



Financial Statement Report

06/30/2026

Prepared for

**EASTSIDE AT AVENTURA CONDOMINIUM
ASSOCIATION**

By

Lux Mgmt Services, Inc

FOR MANAGEMENT PURPOSES ONLY



Balance Sheet - Operating
EASTSIDE AT AVENTURA CONDOMINIUM ASSOCIATION
End Date: 06/30/2026

Date: 7/29/2026
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Assets

OPERATING ACCOUNTS

10-0018-00	Southstate Bank Operating - 6410	\$379,800.59
10-1088-00	Southstate Special Assessment - 6419	202.13
10-1089-00	Southstate Security Deposit- 6416	13,156.27

Total OPERATING ACCOUNTS:		<u>\$393,158.99</u>
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ACCOUNTS RECEIVABLE

14-1400-00	Assessments Receivable	30,726.89
14-1403-00	Accounts Receivable Other	(1,475.00)
14-1408-00	Allowance for Doubtful Accounts	(3,421.98)

Total ACCOUNTS RECEIVABLE:		<u>\$25,829.91</u>
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OTHER CURRENT ASSETS

15-1520-00	Prepaid Insurance	52,552.68
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Total OTHER CURRENT ASSETS:		<u>\$52,552.68</u>
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Total Assets:		<u><u>\$471,541.58</u></u>
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Balance Sheet - Operating
EASTSIDE AT AVENTURA CONDOMINIUM ASSOCIATION
End Date: 06/30/2026

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Liabilities & Equity

PAYABLES

20-2000-00	Accounts Payable	\$3,535.69
20-2005-00	Insurance Payable	42,584.80

Total PAYABLES:		<u>\$46,120.49</u>
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OTHER LIABILITIES

21-2103-00	Prepaid Assessments	6,647.37
21-2120-00	Accrued Expenses - Prev. mgmt	50,318.45
21-2130-00	Accrued Expenses	14,376.31

Total OTHER LIABILITIES:		<u>\$71,342.13</u>
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DEPOSITS

24-2429-00	Security Deposits	14,100.00
24-2442-00	Refundable Rental Deposits	1,500.00
24-2477-00	Unidentified Deposits	12,314.00

Total DEPOSITS:		<u>\$27,914.00</u>
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RETAINED EARNINGS

39-3920-00	Retained Earnings - Pr Year's	277,619.70
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Total RETAINED EARNINGS:		<u>\$277,619.70</u>
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Net Income Gain / Loss	48,545.26	
	<u>48,545.26</u>	

Total Liabilities & Equity:		<u><u>\$471,541.58</u></u>
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Balance Sheet - Reserve
EASTSIDE AT AVENTURA CONDOMINIUM ASSOCIATION
End Date: 06/30/2026

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Assets

OPERATING ACCOUNTS		
10-0002-00	Prev. Mgmt Reserves-Centenial bank	\$43,386.04
10-1110-00	Southstate Reserve - 6413	38,055.74
Total OPERATING ACCOUNTS:		<u>\$81,441.78</u>
Total Assets:		<u><u>\$81,441.78</u></u>



Balance Sheet - Reserve
EASTSIDE AT AVENTURA CONDOMINIUM ASSOCIATION
End Date: 06/30/2026

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Liabilities & Equity

RESERVE LIABILITIES

25-2501-00	Reserve- Pooled	\$53,796.28
25-2509-00	Reserve Structural	19,166.65
25-2551-00	Reserve - Interest	1,770.48

Total RESERVE LIABILITIES:		<u>\$74,733.41</u>
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RETAINED EARNINGS

39-3921-00	Retained Earnings Prior Yrs- Reserve	105.99
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Total RETAINED EARNINGS:		<u>\$105.99</u>
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Net Income Gain / Loss	6,602.38	
	<u>6,602.38</u>	<u>\$6,602.38</u>

Total Liabilities & Equity:		<u><u>\$81,441.78</u></u>
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Income Statement - Operating
EASTSIDE AT AVENTURA CONDOMINIUM ASSOCIATION
06/01/2026 to 06/30/2026

Date: 7/29/2026
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
INCOME							
4000-00 Maintenance Fees Income	\$51,422.34	\$51,422.58	(\$0.24)	\$308,534.04	\$308,535.48	(\$1.44)	\$617,071.00
4503-00 OP - Interest Income	-	-	-	8.01	-	8.01	-
Total INCOME	\$51,422.34	\$51,422.58	(\$0.24)	\$308,542.05	\$308,535.48	\$6.57	\$617,071.00
OTHER INCOME							
4140-00 NSF Fee Income	-	-	-	105.00	-	105.00	-
4155-00 Violations & Fine Income	-	-	-	100.00	-	100.00	-
4160-00 Pool Key Income	-	-	-	100.00	-	100.00	-
Total OTHER INCOME	\$-	\$-	\$-	\$305.00	\$-	\$305.00	\$-
Total OPERATING INCOME	\$51,422.34	\$51,422.58	(\$0.24)	\$308,847.05	\$308,535.48	\$311.57	\$617,071.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5001-00 Audit & Tax Fees	416.67	416.67	-	2,500.02	2,500.02	-	5,000.00
5003-00 Legal Fees	-	250.00	250.00	1,277.50	1,500.00	222.50	3,000.00
5012-00 Bank Fees	-	12.50	12.50	31.00	75.00	44.00	150.00
5051-00 Administrative Supplies	-	-	-	303.24	-	(303.24)	-
5055-00 Taxes	-	-	-	1,561.25	-	(1,561.25)	-
5062-00 Engineering and Consulting	-	250.00	250.00	3,250.00	1,500.00	(1,750.00)	3,000.00
5066-00 Election Monitor	-	83.33	83.33	-	499.98	499.98	1,000.00
5075-00 Annual Reporting	-	5.42	5.42	-	32.52	32.52	65.00
5076-00 Miscellaneous Expense	-	41.67	41.67	-	250.02	250.02	500.00
5077-00 Office Expenses	260.00	10.00	(250.00)	2,201.94	60.00	(2,141.94)	120.00
5078-00 Social Resident Relantions	-	83.33	83.33	-	499.98	499.98	1,000.00
5080-00 Postage and Printing	-	83.33	83.33	-	499.98	499.98	1,000.00
Total ADMINISTRATIVE	\$676.67	\$1,236.25	\$559.58	\$11,124.95	\$7,417.50	(\$3,707.45)	\$14,835.00
LICENSE & PERMITS							
5100-00 License and Permits	-	250.00	250.00	109.50	1,500.00	1,390.50	3,000.00
5105-00 Pool Permit	-	10.42	10.42	-	62.52	62.52	125.00
5108-00 Business Tax Receipt	-	12.50	12.50	-	75.00	75.00	150.00
5110-00 Elevator Certificate	-	31.50	31.50	-	189.00	189.00	378.00
5111-00 Miami Dade Registration	-	29.17	29.17	-	175.02	175.02	350.00
Total LICENSE & PERMITS	\$-	\$333.59	\$333.59	\$109.50	\$2,001.54	\$1,892.04	\$4,003.00
INSPECTIONS							
5200-00 Backflow Recertification	-	12.50	12.50	-	75.00	75.00	150.00
5201-00 Fire Extinguisher Annual Inspection	-	45.83	45.83	-	274.98	274.98	550.00
5205-00 Fire Alarm Inspection	-	33.33	33.33	-	199.98	199.98	400.00
5208-00 Elevator Inspection	-	25.00	25.00	-	150.00	150.00	300.00
Total INSPECTIONS	\$-	\$116.66	\$116.66	\$-	\$699.96	\$699.96	\$1,400.00
INSURANCE							
5507-00 Insurance Package	10,817.01	12,500.00	1,682.99	55,242.80	75,000.00	19,757.20	150,000.00
Total INSURANCE	\$10,817.01	\$12,500.00	\$1,682.99	\$55,242.80	\$75,000.00	\$19,757.20	\$150,000.00



Income Statement - Operating
EASTSIDE AT AVENTURA CONDOMINIUM ASSOCIATION
06/01/2026 to 06/30/2026

Date: 7/29/2026
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
REPAIRS & MAINTENANCE							
6011-00 Elevator Repairs	\$-	\$375.00	\$375.00	\$-	\$2,250.00	\$2,250.00	\$4,500.00
6015-00 Tree Trimming	-	-	-	425.00	-	(425.00)	-
6022-00 Irrigation Maintenance	-	-	-	7,484.00	-	(7,484.00)	-
6028-00 General Repairs & Maintenance	1,297.89	416.67	(881.22)	11,443.94	2,500.02	(8,943.92)	5,000.00
6030-00 HVAC Service Repairs	-	375.00	375.00	-	2,250.00	2,250.00	4,500.00
6044-00 Other Repairs and Maintenance	-	116.67	116.67	-	700.02	700.02	1,400.00
6052-00 Gate Repairs	-	173.33	173.33	458.00	1,039.98	581.98	2,080.00
6054-00 Building Repairs	-	1,666.67	1,666.67	-	10,000.02	10,000.02	20,000.00
6066-00 Gym Equipment Repairs	-	50.00	50.00	-	300.00	300.00	600.00
6070-00 Landscape Improvements	-	-	-	3,750.00	-	(3,750.00)	-
6072-00 Pool Repairs	-	1,208.33	1,208.33	-	7,249.98	7,249.98	14,500.00
6073-00 Hardware and Maintenance Supplies	-	333.33	333.33	575.49	1,999.98	1,424.49	4,000.00
6077-00 Fire Alarm Repairs	-	416.67	416.67	840.00	2,500.02	1,660.02	5,000.00
6088-00 Security System Repairs & Maintenance	-	2,500.00	2,500.00	1,738.00	15,000.00	13,262.00	30,000.00
8000-00 Janitorial Expense	-	4,166.67	4,166.67	869.08	25,000.02	24,130.94	50,000.00
Total REPAIRS & MAINTENANCE	\$1,297.89	\$11,798.34	\$10,500.45	\$27,583.51	\$70,790.04	\$43,206.53	\$141,580.00
SALARY/PAYROLL							
6188-00 Salaries Payroll	-	-	-	75.40	-	(75.40)	-
Total SALARY/PAYROLL	\$-	\$-	\$-	\$75.40	\$-	(\$75.40)	\$-
CONTRACTS							
5000-00 Lawn Service Contract	500.00	500.00	-	3,000.00	3,000.00	-	6,000.00
6200-00 Elevator Contract	-	1,663.17	1,663.17	27,833.15	9,979.02	(17,854.13)	19,958.00
6208-00 Fire Alarm Contract	171.20	171.17	(0.03)	2,676.45	1,027.02	(1,649.43)	2,054.00
6210-00 Generator Contract	-	-	-	318.00	-	(318.00)	-
6211-00 Maintenance Contract	63.00	63.00	-	378.00	378.00	-	756.00
6212-00 Pest Control	-	181.00	181.00	1,117.00	1,086.00	(31.00)	2,172.00
6218-00 Pool Maintenance Contract	550.00	450.00	(100.00)	3,300.00	2,700.00	(600.00)	5,400.00
6219-00 Trash Chute Contract	72.00	979.42	907.42	7,333.14	5,876.52	(1,456.62)	11,753.00
6262-00 Management Services	2,000.00	2,858.33	858.33	12,000.00	17,149.98	5,149.98	34,300.00
Total CONTRACTS	\$3,356.20	\$6,866.09	\$3,509.89	\$57,955.74	\$41,196.54	(\$16,759.20)	\$82,393.00
UTILITIES							
7000-00 Electrical Service	6,778.13	7,350.00	571.87	38,538.53	44,100.00	5,561.47	88,200.00
7008-00 Trash Removal	654.31	83.33	(570.98)	1,070.96	499.98	(570.98)	1,000.00
7020-00 Water & Sewer	4,305.00	4,305.00	-	25,830.00	25,830.00	-	51,660.00
7029-00 Telephone	1,600.10	500.00	(1,100.10)	4,770.42	3,000.00	(1,770.42)	6,000.00
Total UTILITIES	\$13,337.54	\$12,238.33	(\$1,099.21)	\$70,209.91	\$73,429.98	\$3,220.07	\$146,860.00
TRANSFERS							
9500-00 Transfer Operating to Reserves	2,500.00	2,500.00	-	15,000.00	15,000.00	-	30,000.00
9515-00 Transfer to Structural Integrity Reserves	3,833.33	3,833.33	-	22,999.98	22,999.98	-	46,000.00
Total TRANSFERS	\$6,333.33	\$6,333.33	\$-	\$37,999.98	\$37,999.98	\$0.00	\$76,000.00
Total OPERATING EXPENSE	\$35,818.64	\$51,422.59	\$15,603.95	\$260,301.79	\$308,535.54	\$48,233.75	\$617,071.00
Net Income:	\$15,603.70	(\$0.01)	\$15,603.71	\$48,545.26	(\$0.06)	\$48,545.32	\$0.00



Income Statement - Reserve

EASTSIDE AT AVENTURA CONDOMINIUM ASSOCIATION

06/01/2026 to 06/30/2026

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
INCOME							
4505-00 RSV Interest Income	\$20.10	\$-	\$20.10	\$269.05	\$-	\$269.05	\$-
Total INCOME	\$20.10	\$-	\$20.10	\$269.05	\$-	\$269.05	\$-
TRANSFER INCOME							
4900-00 Transfer from Operating to Reserves	-	2,500.00	(2,500.00)	2,500.00	15,000.00	(12,500.00)	30,000.00
4915-00 Transfer from Operating Structural Repairs	-	3,833.33	(3,833.33)	3,833.33	22,999.98	(19,166.65)	46,000.00
Total TRANSFER INCOME	\$-	\$6,333.33	(\$6,333.33)	\$6,333.33	\$37,999.98	(\$31,666.65)	\$76,000.00
Total RESERVE INCOME	\$20.10	\$6,333.33	(\$6,313.23)	\$6,602.38	\$37,999.98	(\$31,397.60)	\$76,000.00
Net Reserve:	\$20.10	\$6,333.33	(\$6,313.23)	\$6,602.38	\$37,999.98	(\$31,397.60)	\$76,000.00



Payables Aging Report
EASTSIDE AT AVENTURA CONDOMINIUM ASSOCIATION
As Of 6/30/2026

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Vendor				Current	Over 30	Over 60	Over 90	Balance
Elite Pool and Spa Services								
Invoice #	Date	Check Memo						
30710	06/01/2026	06.2026 Pool Service		\$550.00	\$0.00	\$0.00	\$0.00	
	GL Account	Amount	Paid	Description				
	62-6218-00	\$550.00	\$0.00	06.2026 Pool Service				
30403	05/01/2026	05.2026 Pool Service		\$0.00	\$0.00	\$550.00	\$0.00	
	GL Account	Amount	Paid	Description				
	62-6218-00	\$550.00	\$0.00	05.2026 Pool Service				
				\$550.00	\$0.00	\$550.00	\$0.00	\$1,100.00
FOREWARN GROUP, INC.								
Invoice #	Date	Check Memo						
5357	05/01/2026	05.2026 Fire Alarm Monitoring		\$0.00	\$0.00	\$171.20	\$0.00	
	GL Account	Amount	Paid	Description				
	62-6208-00	\$171.20	\$0.00	05.2026 Fire Alarm Monitoring				
5384	06/01/2026	06.2026 Fire Alarm Monitoring		\$171.20	\$0.00	\$0.00	\$0.00	
	GL Account	Amount	Paid	Description				
	62-6208-00	\$171.20	\$0.00	06.2026 Fire Alarm Monitoring				
				\$171.20	\$0.00	\$171.20	\$0.00	\$342.40
Lisbeth Assy								
Invoice #	Date	Check Memo						
	06/24/2026	06.24.2026 Reimbursement for Computer Repairs		\$260.00	\$0.00	\$0.00	\$0.00	
	GL Account	Amount	Paid	Description				
	50-5077-00	\$260.00	\$0.00	06.24.2026 Reimbursement for Computer Repairs				
CK06282026	06/28/2026	06.28.2026 Reimbursement for pool chairs & pool umbrellas		\$1,297.89	\$0.00	\$0.00	\$0.00	
	GL Account	Amount	Paid	Description				
	60-6028-00	\$1,297.89	\$0.00	06.2026 Reimbursement for pool chairs and umbrella				
				\$1,557.89	\$0.00	\$0.00	\$0.00	\$1,557.89
Orkin LLC								
Invoice #	Date	Check Memo						
294995105	05/14/2026	05.2026 Pest Control		\$0.00	\$223.40	\$0.00	\$0.00	
	GL Account	Amount	Paid	Description				
	62-6212-00	\$223.40	\$0.00	05.2026 Pest Control				
				\$0.00	\$223.40	\$0.00	\$0.00	\$223.40
Pro-Tech Int'l Security Systems, Inc.								
Invoice #	Date	Check Memo						
049005	05/26/2026	05.2026 Access Control		\$0.00	\$168.00	\$0.00	\$0.00	
	GL Account	Amount	Paid	Description				
	50-5077-00	\$168.00	\$0.00	05.2026 Access Control				
				\$0.00	\$168.00	\$0.00	\$0.00	\$168.00
The Trash Chute Company								



Payables Aging Report
EASTSIDE AT AVENTURA CONDOMINIUM ASSOCIATION
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Vendor				Current	Over 30	Over 60	Over 90	Balance
Invoice #	Date	Check Memo						
121287	05/01/2026	05.2026 Trash Chute		\$0.00	\$0.00	\$72.00	\$0.00	
GL Account		Amount	Paid	Description				
62-6219-00		\$72.00	\$0.00	05.2026 Trash Chute				
122766	06/01/2026	06.2026 Odor Control		\$72.00	\$0.00	\$0.00	\$0.00	
GL Account		Amount	Paid	Description				
62-6219-00		\$72.00	\$0.00	06.2026 Odor Control				
				\$72.00	\$0.00	\$72.00	\$0.00	\$144.00
Totals:				\$2,351.09	\$391.40	\$793.20	\$0.00	\$3,535.69



Bank Account Reconciliation
EASTSIDE AT AVENTURA CONDOMINIUM ASSOCIATION
Prev. Mgmt Centennial Reserve - 4752 (End: 06/30/2026)

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Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
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Prev. Mgmt Centennial Reserve - 4752 Summary		
Ending Account Balance:	\$	43,386.04
Uncleared Items:	\$	-
Adjusted Balance:	\$	43,386.04
Bank Ending Balance:	\$	-
Difference:	\$	43,386.04



Bank Account Reconciliation
EASTSIDE AT AVENTURA CONDOMINIUM ASSOCIATION
Southstate Operating - 6410 (End: 06/30/2026)

Date: 7/29/2026
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Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
12/20/2025		City of North Miami Beach		0	(\$111.80)
01/09/2026		City of North Miami Beach		0	(\$35.70)
02/27/2026		Comcast		0	(\$793.93)
04/23/2026		City of North Miami Beach		0	(\$19,900.08)
04/23/2026		City of North Miami Beach		0	(\$149.85)
04/29/2026		Comcast		0	(\$793.51)
Total Uncleared					(\$21,784.87)
Cleared Items					
Credits					
06/01/2026	06/02/2026	Deposit from batch 18255	18255 - ACH Payment	120	\$24,805.78
06/01/2026	06/02/2026	Deposit from batch 18322	18322 - Online Payment	121	\$1,047.74
06/01/2026	06/02/2026	Deposit from batch 18326	18326 - Online Payment	122	\$1,377.25
06/03/2026	06/03/2026	Deposit from batch 18373	18373 - Payabli Credit Card	124	\$1,417.34
06/03/2026	06/04/2026	Deposit from batch 18341	18341 - Online Payment	123	\$1,394.73
06/04/2026	06/04/2026	Deposit from batch 18389	18389 - Payabli Credit Card	125	\$1,377.25
06/05/2026	06/08/2026	Deposit from batch 18385	18385 - Online Payment	126	\$1,454.64
06/08/2026	06/09/2026	Deposit from batch 18398	18398 - Online Payment	127	\$1,047.74
06/09/2026	06/10/2026	Deposit from batch 18436	18436 - Online Payment	128	\$1,199.00
06/11/2026	06/11/2026	Deposit from batch 18476	18476 - Auto Payment	129	\$1,394.73
06/11/2026	06/11/2026	Deposit from batch 18485	18485 - Payabli Credit Card	130	\$1,302.38
06/16/2026	06/16/2026	Deposit from batch 18509	18509 - Auto Payment	132	\$1,395.00
06/16/2026	06/17/2026	Deposit from batch 18498	18498 - Online Payment	131	\$1,151.76
06/26/2026	06/26/2026	Deposit from batch 19557	19557 - Auto Payment	133	\$5,277.81
Total Cleared Credits					\$45,643.15
Debits					
06/05/2026	06/05/2026	Premium Flood Insurance		0	(\$2,598.00)
06/13/2026	06/15/2026	Transfer to Southstate Reserve - 6413			(\$6,333.33)
06/23/2026	06/23/2026	Standard Premium Contract insurance		0	(\$6,225.45)
06/30/2026	06/15/2026	Magic Waste Management		0	(\$998.96)
06/30/2026	06/23/2026	City of North Miami Beach		0	(\$742.66)
06/30/2026	06/23/2026	Florida Power Light (FPL)		0	(\$6,778.13)
Total Cleared Debits					(\$23,676.53)

Southstate Operating - 6410 Summary

Ending Account Balance:	\$ 379,800.59
Uncleared Items:	(\$21,784.87)
Adjusted Balance:	\$ 401,585.46
Bank Ending Balance:	\$ 401,585.46
Difference:	\$-



Bank Account Reconciliation

EASTSIDE AT AVENTURA CONDOMINIUM ASSOCIATION

Southstate Reserve - 6413 (End: 06/30/2026)

Date:7/29/2026

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Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
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Cleared Items

Credits					
06/13/2026	06/15/2026	Transfer from Southstate Operating - 6410			\$6,333.33
06/30/2026	06/30/2026	Interest			\$20.10
				Total Cleared Credits	\$6,353.43

Southstate Reserve - 6413 Summary	
Ending Account Balance:	\$ 38,055.74
Uncleared Items:	\$-
Adjusted Balance:	\$ 38,055.74
Bank Ending Balance:	\$ 38,055.74
Difference:	\$-



Bank Account Reconciliation
EASTSIDE AT AVENTURA CONDOMINIUM ASSOCIATION
Southstate Security Deposit - 6416 (End: 06/30/2026)

Date: 7/29/2026
Time: 9:17 am
Page: 4

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
------	------------	-------------	----------------	---------	------------

Southstate Security Deposit - 6416 Summary					
Ending Account Balance:					\$ 13,156.27
Uncleared Items:					\$-
Adjusted Balance:					\$ 13,156.27
Bank Ending Balance:					\$ 13,156.27
Difference:					\$-



Bank Account Reconciliation
EASTSIDE AT AVENTURA CONDOMINIUM ASSOCIATION
Southstate SIRS - 1016 (End: 06/30/2026)

Date: 7/29/2026
Time: 9:17 am
Page: 5

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
------	------------	-------------	----------------	---------	------------

Southstate SIRS - 1016 Summary					
Ending Account Balance:					\$ -
Uncleared Items:					\$-
Adjusted Balance:					\$ -
Bank Ending Balance:					\$ -
Difference:					\$-



Bank Account Reconciliation
EASTSIDE AT AVENTURA CONDOMINIUM ASSOCIATION
Southstate Special Assessment - 6419 (End: 06/30/2026)

Date: 7/29/2026
Time: 9:17 am
Page: 6

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
------	------------	-------------	----------------	---------	------------

Southstate Special Assessment - 6419 Summary

Ending Account Balance:	\$ 202.13
Uncleared Items:	\$-
Adjusted Balance:	\$ 202.13
Bank Ending Balance:	\$ 202.13
Difference:	\$-



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Statement Ending 06/30/2026

EASTSIDE AT AVENTURA

Page 1 of 2

Account Number: XXXXXXXXXXXXXXX1016

EASTSIDE AT AVENTURA CONDOMINIUM
ASSOCIATION, INC.
SIRS
C/O LUX MGMT SERVICES INC
1323 SE 17TH ST STE 93351
FORT LAUDERDALE FL 33316-1707

Managing Your Accounts

-  Association Prime (877) 417-2265, option 2
-  Email Address APSupport@associationprime.com
-  Mailing Address P.O Box 9602
Winter Haven, FL 33883

Summary of Accounts

Account Type	Account Number	Ending Balance
ASSOCIATION MMA	XXXXXXXXXXXXXXXX1016	\$0.00

ASSOCIATION MMA - XXXXXXXXXXXXXXX1016

Account Summary

Date	Description	Amount
05/30/2026	Beginning Balance	\$0.00
	0 Credit(s) This Period	\$0.00
	0 Debit(s) This Period	\$0.00
06/30/2026	Ending Balance	\$0.00



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[illegible]

Date	Amount
	\$
Total Deposits not credited	\$

Add the following items:	Amount
Checking balance shown on this statement	\$
Savings balance shown on this statement	\$
Total Deposits not credited	\$
Subtotal	\$
Subtract Total Checks/Withdrawals not deducted	\$
Total	\$

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Statement Ending 06/30/2026

EASTSIDE AT AVENTURA

Page 1 of 2

Account Number: XXXXXXXXXXXXXXX6410

EASTSIDE AT AVENTURA CONDOMINIUM
ASSOCIATION, INC.
OPERATING
C/O LUX MGMT SERVICES INC
1323 SE 17TH ST STE 93351
FORT LAUDERDALE FL 33316-1707

Managing Your Accounts

	Association Prime (877) 417-2265, option 2
	Email Address APsupport@associationprime.com
	Mailing Address P.O Box 9602 Winter Haven, FL 33883

Summary of Accounts

Account Type	Account Number	Ending Balance
ASSOCIATION CHECKING	XXXXXXXXXXXXXXXX6410	\$401,585.46

ASSOCIATION CHECKING - XXXXXXXXXXXXXXX6410

Account Summary

Date	Description	Amount
05/30/2026	Beginning Balance	\$379,618.84
	14 Credit(s) This Period	\$45,643.15
	6 Debit(s) This Period	\$23,676.53
06/30/2026	Ending Balance	\$401,585.46

Deposits

Date	Description	Amount
06/11/2026	CORP ICL/RDC DEPOSIT	\$1,394.73
06/16/2026	CORP ICL/RDC DEPOSIT	\$1,395.00
06/26/2026	CORP ICL/RDC DEPOSIT	\$5,277.81
		3 item(s) totaling \$8,067.54

Other Credits

Date	Description	Amount
06/02/2026	EASTSIDE AT AVEN OnlinePay 18322	\$1,047.74
06/02/2026	EASTSIDE AT AVEN OnlinePay 18326	\$1,377.25
06/02/2026	EASTSIDE AT AVEN ASSN DUES 46	\$24,805.78
06/03/2026	PAYABLI DEPOSIT TRANSFER 924948756	\$1,417.34
06/04/2026	PAYABLI DEPOSIT TRANSFER 925288172	\$1,377.25
06/04/2026	EASTSIDE AT AVEN OnlinePay 18341	\$1,394.73
06/08/2026	EASTSIDE AT AVEN OnlinePay 18385	\$1,454.64
06/09/2026	EASTSIDE AT AVEN OnlinePay 18398	\$1,047.74
06/10/2026	EASTSIDE AT AVEN OnlinePay 18436	\$1,199.00
06/11/2026	PAYABLI DEPOSIT TRANSFER 927117813	\$1,302.38
06/17/2026	EASTSIDE AT AVEN OnlinePay 18498	\$1,151.76
		11 item(s) totaling \$37,575.61

Electronic Debits

Date	Description	Amount
06/05/2026	PREMIUM FLOOD INSURANCE 0003562336	\$2,598.00
06/15/2026	MAGICWASTE MANAG SALE	\$998.96
06/23/2026	NORTH MIAMI BCH UTL ACH 9949562	\$742.66

Member FDIC
NMLS# 403455



ASSOCIATION CHECKING - XXXXXXXXXXXXXXX6410 (continued)

Electronic Debits (continued)		
Date	Description	Amount
06/23/2026	STANDARD PREM Cntrct Pmt EP: 10062881	\$6,225.45
06/23/2026	FPL DIRECT DEBIT ELEC PYMT XXXXXX8374 PPDA	\$6,778.13
		5 item(s) totaling \$17,343.20

Other Debits		
Date	Description	Amount
06/13/2026	CincXfer to 6413	\$6,333.33
		1 item(s) totaling \$6,333.33

Daily Balances					
Date	Amount	Date	Amount	Date	Amount
06/02/2026	\$406,849.61	06/09/2026	\$410,943.31	06/16/2026	\$408,902.13
06/03/2026	\$408,266.95	06/10/2026	\$412,142.31	06/17/2026	\$410,053.89
06/04/2026	\$411,038.93	06/11/2026	\$414,839.42	06/23/2026	\$396,307.65
06/05/2026	\$408,440.93	06/13/2026	\$408,506.09	06/26/2026	\$401,585.46
06/08/2026	\$409,895.57	06/15/2026	\$407,507.13		

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Date		Amount
		\$
	Total Checks/Withdrawals not deducted	\$

Date	Amount
	\$
Total Deposits not credited	\$

Add the following items:	Amount
Checking balance shown on this statement	\$
Savings balance shown on this statement	\$
Total Deposits not credited	\$
Subtotal	\$
Subtract Total Checks/Withdrawals not deducted	\$
Total	\$

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Statement Ending 06/30/2026

EASTSIDE AT AVENTURA

Page 1 of 2

Account Number: XXXXXXXXXXXXXXX6413

EASTSIDE AT AVENTURA CONDOMINIUM
ASSOCIATION, INC.
RESERVE
C/O LUX MGMT SERVICES INC
1323 SE 17TH ST STE 93351
FORT LAUDERDALE FL 33316-1707

Managing Your Accounts

	Association Prime (877) 417-2265, option 2
	Email Address APsupport@associationprime.com
	Mailing Address P.O Box 9602 Winter Haven, FL 33883

Summary of Accounts

Account Type	Account Number	Ending Balance
ASSOCIATION MMA	XXXXXXXXXXXX6413	\$38,055.74

ASSOCIATION MMA - XXXXXXXXXXXXXXX6413

Account Summary

Date	Description	Amount
05/30/2026	Beginning Balance	\$31,702.31
	2 Credit(s) This Period	\$6,353.43
	0 Debit(s) This Period	\$0.00
06/30/2026	Ending Balance	\$38,055.74

Interest Summary

Description	Amount
Interest Earned From 05/30/2026 Through 06/30/2026	
Annual Percentage Yield Earned	0.65%
Interest Days	32
Interest Earned	\$20.10
Interest Paid This Period	\$20.10
Interest Paid Year-to-Date	\$55.76
Minimum Balance	\$31,702.31
Average Available Balance	\$35,264.80

Other Credits

Date	Description	Amount
06/13/2026	CincXfer from 6410	\$6,333.33
06/30/2026	INTEREST	\$20.10
		2 item(s) totaling \$6,353.43

Daily Balances

Date	Amount	Date	Amount
06/13/2026	\$38,035.64	06/30/2026	\$38,055.74

Member FDIC
NMLS# 403455



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Date		Amount
		\$
	Total Checks/Withdrawals not deducted	\$

Deposits not credited		Amount
Date		\$
Total Deposits not credited		\$

Add the following items:	Amount
Checking balance shown on this statement	\$
Savings balance shown on this statement	\$
Total Deposits not credited	\$
Subtotal	\$
Subtract Total Checks/Withdrawals not deducted	\$
Total	\$

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Statement Ending 06/30/2026

EASTSIDE AT AVENTURA

Page 1 of 2

Account Number: XXXXXXXXXXXXXXX6416

EASTSIDE AT AVENTURA CONDOMINIUM
ASSOCIATION, INC.
SECURITY DEPOSIT
C/O LUX MGMT SERVICES INC
1323 SE 17TH ST STE 93351
FORT LAUDERDALE FL 33316-1707

Managing Your Accounts



Association Prime (877) 417-2265, option 2



Email Address APSupport@associationprime.com



Mailing Address P.O Box 9602
Winter Haven, FL 33883

Summary of Accounts

Account Type	Account Number	Ending Balance
ASSOCIATION CHECKING	XXXXXXXXXXXXXXXX6416	\$13,156.27

ASSOCIATION CHECKING - XXXXXXXXXXXXXXX6416

Account Summary

Date	Description	Amount
05/30/2026	Beginning Balance	\$13,156.27
	0 Credit(s) This Period	\$0.00
	0 Debit(s) This Period	\$0.00
06/30/2026	Ending Balance	\$13,156.27

Member FDIC
NMLS# 403455



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Date		Amount
		\$
	Total Checks/Withdrawals not deducted	\$

Deposits not credited		Amount
Date		\$
Total Deposits not credited		\$

Add the following items:	Amount
Checking balance shown on this statement	\$
Savings balance shown on this statement	\$
Total Deposits not credited	\$
Subtotal	\$
Subtract Total Checks/Withdrawals not deducted	\$
Total	\$

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Statement Ending 06/30/2026

EASTSIDE AT AVENTURA

Page 1 of 2

Account Number: XXXXXXXXXXXXXXX6419

EASTSIDE AT AVENTURA CONDOMINIUM
ASSOCIATION, INC.
SPECIAL ASSESSMENT
C/O LUX MGMT SERVICES INC
1323 SE 17TH ST STE 93351
FORT LAUDERDALE FL 33316-1707

Managing Your Accounts



Association Prime (877) 417-2265, option 2



Email Address APSupport@associationprime.com



Mailing Address P.O Box 9602
Winter Haven, FL 33883

Summary of Accounts

Account Type	Account Number	Ending Balance
ASSOCIATION CHECKING	XXXXXXXXXXXXXXXX6419	\$202.13

ASSOCIATION CHECKING - XXXXXXXXXXXXXXX6419

Account Summary

Date	Description	Amount
05/30/2026	Beginning Balance	\$202.13
	0 Credit(s) This Period	\$0.00
	0 Debit(s) This Period	\$0.00
06/30/2026	Ending Balance	\$202.13



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Date		Amount
		\$
	Total Checks/Withdrawals not deducted	\$

Date	Amount
	\$
Total Deposits not credited	\$

Add the following items:	Amount
Checking balance shown on this statement	\$
Savings balance shown on this statement	\$
Total Deposits not credited	\$
Subtotal	\$
Subtract Total Checks/Withdrawals not deducted	\$
Total	\$

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General Ledger Trial Balance with Details

EASTSIDE AT AVENTURA CONDOMINIUM ASSOCIATION

Accts: 40-4000-00 To: 96-9600-00 Dates: 6/1/2026 - 6/30/2026

Date: 7/29/2026
Time: 9:17 am
Page: 1

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
40-4000-00	Maintenance Fees Income	(\$257,111.70)	\$-	\$51,422.34	(\$308,534.04)
Date	GL Ref #	Debit	Credit	Description	
06/01/2026	147097	\$ -	\$ 51,422.34	Assessment Homeowners-Regular - Batch 16743	
40-4503-00	OP - Interest Income	(8.01)	-	-	(8.01)
Date	GL Ref #	Debit	Credit	Description	
40-4505-00	RSV Interest Income	(248.95)	-	20.10	(269.05)
Date	GL Ref #	Debit	Credit	Description	
06/30/2026	174662	\$ -	\$ 20.10	Interest	
41-4140-00	NSF Fee Income	(105.00)	-	-	(105.00)
Date	GL Ref #	Debit	Credit	Description	
41-4155-00	Violations & Fine Income	(100.00)	-	-	(100.00)
Date	GL Ref #	Debit	Credit	Description	
41-4160-00	Pool Key Income	(100.00)	-	-	(100.00)
Date	GL Ref #	Debit	Credit	Description	
49-4900-00	Transfer from Operating to Reserves	(2,500.00)	-	-	(2,500.00)
Date	GL Ref #	Debit	Credit	Description	
49-4915-00	Transfer from Operating Structural Repairs	(3,833.33)	-	-	(3,833.33)
Date	GL Ref #	Debit	Credit	Description	
50-5001-00	Audit & Tax Fees	2,083.35	2,500.02	2,083.35	2,500.02
Date	GL Ref #	Debit	Credit	Description	
06/01/2026	178547	\$ -	\$ 2,083.35	Audit & Tax Fees-Dec-Apr (Reversal)	
06/30/2026	179393	2,500.02	-	Audit & Tax Fees-Dec-Apr	
50-5003-00	Legal Fees	1,277.50	-	-	1,277.50
Date	GL Ref #	Debit	Credit	Description	
50-5012-00	Bank Fees	31.00	-	-	31.00
Date	GL Ref #	Debit	Credit	Description	
50-5051-00	Administrative Supplies	303.24	-	-	303.24
Date	GL Ref #	Debit	Credit	Description	
50-5055-00	Taxes	1,561.25	-	-	1,561.25
Date	GL Ref #	Debit	Credit	Description	
50-5062-00	Engineering and Consulting	3,250.00	-	-	3,250.00
Date	GL Ref #	Debit	Credit	Description	
50-5077-00	Office Expenses	1,941.94	260.00	-	2,201.94
Date	GL Ref #	Debit	Credit	Description	
06/24/2026	179137	\$ 260.00	\$ -	06.24.2026 Reimbursement for Computer Repairs Inv: Lisbeth Assy	
51-5100-00	License and Permits	109.50	-	-	109.50
Date	GL Ref #	Debit	Credit	Description	
55-5507-00	Insurance Package	44,425.79	10,817.01	-	55,242.80
Date	GL Ref #	Debit	Credit	Description	
06/05/2026	178850	\$ 2,598.00	\$ -	Flood Inv: Premium Flood Insurance	
06/23/2026	178499	6,225.45	-	Insurance Package Inv: 6/23/26 Standard Premium Contract insurance	
06/30/2026	174496	1,993.56	-	Prepaid Insurance-Deposit for Policy	
60-6015-00	Tree Trimming	425.00	-	-	425.00
Date	GL Ref #	Debit	Credit	Description	
60-6022-00	Irrigation Maintenance	7,484.00	-	-	7,484.00
Date	GL Ref #	Debit	Credit	Description	
60-6028-00	General Repairs & Maintenance	10,146.05	1,297.89	-	11,443.94
Date	GL Ref #	Debit	Credit	Description	
06/28/2026	179135	\$ 1,297.89	\$ -	06.2026 Reimbursement for pool chairs and umbrella Inv: CK06282026 Lisbeth Assy	
60-6052-00	Gate Repairs	458.00	-	-	458.00
Date	GL Ref #	Debit	Credit	Description	



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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
60-6070-00	Landscape Improvements	3,750.00	-	-	3,750.00
Date	GL Ref #	Debit	Credit	Description	
60-6073-00	Hardware and Maintenance Supplies	575.49	-	-	575.49
Date	GL Ref #	Debit	Credit	Description	
60-6077-00	Fire Alarm Repairs	840.00	-	-	840.00
Date	GL Ref #	Debit	Credit	Description	
60-6088-00	Security System Repairs & Maintenance	1,738.00	-	-	1,738.00
Date	GL Ref #	Debit	Credit	Description	
60-8000-00	Janitorial Expense	869.08	-	-	869.08
Date	GL Ref #	Debit	Credit	Description	
61-6188-00	Salaries Payroll	75.40	-	-	75.40
Date	GL Ref #	Debit	Credit	Description	
62-5000-00	Lawn Service Contract	2,500.00	1,950.00	1,450.00	3,000.00
Date	GL Ref #	Debit	Credit	Description	
06/01/2026	178547	\$ -	\$ 1,450.00	Lawn Service Contract-March & April (Reversal)	
06/30/2026	179393	1,950.00	-	Lawn Service Contract-March -June	
62-6200-00	Elevator Contract	27,833.15	-	-	27,833.15
Date	GL Ref #	Debit	Credit	Description	
62-6208-00	Fire Alarm Contract	2,505.25	171.20	-	2,676.45
Date	GL Ref #	Debit	Credit	Description	
06/01/2026	179129	\$ 171.20	\$ -	06.2026 Fire Alarm Monitoring Inv: 5384 FOREWARN GROUP, INC.	
62-6210-00	Generator Contract	318.00	-	-	318.00
Date	GL Ref #	Debit	Credit	Description	
62-6211-00	Maintenance Contract	315.00	378.00	315.00	378.00
Date	GL Ref #	Debit	Credit	Description	
06/01/2026	178547	\$ -	\$ 315.00	Maintenance Contract- Jan-Apr (Reversal)	
06/30/2026	179393	378.00	-	Maintenance Contract- Jan-June	
62-6212-00	Pest Control	1,117.00	-	-	1,117.00
Date	GL Ref #	Debit	Credit	Description	
62-6218-00	Pool Maintenance Contract	2,750.00	550.00	-	3,300.00
Date	GL Ref #	Debit	Credit	Description	
06/01/2026	179115	\$ 550.00	\$ -	06.2026 Pool Service Inv: 30710 Elite Pool and Spa Services	
62-6219-00	Trash Chute Contract	7,261.14	72.00	-	7,333.14
Date	GL Ref #	Debit	Credit	Description	
06/01/2026	179123	\$ 72.00	\$ -	06.2026 Odor Control Inv: 122766 The Trash Chute Company	
62-6262-00	Management Services	10,000.00	2,000.00	-	12,000.00
Date	GL Ref #	Debit	Credit	Description	
06/30/2026	179393	\$ 2,000.00	\$ -	Management Services June	
70-7000-00	Electrical Service	31,760.40	6,778.13	-	38,538.53
Date	GL Ref #	Debit	Credit	Description	
06/30/2026	179391	\$ 6,778.13	\$ -	Electrical Service Inv: 070826 Florida Power Light (FPL)	
70-7008-00	Trash Removal	416.65	998.96	344.65	1,070.96
Date	GL Ref #	Debit	Credit	Description	
06/01/2026	178547	\$ -	\$ 344.65	Trash Removal - Jan, Feb & Apr (Reversal)	
06/30/2026	176856	998.96	-	Trash Removal Inv: Magic Waste Management	
70-7020-00	Water & Sewer	21,525.00	22,725.55	18,420.55	25,830.00
Date	GL Ref #	Debit	Credit	Description	
06/01/2026	178547	\$ -	\$ 3,985.95	Accrual Entries (Reversal)	
06/30/2026	176850	7,656.47	-	Water & Sewer Inv: 070826 Florida Power Light (FPL)	



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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
06/30/2026	176852 \$ 742.66 \$ - Water & Sewer Inv: 052826 City of North Miami Beach				
06/30/2026	176850 - 7,656.47 Water & Sewer (Reversal) Inv: 070826 Florida Power Light (FPL)				
06/30/2026	179385 6,778.13 - Water & Sewer Inv: 070826 Florida Power Light (FPL)				
06/30/2026	179385 - 6,778.13 Water & Sewer (Reversal) Inv: 070826 Florida Power Light (FPL)				
06/30/2026	179393 7,548.29 - Accrual Entries				
70-7029-00	Telephone	3,170.32	1,600.10	-	4,770.42
Date	GL Ref #	Debit	Credit	Description	
06/01/2026	169935	\$ 1,600.10	\$ -	Telephone Inv: Comcast	
95-9500-00	Transfer Operating to Reserves	12,500.00	2,500.00	-	15,000.00
Date	GL Ref #	Debit	Credit	Description	
06/13/2026	172733	\$ 2,500.00	\$ -	Transfer Operating to Reserves	
95-9515-00	Transfer to Structural Integrity Reserves	19,166.65	3,833.33	-	22,999.98
Date	GL Ref #	Debit	Credit	Description	
06/13/2026	172733	\$ 3,833.33	\$ -	Transfer to Structural Integrity Reserves	
Totals:		(\$39,523.84)	\$58,432.19	\$74,055.99	(\$55,147.64)



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Tran Date	Account	Description	Debit	Credit
GL Ref #: 147097 Created On: 02/10/2026				
06/01/2026	40-4000-00	Assessment Homeowners-Regular - Batch 16743	\$0.00	\$51,422.34
06/01/2026	14-1400-00	Assessment Homeowners-Regular - Batch 16743	\$51,422.34	\$0.00
GL Ref # 147097 Total			\$51,422.34	\$51,422.34
GL Ref #: 169935 Created On: 06/01/2026				
06/01/2026	70-7029-00	Telephone	\$1,600.10	\$0.00
06/01/2026	20-2000-00	Accounts Payable	\$0.00	\$1,600.10
GL Ref # 169935 Total			\$1,600.10	\$1,600.10
GL Ref #: 170437 Created On: 06/01/2026 Deposit from batch 18255				
06/01/2026	14-1400-00	Assessment Homeowners-Regular Unit 303 3000 NE 188 Street (EACA303)	\$0.00	\$1,454.64
06/01/2026	14-1400-00	Assessment Homeowners-Regular Unit 304 3000 NE 188 Street (EACA304)	\$0.00	\$1,198.35
06/01/2026	14-1400-00	Assessment Homeowners-Regular Unit 306 3000 NE 188 Street (EACA306)	\$0.00	\$1,047.74
06/01/2026	14-1400-00	Assessment Homeowners-Regular Unit 307 3000 NE 188 Street (EACA307)	\$0.00	\$1,394.73
06/01/2026	14-1400-00	Assessment Homeowners-Regular Unit 401 3000 NE 188 Street (EACA401)	\$0.00	\$1,394.73
06/01/2026	14-1400-00	Assessment Homeowners-Regular Unit 406 3000 NE 188 Street (EACA406)	\$0.00	\$1,047.74
06/01/2026	14-1400-00	Assessment Homeowners-Regular Unit 407 3000 NE 188 Street (EACA407)	\$0.00	\$1,394.73
06/01/2026	14-1400-00	Assessment Homeowners-Regular Unit 502 3000 NE 188 Street (EACA502)	\$0.00	\$1,047.74
06/01/2026	14-1400-00	Assessment Homeowners-Regular Unit 503 3000 NE 188 Street (EACA503)	\$0.00	\$1,454.64
06/01/2026	14-1400-00	Assessment Homeowners-Regular Unit 505 3000 NE 188 Street (EACA505)	\$0.00	\$1,454.64
06/01/2026	14-1400-00	Assessment Homeowners-Regular Unit 506 3000 NE 188 Street (EACA506)	\$0.00	\$1,047.74
06/01/2026	14-1400-00	Assessment Homeowners-Regular Unit 601 3000 NE 188 Street (EACA601)	\$0.00	\$1,394.73
06/01/2026	14-1400-00	Assessment Homeowners-Regular Unit 602 3000 NE 188 Street (EACA602)	\$0.00	\$1,047.74
06/01/2026	14-1400-00	Assessment Homeowners-Regular Unit 604 3000 NE 188 Street (EACA604)	\$0.00	\$1,198.35
06/01/2026	14-1400-00	Assessment Homeowners-Regular Unit 605 3000 NE 188 Street (EACA605)	\$0.00	\$1,454.64
06/01/2026	14-1400-00	Assessment Homeowners-Regular Unit 704 3000 NE 188 Street (EACA704)	\$0.00	\$1,759.27
06/01/2026	14-1400-00	Assessment Homeowners-Regular Unit 707 3000 NE 188 Street (EACA707)	\$0.00	\$1,157.57
06/01/2026	14-1400-00	Assessment Homeowners-Regular Unit 709 3000 NE 188 Street (EACA709)	\$0.00	\$1,302.38
06/01/2026	14-1400-00	Assessment Homeowners-Regular Unit 711 3000 NE 188 Street (EACA711)	\$0.00	\$1,553.68
06/01/2026	10-0018-00	Southstate Bank Operating - 6410	\$24,805.78	\$0.00
GL Ref # 170437 Total			\$24,805.78	\$24,805.78
GL Ref #: 170617 Created On: 06/01/2026 Deposit from batch 18322				
06/01/2026	14-1400-00	Assessment Homeowners-Regular Unit 302 3000 NE 188 Street (EACA302)	\$0.00	\$1,047.74
06/01/2026	10-0018-00	Southstate Bank Operating - 6410	\$1,047.74	\$0.00
GL Ref # 170617 Total			\$1,047.74	\$1,047.74
GL Ref #: 170649 Created On: 06/01/2026 Deposit from batch 18326				



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Tran Date	Account	Description	Debit	Credit
06/01/2026	14-1400-00	Assessment Homeowners-Regular Unit 702 3000 NE 188 Street (EACA702)	\$0.00	\$70.62
06/01/2026	14-1400-00	Assessment Homeowners-Regular Unit 702 3000 NE 188 Street (EACA702)	\$0.00	\$1,306.63
06/01/2026	10-0018-00	Southstate Bank Operating - 6410	\$1,377.25	\$0.00
GL Ref # 170649 Total			\$1,377.25	\$1,377.25
GL Ref #: 171153 Created On: 06/02/2026				
06/01/2026	21-2103-00	Adjust Prepaid	\$72.08	\$0.00
06/01/2026	14-1400-00	Applied Prepaid EACA301	\$0.00	\$72.08
GL Ref # 171153 Total			\$72.08	\$72.08
GL Ref #: 171155 Created On: 06/02/2026				
06/01/2026	21-2103-00	Adjust Prepaid	\$1,454.64	\$0.00
06/01/2026	14-1400-00	Applied Prepaid EACA305	\$0.00	\$1,454.64
GL Ref # 171155 Total			\$1,454.64	\$1,454.64
GL Ref #: 171157 Created On: 06/02/2026				
06/01/2026	21-2103-00	Adjust Prepaid	\$1,047.74	\$0.00
06/01/2026	14-1400-00	Applied Prepaid EACA402	\$0.00	\$1,047.74
GL Ref # 171157 Total			\$1,047.74	\$1,047.74
GL Ref #: 171159 Created On: 06/02/2026				
06/01/2026	21-2103-00	Adjust Prepaid	\$35.77	\$0.00
06/01/2026	14-1400-00	Applied Prepaid EACA501	\$0.00	\$35.77
GL Ref # 171159 Total			\$35.77	\$35.77
GL Ref #: 171161 Created On: 06/02/2026				
06/01/2026	21-2103-00	Adjust Prepaid	\$1,394.73	\$0.00
06/01/2026	14-1400-00	Applied Prepaid EACA507	\$0.00	\$1,394.73
GL Ref # 171161 Total			\$1,394.73	\$1,394.73
GL Ref #: 171163 Created On: 06/02/2026				
06/01/2026	21-2103-00	Adjust Prepaid	\$1,759.27	\$0.00
06/01/2026	14-1400-00	Applied Prepaid EACA708	\$0.00	\$1,759.27
GL Ref # 171163 Total			\$1,759.27	\$1,759.27
GL Ref #: 171700 Created On: 06/03/2026 Deposit from batch 18341				
06/03/2026	14-1400-00	Assessment Homeowners-Regular Unit 607 3000 NE 188 Street (EACA607)	\$0.00	\$1,394.73
06/03/2026	10-0018-00	Southstate Bank Operating - 6410	\$1,394.73	\$0.00
GL Ref # 171700 Total			\$1,394.73	\$1,394.73
GL Ref #: 171761 Created On: 06/04/2026 Deposit from batch 18373				
06/03/2026	14-1400-00	Assessment Homeowners-Regular Unit 603 3000 NE 188 Street (EACA603)	\$0.00	\$1,417.34
06/03/2026	10-0018-00	Southstate Bank Operating - 6410	\$1,417.34	\$0.00
GL Ref # 171761 Total			\$1,417.34	\$1,417.34
GL Ref #: 171822 Created On: 06/05/2026 Deposit from batch 18389				
06/04/2026	14-1400-00	Assessment Homeowners-Regular Unit 710 3000 NE 188 Street (EACA710)	\$0.00	\$1,377.25
06/04/2026	10-0018-00	Southstate Bank Operating - 6410	\$1,377.25	\$0.00
GL Ref # 171822 Total			\$1,377.25	\$1,377.25



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Tran Date	Account	Description	Debit	Credit
GL Ref #: 171874 Created On: 06/05/2026 Deposit from batch 18385				
06/05/2026	14-1400-00	Assessment Homeowners-Regular Unit 405 3000 NE 188 Street (EACA405)	\$0.00	\$1,454.64
06/05/2026	10-0018-00	Southstate Bank Operating - 6410	\$1,454.64	\$0.00
GL Ref # 171874 Total			\$1,454.64	\$1,454.64
GL Ref #: 172282 Created On: 06/08/2026 Deposit from batch 18398				
06/08/2026	14-1400-00	Assessment Homeowners-Regular Unit 606 3000 NE 188 Street (EACA606)	\$0.00	\$1,047.74
06/08/2026	10-0018-00	Southstate Bank Operating - 6410	\$1,047.74	\$0.00
GL Ref # 172282 Total			\$1,047.74	\$1,047.74
GL Ref #: 172401 Created On: 06/09/2026 Deposit from batch 18436				
06/09/2026	14-1400-00	Assessment Homeowners-Regular Unit 404 3000 NE 188 Street (EACA404)	\$0.00	\$1,198.35
06/09/2026	14-1400-00	NSF Fees Unit 404 3000 NE 188 Street (EACA404)	\$0.00	\$0.65
06/09/2026	10-0018-00	Southstate Bank Operating - 6410	\$1,199.00	\$0.00
GL Ref # 172401 Total			\$1,199.00	\$1,199.00
GL Ref #: 172649 Created On: 06/11/2026 Deposit from batch 18476				
06/11/2026	21-2103-00	PrePaid Unit 501 3000 NE 188 Street (EACA501)	\$0.00	\$35.77
06/11/2026	14-1400-00	Assessment Homeowners-Regular Unit 501 3000 NE 188 Street (EACA501)	\$0.00	\$1,358.96
06/11/2026	10-0018-00	Southstate Bank Operating - 6410	\$1,394.73	\$0.00
GL Ref # 172649 Total			\$1,394.73	\$1,394.73
GL Ref #: 172686 Created On: 06/12/2026 Deposit from batch 18485				
06/11/2026	14-1400-00	Assessment Homeowners-Regular Unit 703 3000 NE 188 Street (EACA703)	\$0.00	\$1,302.38
06/11/2026	10-0018-00	Southstate Bank Operating - 6410	\$1,302.38	\$0.00
GL Ref # 172686 Total			\$1,302.38	\$1,302.38
GL Ref #: 172731 Created On: 06/13/2026 **				
06/13/2026	10-0018-00	Monthly Transfers	\$0.00	\$6,333.33
06/13/2026	10-1110-00	Monthly Transfers	\$6,333.33	\$0.00
GL Ref # 172731 Total			\$6,333.33	\$6,333.33
GL Ref #: 172733 Created On: 06/13/2026 ***				
06/13/2026	95-9500-00	Transfer Operating to Reserves	\$2,500.00	\$0.00
06/13/2026	95-9515-00	Transfer to Structural Integrity Reserves	\$3,833.33	\$0.00
06/13/2026	25-2501-00	Reserve- Pooled	\$0.00	\$2,500.00
06/13/2026	25-2509-00	Reserve Structural	\$0.00	\$3,833.33
GL Ref # 172733 Total			\$6,333.33	\$6,333.33
GL Ref #: 172877 Created On: 06/16/2026 Deposit from batch 18498				
06/16/2026	14-1400-00	Assessment Homeowners-Regular Unit 706 3000 NE 188 Street (EACA706)	\$0.00	\$1,151.76
06/16/2026	10-0018-00	Southstate Bank Operating - 6410	\$1,151.76	\$0.00
GL Ref # 172877 Total			\$1,151.76	\$1,151.76
GL Ref #: 172901 Created On: 06/16/2026 Deposit from batch 18509				
06/16/2026	21-2103-00	PrePaid Unit 301 3000 NE 188 Street (EACA301)	\$0.00	\$72.35
06/16/2026	14-1400-00	Assessment Homeowners-Regular Unit 301 3000 NE 188 Street (EACA301)	\$0.00	\$1,322.65



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06/16/2026	10-0018-00	Southstate Bank Operating - 6410	\$1,395.00	\$0.00
GL Ref # 172901 Total			\$1,395.00	\$1,395.00
GL Ref #: 174212 Created On: 06/26/2026 Deposit from batch 19557				
06/26/2026	21-2103-00	PrePaid Unit 708 3000 NE 188 Street (EACA708)	\$0.00	\$5,277.81
06/26/2026	10-0018-00	Southstate Bank Operating - 6410	\$5,277.81	\$0.00
GL Ref # 174212 Total			\$5,277.81	\$5,277.81
GL Ref #: 174496 Created On: 06/30/2026 ***				
06/30/2026	15-1520-00	Prepaid Insurance-Deposit for Policy	\$0.00	\$1,993.56
06/30/2026	55-5507-00	Prepaid Insurance-Deposit for Policy	\$1,993.56	\$0.00
GL Ref # 174496 Total			\$1,993.56	\$1,993.56
GL Ref #: 174662 Created On: 07/01/2026				
06/30/2026	10-1110-00	Interest	\$20.10	\$0.00
06/30/2026	40-4505-00	Interest	\$0.00	\$20.10
GL Ref # 174662 Total			\$20.10	\$20.10
GL Ref #: 175333 Created On: 07/02/2026				
06/30/2026	24-2442-00	Refundable Rent Deposit - Batch 19570	\$0.00	\$1,500.00
06/30/2026	14-1400-00	Refundable Rent Deposit - Batch 19570	\$1,500.00	\$0.00
GL Ref # 175333 Total			\$1,500.00	\$1,500.00
GL Ref #: 176850 Created On: 07/09/2026				
06/30/2026	70-7020-00	Water & Sewer Inv: 070826	\$7,656.47	\$0.00
06/30/2026	20-2000-00	Accounts Payable Inv # 070826 Inv: 070826	\$0.00	\$7,656.47
06/30/2026	70-7020-00	Water & Sewer (Reversal) Inv: 070826	\$0.00	\$7,656.47
06/30/2026	20-2000-00	Accounts Payable Inv # 070826 (Reversal) Inv: 070826	\$7,656.47	\$0.00
GL Ref # 176850 Total			\$15,312.94	\$15,312.94
GL Ref #: 176852 Created On: 07/09/2026				
06/30/2026	70-7020-00	Water & Sewer Inv: 052826	\$742.66	\$0.00
06/30/2026	20-2000-00	Accounts Payable Inv # 052826 Inv: 052826	\$0.00	\$742.66
GL Ref # 176852 Total			\$742.66	\$742.66
GL Ref #: 176856 Created On: 07/09/2026				
06/30/2026	70-7008-00	Trash Removal	\$998.96	\$0.00
06/30/2026	20-2000-00	Accounts Payable	\$0.00	\$998.96
GL Ref # 176856 Total			\$998.96	\$998.96
GL Ref #: 176908 Created On: 07/09/2026				
06/30/2026	20-2000-00	Accounts Payable Inv # 070826 Inv: 070826 Florida Power Light (FPL)	\$7,656.47	\$0.00
06/30/2026	10-0018-00	Southstate Bank Operating - 6410 Inv # 070826 Inv: 070826 Florida Power Light (FPL)	\$0.00	\$7,656.47
06/30/2026	20-2000-00	Accounts Payable Inv # 070826 (Reversal) Inv: 070826 Florida Power Light (FPL)	\$0.00	\$7,656.47
06/30/2026	10-0018-00	Southstate Bank Operating - 6410 Inv # 070826 (Reversal) Inv: 070826 Florida Power Light (FPL)	\$7,656.47	\$0.00
GL Ref # 176908 Total			\$15,312.94	\$15,312.94
GL Ref #: 176910 Created On: 07/09/2026				
06/30/2026	20-2000-00	Accounts Payable Inv # Inv: Magic Waste Management	\$998.96	\$0.00



GL Transactions Report By Reference
EASTSIDE AT AVENTURA CONDOMINIUM ASSOCIATION
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** Denotes Funds Transfer Transactions; *** Denotes Manual Journal Entries

Tran Date	Account	Description	Debit	Credit
06/30/2026	10-0018-00	Southstate Bank Operating - 6410 Inv # Inv: Magic Waste Management	\$0.00	\$998.96
GL Ref # 176910 Total			\$998.96	\$998.96
GL Ref #: 176912 Created On: 07/09/2026				
06/30/2026	20-2000-00	Accounts Payable Inv # 052826 Inv: 052826 City of North Miami Beach	\$742.66	\$0.00
06/30/2026	10-0018-00	Southstate Bank Operating - 6410 Inv # 052826 Inv: 052826 City of North Miami Beach	\$0.00	\$742.66
GL Ref # 176912 Total			\$742.66	\$742.66
GL Ref #: 178499 Created On: 07/20/2026				
06/23/2026	55-5507-00	Insurance Package Inv: 6/23/26	\$6,225.45	\$0.00
06/23/2026	20-2005-00	Insurance Payable Inv: 6/23/26	\$6,225.45	\$0.00
06/23/2026	20-2000-00	Accounts Payable Inv # 6/23/26 Inv: 6/23/26	\$0.00	\$6,225.45
06/23/2026	15-1520-00	Prepaid Insurance Inv: 6/23/26	\$0.00	\$6,225.45
GL Ref # 178499 Total			\$12,450.90	\$12,450.90
GL Ref #: 178505 Created On: 07/20/2026				
06/23/2026	20-2000-00	Accounts Payable Inv # 6/23/26 Inv: 6/23/26 Standard Premium Contract insurance	\$6,225.45	\$0.00
06/23/2026	10-0018-00	Southstate Bank Operating - 6410 Inv # 6/23/26 Inv: 6/23/26 Standard Premium Contract insurance	\$0.00	\$6,225.45
GL Ref # 178505 Total			\$6,225.45	\$6,225.45
GL Ref #: 178547 Created On: 07/20/2026 *** CINC Support - Ayenna				
06/01/2026	50-5001-00	Audit & Tax Fees-Dec-Apr (Reversal)	\$0.00	\$2,083.35
06/01/2026	21-2130-00	Accrued Expenses - Audit & Tax Dec-Apr (Reversal)	\$2,083.35	\$0.00
06/01/2026	62-6211-00	Maintenance Contract- Jan-Apr (Reversal)	\$0.00	\$315.00
06/01/2026	21-2130-00	Accrued Expenses - Maintenance Contract- Jan-Apr (Reversal)	\$315.00	\$0.00
06/01/2026	70-7008-00	Trash Removal - Jan, Feb & Apr (Reversal)	\$0.00	\$344.65
06/01/2026	21-2130-00	Accrued Expenses - Trash Removal - Jan, Feb & Apr (Reversal)	\$344.65	\$0.00
06/01/2026	62-5000-00	Lawn Service Contract-March & April (Reversal)	\$0.00	\$1,450.00
06/01/2026	21-2130-00	Accrued Expenses - Lawn Service Contract-March & April (Reversal)	\$1,450.00	\$0.00
06/01/2026	70-7020-00	Accrual Entries (Reversal)	\$0.00	\$3,985.95
06/01/2026	21-2130-00	Accrual Entries (Reversal)	\$3,985.95	\$0.00
GL Ref # 178547 Total			\$8,178.95	\$8,178.95
GL Ref #: 178850 Created On: 07/22/2026				
06/05/2026	55-5507-00	Flood	\$2,598.00	\$0.00
06/05/2026	20-2000-00	Accounts Payable	\$0.00	\$2,598.00
GL Ref # 178850 Total			\$2,598.00	\$2,598.00
GL Ref #: 178874 Created On: 07/22/2026				
06/05/2026	20-2000-00	Accounts Payable Inv # Inv: Premium Flood Insurance	\$2,598.00	\$0.00
06/05/2026	10-0018-00	Southstate Bank Operating - 6410 Inv # Inv: Premium Flood Insurance	\$0.00	\$2,598.00
GL Ref # 178874 Total			\$2,598.00	\$2,598.00
GL Ref #: 179115 Created On: 07/23/2026				
06/01/2026	62-6218-00	06.2026 Pool Service Inv: 30710	\$550.00	\$0.00
06/01/2026	20-2000-00	Accounts Payable Inv # 30710 Inv: 30710	\$0.00	\$550.00



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Tran Date	Account	Description	Debit	Credit
GL Ref # 179115 Total			\$550.00	\$550.00
GL Ref #: 179123 Created On: 07/23/2026				
06/01/2026	62-6219-00	06.2026 Odor Control Inv: 122766	\$72.00	\$0.00
06/01/2026	20-2000-00	Accounts Payable Inv # 122766 Inv: 122766	\$0.00	\$72.00
GL Ref # 179123 Total			\$72.00	\$72.00
GL Ref #: 179129 Created On: 07/23/2026				
06/01/2026	62-6208-00	06.2026 Fire Alarm Monitoring Inv: 5384	\$171.20	\$0.00
06/01/2026	20-2000-00	Accounts Payable Inv # 5384 Inv: 5384	\$0.00	\$171.20
GL Ref # 179129 Total			\$171.20	\$171.20
GL Ref #: 179135 Created On: 07/23/2026				
06/28/2026	60-6028-00	06.2026 Reimbursement for pool chairs and umbrella Inv: CK06282026	\$1,297.89	\$0.00
06/28/2026	20-2000-00	Accounts Payable Inv # CK06282026 Inv: CK06282026	\$0.00	\$1,297.89
GL Ref # 179135 Total			\$1,297.89	\$1,297.89
GL Ref #: 179137 Created On: 07/23/2026				
06/24/2026	50-5077-00	06.24.2026 Reimbursement for Computer Repairs	\$260.00	\$0.00
06/24/2026	20-2000-00	Accounts Payable	\$0.00	\$260.00
GL Ref # 179137 Total			\$260.00	\$260.00
GL Ref #: 179385 Created On: 07/29/2026				
06/30/2026	70-7020-00	Water & Sewer Inv: 070826	\$6,778.13	\$0.00
06/30/2026	20-2000-00	Accounts Payable Inv # 070826 Inv: 070826	\$0.00	\$6,778.13
06/30/2026	70-7020-00	Water & Sewer (Reversal) Inv: 070826	\$0.00	\$6,778.13
06/30/2026	20-2000-00	Accounts Payable Inv # 070826 (Reversal) Inv: 070826	\$6,778.13	\$0.00
GL Ref # 179385 Total			\$13,556.26	\$13,556.26
GL Ref #: 179387 Created On: 07/29/2026				
06/30/2026	20-2000-00	Accounts Payable Inv # 070826 Inv: 070826 Florida Power Light (FPL)	\$6,778.13	\$0.00
06/30/2026	10-0018-00	Southstate Bank Operating - 6410 Inv # 070826 Inv: 070826 Florida Power Light (FPL)	\$0.00	\$6,778.13
GL Ref # 179387 Total			\$6,778.13	\$6,778.13
GL Ref #: 179391 Created On: 07/29/2026				
06/30/2026	70-7000-00	Electrical Service Inv: 070826	\$6,778.13	\$0.00
06/30/2026	20-2000-00	Accounts Payable Inv # 070826 Inv: 070826	\$0.00	\$6,778.13
GL Ref # 179391 Total			\$6,778.13	\$6,778.13
GL Ref #: 179393 Created On: 07/29/2026 *** CINC Support - Ayenna				
06/30/2026	50-5001-00	Audit & Tax Fees-Dec-Apr	\$2,500.02	\$0.00
06/30/2026	21-2130-00	Accrued Expenses - Audit & Tax Dec-June	\$0.00	\$2,500.02
06/30/2026	62-6211-00	Maintenance Contract- Jan-June	\$378.00	\$0.00
06/30/2026	21-2130-00	Accrued Expenses - Maintenance Contract- Jan-June	\$0.00	\$378.00
06/30/2026	62-5000-00	Lawn Service Contract-March -June	\$1,950.00	\$0.00
06/30/2026	70-7020-00	Accrual Entries	\$7,548.29	\$0.00
06/30/2026	21-2130-00	Accrual Entries	\$0.00	\$7,548.29
06/30/2026	62-6262-00	Management Services June	\$2,000.00	\$0.00



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Tran Date	Account	Description	Debit	Credit
06/30/2026	21-2130-00	Accrued Expenses mgt june	\$0.00	\$2,000.00
06/30/2026	21-2130-00	Accrued Expenses Lawn	\$0.00	\$1,950.00
GL Ref # 179393 Total			\$14,376.31	\$14,376.31
EASTSIDE AT AVENTURA CONDOMINIUM ASSOCIATION Total			\$230,610.48	\$230,610.48

**PrePaid Homeowner List****EASTSIDE AT AVENTURA CONDOMINIUM ASSOCIATION**

End Date: 6/30/2026

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Account No:	Homeowner Name	Address	Balance
EACA301	Vladimir Shlain & Lyubov Shlain vshlain@yahoo.com	3000 NE 188 Street Unit 301 Aventura, FL 33180	(\$72.35)
EACA305	Hekan Kirkan & Selda Kirkan selda@cays.com,hakan@dominor.com	3000 NE 188 Street Unit 305 Aventura, FL 33180	(\$1,236.44)
EACA501	Robert Herbst rjh1214@gmail.com,andreaschmutztc@gmail.com	3000 NE 188 Street Unit 501 Aventura, FL 33180	(\$35.77)
EACA708	Alexander Katsnelson newglobalalex@gmail.com,dlozewski@gmail.com	3000 NE 188 Street Unit 708 Aventura, FL 33180	(\$5,302.81)
EASTSIDE AT AVENTURA CONDOMINIUM ASSOCIATION Total		4	(\$6,647.37)



Homeowner Aging Report
EASTSIDE AT AVENTURA CONDOMINIUM ASSOCIATION
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Description	Current	Over 30	Over 60	Over 90	Balance
EACA701 - Sigal Adinyayev Owner Last Payment: \$5,000.00 on 04/20/2026					
3000 NE 188 Street Unit 701					
Assessment Homeowners-Regular 2025	\$0.00	\$0.00	\$0.00	\$3,187.04	\$3,187.04
Assessment Homeowners-Regular 2026	\$1,553.68	\$1,553.68	\$1,553.68	\$4,661.04	\$9,322.08
Total:	\$1,553.68	\$1,553.68	\$1,553.68	\$7,848.08	\$12,509.12
EACA702 - Farid Ghali & Nadia Ghali Tenant Occupied Last Payment: \$1,377.25 on 06/01/2026					
3000 NE 188 Street Unit 702					
Assessment Homeowners-Regular 2026	\$1,377.25	\$1,377.25	\$1,377.25	\$2,825.12	\$6,956.87
Total:	\$1,377.25	\$1,377.25	\$1,377.25	\$2,825.12	\$6,956.87
EACA705 - Orit Kasberg Owner Last Payment: \$1,500.00 on 05/24/2026					
3000 NE 188 Street Unit 705					
Assessment Homeowners-Regular 2026	\$1,157.57	\$1,157.57	\$1,157.57	\$2,136.21	\$5,608.92
Total:	\$1,157.57	\$1,157.57	\$1,157.57	\$2,136.21	\$5,608.92
EACA403 - 92008788 Quebec Inc Owner Last Payment: \$11,753.14 on 05/29/2026					
3000 NE 188 Street Unit 403					
Assessment Homeowners-Regular 2026	\$1,454.64	\$1,454.64	\$0.00	\$0.00	\$2,909.28
Total:	\$1,454.64	\$1,454.64	\$0.00	\$0.00	\$2,909.28
EACA707 - Federico Fernandez Owner Last Payment: \$1,157.57 on 06/01/2026					
3000 NE 188 Street Unit 707					
Refundable Rent Deposit 2026	\$1,500.00	\$0.00	\$0.00	\$0.00	\$1,500.00
Total:	\$1,500.00	\$0.00	\$0.00	\$0.00	\$1,500.00
EACA504 - Dmitriy Skorozhenko Owner Last Payment: \$1,595.05 on 05/19/2026					
3000 NE 188 Street Unit 504					
Assessment Homeowners-Regular 2026	\$1,198.35	\$0.00	\$0.00	\$0.00	\$1,198.35
Total:	\$1,198.35	\$0.00	\$0.00	\$0.00	\$1,198.35
EACA603 - LYNX Real Estate Corp Additional Occupant Last Payment: \$1,417.34 on 06/02/2026					
3000 NE 188 Street Unit 603					
Assessment Homeowners-Regular 2026	\$37.30	\$0.00	\$0.00	\$0.00	\$37.30
Total:	\$37.30	\$0.00	\$0.00	\$0.00	\$37.30
EACA404 - Fonseca Soares LLC Owner Last Payment: \$1,199.00 on 06/09/2026					
3000 NE 188 Street Unit 404					
NSF Fees 2026	\$0.00	\$0.00	\$7.05	\$0.00	\$7.05
Total:	\$0.00	\$0.00	\$7.05	\$0.00	\$7.05
EACA501 - Robert Herbst Owner Last Payment: \$1,394.73 on 06/11/2026					
3000 NE 188 Street Unit 501					
PrePaid	(\$35.77)	\$0.00	\$0.00	\$0.00	(\$35.77)
Total:	(\$35.77)	\$0.00	\$0.00	\$0.00	(\$35.77)
EACA301 - Vladimir Shlain & Lyubov Shlain Owner Last Payment: \$1,395.00 on 06/16/2026					
3000 NE 188 Street Unit 301					
PrePaid	(\$72.35)	\$0.00	\$0.00	\$0.00	(\$72.35)
Total:	(\$72.35)	\$0.00	\$0.00	\$0.00	(\$72.35)
EACA305 - Hekan Kirkan & Selda Kirkan Owner Last Payment: \$1,345.54 on 05/26/2026					
3000 NE 188 Street Unit 305					
PrePaid	(\$1,236.44)	\$0.00	\$0.00	\$0.00	(\$1,236.44)
Total:	(\$1,236.44)	\$0.00	\$0.00	\$0.00	(\$1,236.44)
EACA708 - Alexander Katsnelson Owner Last Payment: \$5,277.81 on 06/26/2026					
3000 NE 188 Street Unit 708					
PrePaid	(\$5,302.81)	\$0.00	\$0.00	\$0.00	(\$5,302.81)
Total:	(\$5,302.81)	\$0.00	\$0.00	\$0.00	(\$5,302.81)



Homeowner Aging Report

EASTSIDE AT AVENTURA CONDOMINIUM ASSOCIATION

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Description	Current	Over 30	Over 60	Over 90	Balance
Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
EASTSIDE AT AVENTURA CONDOMINIUM ASSOCIATION	\$1,631.42	\$5,543.14	\$4,095.55	\$12,809.41	\$24,079.52

Description	Total
Assessment Homeowners-Regular 2025	\$3,187.04
Assessment Homeowners-Regular 2026	\$26,032.80
NSF Fees 2026	\$7.05
PrePaid	(\$6,647.37)
Refundable Rent Deposit 2026	\$1,500.00
Total:	\$24,079.52
AR Total (Exclude Prepaid Assessments):	\$30,726.89

Eastside Accrued Expenses

Date	Vendor	GL Code	Amount	From	Total Accrual
12/31/2025	Audit & Taxes December	5001	416.67	December	\$ 416.67
1/31/2026	Audit & Tax fees	5001	416.67	Jan	\$ 416.67
1/31/2026	Maintenance contract	6211	63	Jan	\$ 63.00
1/31/2026	Trash Removal	7008	83.33	Jan	\$ 83.33
2/28/2026	Maintenance contract	6211	63	February	\$ 63.00
2/28/2026	Trash Removal	7008	83.33	February	\$ 83.33
2/28/2026	Lawn Service	5000	350	February	\$ 350.00
2/28/2026	Audit & Tax fees	5001	416.67	February	\$ 416.67
3/31/2026	Audit & Tax fees	5001	416.67	March	\$ 416.67
3/31/2026	Maintenance contract	6211	63	March	\$ 63.00
3/31/2026	Trash Removal	7008	83.33	March	\$ 83.33
3/31/2026	Audit & Tax fees	5001	416.67	March	\$ 416.67
3/31/2026	Lawn Service	5000	350	March	\$ 350.00
3/31/2026	Pest Control	6212	181	March	\$ 181.00
3/31/2026	Elevator Contract	6200	10479.24	March	\$ 10,479.24
3/31/2026	Management Services	6262	2000	March	\$ 2,000.00
Beginning Accrual balan					\$ 15,882.58
Gl balance					\$ 15,882.58
Difference					\$ -



Receivables Type Balances
EASTSIDE AT AVENTURA CONDOMINIUM ASSOCIATION
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Assessment	Prev. Bal	Billing	Receipts	Adjustments	PrePaid	Ending Bal
EACA301 - Vladimir Shlain & Lyubov Shlain - Unit 301 3000 NE 188 Street (Owner)						
Assessment Homeowners-Regular 2026	\$0.00	\$1,394.73	(\$1,394.73)	\$0.00	\$0.00	\$0.00
PrePaid	(\$72.08)	\$0.00	\$0.00	\$0.00	(\$0.27)	(\$72.35)
Homeowner Totals:	(\$72.08)	\$1,394.73	(\$1,394.73)	\$0.00	\$0.00	(\$72.35)
EACA302 - Rotor AVL, INC - Unit 302 3000 NE 188 Street (Tenant Occupied)						
Assessment Homeowners-Regular 2026	\$0.00	\$1,047.74	(\$1,047.74)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$0.00	\$1,047.74	(\$1,047.74)	\$0.00	\$0.00	\$0.00
EACA303 - Helio Ricardo Pereira - Unit 303 3000 NE 188 Street (Owner)						
Assessment Homeowners-Regular 2026	\$0.00	\$1,454.64	(\$1,454.64)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$0.00	\$1,454.64	(\$1,454.64)	\$0.00	\$0.00	\$0.00
EACA304 - Metatanium LLC - Unit 304 3000 NE 188 Street (Owner)						
Assessment Homeowners-Regular 2026	\$0.00	\$1,198.35	(\$1,198.35)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$0.00	\$1,198.35	(\$1,198.35)	\$0.00	\$0.00	\$0.00
EACA305 - Hekan Kirkan & Selda Kirkan - Unit 305 3000 NE 188 Street (Owner)						
Assessment Homeowners-Regular 2026	\$0.00	\$1,454.64	(\$1,454.64)	\$0.00	\$0.00	\$0.00
PrePaid	(\$2,691.08)	\$0.00	\$0.00	\$0.00	\$1,454.64	(\$1,236.44)
Homeowner Totals:	(\$2,691.08)	\$1,454.64	(\$1,454.64)	\$0.00	\$1,454.64	(\$1,236.44)
EACA306 - Giuseppina Uzzo - Unit 306 3000 NE 188 Street (Tenant Occupied)						
Assessment Homeowners-Regular 2026	\$0.00	\$1,047.74	(\$1,047.74)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$0.00	\$1,047.74	(\$1,047.74)	\$0.00	\$0.00	\$0.00
EACA307 - Philip Seifert & Milina Zegen - Unit 307 3000 NE 188 Street (Owner)						
Assessment Homeowners-Regular 2026	\$0.00	\$1,394.73	(\$1,394.73)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$0.00	\$1,394.73	(\$1,394.73)	\$0.00	\$0.00	\$0.00
EACA401 - Paez Parica LLC - Unit 401 3000 NE 188 Street (Tenant Occupied)						
Assessment Homeowners-Regular 2026	\$0.00	\$1,394.73	(\$1,394.73)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$0.00	\$1,394.73	(\$1,394.73)	\$0.00	\$0.00	\$0.00
EACA402 - Danielle Gabay - Unit 402 3000 NE 188 Street (Tenant Occupied)						
Assessment Homeowners-Regular 2026	\$0.00	\$1,047.74	(\$1,047.74)	\$0.00	\$0.00	\$0.00
PrePaid	(\$1,047.74)	\$0.00	\$0.00	\$0.00	\$1,047.74	\$0.00
Homeowner Totals:	(\$1,047.74)	\$1,047.74	(\$1,047.74)	\$0.00	\$1,047.74	\$0.00
EACA403 - 92008788 Quebec Inc - Unit 403 3000 NE 188 Street (Owner)						
Assessment Homeowners-Regular 2026	\$1,454.64	\$1,454.64	\$0.00	\$0.00	\$0.00	\$2,909.28
Homeowner Totals:	\$1,454.64	\$1,454.64	\$0.00	\$0.00	\$0.00	\$2,909.28
EACA404 - Fonseca Soares LLC - Unit 404 3000 NE 188 Street (Owner)						
Assessment Homeowners-Regular 2026	\$0.00	\$1,198.35	(\$1,198.35)	\$0.00	\$0.00	\$0.00
NSF Fees 2026	\$7.70	\$0.00	(\$0.65)	\$0.00	\$0.00	\$7.05
Homeowner Totals:	\$7.70	\$1,198.35	(\$1,199.00)	\$0.00	\$0.00	\$7.05
EACA405 - Nava Group LLC - Unit 405 3000 NE 188 Street (Owner)						
Assessment Homeowners-Regular 2026	\$0.00	\$1,454.64	(\$1,454.64)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$0.00	\$1,454.64	(\$1,454.64)	\$0.00	\$0.00	\$0.00
EACA406 - Alexandra Reyes - Unit 406 3000 NE 188 Street (Owner)						
Assessment Homeowners-Regular 2026	\$0.00	\$1,047.74	(\$1,047.74)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$0.00	\$1,047.74	(\$1,047.74)	\$0.00	\$0.00	\$0.00
EACA407 - Joseph Garrel & Orlie Garrel - Unit 407 3000 NE 188 Street (Owner)						
Assessment Homeowners-Regular 2026	\$0.00	\$1,394.73	(\$1,394.73)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$0.00	\$1,394.73	(\$1,394.73)	\$0.00	\$0.00	\$0.00
EACA501 - Robert Herbst - Unit 501 3000 NE 188 Street (Owner)						
Assessment Homeowners-Regular 2026	\$0.00	\$1,394.73	(\$1,394.73)	\$0.00	\$0.00	\$0.00



Receivables Type Balances
EASTSIDE AT AVENTURA CONDOMINIUM ASSOCIATION
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Assessment	Prev. Bal	Billing	Receipts	Adjustments	PrePaid	Ending Bal
PrePaid	(\$35.77)	\$0.00	\$0.00	\$0.00	\$0.00	(\$35.77)
Homeowner Totals:	(\$35.77)	\$1,394.73	(\$1,394.73)	\$0.00	\$0.00	(\$35.77)
EACA502 - Gediminas Bercas - Unit 502 3000 NE 188 Street (Owner)						
Assessment Homeowners-Regular 2026	\$0.00	\$1,047.74	(\$1,047.74)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$0.00	\$1,047.74	(\$1,047.74)	\$0.00	\$0.00	\$0.00
EACA503 - Eyal Gershon & Sivan Yehezkel - Unit 503 3000 NE 188 Street (Owner)						
Assessment Homeowners-Regular 2026	\$0.00	\$1,454.64	(\$1,454.64)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$0.00	\$1,454.64	(\$1,454.64)	\$0.00	\$0.00	\$0.00
EACA504 - Dmitriy Skorozhenko - Unit 504 3000 NE 188 Street (Owner)						
Assessment Homeowners-Regular 2026	\$0.00	\$1,198.35	\$0.00	\$0.00	\$0.00	\$1,198.35
Homeowner Totals:	\$0.00	\$1,198.35	\$0.00	\$0.00	\$0.00	\$1,198.35
EACA505 - Roman Ferster & Ilya Remezov - Unit 505 3000 NE 188 Street (Owner)						
Assessment Homeowners-Regular 2026	\$0.00	\$1,454.64	(\$1,454.64)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$0.00	\$1,454.64	(\$1,454.64)	\$0.00	\$0.00	\$0.00
EACA506 - Eastside 506 LLC - Unit 506 3000 NE 188 Street (Tenant Occupied)						
Assessment Homeowners-Regular 2026	\$0.00	\$1,047.74	(\$1,047.74)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$0.00	\$1,047.74	(\$1,047.74)	\$0.00	\$0.00	\$0.00
EACA507 - Lisbeth J.Assy - Unit 507 3000 NE 188 Street (Owner)						
Assessment Homeowners-Regular 2026	\$0.00	\$1,394.73	(\$1,394.73)	\$0.00	\$0.00	\$0.00
PrePaid	(\$1,394.73)	\$0.00	\$0.00	\$0.00	\$1,394.73	\$0.00
Homeowner Totals:	(\$1,394.73)	\$1,394.73	(\$1,394.73)	\$0.00	\$1,394.73	\$0.00
EACA601 - Steven Pessa - Unit 601 3000 NE 188 Street (Owner)						
Assessment Homeowners-Regular 2026	\$0.00	\$1,394.73	(\$1,394.73)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$0.00	\$1,394.73	(\$1,394.73)	\$0.00	\$0.00	\$0.00
EACA602 - Daniela A Alarachi - Unit 602 3000 NE 188 Street (Owner)						
Assessment Homeowners-Regular 2026	\$0.00	\$1,047.74	(\$1,047.74)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$0.00	\$1,047.74	(\$1,047.74)	\$0.00	\$0.00	\$0.00
EACA603 - LYNX Real Estate Corp - Unit 603 3000 NE 188 Street (Additional Occupant)						
Assessment Homeowners-Regular 2026	\$0.00	\$1,454.64	(\$1,417.34)	\$0.00	\$0.00	\$37.30
Homeowner Totals:	\$0.00	\$1,454.64	(\$1,417.34)	\$0.00	\$0.00	\$37.30
EACA604 - FABIO COSTA COSTA & KARLA CRISTIANI SCHWARZ - Unit 604 3000 NE 188 Street (Owner)						
Assessment Homeowners-Regular 2026	\$0.00	\$1,198.35	(\$1,198.35)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$0.00	\$1,198.35	(\$1,198.35)	\$0.00	\$0.00	\$0.00
EACA605 - Agnieszka Konsorska - Unit 605 3000 NE 188 Street (Owner)						
Assessment Homeowners-Regular 2026	\$0.00	\$1,454.64	(\$1,454.64)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$0.00	\$1,454.64	(\$1,454.64)	\$0.00	\$0.00	\$0.00
EACA606 - Risk Control Investments LLC - Unit 606 3000 NE 188 Street (Tenant Occupied)						
Assessment Homeowners-Regular 2026	\$0.00	\$1,047.74	(\$1,047.74)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$0.00	\$1,047.74	(\$1,047.74)	\$0.00	\$0.00	\$0.00
EACA607 - Shaked Lavee & Avishay Fattal - Unit 607 3000 NE 188 Street (Owner)						
Assessment Homeowners-Regular 2026	\$0.00	\$1,394.73	(\$1,394.73)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$0.00	\$1,394.73	(\$1,394.73)	\$0.00	\$0.00	\$0.00
EACA701 - Sigal Adinyayev - Unit 701 3000 NE 188 Street (Owner)						
Assessment Homeowners-Regular 2025	\$3,187.04	\$0.00	\$0.00	\$0.00	\$0.00	\$3,187.04
Assessment Homeowners-Regular 2026	\$7,768.40	\$1,553.68	\$0.00	\$0.00	\$0.00	\$9,322.08
Homeowner Totals:	\$10,955.44	\$1,553.68	\$0.00	\$0.00	\$0.00	\$12,509.12
EACA702 - Farid Ghali & Nadia Ghali - Unit 702 3000 NE 188 Street (Tenant Occupied)						
Assessment Homeowners-Regular 2025	\$70.62	\$0.00	(\$70.62)	\$0.00	\$0.00	\$0.00



Receivables Type Balances
EASTSIDE AT AVENTURA CONDOMINIUM ASSOCIATION
 Period: 06/01/2026 to 06/30/2026

Date: 7/29/2026
Time: 9:17 am
Page: 3

Assessment	Prev. Bal	Billing	Receipts	Adjustments	PrePaid	Ending Bal
Assessment Homeowners-Regular 2026	\$6,886.25	\$1,377.25	(\$1,306.63)	\$0.00	\$0.00	\$6,956.87
Homeowner Totals:	\$6,956.87	\$1,377.25	(\$1,377.25)	\$0.00	\$0.00	\$6,956.87
EACA703 - Jacobo Sznajstajler - Unit 703 3000 NE 188 Street (Owner)						
Assessment Homeowners-Regular 2026	\$0.00	\$1,302.38	(\$1,302.38)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$0.00	\$1,302.38	(\$1,302.38)	\$0.00	\$0.00	\$0.00
EACA704 - Deborah Posner - Unit 704 3000 NE 188 Street (Owner)						
Assessment Homeowners-Regular 2026	\$0.00	\$1,759.27	(\$1,759.27)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$0.00	\$1,759.27	(\$1,759.27)	\$0.00	\$0.00	\$0.00
EACA705 - Orit Kasberg - Unit 705 3000 NE 188 Street (Owner)						
Assessment Homeowners-Regular 2026	\$4,451.35	\$1,157.57	\$0.00	\$0.00	\$0.00	\$5,608.92
Homeowner Totals:	\$4,451.35	\$1,157.57	\$0.00	\$0.00	\$0.00	\$5,608.92
EACA706 - Adam Boudin - Unit 706 3000 NE 188 Street (Tenant Occupied)						
Assessment Homeowners-Regular 2026	\$0.00	\$1,151.76	(\$1,151.76)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$0.00	\$1,151.76	(\$1,151.76)	\$0.00	\$0.00	\$0.00
EACA707 - Federico Fernandez - Unit 707 3000 NE 188 Street (Owner)						
Assessment Homeowners-Regular 2026	\$0.00	\$1,157.57	(\$1,157.57)	\$0.00	\$0.00	\$0.00
Refundable Rent Deposit 2026	\$0.00	\$1,500.00	\$0.00	\$0.00	\$0.00	\$1,500.00
Homeowner Totals:	\$0.00	\$2,657.57	(\$1,157.57)	\$0.00	\$0.00	\$1,500.00
EACA708 - Alexander Katsnelson - Unit 708 3000 NE 188 Street (Owner)						
Assessment Homeowners-Regular 2026	\$0.00	\$1,759.27	(\$1,759.27)	\$0.00	\$0.00	\$0.00
PrePaid	(\$1,784.27)	\$0.00	\$0.00	\$0.00	(\$3,518.54)	(\$5,302.81)
Homeowner Totals:	(\$1,784.27)	\$1,759.27	(\$1,759.27)	\$0.00	\$0.00	(\$5,302.81)
EACA709 - Sumit Satya & Rita Bose - Unit 709 3000 NE 188 Street (Owner)						
Assessment Homeowners-Regular 2026	\$0.00	\$1,302.38	(\$1,302.38)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$0.00	\$1,302.38	(\$1,302.38)	\$0.00	\$0.00	\$0.00
EACA710 - Valentina Manfredi - Unit 710 3000 NE 188 Street (Owner)						
Assessment Homeowners-Regular 2026	\$0.00	\$1,377.25	(\$1,377.25)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$0.00	\$1,377.25	(\$1,377.25)	\$0.00	\$0.00	\$0.00
EACA711 - Vincent Wong & Pierre Hubert - Unit 711 3000 NE 188 Street (Owner)						
Assessment Homeowners-Regular 2026	\$0.00	\$1,553.68	(\$1,553.68)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$0.00	\$1,553.68	(\$1,553.68)	\$0.00	\$0.00	\$0.00
Assessment Totals:						
Assessment Homeowners-Regular 2025	\$3,257.66	\$0.00	(\$70.62)	\$0.00	\$0.00	\$3,187.04
Assessment Homeowners-Regular 2026	\$20,560.64	\$51,422.34	(\$45,950.18)	\$0.00	\$0.00	\$26,032.80
NSF Fees 2026	\$7.70	\$0.00	(\$0.65)	\$0.00	\$0.00	\$7.05
PrePaid	(\$7,025.67)	\$0.00	\$0.00	\$0.00	\$378.30	(\$6,647.37)
Refundable Rent Deposit 2026	\$0.00	\$1,500.00	\$0.00	\$0.00	\$0.00	\$1,500.00
Association Totals:	\$16,800.33	\$52,922.34	(\$46,021.45)	\$0.00	\$378.30	\$24,079.52



Invoice List
EASTSIDE AT AVENTURA CONDOMINIUM ASSOCIATION
Invoice Status - Paid (6/1/2026 - 6/30/2026) By Invoice Date
Payment Type: All

Date:	7/29/2026
Time:	9:18 am
Page:	1

Invoice Date	Invoice Number	Due Date	Status	Last Payment	Invoice Amount	Balance Due
City of North Miami Beach						
06/30/2026	052826		Paid (EFT)		\$742.66	\$ -
	70-7020-00 - Water & Sewer : Water & Sewer			06/30/2026 #0 \$742.66	Payment Type: EFT	
				Total:	\$ 742.66	\$ 0.00
Elite Pool and Spa Services						
06/01/2026	30710	06/11/2026	Paid (VendorPay)		\$550.00	-
	62-6218-00 - Pool Maintenance Contract : 06.2026 Pool Service			07/27/2026 #0 \$550.00	Payment Type: CINC VendorPay	
				Total:	\$ 550.00	\$ 0.00
Florida Power Light (FPL)						
06/30/2026	070826		Paid (EFT)		\$6,778.13	-
	70-7020-00 - Water & Sewer : Water & Sewer			Voided 06/30/2026 #0 \$7,656.47	Payment Type: EFT	
	70-7020-00 - Water & Sewer : Water & Sewer			\$6,778.13		
				Total:	\$ 6,778.13	\$ 0.00
FOREWARN GROUP, INC.						
06/01/2026	5384	06/01/2026	Paid (VendorPay)		\$171.20	-
	62-6208-00 - Fire Alarm Contract : 06.2026 Fire Alarm Monitoring			07/27/2026 #0 \$171.20	Payment Type: CINC VendorPay	
				Total:	\$ 171.20	\$ 0.00
Lisbeth Assy						
06/24/2026		06/24/2026	Paid (ACH)		\$260.00	-
	50-5077-00 - Office Expenses : 06.24.2026 Reimbursement for Computer Repairs			07/27/2026 #0 \$260.00	Payment Type: ACH	
06/28/2026	CK06282026		Paid (ACH)		\$1,297.89	-
	60-6028-00 - General Repairs & Maintenance : 06.2026 Reimbursement for pool chairs and umbrella			07/27/2026 #0 \$1,297.89	Payment Type: ACH	
				Total:	\$ 1,557.89	\$ 0.00
Magic Waste Management						
06/30/2026			Paid (EFT)		\$998.96	-
	70-7008-00 - Trash Removal : Trash Removal			06/30/2026 #0 \$998.96	Payment Type: EFT	
				Total:	\$ 998.96	\$ 0.00
Premium Flood Insurance						
06/05/2026			Paid (EFT)		\$2,598.00	-
	55-5507-00 - Insurance Package : Flood			06/05/2026 #0 \$2,598.00	Payment Type: EFT	
				Total:	\$ 2,598.00	\$ 0.00
Standard Premium Contract insurance						
06/23/2026	6/23/26	06/23/2026	Paid (EFT)		\$6,225.45	-
	55-5507-00 - Insurance Package : Insurance Package			06/23/2026 #0 \$6,225.45	Payment Type: EFT	
	20-2005-00 - Insurance Payable : Insurance Payable			\$6,225.45		
				Total:	\$ 6,225.45	\$ 0.00
The Trash Chute Company						



Invoice List

EASTSIDE AT AVENTURA CONDOMINIUM ASSOCIATION

Invoice Status - Paid (6/1/2026 - 6/30/2026) By Invoice Date

Payment Type: All

Date:	7/29/2026
Time:	9:18 am
Page:	2

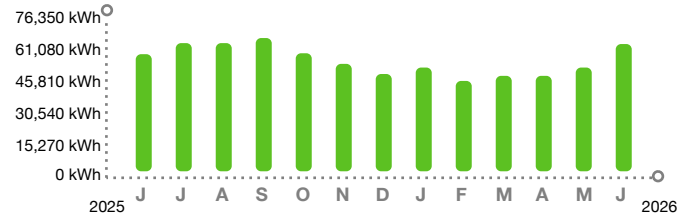
Invoice Date	Invoice Number	Due Date	Status	Last Payment	Invoice Amount	Balance Due
06/01/2026	122766	06/01/2026	Paid (ACH)		\$72.00	\$ -
	62-6219-00 - Trash Chute Contract : 06.2026 Odor Control			07/27/2026 #0 \$72.00	Payment Type: ACH	
				Total:	\$ 72.00	\$ 0.00
				10 Invoice(s) Totaling:	\$ 19,694.29	\$ 0.00

**Electric Bill Statement****For:** May 7, 2026 to Jun 8, 2026 (32 days)**Statement Date:** Jun 8, 2026**Account Number:** 15291-98374**Service Address:**3000 NE 188TH ST # CLBHSE
AVENTURA, FL 33180**EAST SIDE AT AVENTURA CONDO,**
Here's what you owe for this billing period.**CURRENT BILL****\$7,656.47**

TOTAL AMOUNT YOU OWE

Jun 29, 2026

NEW CHARGES DUE BY

Enroll in FPL Budget
Billing® and have
\$6,778.13 withdrawn
instead of \$7,656.47.
[FPL.com/BusBB](https://www.fpl.com/BusBB)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	6,471.27
Payments received	-6,471.27
Balance before new charges	0.00
Total new charges	7,656.47
Total amount you owe	\$7,656.47

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Enroll in FPL Budget Billing and have Automatic Bill Pay debit \$6,778.13 instead of \$7,656.47 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at [FPL.com/AutoBB](https://www.fpl.com/AutoBB)
- Payments received after June 29, 2026 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The amount due on your account will be drafted automatically on or after June 19, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: (305) 442-0388
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

The amount enclosed includes
the following donation:**FPL Care To Share:** _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:EAST SIDE AT AVENTURA CONDO
PO BOX 35361
CHARLOTTE NC 28235-5361FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

15291-98374

ACCOUNT NUMBER

\$7,656.47

TOTAL AMOUNT YOU OWE

Jun 29, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: Account Number:
EAST SIDE AT AVENTURA 15291-98374
CONDO

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	6,471.27
Payment received - Thank you	-6,471.27
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge: \$33.71

Non-fuel: (\$0.031110 per kWh) \$2,060.73

Fuel: (\$0.032010 per kWh) \$2,120.34

Demand: (\$15.03 per KW) \$1,908.81

Electric service amount 6,123.59

On call credit -32.00

Gross receipts tax (State tax) 156.33

Franchise fee (Reqd local fee) 393.62

Utility tax (Local tax) 497.31

Florida sales tax (State tax) 461.98

County sales tax (Local tax) 50.00

Taxes and charges 1,527.24

Regulatory fee (State fee) 5.64

Total new charges \$7,656.47

Total amount you owe \$7,656.47

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KU71933. Next meter reading Jul 8, 2026.

Usage Type	Current	- Previous	x Const	= Usage
kWh used	36311	36035	240	66240
Demand KW	.53		240.00	127

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 8, 2026	May 7, 2026	Jun 6, 2025
kWh Used	66240	54000	60960
Service days	32	30	30
kWh/day	2070	1800	2032
Amount	\$7,656.47	\$6,471.27	\$6,886.68

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

[Download now](#)

Upgrade and save this summer

Increase your building's energy efficiency as temperatures rise.

Upgrade to an eligible high-efficiency HVAC system with rebates to reduce upfront costs.

[Explore rebates](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. If paying your bill in person and in cash, your payment may, consistent with Florida law, be rounded to the nearest five-cent (5¢) increment if one-cent coins are no longer in production. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

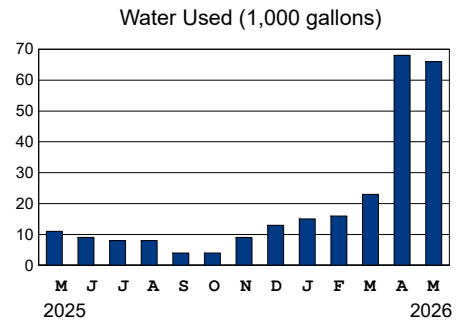


EAST, SIDE AT AVENTURA
C/O LUX MANAGEMENT SERVICES
10001 W OAKLAND PARK BLVD SYE 302
SUNRISE, FL 33351-6925

ACCOUNT NUMBER	SERVICE DATES	DAYS USED
0424036631	04/19/26 - 05/19/26	30
PREVIOUS READING	PRESENT READING	CONSUMPTION
4605	4671	66
METER NUMBER	SERVICE LOCATION	
60913581	3000 NE 188 ST	
IMPORTANT MESSAGE		
Log in to the portal at northmiamibeachfl.watersmart.com to message us, receive updates, set up Autopay, view your bills, and track your usage. Go green and pay less - conserve water and go paperless today! Hurricane season begins June 1st. Be prepared. Be North Miami Beach ready.		

BILLING DATE 05/28/26	DUE DATE 06/21/26	ACCOUNT NUMBER 0424036631
AMOUNT DUE IF PAID BY DUE DATE \$ 742.66		AFTER DUE DATE AMOUNT \$ 794.34
BILLING QUESTIONS? PLEASE CALL: (305) 948-2960		

DESCRIPTION OF CHARGES	AMOUNT
PREVIOUS BALANCE	760.80
PAYMENTS	(760.80)
BACKFLOW INSPECTION:	1.00
FS 180.191 SURCHARGE:	129.21
NMB WATER CHARGES	
MINIMUM CHARGE	118.28
CONSUMPTION CHARGE	398.55
MIAMI-DADE COUNTY CHARGES	
RER - DERM FEE	31.01
AVENTURA CHARGES	
UTILITY TAX	64.61
	AMOUNT DUE
	\$ 742.66



To ensure proper credit, detach bottom portion and return in the enclosed envelope.

City of North Miami Beach
PO BOX 600427
NORTH MIAMI BEACH, FL 33160-0427

☐ If your address has changed, please check this box and make changes on reverse side.

MAKE CHECKS PAYABLE AND REMIT TO:

City of North Miami Beach
PO BOX 600427
NORTH MIAMI BEACH, FL 33160-0427

"WE CARE TO SHARE" DONATION: See back of bill to learn more. \$ _____		
BILLING DATE 05/28/26	DUE DATE 06/21/26	ACCOUNT # 0424036631
BY DUE DATE \$	AFTER DUE DATE \$	AMOUNT PAID \$
ADDRESSEE:		

EAST, SIDE AT AVENTURA
C/O LUX MANAGEMENT SERVICES
10001 W OAKLAND PARK BLVD SYE 302
SUNRISE, FL 33351-6925



MagicWaste Management
8600 N.W. 17th Street
Suite #130
Doral, FL 33126-1034
+13056365260



Invoice 128866

BILL TO

EASTSIDE AVENTURA
CONDO
C/O LUX MGMT
SERVICES
10001 W OAKLAND PARK
BLVD, STE #302
SUNRISE, FL 33351

DATE
06/01/2026

PLEASE PAY
\$998.96

DUE DATE
06/01/2026

SALES REP

AJ

ACTIVITY		QTY	RATE	AMOUNT
WASTE SERVICES	JUNE 2026	1	998.96	998.96

Ways to pay



TOTAL DUE **\$998.96**

[View and pay](#)

THANK YOU.

A FRIENDLY REMINDER TO OUR VALUED CUSTOMERS:
ALL INVOICES (INCLUDING OVERAGES AND/OR CONTAMINATION FEES) ARE DUE UPON RECEIPT.
IF PAYMENT IS NOT RECEIVED, CUSTOMER RUNS THE RISK OF THE HAULER PLACING THE ACCOUNT ON STOP SERVICE.
TO ENSURE PROPER CREDIT, PLEASE INCLUDE INVOICE NUMBER ON CHECK.