

**Winston Towers 100 Association**

**Financial Statements**

**April 30, 2023**

# SHARMA & ASSOCIATES, INC.

3363 W. Commercial Blvd. Suite 105, Ft. Lauderdale, FL 33309    Office (954) 284-3080    Fax (954) 284-3081  
General Accounting ~ Tax Preparation ~ Condo/HOA Accounting ~ Financial Management

Board of Directors  
Winston Towers 100 Association  
Sunny Isles, FL

The accompanying financial statements of Winston Towers 100 Association as of and for the period ended April 30, 2023, were not subjected to an audit, review, or compilation engagement by me and, accordingly, I do not express an opinion, a conclusion, nor provide any assurance on them. Substantially all disclosures required by accounting principles generally accepted in the United States of America are not included.

The monthly financial statements for the period listed above which include:

1. Balance Sheet
2. Statement of Revenue & Expenses
3. A/R Delinquency Report
4. Maintenance Prepayments
5. Bank Reconciliations and Statements

## **Key Financial Metrics for the month:**

1. Cash on hand as of the period reporting is approx.:
  - a. Operating                    \$ 46k
  - b. Security Deposit        \$ 197k
  - c. Special Assessment \$5.33M
2. Actual Operating consolidated YTD Gain/ (Loss) is approx. (\$471k) as of this period.
3. Total accounts receivable is approx. \$155k, with an establish allowance for uncollectible accounts of approx. \$29k.
4. Annual insurance premiums renewed 5/31/21 and are financed through First Insurance Funding. The balance due as of this period is approx. \$248K [GL2501].
5. Association contracted a loan with CIT to finance the Special Assessment project in the amount of \$1,700,000 with a maturity date 04/20/26. The CIT Loan was later acquired by Truist in June 2022 set at 5.25% maturity date 06/25/2027. The balance due as of this period is approx. \$4.85M [GL3125].

## **Notes this Period:**

1. GL1007 BBT Holiday Fund [2010] appear with a negative balance due to checks issued that are being withheld for distribution. Actual cash on hand is positive.
2. GL7301, 7503, 7505, 7519 and 7520 reflect a large variance to budget this period.

## **Notes this Year:**

1. Special Assessment Phase III - The estimated cost of the proposed Special Assessment is \$11,300,000. The Association will ask for a Line of Credit for \$8,000,000 for the construction and the New Bank will have to close our previous loan for Citizen Bank in an amount of about \$1,400,000 and added to the new line of credit as one of the Bank conditions. The proposed Special Assessment can be paid in one lump sum or in 3 installments in July 2022, August 2022, and September 2022, or payable in Sixty (60) equal monthly installments commencing on July 1, 2022, and ending on June 30, 2027 with 5.25 % interest, if closed by June 24, 2022, or the interest may go up.
2. Special Assessment – Association approved special assessment for work related to 50-year recertification. Unit owners voted 4/14/21 to approve the taking of a loan to fund the project. Special assessment offered three payment plans: single payment due 5/1/21 no interest; three equal payments

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**Members:** American Institute of Certified Public Accountants ▪ Florida Institute of Certified Public Accountants ▪ Association of Certified Fraud Examiners ▪ Community Associations Institute

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due 5/1/21, 6/1/21 and 7/1/21 no interest; sixty months beginning 5/1/21 thru 4/1/26 with interest at 3.67%.

*Vishnu Sharma, CPA*

Sharma & Associates, Inc.

Ft. Lauderdale, FL

June 6, 2023

# Winston Towers 100 Assoc Inc

## FUND BALANCE SHEET

As of: 04/30/2023

### Assets

Account	Operating	Special Assessment	Total
<b>Cash</b>			
01001 BBT Oper [9420]	\$18,174.99	\$0.00	\$18,174.99
01002 BBT SA Dep2 [8682]	\$0.00	\$3,846,724.06	\$3,846,724.06
01004 Chase SA 13-2014 [5480]	\$0.00	\$62,762.60	\$62,762.60
01005 Chase - SD [4997]	\$196,989.55	\$0.00	\$196,989.55
01007 BBT Holiday Fund [0210]	(\$139.73)	\$0.00	(\$139.73)
01008 BB&T-S/A 4405	\$0.00	\$1,423,018.05	\$1,423,018.05
01009 Truist-Square Deposits	\$27,727.15	\$0.00	\$27,727.15
<b>Cash Total</b>	<b>\$242,751.96</b>	<b>\$5,332,504.71</b>	<b>\$5,575,256.67</b>
<b>Accounts Receivables</b>			
01100 AR: Maintenance Fees	\$34,371.93	\$0.00	\$34,371.93
01101 AR: Parking	\$1,614.26	\$0.00	\$1,614.26
01102 AR: HVAC	\$744.00	\$0.00	\$744.00
01103 AR: Internet	\$2,380.00	\$0.00	\$2,380.00
01105 Allowance for Doubtful Account	(\$13,018.54)	\$0.00	(\$13,018.54)
01106 SA Allowance for Doubtful Account	\$0.00	(\$16,136.52)	(\$16,136.52)
01110 AR: S/A21	\$0.00	\$3,009.13	\$3,009.13
01111 AR: SA2022 7/1/22 - 6/1/27	\$0.00	\$109,099.01	\$109,099.01
01156 AR: Late / Legal Fee Income	\$3,652.16	\$0.00	\$3,652.16
01165 AR: Miscellaneous Income	\$537.50	\$0.00	\$537.50
<b>Accounts Receivables Total</b>	<b>\$30,281.31</b>	<b>\$95,971.62</b>	<b>\$126,252.93</b>
<b>Other Assets</b>			
01200 Prepaid Insurance	\$178,581.22	\$0.00	\$178,581.22
01210 Prepaid Expenses	\$306,050.15	\$0.00	\$306,050.15
01301 Due fr Operating to S/A	\$0.00	\$1,097,112.21	\$1,097,112.21
<b>Other Assets Total</b>	<b>\$484,631.37</b>	<b>\$1,097,112.21</b>	<b>\$1,581,743.58</b>
<b>Total Assets:</b>	<b>\$757,664.64</b>	<b>\$6,525,588.54</b>	<b>\$7,283,253.18</b>

### Liabilities

Account	Operating	Special Assessment	Total
<b>Liability</b>			
02002 Account Payable: Spec Assmt	\$132,365.11	\$0.00	\$132,365.11
02005 Accrued Expenses	\$94,434.07	\$0.00	\$94,434.07
02006 Holiday Liability	\$267.36	\$0.00	\$267.36
02010 Payroll Liabilities	\$3,126.71	\$0.00	\$3,126.71
02017 Employee Holiday Fund	\$509.89	\$0.00	\$509.89
02030 Refundable Deposits	\$191,882.55	\$0.00	\$191,882.55
02040 Deferred Revenue	\$506,381.27	\$0.00	\$506,381.27
02060 Prepaid Maintenance Fees	\$839,719.17	\$0.00	\$839,719.17
02062 Prepaid Special Assessment	\$53,994.37	\$0.00	\$53,994.37
02101 Due to S/A fr Operating	\$1,097,112.21	\$0.00	\$1,097,112.21
02501 Loan Payable: Insurance	\$247,726.68	\$0.00	\$247,726.68

<b>Account</b>	<b>Operating</b>	<b>Special Assessment</b>	<b>Total</b>
02999 Exchange	(\$462,988.43)	\$0.00	(\$462,988.43)
<b>Liability Total</b>	<b>\$2,704,530.96</b>	<b>\$0.00</b>	<b>\$2,704,530.96</b>
<b>Reserves</b>			
03050 Elevator Assessment	\$0.00	(\$14,502.72)	(\$14,502.72)
03100 Special Assessment	\$0.00	\$413,272.85	\$413,272.85
03101 S/A21 Income	\$0.00	\$1,444,424.92	\$1,444,424.92
03105 SA2021 Expense	\$0.00	(\$105,845.40)	(\$105,845.40)
03106 SA2021 Restoration	\$0.00	(\$323,635.41)	(\$323,635.41)
03107 SA2021 Pool	\$0.00	(\$29,300.00)	(\$29,300.00)
03108 SA2021 Plumbing	\$0.00	(\$58,490.00)	(\$58,490.00)
03109 SA2021 Boiler	\$0.00	(\$12,346.69)	(\$12,346.69)
03110 SA2021 Generator	\$0.00	(\$48,635.45)	(\$48,635.45)
03112 SA2021 Garage	\$0.00	(\$7,750.00)	(\$7,750.00)
03113 SA2021 Roof Doors	\$0.00	(\$8,395.52)	(\$8,395.52)
03114 SA2022 Phase III	\$0.00	(\$819,248.99)	(\$819,248.99)
03115 SA2020 Elevator	\$0.00	(\$70,087.95)	(\$70,087.95)
03116 SA2020	\$0.00	(\$81,952.35)	(\$81,952.35)
03120 SA2015 Pool Bathrooms	\$0.00	(\$85.61)	(\$85.61)
03125 SA2021 Loan	\$0.00	\$4,850,850.36	\$4,850,850.36
03126 SA2021 Loan Interests	\$0.00	(\$199,763.17)	(\$199,763.17)
03130 SA2022 7/1/22 - 6/1/27	\$0.00	\$4,572,345.46	\$4,572,345.46
03135 SA2022 Concrete Restoration	\$0.00	(\$296,042.66)	(\$296,042.66)
03136 SA2022 Pool	\$0.00	(\$3,200.00)	(\$3,200.00)
03137 SA2022 Pool Deck	\$0.00	(\$433,805.83)	(\$433,805.83)
03138 SA2022 Roof Replacement	\$0.00	(\$535,229.76)	(\$535,229.76)
03139 SA2022 Elevators Renovation	\$0.00	(\$1,077,908.12)	(\$1,077,908.12)
03140 SA2022 Generator Replacement	\$0.00	(\$93,814.61)	(\$93,814.61)
03141 SA2022 Lobby - Ceiling, Lighting, Registers	\$0.00	(\$370,943.70)	(\$370,943.70)
03143 SA2022 Garbage Chute Replacement	\$0.00	(\$109,459.25)	(\$109,459.25)
03146 SA2022 Cameras	\$0.00	(\$27,599.34)	(\$27,599.34)
03147 SA2022 Front Parking Space	\$0.00	(\$11,126.00)	(\$11,126.00)
03150 SA Bad Debt Expense	\$0.00	(\$16,136.52)	(\$16,136.52)
<b>Reserves Total</b>	<b>\$0.00</b>	<b>\$6,525,588.54</b>	<b>\$6,525,588.54</b>
<b>Total Liabilities:</b>	<b>\$2,704,530.96</b>	<b>\$6,525,588.54</b>	<b>\$9,230,119.50</b>

**Equity**

<b>Account</b>	<b>Operating</b>	<b>Special Assessment</b>	<b>Total</b>
<b>Equity</b>			
03900 Operating Fund	(\$1,466,272.38)	\$0.00	(\$1,466,272.38)
03901 Opening Bal Equity	(\$26,917.52)	\$0.00	(\$26,917.52)
03905 Prior Year Adjustment	\$16,967.82	\$0.00	\$16,967.82
<b>Equity Total</b>	<b>(\$1,476,222.08)</b>	<b>\$0.00</b>	<b>(\$1,476,222.08)</b>
Current Year Net Income/(Loss)	(\$470,644.24)	\$0.00	(\$470,644.24)
<b>Total Equity:</b>	<b>(\$1,946,866.32)</b>	<b>\$0.00</b>	<b>(\$1,946,866.32)</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$757,664.64</b>	<b>\$6,525,588.54</b>	<b>\$7,283,253.18</b>

**Winston Towers 100 Assoc Inc**  
**INCOME STATEMENT**  
Start: 04/01/2023 | End: 04/30/2023  
**Income**

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
04050 Maintenance Income	191,609.17	191,609.17	0.00	766,436.68	766,436.68	0.00	2,299,310.00
04052 Cable TV & Internet Assmnt	20,833.33	20,833.33	0.00	83,333.32	83,333.32	0.00	250,000.00
04056 Parking Space Assessment	18,865.00	18,865.00	0.00	75,460.00	75,460.00	0.00	226,380.00
04057 HVAC Owner Assessment	6,512.00	6,512.00	0.00	26,048.00	26,048.00	0.00	78,144.00
04058 Laundry / Tokens	0.00	2,000.00	(2,000.00)	12,528.42	8,000.00	4,528.42	24,000.00
04059 Gate/Key/Garage Cards	280.00	500.00	(220.00)	1,465.00	2,000.00	(535.00)	6,000.00
04060 Screening Fees	1,000.00	833.33	166.67	3,200.00	3,333.32	(133.32)	10,000.00
04061 Late Fee/Late Interest	2,295.00	0.00	2,295.00	9,381.92	0.00	9,381.92	0.00
04062 Bank Interest Income	0.22	0.00	0.22	0.82	0.00	0.82	0.00
04063 Miscellaneous Income	372.00	0.00	372.00	1,701.00	0.00	1,701.00	0.00
04065 Moving Processing Fees	600.00	400.00	200.00	1,900.00	1,600.00	300.00	4,800.00
04066 Estoppel / Questionnaire	0.00	0.00	0.00	150.00	0.00	150.00	0.00
04070 Valet Income	3,871.53	3,000.00	871.53	18,368.00	12,000.00	6,368.00	36,000.00
04071 Legal Fees	0.00	0.00	0.00	12,134.78	0.00	12,134.78	0.00
<b>Income Total</b>	<b>246,238.25</b>	<b>244,552.83</b>	<b>1,685.42</b>	<b>1,012,107.94</b>	<b>978,211.32</b>	<b>33,896.62</b>	<b>2,934,634.00</b>
<b>Total Income</b>	<b>246,238.25</b>	<b>244,552.83</b>	<b>1,685.42</b>	<b>1,012,107.94</b>	<b>978,211.32</b>	<b>33,896.62</b>	<b>2,934,634.00</b>

**Expense**

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>General &amp; Administrative</b>							
07001 Account / Audit Fees	2,442.00	2,942.00	500.00	10,175.00	11,768.00	1,593.00	35,304.00
07003 Legal Fees	0.00	833.33	833.33	15,177.47	3,333.32	(11,844.15)	10,000.00
07004 Bad Debt	639.26	416.67	(222.59)	2,075.38	1,666.68	(408.70)	5,000.00
07005 Licenses, Taxes, Fees	1,026.18	625.00	(401.18)	1,710.68	2,500.00	789.32	7,500.00
07006 Office Expense	343.79	0.00	(343.79)	451.07	0.00	(451.07)	0.00
07007 Postage	0.00	166.67	166.67	600.00	666.68	66.68	2,000.00
07008 Office Supplies	936.49	916.67	(19.82)	4,105.33	3,666.68	(438.65)	11,000.00
07011 WT Complex Dues/Fees	0.00	450.00	450.00	5,400.00	1,800.00	(3,600.00)	5,400.00
07012 Taxes - Assoc. Property	0.00	166.67	166.67	0.00	666.68	666.68	2,000.00
07013 Appraisal	0.00	54.17	54.17	0.00	216.68	216.68	650.00
07014 Printing	0.00	125.00	125.00	0.00	500.00	500.00	1,500.00
07015 Bank Charges	0.00	200.00	200.00	1,095.75	800.00	(295.75)	2,400.00
07016 Computer Services & Software	553.90	750.00	196.10	3,079.52	3,000.00	(79.52)	9,000.00
07017 Background Check	175.00	250.00	75.00	820.00	1,000.00	180.00	3,000.00
<b>General &amp; Administrative Total</b>	<b>6,116.62</b>	<b>7,896.18</b>	<b>1,779.56</b>	<b>44,690.20</b>	<b>31,584.72</b>	<b>(13,105.48)</b>	<b>94,754.00</b>
<b>Insurance</b>							
07110 Insurance	183,658.36	58,991.67	(124,666.69)	733,678.16	235,966.68	(497,711.48)	707,900.00
<b>Insurance Total</b>	<b>183,658.36</b>	<b>58,991.67</b>	<b>(124,666.69)</b>	<b>733,678.16</b>	<b>235,966.68</b>	<b>(497,711.48)</b>	<b>707,900.00</b>
<b>Payroll</b>							
07201 Payroll - Administrative	60,477.56	27,500.00	(32,977.56)	147,608.57	110,000.00	(37,608.57)	330,000.00
07206 Casual Labor 1099	0.00	166.67	166.67	0.00	666.68	666.68	2,000.00
07215 Workers Compensation	0.00	0.00	0.00	1,250.00	0.00	(1,250.00)	0.00
07220 Payroll Taxes & Fees	12,297.00	2,750.00	(9,547.00)	22,223.02	11,000.00	(11,223.02)	33,000.00
07225 Payroll Fees	300.00	200.00	(100.00)	1,200.00	800.00	(400.00)	2,400.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Payroll Total</b>	<b>73,074.56</b>	<b>30,616.67</b>	<b>(42,457.89)</b>	<b>172,281.59</b>	<b>122,466.68</b>	<b>(49,814.91)</b>	<b>367,400.00</b>
<b>Contract Services</b>							
07301 Security Services	31,985.85	27,083.33	(4,902.52)	86,429.26	108,333.32	21,904.06	325,000.00
07302 HVAC	6,732.00	6,250.00	(482.00)	26,928.00	25,000.00	(1,928.00)	75,000.00
07303 Elevator	2,392.00	2,900.00	508.00	23,276.00	11,600.00	(11,676.00)	34,800.00
07304 Trash Removal	2,966.90	3,000.00	33.10	12,227.10	12,000.00	(227.10)	36,000.00
07305 Cable	749.43	20,833.33	20,083.90	41,155.28	83,333.32	42,178.04	250,000.00
07306 Water Treatment	457.82	500.00	42.18	2,581.28	2,000.00	(581.28)	6,000.00
07307 Generator	0.00	333.33	333.33	0.00	1,333.32	1,333.32	4,000.00
07314 Pest Control	3,913.20	2,400.00	(1,513.20)	10,747.22	9,600.00	(1,147.22)	28,800.00
07315 Janitorial Service	12,375.00	17,000.00	4,625.00	49,500.00	68,000.00	18,500.00	204,000.00
07316 Trash Odor Control	189.00	440.00	251.00	756.00	1,760.00	1,004.00	5,280.00
<b>Contract Services Total</b>	<b>61,761.20</b>	<b>80,739.99</b>	<b>18,978.79</b>	<b>253,600.14</b>	<b>322,959.96</b>	<b>69,359.82</b>	<b>968,880.00</b>
<b>Utilities</b>							
07401 Electricity	15,811.66	17,166.67	1,355.01	62,071.28	68,666.68	6,595.40	206,000.00
07402 Water & Sewer	34,695.50	34,083.33	(612.17)	138,473.20	136,333.32	(2,139.88)	409,000.00
07403 Telephone	106.70	500.00	393.30	1,291.41	2,000.00	708.59	6,000.00
07404 Gas / Fuel	1,165.84	3,500.00	2,334.16	12,818.36	14,000.00	1,181.64	42,000.00
<b>Utilities Total</b>	<b>51,779.70</b>	<b>55,250.00</b>	<b>3,470.30</b>	<b>214,654.25</b>	<b>221,000.00</b>	<b>6,345.75</b>	<b>663,000.00</b>
<b>Repairs &amp; Maintenance</b>							
07502 Plumbing	0.00	208.33	208.33	0.00	833.32	833.32	2,500.00
07503 Repair Supplies & Maintenance	8,064.67	4,166.67	(3,898.00)	22,287.53	16,666.68	(5,620.85)	50,000.00
07504 Painting	0.00	0.00	0.00	752.94	0.00	(752.94)	0.00
07505 Building Repairs	9,382.30	2,083.33	(7,298.97)	20,741.04	8,333.32	(12,407.72)	25,000.00
07509 HVAC System	0.00	833.33	833.33	411.00	3,333.32	2,922.32	10,000.00
07512 Landscape	0.00	166.67	166.67	0.00	666.68	666.68	2,000.00
07514 Elevator	0.00	1,133.33	1,133.33	0.00	4,533.32	4,533.32	13,600.00
07518 Miscellaneous	0.00	550.00	550.00	0.00	2,200.00	2,200.00	6,600.00
07519 Fire Equip/Alarm Sys	5,984.07	1,666.67	(4,317.40)	16,837.33	6,666.68	(10,170.65)	20,000.00
07520 Fire Pump System	2,818.00	250.00	(2,568.00)	2,818.00	1,000.00	(1,818.00)	3,000.00
<b>Repairs &amp; Maintenance Total</b>	<b>26,249.04</b>	<b>11,058.33</b>	<b>(15,190.71)</b>	<b>63,847.84</b>	<b>44,233.32</b>	<b>(19,614.52)</b>	<b>132,700.00</b>
<b>Total Expense</b>	<b>402,639.48</b>	<b>244,552.84</b>	<b>(158,086.64)</b>	<b>1,482,752.18</b>	<b>978,211.36</b>	<b>(504,540.82)</b>	<b>2,934,634.00</b>
<b>Net Income</b>	<b>(156,401.23)</b>	<b>(0.01)</b>	<b>(156,401.22)</b>	<b>(470,644.24)</b>	<b>(0.04)</b>	<b>(470,644.20)</b>	<b>0.00</b>

**Winston Towers 100 Association**  
**As of 04/30/23**

**Prepaid Expenses Schedule [GL1210]**

<u>GL Acct. No.</u>	<u>Description</u>	<u>No. of Months</u>	<u>Monthly Amt</u>	<u>Total</u>	<u>Comment</u>
	Beginning Balance	1	\$ 151,357.92	\$ 151,357.92	04/21
	Reclas from Accrued	1	93,483.66	93,483.66	04/21
7301	Security	1	7,435.12	7,435.12	Dble Pmnt
7304	Trash Removal	1	2,539.33	2,539.33	Nov-22
7304	Trash Removal	1	2,055.47	2,055.47	Dble Pmnt
7305	Cable	1	19,079.40	19,079.40	May-23
7402	Water & Sewer	1	17,724.25	17,724.25	Dble Pmnt
7315	Janitorial Services	1	12,375.00	12,375.00	May-23
				<u>\$ 306,050.15</u>	
	GL			<u>306,050.15</u>	
	Difference			<u>\$ -</u>	

**Accrual Schedule [GL2005]**

<u>GL Acct. No.</u>	<u>Description</u>	<u>No. of Months</u>	<u>Monthly Amt</u>	<u>Amount</u>	<u>Comment</u>
7301	Security	1	17,459.90	\$ 17,459.90	12/22
7301	Security	1	17,501.71	17,501.71	
7302	HVAC	1	6,206.75	6,206.75	01/22
7304	Trash Removal	1	2,400.00	2,400.00	11/21
7402	Water & Sewer	1	48,410.05	48,410.05	Oct-22
7514	Elevator	2	1,133.33	2,266.66	Oct-Nov-22
7316	Trash Odor Control	1	189.00	189.00	02/22
	<b>Total</b>			<u>\$ 94,434.07</u>	
	GL			<u>94,434.07</u>	
	Difference			<u>\$ -</u>	



# Winston Towers 100 Assoc Inc

## AGED OWNER BALANCE

As of: 04/30/2023

Account #	Lot	Name/Address	Current	Over 30	Over 60	Over 90	Total
1610	1610	Georges Sakkal Abdelnour 250 174th Street 1610	\$745.51	\$406.68	\$367.67	\$679.03	\$2,198.89
1717	1717	Alexander & Basia Aklepi 250 174th Street 1717	\$2,028.45	\$1,275.18	\$768.19	\$3,370.50	\$7,442.32
207	207	Olga Alterman 250 174th Street 207	\$385.51	\$385.51	\$385.51	\$1,692.04	\$2,848.57
1205	1205	Maria Anderson 250 174th Street 1205	\$110.00	\$0.00	\$0.00	\$0.00	\$110.00
1809	1809	Jorge H Antonioli 250 174th Street 1809	\$1,059.74	\$990.14	\$533.78	\$2,531.48	\$5,115.14
502	502	Pavel Arulin 250 174th Street 502	\$621.75	\$521.75	\$521.75	\$2,244.18	\$3,909.43
2020	2020	Elaine Bader 250 174th Street 2020	\$717.72	\$0.00	\$0.00	\$0.00	\$717.72
303	303	Ramiro & Norma Barbeito 250 174th Street 303	\$0.00	\$0.00	\$0.00	\$17.90	\$17.90
1012	1012	Oleg & Faina Basovsky 250 174th Street 1012	\$567.07	\$492.09	\$244.11	\$0.00	\$1,303.27
1714	1714	Inna Berlotserkovskaya 250 174th Street 1714	(\$25.00)	\$0.00	\$0.00	\$0.00	(\$25.00)
1611	1611	Yefim & Lisa Blitshteyn 250 174th Street 1611	\$0.40	\$0.00	\$0.00	\$0.00	\$0.40
2112	2112	Oganes & Mafrat Bogaryan 250 174th Street 2112	\$576.40	\$25.00	\$0.00	\$0.00	\$601.40
306	306	Sergiy & Kseniia Bondarenko 250 174th Street 306	\$135.00	\$0.00	\$0.00	\$0.00	\$135.00
2108	2108	Gennadiy Bresler 250 174th Street 2108	\$0.00	\$0.00	\$0.00	\$1.01	\$1.01
1818	1818	Oneida Capdevila 250 174th Street 1818	\$1,350.21	\$1,350.21	\$1,350.21	\$17,729.73	\$21,780.36
2220	2220	Hagob Chilingirian 250 174th Street 2220	\$291.77	\$115.45	\$0.00	\$0.00	\$407.22
1702	1702	Helen Cohen 250 174th Street 1702	\$697.30	\$587.08	\$75.00	\$0.00	\$1,359.38
714	714	Isadore Cohen 250 174th Street 714	\$500.43	\$415.16	\$75.00	\$0.00	\$990.59
619	619	Meir & Shoshana Cohen 250 174th Street 619	\$24.31	\$0.00	\$0.00	\$0.00	\$24.31
610	610	Boris & Laura Cortes 250 174th Street 610	\$321.04	\$229.35	\$0.00	\$52.85	\$603.24
302	302	Abraham & Roxana Elkouby 250 174th Street 302	\$608.95	\$50.00	\$0.00	\$0.00	\$658.95
715	715	Vadim Eydelman 250 174th Street 715	\$85.27	\$0.00	\$0.00	\$0.00	\$85.27
2018	2018	Ibia Fernandez 250 174th Street 2018	\$754.93	\$604.91	\$604.91	\$4,234.37	\$6,199.12
509	509	Irving & Rachel Frank 250 174th Street 509	\$0.00	\$0.00	\$0.00	\$0.01	\$0.01
517	517	Sholem & Eva Friedman 250 174th Street 517	\$0.50	\$0.00	\$0.00	\$0.00	\$0.50
1202	1202	Valentina Fruhauf 250 174th Street 1202	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
2316	2316	Stephen & Angela Gianoplus	\$0.00	\$0.00	\$0.00	\$0.05	\$0.05

Account #	Lot	Name/Address	Current	Over 30	Over 60	Over 90	Total
1601	1601	250 174th Street 2316 Joseph & Rivka Gliksman	\$339.91	\$0.00	\$0.00	\$0.00	\$339.91
905	905	250 174th Street 1601 Georgeta Goea	\$149.00	\$0.00	\$0.00	\$0.00	\$149.00
1712	1712	250 174th Street 905 Alex Goldstein	(\$50.00)	\$0.00	\$0.00	\$0.00	(\$50.00)
2319	2319	250 174th Street 1712 Adriana Gonzalez	\$1,490.18	\$1,466.81	\$1,415.18	\$5,224.43	\$9,596.60
1520	1520	250 174th Street 2319 Juan & Nancy Gonzalez	\$0.00	\$0.00	\$0.00	\$0.06	\$0.06
1709	1709	250 174th Street 1520 Flora Goodman	\$114.14	\$0.00	\$0.00	\$0.00	\$114.14
1508	1508	250 174th Street 1709 Marina Gosis	\$0.02	\$0.00	\$0.00	\$0.00	\$0.02
812	812	250 174th Street 1508 Stella & Biana Grizont	\$0.10	\$0.00	\$0.00	\$0.00	\$0.10
2002	2002	250 174th Street 812 Nathan & Aaron Gruber	\$0.01	\$0.00	\$0.00	\$0.00	\$0.01
1912	1912	250 174th Street 2002 Arthur Gurevich	\$70.00	\$0.00	\$0.00	\$0.00	\$70.00
1518	1518	250 174th Street 1912 Derek Guttman	\$0.04	\$0.00	\$0.00	\$0.00	\$0.04
1618	1618	250 174th Street 1518 Marsha Halpern	\$0.00	\$0.00	\$0.00	\$24.98	\$24.98
1402	1402	250 174th Street 1618 Ancizar Henao	\$278.47	\$0.00	\$0.00	\$0.00	\$278.47
314	314	250 174th Street 1402 Eleonora Ifraimova	\$391.31	\$144.41	\$0.00	\$0.00	\$535.72
316	316	250 174th Street 314 Eva & Elenora Ifraimova	\$571.17	\$149.75	\$0.00	\$0.00	\$720.92
1710	1710	250 174th Street 316 Yelena Ivanov	\$396.54	\$100.01	\$0.00	\$0.00	\$496.55
2317	2317	250 174th Street 1710 Carl & Julie Jones	\$0.00	\$0.00	\$0.00	\$0.02	\$0.02
804	804	250 174th Street 2317 Eileen Kaye	\$0.51	\$0.00	\$0.00	\$0.00	\$0.51
508	508	250 174th Street 804 Tatiana Kipnis	\$349.98	\$0.00	\$0.00	\$0.00	\$349.98
702	702	250 174th Street 508 Oleg & Svetlana Klyachman	\$316.98	\$0.00	\$0.00	\$0.00	\$316.98
712	712	250 174th Street 702 Oleg & Svetlana Klyachman	\$297.67	\$0.00	\$0.00	\$0.00	\$297.67
2003	2003	250 174th Street 712 I Fred Koenigsberg	\$0.01	\$0.00	\$0.00	\$0.00	\$0.01
2318	2318	250 174th Street 2003 Anton E Konikoff	\$1,227.62	\$925.53	\$622.53	\$1,199.13	\$3,974.81
406	406	250 174th Street 2318 Konstantin Koshechkin	\$0.02	\$0.00	\$0.00	\$0.00	\$0.02
2314	2314	250 174th Street 406 Svetlana Kostyuk	\$579.13	\$504.13	\$473.99	\$0.00	\$1,557.25
915	915	250 174th Street 2314 Pavel Kreynin	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
1707	1707	250 174th Street 915 Irina Krongauz	\$0.12	\$0.00	\$0.00	\$0.00	\$0.12
1620	1620	250 174th Street 1707 Lev & Regina Kushner	\$631.27	\$91.17	\$0.00	\$0.00	\$722.44
2107	2107	250 174th Street 1620 Mark Litvak	\$0.02	\$0.00	\$0.00	\$0.00	\$0.02

Account #	Lot	Name/Address	Current	Over 30	Over 60	Over 90	Total
1919	1919	250 174th Street 2107 Daisy Lopresti LE	(\$0.02)	\$0.00	\$0.00	\$0.00	(\$0.02)
615	615	250 174th Street 1919 Natalie Maizel	\$434.15	\$10.60	\$0.00	\$0.00	\$444.75
208	208	250 174th Street 615 Consuelo & Lewis Manzano	\$0.40	\$0.00	\$0.00	\$0.00	\$0.40
1117	1117	250 174th Street 208 Joseph Masters	\$126.01	\$0.00	\$0.00	\$0.00	\$126.01
319	319	250 174th Street 1117 Ramon Mendez & Judith Rodriguez	\$651.77	\$509.93	\$509.93	\$3,536.26	\$5,207.89
2009	2009	250 174th Street 319 Dennis Michael	\$570.60	\$75.00	\$0.00	\$0.00	\$645.60
419	419	250 174th Street 2009 Miriam Wenger Trust	\$653.41	\$191.91	\$0.00	\$0.00	\$845.32
211	211	250 174th Street 419 Oksana Moore	\$519.82	\$444.82	\$354.81	\$0.00	\$1,319.45
604	604	250 174th Street 211 Alice, Marc, Ruth & Daniel Moyal	\$440.18	\$0.00	\$0.00	\$0.00	\$440.18
2307	2307	250 174th Street 604 Pnina Mozes	\$627.31	\$504.13	\$180.02	\$0.00	\$1,311.46
2014	2014	250 174th Street 2307 Ligia M Infante	\$0.01	\$0.00	\$0.00	\$0.00	\$0.01
1605	1605	250 174th Street 2014 Mark & Barbara Okun	\$0.00	\$0.00	\$0.00	\$0.17	\$0.17
114	114	250 174th Street 1605 Orlando Padron Jr.	\$410.51	\$0.00	\$0.00	\$0.00	\$410.51
205	205	250 174th Street 114 Miriane Vargas Paredes	\$23.00	\$0.00	\$0.00	\$0.00	\$23.00
1204	1204	250 174th Street 205 Michael & Tatyana Pukhovich	\$0.00	\$0.00	\$0.00	\$0.41	\$0.41
1804	1804	250 174th Street 1204 Suzanne Rappaport	\$0.19	\$0.00	\$0.00	\$0.00	\$0.19
1814	1814	250 174th Street 1804 Martina Rodriguez	\$0.16	\$0.00	\$0.00	\$0.00	\$0.16
2101	2101	250 174th Street 1814 Angella Paola Rosso	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
1506	1506	250 174th Street 2101 Anzhela Rumiantseva	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
2109	2109	250 174th Street 1506 Anzhela Rumiantseva	\$24.55	\$0.00	\$0.00	\$0.00	\$24.55
209	209	250 174th Street 2109 Vladimir Sadovskiy	\$891.45	\$471.04	\$444.82	\$701.37	\$2,508.68
1212	1212	250 174th Street 209 Vitaly Sagun	\$1.19	\$0.00	\$0.00	\$0.00	\$1.19
1214	1214	250 174th Street 1212 Dora Sakayan	\$0.50	\$0.00	\$0.00	\$0.00	\$0.50
1404	1404	250 174th Street 1214 Hugo Sanchez	\$0.00	\$0.00	\$0.00	\$0.03	\$0.03
1517	1517	250 174th street 1404 Kristina Sarkisyants	\$733.20	\$658.20	\$658.20	\$2,707.80	\$4,757.40
703	703	250 174th Street 1517 Rady Satuchin	\$866.22	\$533.78	\$533.78	\$0.00	\$1,933.78
809	809	250 174th Street 703 Victor Savchenko	\$505.28	\$302.92	\$0.00	\$0.00	\$808.20
1815	1815	250 174th Street 809 Yevgeniya Sedlina	\$499.47	\$48.23	\$0.00	\$0.00	\$547.70
1103	1103	250 174th Street 1815 Cyndy Segal	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00

Account #	Lot	Name/Address	Current	Over 30	Over 60	Over 90	Total
304	304	250 174th Street 1103 Yakov Sezanayev	\$655.70	\$630.70	\$306.55	\$0.00	\$1,592.95
219	219	250 174th Street 304 Adam Ben Shalom	\$1,204.02	\$1,204.02	\$1,204.02	\$1,225.17	\$4,837.23
416	416	250 174th Street 416 Adam Ben Shalom	\$1,421.77	\$1,421.77	\$1,421.77	\$1,383.72	\$5,649.03
417	417	250 174th Street 417 Adam Ben Shalom	\$1,421.77	\$1,421.77	\$1,421.77	\$1,558.72	\$5,824.03
716	716	250 174th Street 716 Adam Ben Shalom	\$1,405.36	\$1,405.36	\$1,405.36	\$1,400.36	\$5,616.44
402	402	250 174th Street 402 Esther Moshe Ben Shalom	\$1,123.08	\$1,118.08	\$1,118.08	\$1,249.90	\$4,609.14
520	520	250 174th Street 520 Esther Moshe Ben Shalom	\$1,304.91	\$1,304.91	\$1,304.91	\$1,601.88	\$5,516.61
516	516	250 174th Street 516 Fanya Shekhtman	\$0.00	\$0.00	\$0.00	\$0.03	\$0.03
1816	1816	250 174th Street 1816 Mollie Shoichet	\$1.00	\$0.00	\$0.00	\$0.00	\$1.00
1715	1715	250 174th Street 1715 Alexander Shwartz	\$0.00	\$0.00	\$0.00	\$0.52	\$0.52
317	317	250 174th Street 317 Aaron & Pnina Sobel	\$1,130.47	\$1,080.47	\$1,080.47	\$5,705.08	\$8,996.49
412	412	250 174th Street 412 Vladimir & Irina Spivak	\$481.64	\$456.64	\$456.64	\$125.00	\$1,519.92
1007	1007	250 174th Street 1007 Alexandra Stalingovskaia	\$583.00	\$433.00	\$433.00	\$2,968.14	\$4,417.14
106	106	250 174th Street 106 Bruno Staltari	\$201.03	\$0.00	\$0.00	\$0.00	\$201.03
1720	1720	250 174th Street 1720 Mikhail & Regina Tinkov	\$0.03	\$0.00	\$0.00	\$0.00	\$0.03
2305	2305	250 174th Street 2305 Joseph Trujillo	\$871.60	\$721.60	\$721.60	\$5,051.20	\$7,366.00
1109	1109	250 174th Street 1109 Vladimir Vayner	\$175.59	\$0.00	\$0.00	\$0.00	\$175.59
408	408	250 174th Street 408 Robert A Vilan	\$20.00	\$0.00	\$0.00	\$0.00	\$20.00
710	710	250 174th Street 710 Arkadiy Viron	\$0.89	\$0.00	\$0.00	\$0.00	\$0.89
1102	1102	250 174th Street Daniil & Volha Voytova	\$319.44	\$0.00	\$0.00	\$0.00	\$319.44
906	906	250 174th Street 906 Vsevolod Korogod	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
1414	1414	250 174th Street 1414 Dorothy Wilk	\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
1609	1609	250 174th Street 1609 Vladimir Zaharchook-Williams	\$0.00	\$0.00	\$0.00	\$0.55	\$0.55
1509	1509	250 174th Street 1509 Alex & Eleonora Yuditsky	\$0.00	\$0.00	\$0.00	\$0.03	\$0.03
518	518	250 174th Street 518 Tatiana Zadorskaia	\$627.42	\$25.01	\$0.00	\$0.00	\$652.43
1516	1516	250 174th Street 1516 Alla Zavilensky	\$15.00	\$0.00	\$0.00	\$0.00	\$15.00
519	519	250 174th Street 519 Walter & Elaina Zavilensky	\$0.03	\$0.00	\$0.00	\$0.00	\$0.03
407	407	250 174th Street 407 Michele Zeidman	\$0.02	\$0.00	\$0.00	\$0.00	\$0.02
<b>Community Total</b>			<b>\$39,854.61</b>	<b>\$25,804.21</b>	<b>\$20,993.56</b>	<b>\$68,218.11</b>	<b>\$154,870.49</b>



**Report Summary**

<b>Code</b>	<b>Account#</b>	<b>Current</b>	<b>Over 30</b>	<b>Over 60</b>	<b>Over 90</b>	<b>Total</b>
09 - Int Balance	01100	\$0.00	\$0.00	\$0.00	\$1,358.00	\$1,358.00
A1 - Maint. Assmt.	01100	\$10,393.50	\$6,193.49	\$4,632.56	\$11,794.38	\$33,013.93
C1 - Parking	01101	\$570.00	\$514.26	\$450.00	\$80.00	\$1,614.26
C2 - HVAC	01102	\$160.00	\$128.00	\$128.00	\$328.00	\$744.00
C3 - Internet	01103	\$511.90	\$460.71	\$409.52	\$997.87	\$2,380.00
C7 - SA21 60 Pymts	01110	\$753.79	\$655.94	\$655.94	\$943.46	\$3,009.13
S22 - SA2022 7/1/2022 - 6/1/2027	01111	\$25,414.89	\$17,350.18	\$14,267.54	\$52,066.40	\$109,099.01
01 - Late Fees	01156	\$2,050.53	\$501.63	\$450.00	\$650.00	\$3,652.16
<b>Grand Total:</b>		<b>\$39,854.61</b>	<b>\$25,804.21</b>	<b>\$20,993.56</b>	<b>\$68,218.11</b>	<b>\$154,870.49</b>

<b>Account#</b>	<b>Account Description</b>	<b>Delinquency Amount</b>
01100	AR: Maintenance Fees	\$34,371.93
01101	AR: Parking	\$1,614.26
01102	AR: HVAC	\$744.00
01103	AR: Internet	\$2,380.00
01110	AR: S/A21	\$3,009.13
01111	AR: SA2022 7/1/22 - 6/1/27	\$109,099.01
01156	AR: Late / Legal Fee Income	\$3,652.16
Total:		\$154,870.49

**Total Number of Homes: 113**

# Winston Towers 100 Assoc Inc

## PREPAID OWNERS

As of: 04/30/2023

Owner	Address	Account #	Lot #		Prepaid Balance
Mona ISRAEL, trust	250 174th Street 105	105	105	PP - General	\$24,006.49
				<b>Total</b>	<b>\$24,006.49</b>
Vera Consuegra	250 174th Street 107	107	107	PP - General	\$2,092.29
				<b>Total</b>	<b>\$2,092.29</b>
Arlene Peckman	250 174th Street 108	108	108	PP - General	\$0.04
				<b>Total</b>	<b>\$0.04</b>
Tatsiana Dubouskaya	250 174th Street 112	112	112	PP - General	\$86.00
				<b>Total</b>	<b>\$86.00</b>
Ramon & Lucimeire Fernandez	250 174th Street 116	116	116	PP - General	\$1,009.53
				<b>Total</b>	<b>\$1,009.53</b>
Anzhela Rumiantseva	250 174th Street 201	201	201	PP - General	\$25.00
				<b>Total</b>	<b>\$25.00</b>
Catherine Santomarco	250 174th Street 202	202	202	PP - General	\$16,150.82
				<b>Total</b>	<b>\$16,150.82</b>
Ariel Frank	250 174th Street 203	203	203	PP - General	\$386.02
				<b>Total</b>	<b>\$386.02</b>
Elena Kalnins	250 174th Street 204	204	204	PP - General	\$19.81
				<b>Total</b>	<b>\$19.81</b>
Camelot Marnel Desir	250 174th Street 212	212	212	PP - General	\$1,378.76
				<b>Total</b>	<b>\$1,378.76</b>
Maria D. & Leah V. Estrada	250 174th Street 214	214	214	PP - General	\$15,929.90
				<b>Total</b>	<b>\$15,929.90</b>
Robert Guarino	250 174th Street 217	217	217	PP - General	\$163.58
				<b>Total</b>	<b>\$163.58</b>
Robert Guarino	250 174th Street 218	218	218	PP - General	\$122.31
				<b>Total</b>	<b>\$122.31</b>
John & Theresa Tirone	250 174th Street 220	220	220	PP - General	\$30.09
				<b>Total</b>	<b>\$30.09</b>
Golda & Eugene Patron	250 174th Street 301	301	301	PP - General	\$159.01
				<b>Total</b>	<b>\$159.01</b>
Yevgeny Logvinsky	250 174th Street 305	305	305	PP - General	\$0.02
				<b>Total</b>	<b>\$0.02</b>
Nancie & Perry Payne	250 174th Street 307	307	307	PP - General	\$12,225.34
				<b>Total</b>	<b>\$12,225.34</b>
Carmen Western	250 174th Street 308	308	308	PP - General	\$19,228.20
				<b>Total</b>	<b>\$19,228.20</b>
Ievgeniia Khlypa	250 174th street 309	309	309	PP - General	\$39.13
				<b>Total</b>	<b>\$39.13</b>
Adrian Falabella	250 174th Street 310	310	310	PP - General	\$13,661.41
				<b>Total</b>	<b>\$13,661.41</b>
Olga Voronina	250 174th Street 311	311	311	PP - General	\$0.02
				<b>Total</b>	<b>\$0.02</b>
Alexander Tyurin	250 174th Street 312	312	312	PP - General	\$153.75
				<b>Total</b>	<b>\$153.75</b>
Oleg & Inna Elperin	250 174th Street 315	315	315	PP - General	\$29.40
				<b>Total</b>	<b>\$29.40</b>
Yakov Sezanayez	250 174th street 318	318	318	PP - General	\$18.17
				<b>Total</b>	<b>\$18.17</b>
Alexei Frumkin	250 174th Street 401	401	401	PP - General	\$2,686.55
				<b>Total</b>	<b>\$2,686.55</b>
Shirley Bernstein	250 174th Street 403	403	403	PP - General	\$26,148.40
				<b>Total</b>	<b>\$26,148.40</b>
Silvia Calvino	250 174th Street 404	404	404	PP - General	\$0.01
				<b>Total</b>	<b>\$0.01</b>

Owner	Address	Account #	Lot #		Prepaid Balance
Anzhela Rumiantseva	250 174th Street 405	405	405	PP - General	\$125.00
				<b>Total</b>	<b>\$125.00</b>
Howard A Schechtman	250 174th Street 409	409	409	PP - General	\$37.14
				<b>Total</b>	<b>\$37.14</b>
Orli Caspi	250 174th Street 410	410	410	PP - General	\$20.00
				<b>Total</b>	<b>\$20.00</b>
Marat & Irina Geselkovich	250 174th Street 411	411	411	PP - General	\$312.88
				<b>Total</b>	<b>\$312.88</b>
Yelena Staroselskaya	250 174th Street 415	415	415	PP - General	\$20.00
				<b>Total</b>	<b>\$20.00</b>
Inna Razmadze	250 174th Street 420	420	420	PP - General	\$32.20
				<b>Total</b>	<b>\$32.20</b>
Meir & Laura Cohen	250 174th Street 501	501	501	PP - General	\$20.01
				<b>Total</b>	<b>\$20.01</b>
Walter & Elaina Zavilensky	250 174th Street 503	503	503	PP - General	\$80.03
				<b>Total</b>	<b>\$80.03</b>
Nadejda & Jule Wind	250 174th Street 504	504	504	PP - General	\$1,126.04
				<b>Total</b>	<b>\$1,126.04</b>
Mark Zeltser	250 174th Street 505	505	505	PP - General	\$0.01
				<b>Total</b>	<b>\$0.01</b>
Igor, Maya & Bernard Pogrebinsky	250 174th Street 506	506	506	PP - General	\$0.01
				<b>Total</b>	<b>\$0.01</b>
Angelina Saar	250 174th Street 507	507	507	PP - General	\$0.04
				<b>Total</b>	<b>\$0.04</b>
Semyon Silverman	250 174th Street 510	510	510	PP - General	\$320.69
				<b>Total</b>	<b>\$320.69</b>
Valentina Pavlova	250 174th Street 511	511	511	PP - General	\$49.99
				<b>Total</b>	<b>\$49.99</b>
Naum & Sofia Rayvich	250 174th Street 512	512	512	PP - General	\$482.41
				<b>Total</b>	<b>\$482.41</b>
Yefim & Lisa Blitshteyn	250 174th Street 514	514	514	PP - General	\$0.31
				<b>Total</b>	<b>\$0.31</b>
Aaron Altheim	250 174th Street 601	601	601	PP - General	\$17,755.51
				<b>Total</b>	<b>\$17,755.51</b>
Walter Zavilensky	250 174th Street 603	603	603	PP - General	\$25.00
				<b>Total</b>	<b>\$25.00</b>
Eleanor Gutt Trust	250 174th Street 606	606	606	PP - General	\$305.31
				<b>Total</b>	<b>\$305.31</b>
Erika Fridman	250 174th Street 607	607	607	PP - General	\$86.39
				<b>Total</b>	<b>\$86.39</b>
Aguilino & Maria Marrero	250 174th Street 608	608	608	PP - General	\$1.17
				<b>Total</b>	<b>\$1.17</b>
Boris & Laura Cortes	250 174th Street 610	610	610	PP - 08 - Special Assmts.	\$1,567.75
				PP - C7 - SA21 60 Pymts	\$1,884.48
				<b>Total</b>	<b>\$3,452.23</b>
Erik & Zalina Tomayev	250 174th Street 611	611	611	PP - General	\$468.48
				<b>Total</b>	<b>\$468.48</b>
Anna Greenbaum	250 174th Street 612	612	612	PP - General	\$4.98
				<b>Total</b>	<b>\$4.98</b>
George & Sara Weaver	250 174th Street 614	614	614	PP - General	\$0.02
				<b>Total</b>	<b>\$0.02</b>
Mike & Lea Gretah	250 174th Street 616	616	616	PP - General	\$1,856.63
				<b>Total</b>	<b>\$1,856.63</b>
Vyacheslav & Michael Kleyman	250 174th Street 618	618	618	PP - General	\$4.51
				<b>Total</b>	<b>\$4.51</b>
Mark & Sheila Schachner	250 174th Street 620	620	620	PP - General	\$2,240.79
				<b>Total</b>	<b>\$2,240.79</b>
Ana M Alonso Bassi	250 174th Street 701	701	701	PP - General	\$1,000.40
				<b>Total</b>	<b>\$1,000.40</b>



<b>Owner</b>	<b>Address</b>	<b>Account #</b>	<b>Lot #</b>		<b>Prepaid Balance</b>
Nataniel Wolosker	250 174th Street 704	704	704	PP - General	\$28,209.98
				<b>Total</b>	<b>\$28,209.98</b>
Irina Raskina	250 174th Street 706	706	706	PP - General	\$1,251.42
				<b>Total</b>	<b>\$1,251.42</b>
Yulia Sokolovskaya	250 174th Street 708	708	708	PP - General	\$0.03
				<b>Total</b>	<b>\$0.03</b>
Aram Hovsepien	250 174th Street 709	709	709	PP - General	\$2,100.72
				<b>Total</b>	<b>\$2,100.72</b>
Eleanor Goldberg	250 174th Street 711	711	711	PP - General	\$0.05
				<b>Total</b>	<b>\$0.05</b>
Alex Feldman	250 174th Street 171	717	717	PP - General	\$1,180.96
				<b>Total</b>	<b>\$1,180.96</b>
Boris Gantman	250 174th Street 718	718	718	PP - General	\$210.68
				<b>Total</b>	<b>\$210.68</b>
Sharen Fried	250 174th Street 719	719	719	PP - General	\$1,005.15
				<b>Total</b>	<b>\$1,005.15</b>
Vitaliy & Yuliana Imas	250 174th Street 801	801	801	PP - General	\$17,912.80
				<b>Total</b>	<b>\$17,912.80</b>
Olga Zaychik	250 174th Street 802	802	802	PP - General	\$0.02
				<b>Total</b>	<b>\$0.02</b>
Jeanna & Matthew Shapiro	250 174th Street 803	803	803	PP - General	\$22,747.36
				<b>Total</b>	<b>\$22,747.36</b>
Oleg & Elena Gaidouk	250 174th Street 805	805	805	PP - General	\$0.95
				<b>Total</b>	<b>\$0.95</b>
Grigori & Mariam Feldman	250 174th Street 806	806	806	PP - General	\$1,031.74
				<b>Total</b>	<b>\$1,031.74</b>
Alexander Kozinevich	250 174th Street 808	808	808	PP - General	\$5,315.74
				<b>Total</b>	<b>\$5,315.74</b>
Alfonso Merino	250 174th Street 811	811	811	PP - General	\$100.00
				<b>Total</b>	<b>\$100.00</b>
Mikhail & Svetlana Sigal	250 174th Street 815	815	815	PP - General	\$24.70
				<b>Total</b>	<b>\$24.70</b>
Edward Berdichevsky	250 174th Street 816	816	816	PP - General	\$581.47
				<b>Total</b>	<b>\$581.47</b>
Stella & Samy Ymar	250 174th Street 817	817	817	PP - General	\$2,515.72
				<b>Total</b>	<b>\$2,515.72</b>
Lenore Braufman	250 174th Street 818	818	818	PP - General	\$0.02
				<b>Total</b>	<b>\$0.02</b>
Angela Barbarovich	250 174th Street 819	819	819	PP - General	\$1,601.54
				<b>Total</b>	<b>\$1,601.54</b>
Boris & Olga Yanovsky	250 174th Street 901	901	901	PP - General	\$355.61
				<b>Total</b>	<b>\$355.61</b>
Yakov Sezanayev	250 174th Street 902	902	902	PP - General	\$2,851.64
				<b>Total</b>	<b>\$2,851.64</b>
Maria Melendez	250 174th Street 903	903	903	PP - General	\$15.00
				<b>Total</b>	<b>\$15.00</b>
James F Roberts	250 174th Street 904	904	904	PP - General	\$28,893.47
				<b>Total</b>	<b>\$28,893.47</b>
Vsevolod Korogod	250 174th Street 906	906	906	PP - General	\$25.00
				<b>Total</b>	<b>\$25.00</b>
Oneil & Nordea Newell	250 174th Street 907	907	907	PP - General	\$6.95
				<b>Total</b>	<b>\$6.95</b>
Millie Waldman	250 174th Street 908	908	908	PP - General	\$20,700.33
				<b>Total</b>	<b>\$20,700.33</b>
Izabella & Mahmet Calik	250 174th Street 910	910	910	PP - General	\$14,295.32
				<b>Total</b>	<b>\$14,295.32</b>
Emilia & Sophia Shlain	250 174th Street 911	911	911	PP - General	(\$24.00)
				<b>Total</b>	<b>(\$24.00)</b>
Lazar & Larissa Katsnelson	250 174th Street 914	914	914	PP - General	\$12,730.18

Owner	Address	Account #	Lot #		Prepaid Balance
				<b>Total</b>	<b>\$12,730.18</b>
Lilia Dickerman	250 174th Street 916	916	916	PP - General	\$0.39
				<b>Total</b>	<b>\$0.39</b>
Derek Guttman Trustee	250 174th Street 917	917	917	PP - General	(\$6,671.66)
				<b>Total</b>	<b>(\$6,671.66)</b>
Mikhail & Natalia Kibrik	250 174th Street 918	918	918	PP - General	\$588.55
				<b>Total</b>	<b>\$588.55</b>
Chafica & Toufic Ballas	250 174th Street 919	919	919	PP - General	\$65.00
				<b>Total</b>	<b>\$65.00</b>
Alex Perlyuk	250 174th Street 920	920	920	PP - General	\$526.68
				<b>Total</b>	<b>\$526.68</b>
Jennie Levenson	250 174th Street 1001	1001	1001	PP - General	\$921.28
				<b>Total</b>	<b>\$921.28</b>
Richard & Dora Silberman	250 174th Street 1003	1003	1003	PP - General	\$0.01
				<b>Total</b>	<b>\$0.01</b>
Marcus & Marina Itzkowitch	250 174th Street 1004	1004	1004	PP - General	\$0.02
				<b>Total</b>	<b>\$0.02</b>
Luba SZER	250 174th Street 1005	1005	1005	PP - General	\$26,429.92
				<b>Total</b>	<b>\$26,429.92</b>
Irina & Yevgen Tkachuck	250 174th Street 1008	1008	1008	PP - General	\$25,175.50
				<b>Total</b>	<b>\$25,175.50</b>
Aleksandr & Sofya Rashkovan	250 174th Street 1009	1009	1009	PP - General	\$0.20
				<b>Total</b>	<b>\$0.20</b>
Alejandro Nolberto Nantes	250 174th Street 1010	1010	1010	PP - General	\$7.76
				<b>Total</b>	<b>\$7.76</b>
Lazar & Edita Shnitzer	250 174th Street 1011	1011	1011	PP - General	\$0.01
				<b>Total</b>	<b>\$0.01</b>
Michael & Sophia Shkolnikov	250 174th Street 1014	1014	1014	PP - General	\$433.01
				<b>Total</b>	<b>\$433.01</b>
Grigoriy & Ruslana Lamdan	250 174th Street 1015	1015	1015	PP - General	\$0.01
				<b>Total</b>	<b>\$0.01</b>
Daniel Sadok	250 174th Street 1016	1016	1016	PP - General	\$0.02
				<b>Total</b>	<b>\$0.02</b>
Elizabeth Klein	250 174th Street 1017	1017	1017	PP - General	\$10.00
				<b>Total</b>	<b>\$10.00</b>
Laura Zavilensky	250 174th Street 1018	1018	1018	PP - General	\$29.97
				<b>Total</b>	<b>\$29.97</b>
Dan & Yael Kryzman	250 174th Street 1019	1019	1019	PP - C5 - SA21 3 Pymt	\$375.68
				<b>Total</b>	<b>\$375.68</b>
Boris & Yelena Kurinets	250 174th Street 1020	1020	1020	PP - General	\$23,493.68
				<b>Total</b>	<b>\$23,493.68</b>
Catalina Aguirre	250 174th Street 1101	1101	1101	PP - General	\$4,587.35
				<b>Total</b>	<b>\$4,587.35</b>
Elyse Tucker	250 174th Street 1104	1104	1104	PP - General	\$530.40
				<b>Total</b>	<b>\$530.40</b>
Andrei & Susan Feuerstein	250 174th Street 1105	1105	1105	PP - General	\$279.18
				<b>Total</b>	<b>\$279.18</b>
Esther Cardona	250 174th Street 1106	1106	1106	PP - General	\$16.34
				<b>Total</b>	<b>\$16.34</b>
Lev Korenevsky	250 174th Street 1107	1107	1107	PP - General	\$0.01
				<b>Total</b>	<b>\$0.01</b>
Helene Catalfamo	250 174th Street 1110	1110	1110	PP - General	\$0.01
				<b>Total</b>	<b>\$0.01</b>
Dmitry & Marina Berger	250 174th Street 1111	1111	1111	PP - General	\$35.00
				<b>Total</b>	<b>\$35.00</b>
Ivan Belya	250 174th Street 1112	1112	1112	PP - General	\$21,129.63
				<b>Total</b>	<b>\$21,129.63</b>
Galina Litvak	250 174th Street 1114	1114	1114	PP - C5 - SA21 3 Pymt	\$0.03
				<b>Total</b>	<b>\$0.03</b>

Owner	Address	Account #	Lot #		Prepaid Balance
Nikolay & Irina Yeleveck	250 174th Street 1115	1115	1115	PP - General	\$937.26
				<b>Total</b>	<b>\$937.26</b>
Moisey & Alla Bendoym	250 174th Street 1116	1116	1116	PP - General	\$27,077.13
				<b>Total</b>	<b>\$27,077.13</b>
Janet & John Silva	250 174th Street 1118	1118	1118	PP - General	\$0.41
				<b>Total</b>	<b>\$0.41</b>
Oleg Rayvich	250 174th Street 1120	1120	1120	PP - General	\$597.43
				<b>Total</b>	<b>\$597.43</b>
Vladimir Pukhkly	250 174th Street 1203	1203	1203	PP - General	\$1,214.86
				<b>Total</b>	<b>\$1,214.86</b>
Menashe L Shahar	250 174th Street 1207	1207	1207	PP - General	\$20.00
				<b>Total</b>	<b>\$20.00</b>
Nina Mykhailova	250 174th Street 1208	1208	1208	PP - General	\$459.33
				<b>Total</b>	<b>\$459.33</b>
Inna Fedin	250 174th Street 1209	1209	1209	PP - General	\$0.01
				<b>Total</b>	<b>\$0.01</b>
Yelena & Alexander Lyauzon	250 174th Street 1210	1210	1210	PP - General	\$1,805.23
				<b>Total</b>	<b>\$1,805.23</b>
Cielo Manzano	250 174th Street 1211	1211	1211	PP - General	\$852.11
				<b>Total</b>	<b>\$852.11</b>
Yury & Irene Bukhbinder	250 174th Street 1216	1216	1216	PP - General	\$20.00
				<b>Total</b>	<b>\$20.00</b>
Arkadiy & Bela Sherman	250 174th Street 1217	1217	1217	PP - General	\$2,938.91
				<b>Total</b>	<b>\$2,938.91</b>
Yevgeniy Akilov	250 174th Street 1218	1218	1218	PP - General	\$28,172.00
				<b>Total</b>	<b>\$28,172.00</b>
Leonid & Anna Kapelushnik	250 174th Street 1219	1219	1219	PP - General	\$20.01
				<b>Total</b>	<b>\$20.01</b>
Galina & Angela Shlyakov	250 174th Street 1220	1220	1220	PP - General	\$9.60
				<b>Total</b>	<b>\$9.60</b>
Yevgeney & Regina Fridkin	250 174th Street 1405	1405	1405	PP - General	\$1,205.18
				<b>Total</b>	<b>\$1,205.18</b>
Yelena & Alexander Vinokur	250 174th Street 1409	1409	1409	PP - General	\$11,009.50
				<b>Total</b>	<b>\$11,009.50</b>
Antonio & Gladys Ramirez	250 174th Street 1410	1410	1410	PP - General	\$782.68
				<b>Total</b>	<b>\$782.68</b>
Svetlana Bazil	250 174th Street 1411	1411	1411	PP - General	(\$11.19)
				<b>Total</b>	<b>(\$11.19)</b>
Elizabeth Klein	250 174th Street 1412	1412	1412	PP - General	\$50.00
				<b>Total</b>	<b>\$50.00</b>
Raisa Beyder	250 174th Street 1416	1416	1416	PP - General	\$62.90
				<b>Total</b>	<b>\$62.90</b>
Efim & Yelena Aksanov	250 174th Street 1418	1418	1418	PP - General	\$11,229.22
				<b>Total</b>	<b>\$11,229.22</b>
Barbara Guttman	250 174th Street 1419	1419	1419	PP - General	\$18,258.28
				<b>Total</b>	<b>\$18,258.28</b>
Antonio & Gladys Ramirez	250 174th Street 1420	1420	1420	PP - General	\$1,199.03
				<b>Total</b>	<b>\$1,199.03</b>
Cutbert Services Corporation	250 174th Street 1502	1502	1502	PP - General	\$25.00
				<b>Total</b>	<b>\$25.00</b>
Steven Zavilensky	250 174th Street 1503	1503	1503	PP - General	\$20.27
				<b>Total</b>	<b>\$20.27</b>
Morris & Eileen Spencer	250 174th Street 1504	1504	1504	PP - General	\$10.03
				<b>Total</b>	<b>\$10.03</b>
Robert & Rosa Martinoff	250 174th Street 1507	1507	1507	PP - General	\$1,032.29
				<b>Total</b>	<b>\$1,032.29</b>
Irina Shlifer	250 174th Street 1510	1510	1510	PP - General	\$0.05
				<b>Total</b>	<b>\$0.05</b>
Micheal & Elizabeth Voschin	250 174th Street 1511	1511	1511	PP - General	\$6,140.32

Owner	Address	Account #	Lot #		Prepaid Balance
				<b>Total</b>	<b>\$6,140.32</b>
Felix Kizhner	250 174th Street 1512	1512	1512	PP - General	\$130.00
				<b>Total</b>	<b>\$130.00</b>
Norman & Marion Spector	250 174th Street 1514	1514	1514	PP - General	\$0.04
				<b>Total</b>	<b>\$0.04</b>
Sergey Rome	250 174th Street 1515	1515	1515	PP - General	\$511.36
				<b>Total</b>	<b>\$511.36</b>
Alla Zavilensky	250 174th Street 1516	1516	1516	PP - General	(\$5,487.42)
				<b>Total</b>	<b>(\$5,487.42)</b>
Albina Kozakov	250 174th Street 1519	1519	1519	PP - General	\$370.52
				<b>Total</b>	<b>\$370.52</b>
Adrienne Feinbloom	250 174th Street 1602	1602	1602	PP - General	\$0.01
				<b>Total</b>	<b>\$0.01</b>
Alberto & Ofelia Levy	250 174th Street 1603	1603	1603	PP - General	\$1,802.07
				<b>Total</b>	<b>\$1,802.07</b>
Mikhail & Alla Fabrikant	250 174th Street 1604	1604	1604	PP - General	\$0.02
				<b>Total</b>	<b>\$0.02</b>
Mark & Barbara Okun	250 174th Street 1605	1605	1605	PP - General	\$837.88
				<b>Total</b>	<b>\$837.88</b>
Mikhail & Yelena Borovitskiy	250 174th Street 1606	1606	1606	PP - General	\$19.08
				<b>Total</b>	<b>\$19.08</b>
Yevgeniy & Oksana Kogan	250 174th Street 1607	1607	1607	PP - General	\$19,908.88
				<b>Total</b>	<b>\$19,908.88</b>
Olga Bekker	250 174th Street 1608	1608	1608	PP - General	\$22,595.64
				<b>Total</b>	<b>\$22,595.64</b>
Slava & Zina Butler	250 174th Street 1612	1612	1612	PP - General	\$22,168.24
				<b>Total</b>	<b>\$22,168.24</b>
Lisa & Yefim Blitshteyn	250 174th Street 1615	1615	1615	PP - General	\$19.76
				<b>Total</b>	<b>\$19.76</b>
Leonid & Yelena Yelin	250 174th Street 1617	1617	1617	PP - General	\$673.04
				<b>Total</b>	<b>\$673.04</b>
Marsha Halpern	250 174th Street 1618	1618	1618	PP - 01 - Late Fees	\$25.00
				<b>Total</b>	<b>\$25.00</b>
Anna Khavin	250 174th Street 1619	1619	1619	PP - General	\$2,573.36
				<b>Total</b>	<b>\$2,573.36</b>
Alexis Yanovsky	250 174th Street 1701	1701	1701	PP - General	\$20.00
				<b>Total</b>	<b>\$20.00</b>
Oleg Rabinovich	250 174th Street 1703	1703	1703	PP - General	\$1,761.24
				<b>Total</b>	<b>\$1,761.24</b>
Alexei Chapovalov	250 174th Street 1704	1704	1704	PP - General	\$32,233.34
				<b>Total</b>	<b>\$32,233.34</b>
Inessa & Norman Peselev JTRS	250 174th Street 1705	1705	1705	PP - General	\$27,966.16
				<b>Total</b>	<b>\$27,966.16</b>
Jacob Kazakevich	250 174th Street 1708	1708	1708	PP - General	\$6,174.63
				<b>Total</b>	<b>\$6,174.63</b>
Orlando Ramirez	250 174th Street 1711	1711	1711	PP - General	\$28,001.95
				<b>Total</b>	<b>\$28,001.95</b>
Alex Goldstein	250 174th Street 1712	1712	1712	PP - General	\$414.01
				<b>Total</b>	<b>\$414.01</b>
Inna Berlotserkovskaya	250 174th Street 1714	1714	1714	PP - General	\$997.11
				<b>Total</b>	<b>\$997.11</b>
Elena & Sergey Demidenko	250 174th Street 1718	1718	1718	PP - General	\$25,040.70
				<b>Total</b>	<b>\$25,040.70</b>
Francis Koroshikh	250 174th Street 1719	1719	1719	PP - General	\$3,452.82
				<b>Total</b>	<b>\$3,452.82</b>
Valeria Divnenko	250 174th Street 1801	1801	1801	PP - General	\$0.04
				<b>Total</b>	<b>\$0.04</b>
David & Edward Oif	250 174th street 1802	1802	1802	PP - General	\$26.09
				<b>Total</b>	<b>\$26.09</b>

Owner	Address	Account #	Lot #		Prepaid Balance
Yana Murdakhayeva	250 174th street 1803	1803	1803	PP - General	\$1,539.12
				<b>Total</b>	<b>\$1,539.12</b>
Alexei & Marina Flit	250 174th Street 1807	1807	1807	PP - General	\$1,068.60
				<b>Total</b>	<b>\$1,068.60</b>
Elaina Zavilensky	250 174th Street 1808	1808	1808	PP - General	\$25.03
				<b>Total</b>	<b>\$25.03</b>
Maria Puzyrewska	250 174th Street 1811	1811	1811	PP - General	\$20.00
				<b>Total</b>	<b>\$20.00</b>
Boris Aminov	250 174th Street 1819	1819	1819	PP - General	\$285.00
				<b>Total</b>	<b>\$285.00</b>
Vitaliy Sagun	250 174th Street 1902	1902	1902	PP - General	\$698.82
				<b>Total</b>	<b>\$698.82</b>
Richard & Janice Horylev	250 174th Street 1903	1903	1903	PP - General	\$0.02
				<b>Total</b>	<b>\$0.02</b>
Alex & Dina Sabler	250 174th Street 1905	1905	1905	PP - General	\$100.13
				<b>Total</b>	<b>\$100.13</b>
Mark Litvak	250 174th Street 1906	1906	1906	PP - General	\$73.37
				<b>Total</b>	<b>\$73.37</b>
Alexander Staruschenko	250 174th Street 1907	1907	1907	PP - General	\$79.99
				<b>Total</b>	<b>\$79.99</b>
Mikhail Mikhelson	250 174th Street 1909	1909	1909	PP - General	\$187.08
				<b>Total</b>	<b>\$187.08</b>
Ana Fernandes	250 174th Street 1910	1910	1910	PP - General	\$0.02
				<b>Total</b>	<b>\$0.02</b>
Tomer Kravitz	250 174th Street 1911	1911	1911	PP - General	\$539.58
				<b>Total</b>	<b>\$539.58</b>
Loretta Bruno	250 174th Street 1915	1915	1915	PP - General	\$39.94
				<b>Total</b>	<b>\$39.94</b>
Michael & Fira Shatkhin	250 174th Street 1916	1916	1916	PP - General	\$1.00
				<b>Total</b>	<b>\$1.00</b>
Sidney W Honig	250 174th Street 1917	1917	1917	PP - General	\$0.01
				<b>Total</b>	<b>\$0.01</b>
Pablo Perez	250 174th Street 1918	1918	1918	PP - General	\$75.02
				<b>Total</b>	<b>\$75.02</b>
Vera Shidakova	250 174th Street 1920	1920	1920	PP - General	\$25.00
				<b>Total</b>	<b>\$25.00</b>
Alex & Tatyana Verestoun	250 174th Street 2001	2001	2001	PP - General	\$419.10
				<b>Total</b>	<b>\$419.10</b>
Francine B Frede	250 174th Street 2005	2005	2005	PP - General	\$1,916.61
				<b>Total</b>	<b>\$1,916.61</b>
Mikhail & Lyubov Zaydman	250 174th Street 2006	2006	2006	PP - General	\$0.03
				<b>Total</b>	<b>\$0.03</b>
Alexander & Yelena Lyaunzon	250 174th Street 2007	2007	2007	PP - General	\$649.28
				<b>Total</b>	<b>\$649.28</b>
Gregory Kogan	250 174th Street 2008	2008	2008	PP - General	\$23,296.06
				<b>Total</b>	<b>\$23,296.06</b>
Galina Litvak	250 174th Street 2010	2010	2010	PP - General	\$14.53
				<b>Total</b>	<b>\$14.53</b>
Yury & Ella Turof	250 174th Street 2011	2011	2011	PP - General	\$719.33
				<b>Total</b>	<b>\$719.33</b>
Ellen Koppelman	250 174th Street 2012	2012	2012	PP - General	\$357.60
				<b>Total</b>	<b>\$357.60</b>
Alla Shistik	250 174th Street 2015	2015	2015	PP - General	\$1,399.52
				<b>Total</b>	<b>\$1,399.52</b>
ADRIA FREDE/FRED KOENIGSBERG	250 174th Street 2017	2017	2017	PP - General	\$3.99
				<b>Total</b>	<b>\$3.99</b>
Svetlana Krakovskiy	250 174th Street 2019	2019	2019	PP - General	\$414.08
				<b>Total</b>	<b>\$414.08</b>
Valerie J Marcus	250 174th Street 2102	2102	2102	PP - General	\$506.00

Owner	Address	Account #	Lot #		Prepaid Balance
				<b>Total</b>	<b>\$506.00</b>
Gennady Sedikov	250 174th Street 2103	2103	2103	PP - General	\$1,231.18
				<b>Total</b>	<b>\$1,231.18</b>
Boris & Yelena Kurinets	250 174th Street 2105	2105	2105	PP - General	\$30,075.27
				<b>Total</b>	<b>\$30,075.27</b>
Bella Ioffe	250 174th Street 2106	2106	2106	PP - General	\$365.73
				<b>Total</b>	<b>\$365.73</b>
Susan Adler	250 174th Street 2110	2110	2110	PP - General	\$4,076.39
				<b>Total</b>	<b>\$4,076.39</b>
Guadalupe Lopez	250 174th Street 2111	2111	2111	PP - General	\$0.02
				<b>Total</b>	<b>\$0.02</b>
Jairo & Lucilla Mendez	250 174th Street 2114	2114	2114	PP - General	\$1,081.94
				<b>Total</b>	<b>\$1,081.94</b>
Rafail Besprovzanny	250 174th Street 2115	2115	2115	PP - General	\$2,493.60
				<b>Total</b>	<b>\$2,493.60</b>
Larisa Chez	250 174th Street 2116	2116	2116	PP - General	\$0.01
				<b>Total</b>	<b>\$0.01</b>
Alex & Stella Kaprishin	250 174th Street 2117	2117	2117	PP - General	\$0.01
				<b>Total</b>	<b>\$0.01</b>
Stanislav Meyerovich	250 174th Street 2119	2119	2119	PP - C5 - SA21 3 Pymt	\$405.62
				<b>Total</b>	<b>\$405.62</b>
Mariam S Mina	250 174th Street 2120	2120	2120	PP - General	\$0.01
				<b>Total</b>	<b>\$0.01</b>
Meriya & Felix Gurevich	250 174th Street 2203	2203	2203	PP - General	\$26,166.42
				<b>Total</b>	<b>\$26,166.42</b>
Carmella A Pistone	250 174th Street 2204	2204	2204	PP - General	\$1,601.28
				<b>Total</b>	<b>\$1,601.28</b>
Avraham Morar	250 174th Street 2206	2206	2206	PP - General	\$68.59
				<b>Total</b>	<b>\$68.59</b>
Vladimir & Anna Samarov	250 174th Street 2208	2208	2208	PP - General	\$0.04
				<b>Total</b>	<b>\$0.04</b>
Polina Shwarts	250 174th Street 2210	2210	2210	PP - General	\$16,672.48
				<b>Total</b>	<b>\$16,672.48</b>
Andrei & Natalia Tarasionak	250 174th Street 2212	2212	2212	PP - General	\$475.02
				<b>Total</b>	<b>\$475.02</b>
Carl & Rena Litt	250 174th Street 2214	2214	2214	PP - General	\$0.01
				<b>Total</b>	<b>\$0.01</b>
Anatoliy Alperovich	250 174th Street 2215	2215	2215	PP - General	\$368.15
				<b>Total</b>	<b>\$368.15</b>
Verlena J Lee	250 174th Street 2216	2216	2216	PP - General	\$69.75
				<b>Total</b>	<b>\$69.75</b>
Rina Muratov	250 174th Street 2217	2217	2217	PP - General	\$331.18
				<b>Total</b>	<b>\$331.18</b>
Michelle Adams	250 174th Street 2218	2218	2218	PP - General	\$60.02
				<b>Total</b>	<b>\$60.02</b>
Olena Korchynska	250 174th Street 2219	2219	2219	PP - General	\$1,121.65
				<b>Total</b>	<b>\$1,121.65</b>
Jacob & Mina Gelfand	250 174th Street 2301	2301	2301	PP - General	\$40.03
				<b>Total</b>	<b>\$40.03</b>
Joseph Trujillo	250 174th Street 2305	2305	2305	PP - General	(\$43.43)
				<b>Total</b>	<b>(\$43.43)</b>
Alexander & Galina Nogin	250 174th Street 2306	2306	2306	PP - General	\$45.01
				<b>Total</b>	<b>\$45.01</b>
Leonid Postylyakov	250 174th Street 2308	2308	2308	PP - General	\$1,631.07
				<b>Total</b>	<b>\$1,631.07</b>
Alexei & Marina Flit	250 174th Street 2309	2309	2309	PP - General	\$1,249.82
				<b>Total</b>	<b>\$1,249.82</b>
Anna Fischbein Liberman	250 174th Street 2310	2310	2310	PP - General	\$790.76
				<b>Total</b>	<b>\$790.76</b>

<b>Owner</b>	<b>Address</b>	<b>Account #</b>	<b>Lot #</b>		<b>Prepaid Balance</b>
Vladimir Kaidanovits	250 174th Street 2311	2311	2311	PP - General	\$664.32
				<b>Total</b>	<b>\$664.32</b>
Julia Gleizer	250 174th Street 2312	2312	2312	PP - General	\$23,845.93
				<b>Total</b>	<b>\$23,845.93</b>
Gail Peterson	250 174th Street 2320	2320	2320	PP - General	\$7,815.62
				<b>Total</b>	<b>\$7,815.62</b>
				PP - General	\$889,454.98
				PP - 01 - Late Fees	\$25.00
				PP - 08 - Special Assmts.	\$1,567.75
				PP - C5 - SA21 3 Pymt	\$781.33
				PP - C7 - SA21 60 Pymts	\$1,884.48
				<b>Total</b>	<b>\$893,713.54</b>

Winston Towers 100 Assoc Inc

Run Date: 06/05/2023  
Run Time: 12:14 PM

BANK RECONCILIATION

Statement Date: 4/30/2023

Reconciliation Summary: TFC - Truist		GL Account: 01001 - BBT Oper [9420]	
Bank Statement Balance	\$84,962.57	Account Balance	\$18,174.99
GL Account Balance	\$18,174.99	+ Uncleared Payments	\$66,787.58
Difference	\$66,787.58	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$84,962.57
		- Statement Balance	\$84,962.57
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
90484	12/14/2022	AP 892158 FPL - FPL..	Uncleared	0.00	14,820.69
1434	12/16/2022	AP 848032 COMCA - Comcast	Uncleared	0.00	3,729.38
	12/19/2022	GL 902449 return-ck#151-12/14/22-nsf per...	Uncleared	0.00	40.00
3405	1/6/2023	AP 833642 CIRCLE13 - Circle 13 Inc.	Uncleared	0.00	685.50
90568	4/3/2023	AP 995936 ADP - ADP, Inc...	Uncleared	0.00	15,082.56
3529	4/17/2023	AP 975660 BROWN'S - Brown's Background C...	Uncleared	0.00	175.00
3528	4/17/2023	AP 975660 SURE - SURE THING TECH	Uncleared	0.00	70.00
3531	4/18/2023	AP 977866 KENTBLG - KENT BUILDING SERVIC...	Uncleared	0.00	4,574.38
3535	4/28/2023	AP 990584 ASI - AMERICA SERVICE INDS.	Uncleared	0.00	12,375.00
3534	4/28/2023	AP 990584 CITY FIRE, INC	Uncleared	0.00	4,328.77
3532	4/28/2023	AP 990584 KENTBLG - KENT BUILDING SERVIC...	Uncleared	0.00	9,424.00
3533	4/28/2023	AP 990584 PiFC - PiF Construction Group	Uncleared	0.00	1,482.30
<b>Totals</b>				\$0.00	\$66,787.58



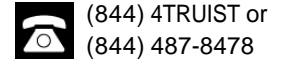


999-99-99 41141 22 C 001 29 S 55 004  
 WINSTON TOWERS 100 ASSOCIATION INC  
 OPERATING TREASURY ACCT  
 C/O SHARMA & ASSOCIATES INC  
 3363 W COMMERCIAL BLVD STE 105  
 FORT LAUDERDALE FL 33309-3470

# Your account statement

For 04/28/2023

## Contact us



### ■ ASSOC SVCS REGULAR CHECKING 1100000759420

#### Account summary

Your previous balance as of 03/31/2023	\$6,911.30
Checks	- 43,797.57
Other withdrawals, debits and service charges	- 130,019.89
Deposits, credits and interest	+ 251,868.73
Your new balance as of 04/28/2023	= \$84,962.57

#### Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
04/04	3506	1,516.32	04/13	3515	963.93	04/24	3522	2,392.00
04/06	*3508	845.98	04/11	3516	4,675.63	04/26	3523	1,928.88
04/18	3509	3.00	04/11	3517	860.00	04/26	3524	1,655.30
04/11	3510	2,742.00	04/11	3518	6,040.00	04/20	3525	189.00
04/10	3511	2,250.00	04/11	3519	1,000.00	04/24	3526	6,732.00
04/11	3512	595.00	04/18	3520	630.48	04/20	3527	3,517.91
04/11	3513	1,409.00	04/20	3521	1,409.00	04/24	*3530	457.82
04/10	3514	1,984.32						

\* indicates a skip in sequential check numbers above this item

Total checks = \$43,797.57

#### Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
04/03	ACH PYMTS LEASE SERVICES -001 Winston Towers 100 Ass	106.70
04/03	ACH CORP DEBIT WAGE GARN ADP WAGE GARN WINSTON TOWERS 100 ASSCUSTOMER ID 657085458933ORY	504.47
04/03	ACH CORP DEBIT ADP Tax ADP Tax WINSTON TOWERS 100 ASS CUSTOMER ID KWORY 033106A01	4,352.20
04/03	ACH CORP DEBIT WAGE PAY ADP WAGE PAY WINSTON TOWERS 100 ASS CUSTOMER ID 657085458932ORY	15,052.56
04/03	ASSOC PAY ACH RETURN FEE AUTOPAY ADJUSTMENT 000017171717	715.27
04/05	ELEC PYMT FPL DIRECT DEBIT PPDA WINSTON TWRS 100 ASSN	15,703.68
04/05	ASSOC PAY ACH RETURN FEE AUTOPAY ADJUSTMENT 00000518518	579.42
04/10	CABLE PAY BREEZELINE 1SPA WINSTON TOWERS 100 ASS	538.86
04/10	ASSN PER UNIT FEE 22959420	11.25
04/12	ACH CORP DEBIT EDI PAYMTS UNITED HEALTHCAR 0007WINSTON TOWERS 1CUSTOMER ID 421321053485	5,710.08
04/13	ACH CORP DEBIT WAGE GARN ADP WAGE GARN WINSTON TOWERS 100 ASSCUSTOMER ID 925626808898ORY	504.47
04/13	ACH CORP DEBIT ADP Tax ADP Tax WINSTON TOWERS 100 ASS CUSTOMER ID KWORY 041407A01	4,090.63

continued

■ ASSOC SVCS REGULAR CHECKING 1100000759420 (continued)

DATE	DESCRIPTION	AMOUNT(\$)
04/13	ACH CORP DEBIT WAGE PAY ADP WAGE PAY WINSTON TOWERS 100 ASS CUSTOMER ID 925626808897ORY	14,618.16
04/13	RETURN DEPOSIT ITEM 99001526	75.00
04/13	RETURN DEPOSIT ITEM CHARGE	12.00
04/13	ASSOC PAY ACH RETURN FEE AUTOPAY ADJUSTMENT 000014181418	666.76
04/17	ACH CORP DEBIT CR CD PMT TRUIST BANK BUTLER CUSTOMER ID 404601119964839	85.21
04/17	ACH CORP DEBIT CR CD PMT TRUIST BANK BERBERG CUSTOMER ID 404601119964841	993.84
04/17	ACH CORP DEBIT CR CD PMT TRUIST BANK SAAR CUSTOMER ID 404601119964840	1,756.41
04/18	ACH CORP DEBIT PAYMENTS P1 FINANCE HOLDI WINSTON TOWERS 100 ASS CUSTOMER ID 12113084	5,630.62
04/18	RECURRING INTERNET PAYMENT M-DWASDPMT MDWS 000001526712927	17,512.11
04/19	UTILITYBIL TECO/PEOPLE GAS 3571 WINSTON TOWERS 100 ASS	1,165.84
04/21	TELEPHONE PAYMENT CSR PMT ZENITH WEB 559348167	596.00
04/24	CABLE PAY BREEZELINE 3SPA WINSTON TOWERS 100 ASS	210.57
04/25	TELEPHONE PAYMENT UTL ACH NORTH MIAMI BCH 5053674	17,183.39
04/26	ELEC PYMT FPL DIRECT DEBIT PPDA WINSTON TWRS 100 ASSN	107.98
04/27	ACH CORP DEBIT WAGE GARN ADP WAGE GARN WINSTON TOWERS 100 ASS CUSTOMER ID 927128439686ORY	504.47
04/27	ACH CORP DEBIT ADP Tax ADP Tax WINSTON TOWERS 100 ASS CUSTOMER ID KWORY 042808A01	3,854.17
04/27	ACH CORP DEBIT WAGE PAY ADP WAGE PAY WINSTON TOWERS 100 ASS CUSTOMER ID 927128439685ORY	14,210.87
04/27	INTERNET PAYMENT WEB_PAY WASTE CONNECTION 70530291042623	2,966.90
Total other withdrawals, debits and service charges		= \$130,019.89

**Deposits, credits and interest**

DATE	DESCRIPTION	AMOUNT(\$)
04/03	CONSOL ELEC DEPOSIT 1	590.67
04/03	CONSOLIDATED COUPON PAYMENT 2	3,690.90
04/03	CONSOL ELEC BILL PAY DEPOSIT 13	7,342.17
04/03	CONSOL ELEC DEPOSIT 300	173,537.28
04/04	CONSOLIDATED COUPON PAYMENT 1	738.52
04/04	COUPON PAYMENT 2204	841.41
04/04	CONSOL ELEC DEPOSIT 3	1,620.60
04/04	CONSOL ELEC BILL PAY DEPOSIT 5	2,936.08
04/05	CONSOL ELEC DEPOSIT 5	2,698.84
04/05	CONSOL ELEC BILL PAY DEPOSIT 7	3,679.91
04/05	CONSOLIDATED COUPON PAYMENT 8	5,644.25
04/06	CONSOLIDATED COUPON PAYMENT 2	1,194.85
04/06	CONSOL ELEC BILL PAY DEPOSIT 4	2,572.34
04/07	CONSOL ELEC DEPOSIT 1	380.85
04/07	CONSOLIDATED COUPON PAYMENT 3	1,753.26
04/10	CONSOL ELEC DEPOSIT 2	756.55
04/10	CONSOL ELEC BILL PAY DEPOSIT 2	1,223.17
04/10	CONSOLIDATED COUPON PAYMENT 3	2,051.27
04/11	COUNTER DEPOSIT	900.00
04/11	COUNTER DEPOSIT	917.00
04/11	CONSOL ELEC DEPOSIT 3	1,579.41
04/11	CONSOLIDATED COUPON PAYMENT 3	1,834.99
04/12	REMOTE DEPOSIT	697.11
04/12	CONSOLIDATED COUPON PAYMENT 2	1,494.68
04/12	CONSOL ELEC DEPOSIT 1	4,162.52
04/14	CONSOLIDATED COUPON PAYMENT 1	25.00
04/18	CONSOLIDATED COUPON PAYMENT 2	1,850.74
04/19	CONSOLIDATED COUPON PAYMENT 2	1,129.85
04/20	CONSOL ELEC BILL PAY DEPOSIT 1	509.36
04/24	CONSOLIDATED COUPON PAYMENT 1	50.00
04/26	CONSOL ELEC BILL PAY DEPOSIT 1	562.24
04/26	CONSOLIDATED COUPON PAYMENT 3	1,967.02
04/26	CONSOL ELEC DEPOSIT 2	2,922.80
04/27	CONSOL ELEC BILL PAY DEPOSIT 1	649.59
04/27	CONSOLIDATED COUPON PAYMENT 2	1,108.77
04/28	COUNTER DEPOSIT	400.00

continued



■ ASSOC SVCS REGULAR CHECKING 1100000759420 (continued)

DATE	DESCRIPTION	AMOUNT(\$)
04/28	COUNTER DEPOSIT	540.97
04/28	CONSOL ELEC DEPOSIT 1	631.03
04/28	COUNTER DEPOSIT	785.00
04/28	COUNTER DEPOSIT	837.88
04/28	CONSOL ELEC BILL PAY DEPOSIT 2	1,077.70
04/28	COUNTER DEPOSIT	1,635.00
04/28	CONSOLIDATED COUPON PAYMENT 3	1,905.36
04/28	COUNTER DEPOSIT	8,441.79
Total deposits, credits and interest		= \$251,868.73

**Outsmart cyber-criminals. Keep scammer tricks top of mind.**

It's not unusual to create passwords based on your favorite things. But when you answer questions sent to you by email, text, social media, or phone calls, you could be sharing too much information.

Here are some common social engineering scams:

- **Phishing.** Emails or messages pretending to be legitimate people or businesses. They usually request your personal information, such as passwords or credit card numbers.
- **Smishing.** Scammers send text or messages via a social media platform. Again, they pretend to be someone from your circle or a legitimate business but are trying to get you to reveal personal information.
- **Vishing.** This cyber-scam is a phone call or voice mail message from someone pretending to be from your bank, your doctor, or the government. They usually make urgent request of your personal information to "help" you avoid consequences.

Visit [Truist.com/Fraud-and-security](https://www.truist.com/Fraud-and-security) for more insights on fraud.

## Questions, comments or errors?

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

### Electronic fund transfers (For Consumer Accounts Only. Commercial Accounts refer to the Commercial Bank Services Agreement.)

Services such as Bill Payments and Zelle® are subject to the terms and conditions governing those services, which may not provide an error resolution process in all cases. Please refer to the terms and conditions for those services.

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

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

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

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

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

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

If you do NOT tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, and we can prove we could

have stopped someone from making electronic transfers without your permission if you had told us, you could lose as much as \$500. Also, if your periodic statement shows transfers you did not make, tell us at once. If you do not tell us within sixty (60) days after the statement was mailed to you, you may not get back any money you lost after sixty (60) days if we can prove we could have stopped someone from taking the money if you had told us in time.

### Important information about your Truist Ready Now Credit Line Account

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

### Billing Rights Summary

#### In case of errors or questions about your Truist Ready Now Credit Line statement

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

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

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

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

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

### Mail-in deposits

If you wish to mail a deposit, please send a deposit ticket and check to your local Truist branch. Visit [Truist.com](http://Truist.com) to locate the Truist branch closest to you. Please do not send cash.

### Change of address

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

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

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



Winston Towers 100 Assoc Inc  
 250 174th Street  
 Sunny Isles Beach FL 33160

Truist

CHECK NO. 3506 CHECK DATE 3/17/2023 VENDOR NO. FLPCTIB

CHECK AMOUNT \*\* \$1,516.32 \*\*

Pay: ONE THOUSAND FIVE HUNDRED SIXTEEN DOLLARS AND 32/100 CENTS \*\*\*

Memo: 1185837

PAY TO THE ORDER OF FLORIDA PEST CONTROL RENTOKIL COMPANY  
 PO BOX 740608  
 CINCINNATI OH 45274-0608

AUTHORIZED SIGNATURE

⑆003506⑆ ⑆263191387⑆ ⑆100000759420⑆

004042004884 014 7889210 Deposit Only  
 000000091157622 70291098 Credit to Account  
 01616.32 of within named payee without  
 007 Dye Produce Fifth Thr Bank NA 0420009144

CHECK HERE IF  
 CHECK HERE IF  
 CHECK HERE IF

CHECK#:3506 \$1,516.32

Winston Towers 100 Assoc Inc  
 250 174th Street  
 Sunny Isles Beach FL 33160

Truist

CHECK NO. 3508 CHECK DATE 3/21/2023 VENDOR NO. MDWA

CHECK AMOUNT \*\* \$845.98 \*\*

Pay: EIGHT HUNDRED FORTY FIVE DOLLARS AND 98/100 CENTS \*\*\*

Memo: 3/20/23

PAY TO THE ORDER OF Miami Dade Water and Sewer Department  
 P.O. Box 026055  
 miami FL 33102

AUTHORIZED SIGNATURE

⑆003508⑆ ⑆263191387⑆ ⑆100000759420⑆

Pay to the Order of  
 For Deposit Only  
 Miami-Dade Water  
 28920803470

CHECK HERE IF  
 CHECK HERE IF

CHECK#:3508 \$845.98

Winston Towers 100 Assoc Inc  
 250 174th Street  
 Sunny Isles Beach FL 33160

Truist

CHECK NO. 3509 CHECK DATE 4/3/2023 VENDOR NO. MDRFD

CHECK AMOUNT \*\* \$3.00 \*\*

Pay: THREE DOLLARS AND 00/100 CENTS \*\*\*

Memo: 3/25/23 250 174th St, Sunny Isles Beach, FL 33160

PAY TO THE ORDER OF Miami Dade Fire Rescue Dept. FINANCE BUREAU  
 5300 NW 41 ST STREET  
 DORAL FL 33178-2424

AUTHORIZED SIGNATURE

⑆003509⑆ ⑆263191387⑆ ⑆100000759420⑆

FOR DEPOSIT ONLY  
 ACCT # 28920803470  
 MIAMI-DADE WATER  
 FINPROF0102

CHECK HERE IF  
 CHECK HERE IF

CHECK#:3509 \$3.00

Winston Towers 100 Assoc Inc  
 250 174th Street  
 Sunny Isles Beach FL 33160

Truist

RECEIVED  
 APR 11 2023  
 S & A

CHECK NO. 3510 CHECK DATE 4/4/2023 VENDOR NO. SHARMA

CHECK AMOUNT \*\* \$2,742.00 \*\*

Pay: TWO THOUSAND SEVEN HUNDRED FORTY TWO DOLLARS AND 00/100 CENTS \*\*\*

Memo: 20934

PAY TO THE ORDER OF SHARMA & ASSOCIATES, INC  
 3363 West Commercial Blvd, Suite 105  
 Ft. Lauderdale FL 33309

AUTHORIZED SIGNATURE

⑆003510⑆ ⑆263191387⑆ ⑆100000759420⑆

For Deposit Only - JPMC

CHECK HERE IF  
 CHECK HERE IF

CHECK#:3510 \$2,742.00

Winston Towers 100 Assoc Inc  
 250 174th Street  
 Sunny Isles Beach FL 33160

Truist

CHECK NO. 3511 CHECK DATE 4/4/2023 VENDOR NO. ZENDA^

CHECK AMOUNT \*\* \$2,250.00 \*\*

Pay: TWO THOUSAND TWO HUNDRED FIFTY DOLLARS AND 00/100 CENTS \*\*\*

Memo: 1931

PAY TO THE ORDER OF ZENDA LLC  
 12344 Villas Road  
 Coral Springs FL 33076

AUTHORIZED SIGNATURE

⑆003511⑆ ⑆263191387⑆ ⑆100000759420⑆

CHECK HERE IF  
 CHECK HERE IF

Deposited by  
 Zenda LLC  
 2301346534

CHECK#:3511 \$2,250.00

Winston Towers 100 Assoc Inc  
250 174th Street  
Sunny Isles Beach FL 33160

TRUST

CHECK NO. 3512 CHECK DATE 4/4/2023 VENDOR NO. EXDRSE

CHECK AMOUNT \*\*\$595.00\*\*

Pay: FIVE HUNDRED NINETY FIVE DOLLARS AND 00/100 CENTS \*\*\*

Memo: 319263

PAY TO THE ORDER OF EXPRESS DRAIN & SEWER CLEANING  
5803 MAYO STREET  
HOLLYWOOD FL 33023

319263

1100000759420\*

For Deposit Only - JPMC

CHECK HERE IF MOBILE DEPOSIT

POSTAL WRITE, STAMP OR SIGN BELOW THIS LINE  
\*MEMBER OF FINANCIAL INSTITUTION GROUP

ENDORSE HERE  
K. [Signature]  
MIA027 2826765969988  
FIRST FIDELITY BANK

CHECK#:3512 \$595.00

Winston Towers 100 Assoc Inc  
250 174th Street  
Sunny Isles Beach FL 33160

TRUST

CHECK NO. 3513 CHECK DATE 4/4/2023 VENDOR NO. ALL

CHECK AMOUNT \*\*\$1,409.00\*\*

Pay: ONE THOUSAND FOUR HUNDRED NINE DOLLARS AND 00/100 CENTS \*\*\*

Memo: 98058

PAY TO THE ORDER OF ALL FIRE SERVICES, INC.  
2027 Sherman Street  
Hollywood FL 33020

1100000759420\*

ALL FIRE SERVICES, INC.  
2027 SHERMAN STREET  
HOLLYWOOD, FL 33020  
407-261-1111

CHECK HERE IF MOBILE DEPOSIT

POSTAL WRITE, STAMP OR SIGN BELOW THIS LINE  
\*MEMBER OF FINANCIAL INSTITUTION GROUP

ENDORSE HERE  
K. [Signature]  
MIA027 2826765969988  
FIRST FIDELITY BANK

CHECK#:3513 \$1,409.00

Winston Towers 100 Assoc Inc  
250 174th Street  
Sunny Isles Beach FL 33160

TRUST

CHECK NO. 3514 CHECK DATE 4/4/2023 VENDOR NO. MECO

CHECK AMOUNT \*\*\$1,984.32\*\*

Pay: ONE THOUSAND NINE HUNDRED EIGHTY FOUR DOLLARS AND 32/100 CENTS \*\*\*

Memo: 48440/48441

PAY TO THE ORDER OF MIAMI ECO-PEST  
8463 NW 70TH STREET  
MIAMI FL 33166

1100000759420\*

MIAMI ECO-PEST  
8463 NW 70TH STREET  
MIAMI, FL 33166  
305-271-1211

CHECK HERE IF MOBILE DEPOSIT

POSTAL WRITE, STAMP OR SIGN BELOW THIS LINE  
\*MEMBER OF FINANCIAL INSTITUTION GROUP

ENDORSE HERE  
K. [Signature]  
MIA027 2826765969988  
FIRST FIDELITY BANK

CHECK#:3514 \$1,984.32

Winston Towers 100 Assoc Inc  
250 174th Street  
Sunny Isles Beach FL 33160

TRUST

CHECK NO. 3515 CHECK DATE 4/4/2023 VENDOR NO. MDFIRE

CHECK AMOUNT \*\*\$963.93\*\*

Pay: NINE HUNDRED SIXTY THREE DOLLARS AND 93/100 CENTS \*\*\*

Memo: 1671348

PAY TO THE ORDER OF MIAMI-DADE FIRE RESCUE DEPT  
9300 NW 41st Street  
Doral FL 33178-2424

1100000759420\*

MIAMI-DADE FIRE RESCUE DEPT  
9300 NW 41ST STREET  
DORAL, FL 33178  
305-271-1211

CHECK HERE IF MOBILE DEPOSIT

POSTAL WRITE, STAMP OR SIGN BELOW THIS LINE  
\*MEMBER OF FINANCIAL INSTITUTION GROUP

ENDORSE HERE  
K. [Signature]  
MIA027 2826765969988  
FIRST FIDELITY BANK

CHECK#:3515 \$963.93

Winston Towers 100 Assoc Inc  
250 174th Street  
Sunny Isles Beach FL 33160

TRUST

CHECK NO. 3516 CHECK DATE 4/4/2023 VENDOR NO. KENTBLG

CHECK AMOUNT \*\*\$4,675.63\*\*

Pay: FOUR THOUSAND SIX HUNDRED SEVENTY FIVE DOLLARS AND 63/100 CENTS \*\*\*

Memo: 82343

PAY TO THE ORDER OF KENT BUILDING SERVICES LLC  
14600 BISCAYNE BLVD  
NORTH MIAMI BEACH FL 33181

1100000759420\*

KENT BUILDING SERVICES LLC  
14600 BISCAYNE BLVD  
NORTH MIAMI BEACH, FL 33181  
305-271-1211

CHECK HERE IF MOBILE DEPOSIT

POSTAL WRITE, STAMP OR SIGN BELOW THIS LINE  
\*MEMBER OF FINANCIAL INSTITUTION GROUP

ENDORSE HERE  
K. [Signature]  
MIA027 2826765969988  
FIRST FIDELITY BANK

CHECK#:3516 \$4,675.63



Winston Towers 100 Assoc Inc  
 250 174th Street  
 Sunny Isles Beach FL 33160

TRUST

CHECK NO. 3517 CHECK DATE 4/4/2023 VENDOR NO. ONAIR

CHECK AMOUNT \*\* \$860.00 \*\*

Pay: EIGHT HUNDRED SIXTY DOLLARS AND 00/100 CENTS \*\*\*

Memo: 1688

PAY TO THE ORDER OF ONAIR, INC.  
 7337 NW 54TH STREET  
 MIAMI FL 33166

*[Signature]*  
 AUTHORIZED SIGNATURE

⑆003517⑆ ⑆263191387⑆ 1100000759420⑆

For Deposit Only - JPMC

CHECK HERE IF MOBILE DEPOSIT

⑆003517⑆ ⑆263191387⑆ 1100000759420⑆

CHECK#:3517 \$860.00

Winston Towers 100 Assoc Inc  
 250 174th Street  
 Sunny Isles Beach FL 33160

TRUST

CHECK NO. 3518 CHECK DATE 4/4/2023 VENDOR NO. ONAIR

CHECK AMOUNT \*\* \$6,040.00 \*\*

Pay: SIX THOUSAND FORTY DOLLARS AND 00/100 CENTS \*\*\*

Memo: 1689

PAY TO THE ORDER OF ONAIR, INC.  
 7337 NW 54TH STREET  
 MIAMI FL 33166

*[Signature]*  
 AUTHORIZED SIGNATURE

⑆003518⑆ ⑆263191387⑆ 1100000759420⑆

For Deposit Only - JPMC

CHECK HERE IF MOBILE DEPOSIT

⑆003518⑆ ⑆263191387⑆ 1100000759420⑆

CHECK#:3518 \$6,040.00

Winston Towers 100 Assoc Inc  
 250 174th Street  
 Sunny Isles Beach FL 33160

TRUST

CHECK NO. 3519 CHECK DATE 4/4/2023 VENDOR NO. ONAIR

CHECK AMOUNT \*\* \$1,000.00 \*\*

Pay: ONE THOUSAND DOLLARS AND 00/100 CENTS \*\*\*

Memo: 1690

PAY TO THE ORDER OF ONAIR, INC.  
 7337 NW 54TH STREET  
 MIAMI FL 33166

*[Signature]*  
 AUTHORIZED SIGNATURE

⑆003519⑆ ⑆263191387⑆ 1100000759420⑆

For Deposit Only - JPMC

CHECK HERE IF MOBILE DEPOSIT

⑆003519⑆ ⑆263191387⑆ 1100000759420⑆

CHECK#:3519 \$1,000.00

Winston Towers 100 Assoc Inc  
 250 174th Street  
 Sunny Isles Beach FL 33160

TRUST

CHECK NO. 3520 CHECK DATE 4/17/2023 VENDOR NO. SS

CHECK AMOUNT \*\* \$630.48 \*\*

Pay: SIX HUNDRED THIRTY DOLLARS AND 48/100 CENTS \*\*\*

Memo: 427223-3278  
 427223-3278

PAY TO THE ORDER OF SERGEY SAMARIN

*[Signature]*  
 AUTHORIZED SIGNATURE

⑆003520⑆ ⑆263191387⑆ 1100000759420⑆

For Deposit Only - JPMC

CHECK HERE IF MOBILE DEPOSIT

⑆003520⑆ ⑆263191387⑆ 1100000759420⑆

CHECK#:3520 \$630.48

Winston Towers 100 Assoc Inc  
 250 174th Street  
 Sunny Isles Beach FL 33160

TRUST

CHECK NO. 3521 CHECK DATE 4/17/2023 VENDOR NO. ALL

CHECK AMOUNT \*\* \$1,409.00 \*\*

Pay: ONE THOUSAND FOUR HUNDRED NINE DOLLARS AND 00/100 CENTS \*\*\*

Memo: 93159

PAY TO THE ORDER OF ALL FIRE SERVICES, INC.  
 2027 Sherman Street  
 Hollywood FL 33020

*[Signature]*  
 AUTHORIZED SIGNATURE

⑆003521⑆ ⑆263191387⑆ 1100000759420⑆

For Deposit Only - JPMC

CHECK HERE IF MOBILE DEPOSIT

⑆003521⑆ ⑆263191387⑆ 1100000759420⑆

CHECK#:3521 \$1,409.00









**Winston Towers 100 Assoc Inc**  
**BANK RECONCILIATION**  
Statement Date: 4/30/2023

Run Date: 06/05/2023  
Run Time: 12:14 PM

Reconciliation Summary: TFC - Truist		GL Account: 01002 - BBT SA Dep2 [8682]	
Bank Statement Balance	\$3,846,724.06	Account Balance	\$3,846,724.06
GL Account Balance	\$3,846,724.06	+ Uncleared Payments	\$0.00
Difference	\$0.00	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$3,846,724.06
		- Statement Balance	\$3,846,724.06
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
<b>Totals</b>				\$0.00	\$0.00



999-99-99-99 41141 3 C 001 29 S 66 002  
 WINSTON TOWERS 100 ASSOCIATION INC  
 SPECIAL ASSESSMENT ACCT  
 C/O SHARMA & ASSOCIATES INC  
 3363 W COMMERCIAL BLVD STE 105  
 FT LAUDERDALE FL 33309-3470

# Your account statement

For 04/28/2023

## Contact us



Truist.com



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

### ■ ASSOC SVCS MONEY MKT SAVINGS 1100002038682

#### Account summary

Your previous balance as of 03/31/2023	\$3,675,758.78
Checks	- 12,059.86
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 183,025.14
Your new balance as of 04/28/2023	= \$3,846,724.06

#### Interest summary

Interest paid this statement period	\$7,668.86
2023 interest paid year-to-date	\$28,246.95
Interest rate	2.47%
Annual percentage yield (APY) earned	2.50%

#### Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
04/11	17	305.25	04/28	*19	3,312.82	04/28	20	8,441.79

\* indicates a skip in sequential check numbers above this item

Total checks = \$12,059.86

#### Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
04/03	CONSOLIDATED COUPON PAYMENT 1	545.60
04/03	CONSOL ELEC BILL PAY DEPOSIT 7	3,646.53
04/03	CONSOL ELEC DEPOSIT 125	64,264.52
04/04	COUPON PAYMENT 2204	772.95
04/04	CONSOL ELEC BILL PAY DEPOSIT 3	1,547.84
04/04	CONSOLIDATED COUPON PAYMENT 3	1,836.22
04/04	CONSOL ELEC DEPOSIT 4	1,909.49
04/05	CONSOL ELEC BILL PAY DEPOSIT 2	1,175.51
04/05	CONSOL ELEC DEPOSIT 4	2,188.20
04/05	CONSOLIDATED COUPON PAYMENT 9	5,607.43
04/06	CONSOL ELEC BILL PAY DEPOSIT 1	492.09
04/06	CONSOLIDATED COUPON PAYMENT 2	907.26
04/07	CONSOL ELEC DEPOSIT 1	351.77
04/07	CONSOL ELEC BILL PAY DEPOSIT 1	689.79
04/07	CONSOLIDATED COUPON PAYMENT 3	1,354.01
04/10	CONSOL ELEC DEPOSIT 1	510.62
04/10	CONSOL ELEC BILL PAY DEPOSIT 1	697.74
04/10	CONSOL ELEC DEPOSIT 1	760.58
04/10	CONSOLIDATED COUPON PAYMENT 5	3,029.58
04/11	CONSOL ELEC BILL PAY DEPOSIT 1	515.95
04/11	CONSOL ELEC DEPOSIT 2	972.58
04/11	CONSOLIDATED COUPON PAYMENT 6	3,472.52
04/12	REMOTE DEPOSIT	616.73
04/12	CONSOLIDATED COUPON PAYMENT 5	3,030.57

continued

■ ASSOC SVCS MONEY MKT SAVINGS 1100002038682 (continued)

DATE	DESCRIPTION	AMOUNT(\$)
04/12	CONSOL ELEC DEPOSIT 3	3,060.52
04/13	CONSOL ELEC DEPOSIT 1	630.70
04/13	CONSOLIDATED COUPON PAYMENT 2	972.37
04/14	CONSOL ELEC DEPOSIT 1	650.25
04/14	CONSOLIDATED COUPON PAYMENT 4	1,698.05
04/17	CONSOLIDATED COUPON PAYMENT 1	557.42
04/18	CONSOL ELEC DEPOSIT 1	456.64
04/18	CONSOLIDATED COUPON PAYMENT 5	2,544.28
04/19	CONSOLIDATED COUPON PAYMENT 2	1,037.91
04/20	CONSOLIDATED COUPON PAYMENT 1	593.09
04/20	CONSOL ELEC DEPOSIT 1	1,156.53
04/21	CONSOLIDATED COUPON PAYMENT 1	468.46
04/21	REMOTE DEPOSIT	22,867.26
04/24	CONSOL ELEC BILL PAY DEPOSIT 1	539.58
04/24	CONSOLIDATED COUPON PAYMENT 3	1,452.86
04/25	CONSOL ELEC DEPOSIT 1	606.87
04/25	CONSOL ELEC BILL PAY DEPOSIT 3	1,358.10
04/26	CONSOLIDATED COUPON PAYMENT 1	1,162.32
04/26	CONSOL ELEC DEPOSIT 3	3,373.98
04/27	CONSOLIDATED COUPON PAYMENT 6	3,121.46
04/28	COUNTER DEPOSIT	25.00
04/28	CONSOL ELEC DEPOSIT 1	593.09
04/28	CONSOL ELEC BILL PAY DEPOSIT 2	928.96
04/28	COUNTER DEPOSIT	24,604.50
04/28	EFFECTIVE DATE 4-30-23 INTEREST PAYMENT	7,668.86
Total deposits, credits and interest		= \$183,025.14

**Outsmart cyber-criminals. Keep scammer tricks top of mind.**

It's not unusual to create passwords based on your favorite things. But when you answer questions sent to you by email, text, social media, or phone calls, you could be sharing too much information.

Here are some common social engineering scams:

- **Phishing.** Emails or messages pretending to be legitimate people or businesses. They usually request your personal information, such as passwords or credit card numbers.
- **Smishing.** Scammers send text or messages via a social media platform. Again, they pretend to be someone from your circle or a legitimate business but are trying to get you to reveal personal information.
- **Vishing.** This cyber-scam is a phone call or voice mail message from someone pretending to be from your bank, your doctor, or the government. They usually make urgent request of your personal information to "help" you avoid consequences.

Visit [Truist.com/Fraud-and-security](https://www.truist.com/Fraud-and-security) for more insights on fraud.



## Questions, comments or errors?

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

### Electronic fund transfers (For Consumer Accounts Only. Commercial Accounts refer to the Commercial Bank Services Agreement.)

Services such as Bill Payments and Zelle® are subject to the terms and conditions governing those services, which may not provide an error resolution process in all cases. Please refer to the terms and conditions for those services.

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

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

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

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

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

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

If you do NOT tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, and we can prove we could

have stopped someone from making electronic transfers without your permission if you had told us, you could lose as much as \$500. Also, if your periodic statement shows transfers you did not make, tell us at once. If you do not tell us within sixty (60) days after the statement was mailed to you, you may not get back any money you lost after sixty (60) days if we can prove we could have stopped someone from taking the money if you had told us in time.

### Important information about your Truist Ready Now Credit Line Account

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

### Billing Rights Summary

#### In case of errors or questions about your Truist Ready Now Credit Line statement

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

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

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

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

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

### Mail-in deposits

If you wish to mail a deposit, please send a deposit ticket and check to your local Truist branch. Visit [Truist.com](http://Truist.com) to locate the Truist branch closest to you. Please do not send cash.

### Change of address

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

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

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

**Winston Towers 100 Assoc Inc**  
**BANK RECONCILIATION**  
Statement Date: 4/30/2023

Run Date: 06/05/2023  
Run Time: 12:14 PM

Reconciliation Summary: Chase - JPMorgan Chase		GL Account: 01004 - Chase SA 13-2014 [5480]	
Bank Statement Balance	\$62,762.60	Account Balance	\$62,762.60
GL Account Balance	\$62,762.60	+ Uncleared Payments	\$0.00
Difference	\$0.00	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$62,762.60
		- Statement Balance	\$62,762.60
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
<b>Totals</b>				\$0.00	\$0.00



JPMorgan Chase Bank, N.A.  
 P O Box 182051  
 Columbus, OH 43218 - 2051

April 01, 2023 through April 28, 2023

Account Number: **000000998855480**

**CUSTOMER SERVICE INFORMATION**

Web site: **Chase.com**  
 Service Center: **1-800-242-7338**  
 Para Espanol: **1-888-622-4273**  
 International Calls: **1-713-262-1679**  
 We accept operator relay calls

00047917 DRE 021 219 11923 NNNNNNNNNN 1 000000000 60 0000  
 WINSTON TOWERS 100 ASSOCIATION INC  
 ASSESMENT ACCOUNT  
 COLLECTION ACCOUNT  
 250 174TH ST APT 104  
 SUNNY ISLES BEACH FL 33160-3346



004791701000000021

**CHECKING SUMMARY**

Chase BusinessSelect Checking

	INSTANCES	AMOUNT
Beginning Balance		\$62,762.60
Ending Balance	0	\$62,762.60

**SERVICE CHARGE SUMMARY**

You were not charged a monthly service fee this month. Your monthly service fee can continue to be waived in five different ways during any statement period:

- Maintain an average daily balance of \$7,500.00. Your average daily balance was \$62,762.00. OR
- Maintain a relationship balance of \$25,000.00 or more during the statement period. Your relationship balance was \$62,762.00. OR
- Link a qualifying personal checking account to your Chase BusinessSelect Checking account. Your Premier Plus personal checking account is linked. OR
- Spend at least \$1,000.00 on a linked Chase Business Credit Card. You spent \$0.00. OR
- Pay at least \$50.00 in qualifying checking-related services or fees. You paid \$0.00.

See your Account Rules and Regulations or stop in to see a banker today to find out more.

TRANSACTIONS FOR SERVICE FEE CALCULATION	NUMBER OF TRANSACTIONS
Checks Paid / Debits	0
Deposits / Credits	0
Deposited Items	0
<b>Transaction Total</b>	<b>0</b>

SERVICE FEE CALCULATION	AMOUNT
Service Fee	\$15.00
Service Fee Credit	-\$15.00
<b>Net Service Fee</b>	<b>\$0.00</b>
Excessive Transaction Fees (Above 200)	\$0.00
<b>Total Service Fees</b>	<b>\$0.00</b>





April 01, 2023 through April 28, 2023  
Account Number: 000000998855480

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**IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS:**

Call us at 1-866-564-2262 or write us at the address on the front of this statement immediately if you think your statement or receipt is incorrect or if you need more information about a transfer listed on the statement or receipt.

**For personal accounts only:** We must hear from you no later than 60 days after we sent you the FIRST statement on which the problem or error appeared. Be prepared to give us the following information:

- Your name and account number;
- A description of the error or the transaction you are unsure about, and why you think it is an error or want more information; and
- The amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days (or 20 business days for new accounts) to do this, we will credit your account for the amount you think is in error so that you will have use of the money during the time it takes us to complete our investigation.

**For business accounts,** see your deposit account agreement or other applicable agreements that govern your account for details.

**IN CASE OF ERRORS OR QUESTIONS ABOUT NON-ELECTRONIC FUNDS TRANSFERS:** Contact us immediately if your statement is incorrect or if you need more information about any non-electronic funds transfers on this statement. For more details, see your deposit account agreement or other applicable agreements that govern your account.

**JPMorgan Chase Bank, N.A. Member FDIC**

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**Winston Towers 100 Assoc Inc**  
**BANK RECONCILIATION**  
Statement Date: 4/30/2023

Run Date: 06/05/2023  
Run Time: 12:14 PM

Reconciliation Summary: Chase - JPMorgan Chase		GL Account: 01005 - Chase - SD [4997]	
Bank Statement Balance	\$208,484.55	Account Balance	\$196,989.55
GL Account Balance	\$196,989.55	+ Uncleared Payments	\$11,495.00
Difference	\$11,495.00	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$208,484.55
		- Statement Balance	\$208,484.55
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
7056	9/15/2022	AP 647632 #318 - ADNAN JAFAROV	Uncleared	0.00	1,200.00
	3/1/2023	911276 Security Deposit	Uncleared	0.00	2,000.00
	3/8/2023	941512 Security Deposit	Uncleared	0.00	1,000.00
	3/8/2023	941582 Security Deposit	Uncleared	0.00	1,795.00
	3/22/2023	957373 Security Deposit	Uncleared	0.00	500.00
	4/11/2023	969046 Security Deposit	Uncleared	0.00	2,000.00
7093	4/18/2023	AP 977865 FBR - FLORIDA BEST REALTY, INC	Uncleared	0.00	3,000.00
<b>Totals</b>				<b>\$0.00</b>	<b>\$11,495.00</b>



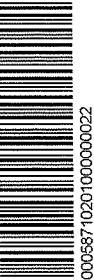
JPMorgan Chase Bank, N.A.  
 P O Box 182051  
 Columbus, OH 43218 - 2051

April 01, 2023 through April 28, 2023  
 Account Number: **000004942854997**

**CUSTOMER SERVICE INFORMATION**

Web site: **Chase.com**  
 Service Center: **1-800-242-7338**  
 Para Espanol: **1-888-622-4273**  
 International Calls: **1-713-262-1679**  
 We accept operator relay calls

00005871 DRI 021 212 11923 NNNNNNNNNN 1 00000000 67 0000  
 WINSTON TOWERS 100 ASSOCIATION, INC  
 250 174TH ST APT 104  
 SUNNY ISLES BEACH FL 33160-3346



000058710201000000022

**CHECKING SUMMARY**

Chase BusinessSelect Checking

	INSTANCES	AMOUNT
<b>Beginning Balance</b>		<b>\$207,534.55</b>
Deposits and Additions	2	3,000.00
Checks Paid	2	-2,050.00
<b>Ending Balance</b>	<b>4</b>	<b>\$208,484.55</b>

**DEPOSITS AND ADDITIONS**

DATE	DESCRIPTION	AMOUNT
04/11	Deposit 1883308968	\$2,000.00
04/28	Deposit 1883308969	1,000.00
<b>Total Deposits and Additions</b>		<b>\$3,000.00</b>

**CHECKS PAID**

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
7089 ^		04/06	\$500.00
7092 * ^		04/18	1,550.00
<b>Total Checks Paid</b>			<b>\$2,050.00</b>

If you see a description in the Checks Paid section, it means that we received only electronic information about the check, not the original or an image of the check. As a result, we're not able to return the check to you or show you an image.

\* All of your recent checks may not be on this statement, either because they haven't cleared yet or they were listed on one of your previous statements.

^ An image of this check may be available for you to view on Chase.com.

**DAILY ENDING BALANCE**

DATE	AMOUNT
04/06	\$207,034.55
04/11	209,034.55
04/18	207,484.55
04/28	208,484.55



**SERVICE CHARGE SUMMARY**

You were not charged a monthly service fee this month. Your monthly service fee can continue to be waived in five different ways during any statement period:

- Maintain an average daily balance of \$7,500.00. Your average daily balance was \$207,836.00. OR
- Maintain a relationship balance of \$25,000.00 or more during the statement period. Your relationship balance was \$207,802.00. OR
- Link a qualifying personal checking account to your Chase BusinessSelect Checking account. Your Premier Plus personal checking account is linked. OR
- Spend at least \$1,000.00 on a linked Chase Business Credit Card. You spent \$0.00. OR
- Pay at least \$50.00 in qualifying checking-related services or fees. You paid \$0.00.

See your Account Rules and Regulations or stop in to see a banker today to find out more.

TRANSACTIONS FOR SERVICE FEE CALCULATION	NUMBER OF TRANSACTIONS
Checks Paid / Debits	2
Deposits / Credits	2
Deposited Items	3
<b>Transaction Total</b>	<u>7</u>

SERVICE FEE CALCULATION	AMOUNT
Service Fee	\$17.00
Service Fee Credit	<u>-\$17.00</u>
<b>Net Service Fee</b>	<b>\$0.00</b>
Excessive Transaction Fees (Above 200)	<u>\$0.00</u>
<b>Total Service Fees</b>	<b>\$0.00</b>

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JPMorgan Chase Bank, N.A. Member FDIC

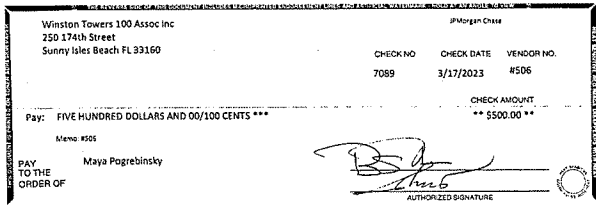


April 01, 2023 through April 28, 2023  
Account Number: 000004942854997

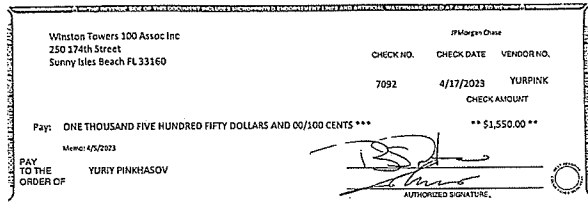
IMAGES

ACCOUNT # 000004942854997

See both front and back images of cleared checks at Chase.com. If you're not enrolled in this free service, please enroll now.



005670160090 APR 06 #0000007089 \$500.00



004090857367 APR 18 #0000007092 \$1,550.00



10058710202000000062



April 01, 2023 through April 28, 2023  
Account Number: **00004942854997**

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**Winston Towers 100 Assoc Inc**  
**BANK RECONCILIATION**  
Statement Date: 4/30/2023

Run Date: 06/05/2023  
Run Time: 12:14 PM

Reconciliation Summary: TFC - Truist		GL Account: 01007 - BBT Holiday Fund [0210]	
Bank Statement Balance	\$60.27	Account Balance	(\$139.73)
GL Account Balance	(\$139.73)	+ Uncleared Payments	\$200.00
Difference	\$200.00	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$60.27
		- Statement Balance	\$60.27
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
16	12/28/2022	AP 824977 CMARTINEZ - CRISTHIAN OSORIO M...	Uncleared	0.00	200.00
<b>Totals</b>				<b>\$0.00</b>	<b>\$200.00</b>



999-99-99-99 41141 0 C 001 30 S 55 004  
 WINSTON TOWERS 100 ASSOCIATION INC  
 HOLIDAY FUND ACCT  
 C/O SHARMA & ASSOCIATES INC  
 3363 W COMMERCIAL BLVD STE 105  
 FT LAUDERDALE FL 33309-3470

# Your account statement

For 04/28/2023

## Contact us



Truist.com



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

### ■ ASSOC SVCS INTEREST CHECKING 1100018040210

#### Account summary

Your previous balance as of 03/31/2023	\$60.27
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 0.00
Your new balance as of 04/28/2023	= \$60.27

#### Interest summary

Interest paid this statement period	\$0.00
2023 interest paid year-to-date	\$0.01
Interest rate	0.00%

#### Overdraft and Returned Item Fees

	TOTAL THIS STATEMENT PERIOD(\$)	TOTAL YEAR-TO-DATE (\$)
Total Overdraft Fees*	0.00	36.00
Total Returned Item Fees	0.00	0.00
Refunds for Overdraft/Returned Item Fees	0.00	0.00

\*Total Overdraft Fees include Overdraft Fees and Negative Account Balance Fees.

### Outsmart cyber-criminals. Keep scammer tricks top of mind.

It's not unusual to create passwords based on your favorite things. But when you answer questions sent to you by email, text, social media, or phone calls, you could be sharing too much information.

Here are some common social engineering scams:

- **Phishing.** Emails or messages pretending to be legitimate people or businesses. They usually request your personal information, such as passwords or credit card numbers.
- **Smishing.** Scammers send text or messages via a social media platform. Again, they pretend to be someone from your circle or a legitimate business but are trying to get you to reveal personal information.
- **Vishing.** This cyber-scam is a phone call or voice mail message from someone pretending to be from your bank, your doctor, or the government. They usually make urgent request of your personal information to "help" you avoid consequences.

Visit [Truist.com/Fraud-and-security](https://www.truist.com/Fraud-and-security) for more insights on fraud.



## Questions, comments or errors?

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

### Electronic fund transfers (For Consumer Accounts Only. Commercial Accounts refer to the Commercial Bank Services Agreement.)

Services such as Bill Payments and Zelle® are subject to the terms and conditions governing those services, which may not provide an error resolution process in all cases. Please refer to the terms and conditions for those services.

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

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

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

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

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

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

If you do NOT tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, and we can prove we could

have stopped someone from making electronic transfers without your permission if you had told us, you could lose as much as \$500. Also, if your periodic statement shows transfers you did not make, tell us at once. If you do not tell us within sixty (60) days after the statement was mailed to you, you may not get back any money you lost after sixty (60) days if we can prove we could have stopped someone from taking the money if you had told us in time.

### Important information about your Truist Ready Now Credit Line Account

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

### Billing Rights Summary

#### In case of errors or questions about your Truist Ready Now Credit Line statement

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

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

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

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

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

### Mail-in deposits

If you wish to mail a deposit, please send a deposit ticket and check to your local Truist branch. Visit [Truist.com](http://Truist.com) to locate the Truist branch closest to you. Please do not send cash.

### Change of address

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

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

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

**Winston Towers 100 Assoc Inc**  
**BANK RECONCILIATION**  
Statement Date: 4/30/2023

Run Date: 06/05/2023  
Run Time: 12:14 PM

Reconciliation Summary: TFC - Truist		GL Account: 01008 - BB&T-S/A 4405	
Bank Statement Balance	\$1,525,676.71	Account Balance	\$1,423,018.05
GL Account Balance	\$1,423,018.05	+ Uncleared Payments	\$111,658.66
Difference	\$102,658.66	- Uncleared Deposits	\$9,000.00
		Reconciling Balance	\$1,525,676.71
		- Statement Balance	\$1,525,676.71
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
1155	12/9/2022	AP 802435 Cityofsun - City Of Sunny Isle...	Uncleared	0.00	20,766.53
1161	12/9/2022	AP 802630 TOTAL - TOTAL APPLIANCE & AC R...	Uncleared	0.00	49,064.68
1216	3/17/2023	AP 940035 MODERN - MODERN INTERIOR MALL	Uncleared	0.00	1,642.01
	4/4/2023	AP 958595 Enter Bills - Generate Payable	Uncleared	9,000.00	0.00
1238	4/28/2023	AP 990585 CITY FIRE, INC	Uncleared	0.00	1,070.00
1237	4/28/2023	AP 990585 Nouveau - Nouveau Florida, LLC	Uncleared	0.00	39,115.44
<b>Totals</b>				<b>\$9,000.00</b>	<b>\$111,658.66</b>



999-99-99 41141 15 C 001 30 S 55 004  
 WINSTON TOWERS 100 ASSOCIATION INC  
 SPECIAL ASSESSMENT PHASE II ACCT  
 C/O SHARMA & ASSOCIATES INC  
 3363 W COMMERCIAL BLVD STE 105  
 FT LAUDERDALE FL 33309-3470

# Your account statement

For 04/28/2023

## Contact us



Truist.com



(844) 4TRUIST or

(844) 487-8478

### ■ ASSOC SVCS INTEREST CHECKING 1100018214405

#### Account summary

Your previous balance as of 03/31/2023	\$2,034,172.64
Checks	- 494,563.13
Other withdrawals, debits and service charges	- 23,045.67
Deposits, credits and interest	+ 9,112.87
Your new balance as of 04/28/2023	= \$1,525,676.71

#### Interest summary

Interest paid this statement period	\$13.96
2023 interest paid year-to-date	\$54.08
Interest rate	0.01%

#### Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	
04/11	1222	305.25	04/05	1227	3,600.00	04/24	1232	9,000.00	
04/11	1223	221,548.96	04/10	1228	4,800.00	04/19	1233	7,800.00	
04/05	1224	9,000.00	04/05	1229	42,289.50	04/19	1234	23,320.00	
04/11	1225	23,320.00	04/05	1230	70,245.50	04/20	1235	29,445.00	
04/05	1226	3,600.00	04/10	1231	44,638.92	04/25	1236	1,650.00	
								Total checks	= \$494,563.13

#### Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
04/25	ACH CORP DEBIT COMM LOANS TRUIST 9700946799/0000000002CUSTOMER ID 1020000500531	23,045.67
Total other withdrawals, debits and service charges		= \$23,045.67

#### Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
04/03	CONSOL ELEC BILL PAY DEPOSIT 2	185.35
04/03	CONSOL ELEC DEPOSIT 34	2,669.66
04/04	CONSOLIDATED COUPON PAYMENT 1	68.00
04/04	CONSOL ELEC DEPOSIT 2	136.88
04/05	CONSOL ELEC DEPOSIT 2	182.48
04/05	CONSOLIDATED COUPON PAYMENT 5	345.75
04/06	CONSOL ELEC BILL PAY DEPOSIT 1	89.81
04/07	CONSOLIDATED COUPON PAYMENT 1	56.80
04/10	CONSOL ELEC DEPOSIT 1	125.41
04/10	CONSOL ELEC BILL PAY DEPOSIT 2	199.65
04/10	CONSOLIDATED COUPON PAYMENT 2	289.50
04/11	CONSOLIDATED COUPON PAYMENT 3	234.17
04/12	CONSOL ELEC DEPOSIT 1	56.00
04/12	CONSOLIDATED COUPON PAYMENT 2	145.49

continued

■ ASSOC SVCS INTEREST CHECKING 1100018214405 (continued)

DATE	DESCRIPTION	AMOUNT(\$)
04/13	CONSOLIDATED COUPON PAYMENT 1	75.74
04/13	CONSOL ELEC DEPOSIT 1	91.77
04/14	REMOTE DEPOSIT	88.68
04/14	CONSOLIDATED COUPON PAYMENT 2	167.88
04/19	CONSOLIDATED COUPON PAYMENT 2	150.66
04/26	CONSOL ELEC DEPOSIT 1	56.80
04/27	CONSOLIDATED COUPON PAYMENT 1	84.38
04/27	CONSOL ELEC BILL PAY DEPOSIT 2	170.72
04/28	CONSOL ELEC BILL PAY DEPOSIT 1	51.66
04/28	CONSOL ELEC DEPOSIT 1	62.85
04/28	COUNTER DEPOSIT	3,312.82
04/28	EFFECTIVE DATE 4-30-23 INTEREST PAYMENT	13.96
Total deposits, credits and interest		= \$9,112.87

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Here are some common social engineering scams:

- **Phishing.** Emails or messages pretending to be legitimate people or businesses. They usually request your personal information, such as passwords or credit card numbers.
- **Smishing.** Scammers send text or messages via a social media platform. Again, they pretend to be someone from your circle or a legitimate business but are trying to get you to reveal personal information.
- **Vishing.** This cyber-scam is a phone call or voice mail message from someone pretending to be from your bank, your doctor, or the government. They usually make urgent request of your personal information to "help" you avoid consequences.

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

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

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

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

If you do NOT tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, and we can prove we could

have stopped someone from making electronic transfers without your permission if you had told us, you could lose as much as \$500. Also, if your periodic statement shows transfers you did not make, tell us at once. If you do not tell us within sixty (60) days after the statement was mailed to you, you may not get back any money you lost after sixty (60) days if we can prove we could have stopped someone from taking the money if you had told us in time.

### Important information about your Truist Ready Now Credit Line Account

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

### Billing Rights Summary

#### In case of errors or questions about your Truist Ready Now Credit Line statement

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

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

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

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

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

### Mail-in deposits

If you wish to mail a deposit, please send a deposit ticket and check to your local Truist branch. Visit [Truist.com](http://Truist.com) to locate the Truist branch closest to you. Please do not send cash.

### Change of address

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

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

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





Winston Towers 100 Assoc Inc  
 250 174th Street  
 Sunny Isles Beach FL 33160

**RECEIVED**  
 APR 11 2023  
 S & A

Truit  
 CHECK NO. 1222 CHECK DATE 4/4/2023 VENDOR NO. SHARMA

CHECK AMOUNT \*\* \$305.25 \*\*

Pay: THREE HUNDRED FIVE DOLLARS AND 25/100 CENTS \*\*\*

Memo: 2093

PAY TO THE ORDER OF SHARMA & ASSOCIATES, INC  
 3363 West Commercial Blvd, Suite 105  
 Ft. Lauderdale FL 33309

AUTHORIZED SIGNATURE

⑆001222⑆ ⑆263491387⑆ ⑆100018214405⑆

For Deposit Only - JPMC

CHECK HERE IF MOBILE DEPOSIT

⑆001222⑆ ⑆263491387⑆ ⑆100018214405⑆

CHECK#:1222 \$305.25

Winston Towers 100 Assoc Inc  
 250 174th Street  
 Sunny Isles Beach FL 33160

Truit  
 CHECK NO. 1223 CHECK DATE 4/4/2023 VENDOR NO. ADVAN

CHECK AMOUNT \*\* \$221,548.96 \*\*

Pay: TWO HUNDRED TWENTY ONE THOUSAND FIVE HUNDRED FORTY EIGHT DOLLARS AND

Memo: 000921473

PAY TO THE ORDER OF ADVANCED ROOMING, INC.  
 1950 NW 32nd Street  
 Fort Lauderdale FL 33311

AUTHORIZED SIGNATURE

⑆001223⑆ ⑆263491387⑆ ⑆100018214405⑆

CHECK HERE IF MOBILE DEPOSIT

Synovus Bank  
 061100606  
 4/7/2023

CHECK#:1223 \$221,548.96

Winston Towers 100 Assoc Inc  
 250 174th Street  
 Sunny Isles Beach FL 33160

Truit  
 CHECK NO. 1224 CHECK DATE 4/4/2023 VENDOR NO. NICHOLA

CHECK AMOUNT \*\* \$9,000.00 \*\*

Pay: NINE THOUSAND DOLLARS AND 00/100 CENTS \*\*\*

Memo: 32723

PAY TO THE ORDER OF NICHOLA FRANCESCA LLC

AUTHORIZED SIGNATURE

⑆001224⑆ ⑆263491387⑆ ⑆100018214405⑆

For Deposit Only - JPMC

CHECK HERE IF MOBILE DEPOSIT

⑆001224⑆ ⑆263491387⑆ ⑆100018214405⑆

CHECK#:1224 \$9,000.00

Winston Towers 100 Assoc Inc  
 250 174th Street  
 Sunny Isles Beach FL 33160

Truit  
 CHECK NO. 1225 CHECK DATE 4/4/2023 VENDOR NO. ONAIR

CHECK AMOUNT \*\* \$23,320.00 \*\*

Pay: TWENTY THREE THOUSAND THREE HUNDRED TWENTY DOLLARS AND 00/100 CENTS \*\*\*

Memo: 3492

PAY TO THE ORDER OF ONAIR, INC.  
 7337 NW 54TH STREET  
 MIAMI FL 33166

AUTHORIZED SIGNATURE

⑆001225⑆ ⑆263491387⑆ ⑆100018214405⑆

For Deposit Only - JPMC

CHECK HERE IF MOBILE DEPOSIT

⑆001225⑆ ⑆263491387⑆ ⑆100018214405⑆

CHECK#:1225 \$23,320.00

Winston Towers 100 Assoc Inc  
 250 174th Street  
 Sunny Isles Beach FL 33160

Truit  
 CHECK NO. 1226 CHECK DATE 4/4/2023 VENDOR NO. SOLO

CHECK AMOUNT \*\* \$3,600.00 \*\*

Pay: THREE THOUSAND SIX HUNDRED DOLLARS AND 00/100 CENTS \*\*\*

Memo: 213

PAY TO THE ORDER OF SOLO CONSULTING SERVICES LLC  
 3243 NE 266TH STREET  
 SUNNY ISLES BEACH FL 33160

AUTHORIZED SIGNATURE

⑆001226⑆ ⑆263491387⑆ ⑆100018214405⑆

CHECK HERE IF MOBILE DEPOSIT

CHECK#:1226 \$3,600.00

Winston Towers 100 Assoc Inc  
250 174th Street  
Sunny Isles Beach FL 33160

Truist

CHECK NO. 1227 CHECK DATE 4/4/2023 VENDOR NO. SOLO

CHECK AMOUNT \*\* \$3,600.00 \*\*

Pay: THREE THOUSAND SIX HUNDRED DOLLARS AND 00/100 CENTS \*\*\*

Memo: 232

PAY TO THE ORDER OF SOLO CONSULTING SERVICES LLC  
3243 NE 166TH STREET  
SUNNY ISLES BEACH FL 33160

*[Signature]*  
AUTHORIZED SIGNATURE

⑆001227⑆ ⑆263191387⑆ ⑆100018214405⑆

⑆001227⑆ ⑆263191387⑆ ⑆100018214405⑆

04/04/2023 009551691

⑆001227⑆ ⑆263191387⑆ ⑆100018214405⑆

FOR DEPOSIT ONLY

CHECK HERE IF MOBILE DEPOSIT

ENDORSE HERE: PAY TO THE ORDER OF  
INSPECTION ENGINEERS, INC.  
1125 NW 367th Street E-28  
Hialeah FL 33015

CHECK#: 1227 \$3,600.00

Winston Towers 100 Assoc Inc  
250 174th Street  
Sunny Isles Beach FL 33160

Truist

CHECK NO. 1228 CHECK DATE 4/4/2023 VENDOR NO. IEL

CHECK AMOUNT \*\* \$4,800.00 \*\*

Pay: FOUR THOUSAND EIGHT HUNDRED DOLLARS AND 00/100 CENTS \*\*\*

Memo: 232

PAY TO THE ORDER OF INSPECTION ENGINEERS, INC.  
1125 NW 367th Street E-28  
Hialeah FL 33015

*[Signature]*  
AUTHORIZED SIGNATURE

⑆001228⑆ ⑆263191387⑆ ⑆100000000000⑆

⑆001228⑆ ⑆263191387⑆ ⑆100000000000⑆

04/04/2023 009551691

⑆001228⑆ ⑆263191387⑆ ⑆100000000000⑆

FOR DEPOSIT ONLY

CHECK HERE IF MOBILE DEPOSIT

ENDORSE HERE: PAY TO THE ORDER OF  
INSPECTION ENGINEERS, INC.  
1125 NW 367th Street E-28  
Hialeah FL 33015

CHECK#: 1228 \$4,800.00

Winston Towers 100 Assoc Inc  
250 174th Street  
Sunny Isles Beach FL 33160

Truist

CHECK NO. 1229 CHECK DATE 4/4/2023 VENDOR NO. PIFC

CHECK AMOUNT \*\* \$42,289.50 \*\*

Pay: FORTY TWO THOUSAND TWO HUNDRED EIGHTY NINE DOLLARS AND 50/100 CENTS \*\*\*

Memo: 00014490

PAY TO THE ORDER OF PIF Construction Group  
2999 NE 191TH STREET 709  
AVENTURA FL 33180

*[Signature]*  
AUTHORIZED SIGNATURE

⑆001229⑆ ⑆263191387⑆ ⑆100018214405⑆

⑆001229⑆ ⑆263191387⑆ ⑆100018214405⑆

04/04/2023 009551691

⑆001229⑆ ⑆263191387⑆ ⑆100018214405⑆

FOR DEPOSIT ONLY

CHECK HERE IF MOBILE DEPOSIT

ENDORSE HERE: PAY TO THE ORDER OF  
PIF CONSTRUCTION GROUP  
2999 NE 191TH STREET 709  
AVENTURA FL 33180

CHECK#: 1229 \$42,289.50

Winston Towers 100 Assoc Inc  
250 174th Street  
Sunny Isles Beach FL 33160

Truist

CHECK NO. 1230 CHECK DATE 4/4/2023 VENDOR NO. PIFC

CHECK AMOUNT \*\* \$70,245.50 \*\*

Pay: SEVENTY THOUSAND TWO HUNDRED FORTY FIVE DOLLARS AND 50/100 CENTS \*\*\*

Memo: 00014487

PAY TO THE ORDER OF PIF Construction Group  
2999 NE 191TH STREET 709  
AVENTURA FL 33180

*[Signature]*  
AUTHORIZED SIGNATURE

⑆001230⑆ ⑆263191387⑆ ⑆100018214405⑆

⑆001230⑆ ⑆263191387⑆ ⑆100018214405⑆

04/04/2023 009551691

⑆001230⑆ ⑆263191387⑆ ⑆100018214405⑆

FOR DEPOSIT ONLY

CHECK HERE IF MOBILE DEPOSIT

ENDORSE HERE: PAY TO THE ORDER OF  
PIF CONSTRUCTION GROUP  
2999 NE 191TH STREET 709  
AVENTURA FL 33180

CHECK#: 1230 \$70,245.50

Winston Towers 100 Assoc Inc  
250 174th Street  
Sunny Isles Beach FL 33160

Truist

CHECK NO. 1231 CHECK DATE 4/4/2023 VENDOR NO. TAUR

CHECK AMOUNT \*\* \$44,638.92 \*\*

Pay: FORTY FOUR THOUSAND SIX HUNDRED THIRTY EIGHT DOLLARS AND 92/100 CENTS \*\*\*

Memo: 417-1599

PAY TO THE ORDER OF TAURUS CHUTES INC  
3630 NW 23RD AVE  
OAKLAND PARK FL 33311

*[Signature]*  
AUTHORIZED SIGNATURE

⑆001231⑆ ⑆263191387⑆ ⑆100000000000⑆

⑆001231⑆ ⑆263191387⑆ ⑆100000000000⑆

04/04/2023 017360533

⑆001231⑆ ⑆263191387⑆ ⑆100000000000⑆

FOR DEPOSIT ONLY

CHECK HERE IF MOBILE DEPOSIT

ENDORSE HERE: PAY TO THE ORDER OF  
TAURUS CHUTES INC  
3630 NW 23RD AVE  
OAKLAND PARK FL 33311

CHECK#: 1231 \$44,638.92





Winston Towers 100 Assoc Inc  
 250 174th Street  
 Sunny Isles Beach FL 33160

TRUST

CHECK NO. 1232 CHECK DATE 4/17/2023 VENDOR NO. KW

PAY: NINE THOUSAND DOLLARS AND 00/100 CENTS \*\*\* \*\* \$9,000.00 \*\*

Memo: 13543

PAY TO THE ORDER OF KW POWER SYSTEMS, CORP  
 6801 NW 79th CT  
 Miami FL 33166

*[Signature]*  
 AUTHORIZED SIGNATURE

⑆001232⑆ ⑆263191387⑆ ⑆100018214405⑆

FOR DEPOSIT ONLY

CHECK HERE IF MOBILE DEPOSIT

3685710429

CHECK#: 1232 \$9,000.00

Winston Towers 100 Assoc Inc  
 250 174th Street  
 Sunny Isles Beach FL 33160

TRUST

CHECK NO. 1233 CHECK DATE 4/17/2023 VENDOR NO. SOLO

PAY: SEVEN THOUSAND EIGHT HUNDRED DOLLARS AND 00/100 CENTS \*\*\* \*\* \$7,800.00 \*\*

Memo: 214

PAY TO THE ORDER OF SOLO CONSULTING SERVICES LLC  
 3243 NE 166TH STREET  
 SUNNY ISLES BEACH FL 33160

*[Signature]*  
 AUTHORIZED SIGNATURE

⑆001233⑆ ⑆1263191387⑆ ⑆100018214405⑆

FOR DEPOSIT ONLY

CHECK HERE IF MOBILE DEPOSIT

Seq: 124  
 Batch: 886853  
 Date: 04/19/23

⑆001233⑆ ⑆1263191387⑆ ⑆100018214405⑆

CHECK#: 1233 \$7,800.00

Winston Towers 100 Assoc Inc  
 250 174th Street  
 Sunny Isles Beach FL 33160

TRUST

CHECK NO. 1234 CHECK DATE 4/17/2023 VENDOR NO. ONAIR

PAY: TWENTY THREE THOUSAND THREE HUNDRED TWENTY DOLLARS AND 00/100 CENTS \*\*\* \*\* \$23,320.00 \*\*

Memo: 1707

PAY TO THE ORDER OF ONAIR, INC.  
 7337 NW 54TH STREET  
 MIAMI FL 33166

*[Signature]*  
 AUTHORIZED SIGNATURE

⑆001234⑆ ⑆263191387⑆ ⑆100018214405⑆

FOR DEPOSIT ONLY - JPMC

CHECK HERE IF MOBILE DEPOSIT

04/19/23

CHECK#: 1234 \$23,320.00

Winston Towers 100 Assoc Inc  
 250 174th Street  
 Sunny Isles Beach FL 33160

TRUST

CHECK NO. 1235 CHECK DATE 4/17/2023 VENDOR NO. PIFC

PAY: TWENTY NINE THOUSAND FOUR HUNDRED FORTY FIVE DOLLARS AND 00/100 CENTS \*\*\* \*\* \$29,445.00 \*\*

Memo: 000116482-07

PAY TO THE ORDER OF PIF Construction Group  
 2999 NE 29TH STREET 709  
 AVENTURA FL 33190

*[Signature]*  
 AUTHORIZED SIGNATURE

⑆001235⑆ ⑆263191387⑆ ⑆100018214405⑆

FOR DEPOSIT ONLY

CHECK HERE IF MOBILE DEPOSIT

CHECK#: 1235 \$29,445.00

Winston Towers 100 Assoc Inc  
 250 174th Street  
 Sunny Isles Beach FL 33160

TRUST

CHECK NO. 1236 CHECK DATE 4/18/2023 VENDOR NO. NICHOLA

PAY: ONE THOUSAND SIX HUNDRED FIFTY DOLLARS AND 00/100 CENTS \*\*\* \*\* \$1,650.00 \*\*

Memo: 749

PAY TO THE ORDER OF NICHOLA FRANCESCA LLC

*[Signature]*  
 AUTHORIZED SIGNATURE

⑆001236⑆ ⑆263191387⑆ ⑆100018214405⑆

FOR DEPOSIT ONLY

CHECK HERE IF MOBILE DEPOSIT

122062 9544400110540

CHECK#: 1236 \$1,650.00



**Winston Towers 100 Assoc Inc**  
**BANK RECONCILIATION**  
Statement Date: 4/30/2023

Run Date: 06/05/2023  
Run Time: 12:14 PM

Reconciliation Summary: TFC - Truist		GL Account: 01009 - Truist-Square Deposits	
Bank Statement Balance	\$27,727.15	Account Balance	\$27,727.15
GL Account Balance	\$27,727.15	+ Uncleared Payments	\$0.00
Difference	\$0.00	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$27,727.15
		- Statement Balance	\$27,727.15
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
<b>Totals</b>				\$0.00	\$0.00



999-99-99 41140 0 C 001 30 S 55 004  
 WINSTON TOWERS 100 ASSOCIATION INC  
 SQUARE DEPOSIT ACCT  
 C/O SHARMA & ASSOCIATES INC  
 3363 W COMMERCIAL BLVD STE 105  
 FT LAUDERDALE FL 33309-3470

# Your account statement

For 04/28/2023

## Contact us



Truist.com



(844) 4TRUIST or

(844) 487-8478

### ■ ASSOC SVCS INTEREST CHECKING 1100019958270

#### Account summary

Your previous balance as of 03/31/2023	\$26,165.40
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 1,561.75
Your new balance as of 04/28/2023	= \$27,727.15

#### Interest summary

Interest paid this statement period	\$0.22
2023 interest paid year-to-date	\$0.81
Interest rate	0.01%

#### Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
04/03	230403P2 Square Inc 3166 Winston Towers 100 Ass	59.48
04/03	230403P2 Square Inc 3167 Winston Towers 100 Ass	144.97
04/04	230404P2 Square Inc 1239 Winston Towers 100 Ass	44.00
04/05	230405P2 Square Inc 3910 Winston Towers 100 Ass	50.04
04/06	230406P2 Square Inc 0188 Winston Towers 100 Ass	98.92
04/07	230407P2 Square Inc 1592 Winston Towers 100 Ass	46.92
04/10	230410P2 Square Inc 0529 Winston Towers 100 Ass	40.30
04/10	230410P2 Square Inc 0530 Winston Towers 100 Ass	154.20
04/11	230411P2 Square Inc 6004 Winston Towers 100 Ass	24.92
04/12	230412P2 Square Inc 8608 Winston Towers 100 Ass	84.30
04/13	230413P2 Square Inc 9690 Winston Towers 100 Ass	34.46
04/14	230414P2 Square Inc 9402 Winston Towers 100 Ass	14.31
04/17	230417P2 Square Inc 9713 Winston Towers 100 Ass	12.24
04/18	230418P2 Square Inc 0784 Winston Towers 100 Ass	59.26
04/19	230419P2 Square Inc 2566 Winston Towers 100 Ass	101.67
04/20	230420P2 Square Inc 5627 Winston Towers 100 Ass	106.13
04/21	230421P2 Square Inc 0902 Winston Towers 100 Ass	56.46
04/24	230424P2 Square Inc 8069 Winston Towers 100 Ass	43.03
04/24	230424P2 Square Inc 8070 Winston Towers 100 Ass	92.87
04/25	230425P2 Square Inc 7015 Winston Towers 100 Ass	17.23
04/26	230426P2 Square Inc 7041 Winston Towers 100 Ass	56.46
04/27	230427P2 Square Inc 2436 Winston Towers 100 Ass	143.51
04/28	230428P2 Square Inc 0515 Winston Towers 100 Ass	75.85
04/28	EFFECTIVE DATE 4-30-23 INTEREST PAYMENT	0.22

Total deposits, credits and interest

= \$1,561.75

---

## Outsmart cyber-criminals. Keep scammer tricks top of mind.

It's not unusual to create passwords based on your favorite things. But when you answer questions sent to you by email, text, social media, or phone calls, you could be sharing too much information.

Here are some common social engineering scams:

- **Phishing.** Emails or messages pretending to be legitimate people or businesses. They usually request your personal information, such as passwords or credit card numbers.
- **Smishing.** Scammers send text or messages via a social media platform. Again, they pretend to be someone from your circle or a legitimate business but are trying to get you to reveal personal information.
- **Vishing.** This cyber-scam is a phone call or voice mail message from someone pretending to be from your bank, your doctor, or the government. They usually make urgent request of your personal information to “help” you avoid consequences.

Visit [Truist.com/Fraud-and-security](https://www.truist.com/Fraud-and-security) for more insights on fraud.



## Questions, comments or errors?

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

### Electronic fund transfers (For Consumer Accounts Only. Commercial Accounts refer to the Commercial Bank Services Agreement.)

Services such as Bill Payments and Zelle® are subject to the terms and conditions governing those services, which may not provide an error resolution process in all cases. Please refer to the terms and conditions for those services.

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

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

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

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

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

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

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

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

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### Change of address

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

For more information, please contact your local Truist branch, visit [Truist.com](https://www.truist.com) or contact us at 1-844-4TRUIST (1-844-487-8478). MEMBER FDIC

