	25.00	0.00	0.00	0.00	25.00
609 Jimenez	1.84	0.00	0.00	0.00	0.00	1.84
612 Betancourt	0.00	435.85	871.70	0.00	871.70	2,179.25
617 Ozico 401K Trust	0.00	435.85	460.85	0.00	-326.59	570.11
618 Elie/Reimers	-0.15	0.00	-59.15	0.00	-353.49	-412.79
619 ESPINOSA/ FIGUEROA	0.00	-0.76	-0.76	-0.76	-299.99	-302.27
701 Villalobos	0.00	401.46	1.32	-1.32	0.00	401.46
702 A Parada	0.74	25.00	0.00	0.00	0.00	25.74
702 Espinoza	20.14	0.00	0.00	0.00	0.00	20.14
702B Koble	477.57	0.00	0.00	0.00	0.00	477.57
703 TUMENE - LITMANOVICH	0.00	401.46	0.00	0.00	-29.84	371.62
707 Yllanes	0.00	0.00	0.00	0.00	-6.06	-6.06
709 Perez & Lorenzo	0.00	0.00	-631.21	0.00	0.00	-631.21
715 A Siegel	0.00	-206.46	0.00	0.00	-131.95	-338.41
718 Herrera	0.00	25.00	0.00	0.00	0.00	25.00
719 Kushner-no late fees	0.00	0.00	0.00	-186.00	0.00	-186.00
TOTAL	501.85	2,462.75	1,338.30	-188.62	3,871.31	7,985.59