

SOUTH POINTE COVE CONDOMINIUM ASSOCIATION, INC.

ANNUAL MEETING

Thursday, July 01, 2021
7:15 p.m. (EST)
Naranja Civic Building
27555 SW 140 Ave
Naranja, FL 33032

AGENDA

A. AGENDA FOR ANNUAL MEETING

1. Call to order by President.
2. Certification of Proxies and determination of a Quorum.
3. Proof of Notice of the Annual Meeting.
4. Reading or waiver of Minutes of previous Annual Meeting.
5. Reporting of Officers
6. Adjournment.

B. AGENDA FOR ORGANIZATIONAL MEETING OF THE BOARD

1. Call to order.
2. Election of Officers.
3. Adjournment.

SOUTH POINTE COVE CONDOMINIUM ASSOCIATION, INC.

By: 

Title: L.C.A.M

DATED this 1st day of July 2021.

SOUTH POINTE COVE CONDOMINIUM ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
May 20, 2021

Board members present: Jairo Rodriguez, President; Marco Barrios, Vice President Gildalina Victoriano, Secretary; Bernarda Reyes Bonilla, Director

Board members absent: None

Also present: Innovative Property Management Liliam Martin, CAM
Juan Paiz, CFO and Anna Paiz

I. Calling meeting to order and Determination of Quorum:

Jairo Rodriguez called the meeting to order at 7:22 PM. A quorum was established.

- **Approval of Prior Meeting Minutes:** The minutes for April 27,2021 at 7:33 p.m. were read by the president to the board and the members of the community. Mr. Rodriguez after reading the minutes made a motion to approve.
 - *Jairo Rodriguez (P) made a motion to approve the minutes Gildalina Victoriano (S) Seconded the minutes from April 27, 2021. Motion carried unanimously.*

- **Reading Letter of Allied Attorney:** The Board addressed the owner’s advising them of the Allied Property Management” Attorney “had sent to Attorney Reynaldo Castellanos regarding a possible lawsuit for breach of contract. The Board expressed all the procedures they took in order for Allied Property Management to comply with the contract, however, due to noncompliance the Board decided to terminate the service and have the associations Attorney handle the lawsuit if Allied was to proceed.
- **Survey Vote for Backyard Fencing:** The Board after request from unit owners decided to pass around a survey to see how many unit owners were interested in the Fencing Project. Before the survey was passed around the Board explained the following steps the community would have to take in order for the community would be able to fence the backyards ; The project would have to be presented to the county in a hearing which would incur a cost of \$5,000 to \$7,000 dollars to the community and that does not guarantee that the county would approve the project , also they would need 75% percent of unit owners vote since the project is over \$50,000 and this is stated in the Declaration Covenants of the community and a Special Assessment would be imposed to cover the cost of the Fencing project. The fencing project will be (tabled)
- **Shutters and Impact Windows:** The management company explained to the unit owner’s that they were able to place hurricane shutters or impact windows. They would need to contact the management company and request an Architectural form and provide license and insurance of the contractor performing the job the shutters can only be (IVORY) color.
- **Parking Project:** The Board explained to the owners that DERM was reviewing the documents and that they would have an answer within a few weeks for approval and the association can move forward for permitting and finish the extra parking spaces.

- **Contracts:** The management company explained to the unit owners that the new waste company had placed the garbage bins in the community already and they were waiting on Waste Connection to pick up their bins. Also, an extermination company had been hired to fumigate the trees and also service the rat traps.

II. **General Questions and Comments:** The management company proceeded to ask any unit owner to have any questions or concerns regarding any of the topics discussed in the meeting: Some unit owners expressed their concerns regarding the fencing project and the Board advised that they not proceed incurring unnecessary cost to the community if many unit owners would prefer not to enclose their backyard. Also, the management company would send an eblast to all unit owner's not present at the meeting regarding the survey.

III. **Date of Next Meeting:** (Tabled).

IV. **Adjournment:** No further business to be discussed

- *Mr. Rodriguez made a motion to adjourn the meeting at 8.39PM. Mr. Barrios second the motion. Motion passed unanimously.*



CAM Firm License # CAB 4083
27501 S Dixie Highway, Suite 208, Homestead, Florida 33032
Tel: 305-242-7174
www.ipmsmiami.com

South Pointe Cove Condominium Association, Inc.

MONTHLY FINANCIAL REPORT
05/31/2021

Prepared by:
Innovative Property Management Services of South Florida, Inc.
www.ipmsmiami.com



Balance Sheet

As of 5/31/2021, Accrual Basis

27501 S. Dixie Highway Suite 208
Miami, FL 33032
www.lpmsmiami.com

South Pointe Cove Condominium Association, Inc.

Assets

Current Asset

| | |
|--|---------------------|
| Accounts Receivable | 47,167.07 |
| Accounts Receivable - Allowance for Doubtful Account | (12,496.43) |
| Acct South Pointe Op | 38,970.13 |
| Acct South Pointe Op - Pending EFTs | 167.00 |
| Acct South Pointe Res | 144,956.72 |
| Interfund - Operating | 92,462.08 |
| Interfund - Reserves | (92,462.08) |
| Other Receivables | 479.79 |
| Other Receivables | 800.00 |
| Prepaid Insurance | 16,499.98 |
| Total Current Asset | \$236,544.26 |

Fixed Asset

| | |
|--------------------------|--------------------|
| Association Property | 75,793.80 |
| Total Fixed Asset | \$75,793.80 |

Total Assets

\$312,338.06

Liabilities

Current Liability

| | |
|--------------------------------|--------------------|
| Accounts Payable | 3,342.92 |
| Insurance Payable | 22,731.37 |
| Prepayments | 7,959.54 |
| Security Deposit Liability | 2,500.00 |
| Total Current Liability | \$36,533.83 |

Total Liabilities

\$36,533.83

Equity

| | |
|--|-------------|
| Fund Balances | 24,143.69 |
| Member's Surplus - Opening Balance Equity | (668.11) |
| Member's Surplus - Prior Year Adjustment | 45,953.09 |
| Reserve Funds | 12,659.05 |
| Reserve Funds - Accumulated Reserve Interest | 348.05 |
| Reserve Funds - Painting Reserves | 49,746.30 |
| Reserve Funds - Paving Reserves | 17,362.88 |
| Reserve Funds - Roof Reserves | 157,275.03 |
| Retained Earnings | (10,799.33) |
| Net Income | (20,216.42) |



Balance Sheet

As of 5/31/2021, Accrual Basis

27501 S. Dixie Highway Suite 208
Miami, FL 33032
www.lpmsmiami.com

| | |
|---------------------------------------|---------------------|
| Total Equity | \$275,804.23 |
| Total Liabilities & Equity | \$312,338.06 |



Income Statement

5/1/2021 - 5/31/2021, By Month, Accrual basis

27501 S. Dixie Highway Suite 208
Miami, FL 33032
www.lpmsmiami.com

South Pointe Cove Condominium Association, Inc.

| Account | 05-2021 | Total |
|-------------------------------------|--------------------|--------------------|
| Income | | |
| Association Income | | |
| Assesments | 8,490.19 | 8,490.19 |
| Interest Income | 7.21 | 7.21 |
| Late Fee Income | 25.00 | 25.00 |
| Total for Association Income | \$8,522.40 | \$8,522.40 |
| Rent Income* | 2,950.00 | 2,950.00 |
| Total Income | \$11,472.40 | \$11,472.40 |
| Expense | | |
| Contract Services | | |
| Janitorial | 300.00 | 300.00 |
| Landscaping | 1,200.00 | 1,200.00 |
| Management Fees | 850.00 | 850.00 |
| Waste Removal | 1,018.90 | 1,018.90 |
| Total for Contract Services | \$3,368.90 | \$3,368.90 |
| Insurance | | |
| Crime Insurance | 23.08 | 23.08 |
| D&O Insurance | 98.42 | 98.42 |
| General Liability | 660.54 | 660.54 |
| Insurance Financing Interest | 62.81 | 62.81 |
| Property Insurance | 2,455.13 | 2,455.13 |
| Total for Insurance | \$3,299.98 | \$3,299.98 |
| Internet | 341.09 | 341.09 |
| Operating Expenses | | |
| Bank Charges | 4.00 | 4.00 |
| Supplies | 77.41 | 77.41 |
| Total for Operating Expenses | \$81.41 | \$81.41 |
| RE Owned Expense | 334.00 | 334.00 |
| Utilities | | |
| Electricity | 119.59 | 119.59 |
| Total for Utilities | \$119.59 | \$119.59 |
| Total Expense | \$7,544.97 | \$7,544.97 |
| Net Operating Income | \$3,927.43 | \$3,927.43 |



Income Statement

5/1/2021 - 5/31/2021, By Month, Accrual basis

27501 S. Dixie Highway Suite 208
 Miami, FL 33032
www.ipmsmiami.com

| Account | 05-2021 | Total |
|--|-------------------|-------------------|
| Non-operating Income | | |
| Reserve Income | 2,531.81 | 2,531.81 |
| Total Non-operating Income | \$2,531.81 | \$2,531.81 |
| Non-operating Expense | | |
| Reserve Contributions | | |
| Exterior Painting Reserve Funding | 813.56 | 813.56 |
| Pavement Resurface Reserve Funding | 412.50 | 412.50 |
| Reserve Contributions - Other | 0.00 | |
| Roof Replacement Reserve Funding | 1,305.75 | 1,305.75 |
| Total for Reserve Contributions | \$2,531.81 | \$2,531.81 |
| Total Non-operating Expense | \$2,531.81 | \$2,531.81 |
| Net Non-operating Income | \$0.00 | \$0.00 |
| Net Income | \$3,927.43 | \$3,927.43 |



Budget vs. Actuals

Accrual basis

27501 S. Dixie Highway Suite 208
Miami, FL 33032
www.lpmismiami.com

South Pointe Cove Condominium Association, Inc. - Approved 2021 Budget

| Account | 5/1/2021 - 5/31/2021 | | | | 1/1/2021 - 5/31/2021 | | | |
|---|----------------------|--------------------|-------------------|-----------------|----------------------|--------------------|---------------------|-----------------|
| | Actual | Budget | Over Budget | % of Budget | Actual | Budget | Over Budget | % of Budget |
| Income | | | | | | | | |
| Association Income | | | | | | | | |
| Assesments | 8,490.19 | 8,490.20 | (0.01) | 100.00 % | 42,450.95 | 42,451.00 | (0.05) | 100.00 % |
| Interest Income | 7.21 | 0.00 | 7.21 | -- | 40.72 | 0.00 | 40.72 | -- |
| Late Fee Income | 25.00 | 0.00 | 25.00 | -- | (25.00) | 0.00 | (25.00) | -- |
| Laundry Income | 0.00 | 0.00 | 0.00 | -- | 12.00 | 0.00 | 12.00 | -- |
| NSF Fee Income | 0.00 | 0.00 | 0.00 | -- | 12.00 | 0.00 | 12.00 | -- |
| Total for Association Income | \$8,522.40 | \$8,490.20 | \$32.20 | 100.38 % | \$42,490.67 | \$42,451.00 | \$39.67 | 100.09 % |
| Rent Income* | 2,950.00 | 2,950.00 | 0.00 | 100.00 % | 14,750.00 | 14,750.00 | 0.00 | 100.00 % |
| Total for Income | \$11,472.40 | \$11,440.20 | \$32.20 | 100.28 % | \$57,240.67 | \$57,201.00 | \$39.67 | 100.07 % |
| Expenses | | | | | | | | |
| Cleaning and Maintenance | | | | | | | | |
| Cleaning and Maintenance - Other | 0.00 | 333.33 | (333.33) | 0.00 % | 0.00 | 1,666.65 | (1,666.65) | 0.00 % |
| Total for Cleaning and Maintenance | \$0.00 | \$333.33 | (\$333.33) | 0.00 % | \$0.00 | \$1,666.65 | (\$1,666.65) | 0.00 % |
| Contract Services | | | | | | | | |
| Janitorial | 300.00 | 300.00 | 0.00 | 100.00 % | 1,500.00 | 1,500.00 | 0.00 | 100.00 % |
| Landscaping | 1,200.00 | 1,200.00 | 0.00 | 100.00 % | 6,000.00 | 6,000.00 | 0.00 | 100.00 % |
| Management Fees | 850.00 | 924.00 | (74.00) | 91.99 % | 4,398.00 | 4,620.00 | (222.00) | 95.19 % |
| Pest Control | 0.00 | 535.00 | (535.00) | 0.00 % | 232.19 | 2,675.00 | (2,442.81) | 8.68 % |
| Waste Removal | 1,018.90 | 1,113.00 | (94.10) | 91.55 % | 5,109.78 | 5,565.00 | (455.22) | 91.82 % |
| Total for Contract Services | \$3,368.90 | \$4,072.00 | (\$703.10) | 82.73 % | \$17,239.97 | \$20,360.00 | (\$3,120.03) | 84.68 % |
| Insurance | | | | | | | | |
| Crime Insurance | 23.08 | 0.00 | 23.08 | -- | 115.40 | 0.00 | 115.40 | -- |
| D&O Insurance | 98.42 | 121.50 | (23.08) | 81.00 % | 492.10 | 607.50 | (115.40) | 81.00 % |
| General Liability | 660.54 | 0.00 | 660.54 | -- | 3,302.70 | 0.00 | 3,302.70 | -- |



Budget vs. Actuals

Accrual basis

27501 S. Dixie Highway Suite 208
Miami, FL 33032
www.ipmsmiami.com

| Account | 5/1/2021 - 5/31/2021 | | | | 1/1/2021 - 5/31/2021 | | | |
|--|----------------------|-------------------|---------------------|-----------------|----------------------|--------------------|-------------------|-----------------|
| | Actual | Budget | Over Budget | % of Budget | Actual | Budget | Over Budget | % of Budget |
| Insurance | 62.81 | 0.00 | 62.81 | -- | 314.05 | 0.00 | 314.05 | -- |
| Financing Interest | | | | | | | | |
| Property Insurance | 2,455.13 | 3,158.50 | (703.37) | 77.73 % | 12,275.65 | 15,792.50 | (3,516.85) | 77.73 % |
| Total for Insurance | \$3,299.98 | \$3,280.00 | \$19.98 | 100.61 % | \$16,499.90 | \$16,400.00 | \$99.90 | 100.61 % |
| Internet | 341.09 | 313.40 | 27.69 | 108.84 % | 1,704.64 | 1,567.00 | 137.64 | 108.78 % |
| Miscellaneous Expense | | | | | | | | |
| Miscellaneous Expense - Other | 0.00 | 166.67 | (166.67) | 0.00 % | 1,300.00 | 833.33 | 466.67 | 156.00 % |
| Total for Miscellaneous Expense | \$0.00 | \$166.67 | (\$166.67) | 0.00 % | \$1,300.00 | \$833.33 | \$466.67 | 156.00 % |
| Operating Expenses | | | | | | | | |
| Accounting | 0.00 | 31.25 | (31.25) | 0.00 % | 0.00 | 156.25 | (156.25) | 0.00 % |
| Bad Debts | 0.00 | 291.67 | (291.67) | 0.00 % | 0.00 | 1,458.33 | (1,458.33) | 0.00 % |
| Bank Charges | 4.00 | 20.83 | (16.83) | 19.20 % | 36.60 | 104.17 | (67.57) | 35.13 % |
| DBPR | 0.00 | 28.00 | (28.00) | 0.00 % | 0.00 | 140.00 | (140.00) | 0.00 % |
| Legal and Professional Fees | 0.00 | 548.75 | (548.75) | 0.00 % | 4,000.00 | 2,743.75 | 1,256.25 | 145.79 % |
| Licenses and Permits | 0.00 | 208.33 | (208.33) | 0.00 % | 211.25 | 1,041.67 | (830.42) | 20.28 % |
| Mailings (postage, copies and labor) | 0.00 | 125.00 | (125.00) | 0.00 % | 0.00 | 625.00 | (625.00) | 0.00 % |
| Office Expenses | 0.00 | 0.00 | 0.00 | -- | 995.41 | 0.00 | 995.41 | -- |
| Printing & Copying | 0.00 | 0.00 | 0.00 | -- | 218.62 | 0.00 | 218.62 | -- |
| Supplies | 77.41 | 0.00 | 77.41 | -- | 77.41 | 0.00 | 77.41 | -- |
| Taxes | 0.00 | 0.00 | 0.00 | -- | 9,918.68 | 0.00 | 9,918.68 | -- |
| Website | 0.00 | 75.00 | (75.00) | 0.00 % | 0.00 | 375.00 | (375.00) | 0.00 % |
| Total for Operating Expenses | \$81.41 | \$1,328.83 | (\$1,247.42) | 6.13 % | \$15,457.97 | \$6,644.17 | \$8,813.80 | 232.65 % |
| RE Owned Expense | 334.00 | 167.00 | 167.00 | 200.00 % | 1,670.00 | 835.00 | 835.00 | 200.00 % |
| Rental Unit Expense | 0.00 | 200.00 | (200.00) | 0.00 % | 0.00 | 1,000.00 | (1,000.00) | 0.00 % |
| Repairs | | | | | | | | |
| Camera Maintenance | 0.00 | 75.00 | (75.00) | 0.00 % | 0.00 | 375.00 | (375.00) | 0.00 % |



Budget vs. Actuals

Accrual basis

27501 S. Dixie Highway Suite 208
Miami, FL 33032
www.ipmsmiami.com

| Account | 5/1/2021 - 5/31/2021 | | | | 1/1/2021 - 5/31/2021 | | | |
|---------------------------------------|----------------------|--------------------|---------------------|-----------------------|----------------------|--------------------|---------------------|----------------------|
| | Actual | Budget | Over Budget | % of Budget | Actual | Budget | Over Budget | % of Budget |
| Contingency | 0.00 | 41.67 | (41.67) | 0.00 % | 0.00 | 208.33 | (208.33) | 0.00 % |
| Entry / Service Gate | 0.00 | 145.00 | (145.00) | 0.00 % | 395.90 | 725.00 | (329.10) | 54.61 % |
| Fire Life Safety | 0.00 | 35.00 | (35.00) | 0.00 % | 675.56 | 175.00 | 500.56 | 386.03 % |
| General Repairs & Maintenance | 0.00 | 493.75 | (493.75) | 0.00 % | 1,803.94 | 2,468.75 | (664.81) | 73.07 % |
| Landscape / Tree Trim / Sprinklers | 0.00 | 550.00 | (550.00) | 0.00 % | 0.00 | 2,750.00 | (2,750.00) | 0.00 % |
| Mulch | 0.00 | 0.00 | 0.00 | -- | 3,000.00 | 0.00 | 3,000.00 | -- |
| Plumbing / Sewer Repair & Maint | 0.00 | 0.00 | 0.00 | -- | 539.00 | 0.00 | 539.00 | -- |
| Roof Repairs | 0.00 | 83.33 | (83.33) | 0.00 % | 3,850.00 | 416.67 | 3,433.33 | 923.99 % |
| Total for Repairs | \$0.00 | \$1,423.75 | (\$1,423.75) | 0.00 % | \$10,264.40 | \$7,118.75 | \$3,145.65 | 144.19 % |
| Storage | 0.00 | 20.00 | (20.00) | 0.00 % | 0.00 | 100.00 | (100.00) | 0.00 % |
| Utilities | | | | | | | | |
| Electricity | 119.59 | 135.00 | (15.41) | 88.59 % | 633.02 | 675.00 | (41.98) | 93.78 % |
| Telephone | 0.00 | 0.00 | 0.00 | -- | 394.62 | 0.00 | 394.62 | -- |
| Water & Sewer | 0.00 | 0.00 | 0.00 | -- | 92.57 | 0.00 | 92.57 | -- |
| Total for Utilities | \$119.59 | \$135.00 | (\$15.41) | 88.59 % | \$1,120.21 | \$675.00 | \$445.21 | 165.96 % |
| Total for Expenses | \$7,544.97 | \$11,439.98 | (\$3,895.01) | 65.95 % | \$65,257.09 | \$57,199.90 | \$8,057.19 | 114.09 % |
| Net Operating Income | \$3,927.43 | \$0.22 | \$3,927.21 | 1,785,195.45 % | (\$8,016.42) | \$1.10 | (\$8,017.52) | -728,765.45 % |
| Non-operating Income | | | | | | | | |
| Reserve Income | 2,531.81 | 2,531.81 | 0.01 | 100.00 % | 12,659.05 | 12,659.02 | 0.03 | 100.00 % |
| Total for Non-operating Income | \$2,531.81 | \$2,531.81 | \$0.01 | 100.00 % | \$12,659.05 | \$12,659.02 | \$0.03 | 100.00 % |
| Non-operating Expenses | | | | | | | | |
| Reserve Contributions | | | | | | | | |
| Exterior Painting Reserve Funding | 813.56 | 813.56 | 0.00 | 100.00 % | 4,067.80 | 4,067.80 | 0.00 | 100.00 % |
| Pavement Resurface Reserve Funding | 412.50 | 412.50 | 0.00 | 100.00 % | 2,062.50 | 2,062.50 | 0.00 | 100.00 % |



Budget vs. Actuals

Accrual basis

27501 S. Dixie Highway Suite 208
Miami, FL 33032
www.ipmsmiami.com

| Account | 5/1/2021 - 5/31/2021 | | | | 1/1/2021 - 5/31/2021 | | | |
|---|----------------------|-------------------|-------------------|-----------------------|----------------------|--------------------|----------------------|------------------------|
| | Actual | Budget | Over Budget | % of Budget | Actual | Budget | Over Budget | % of Budget |
| Roof Replacement Reserve Funding | 1,305.75 | 1,305.74 | 0.01 | 100.00 % | 6,528.75 | 6,528.72 | 0.03 | 100.00 % |
| Total for Reserve Contributions | \$2,531.81 | \$2,531.81 | \$0.01 | 100.00 % | \$12,659.05 | \$12,659.02 | \$0.03 | 100.00 % |
| Special Projects | 0.00 | 0.00 | 0.00 | -- | 12,200.00 | 0.00 | 12,200.00 | -- |
| Total for Non-operating Expenses | \$2,531.81 | \$2,531.81 | \$0.01 | 100.00 % | \$24,859.05 | \$12,659.02 | \$12,200.03 | 196.37 % |
| Net Non-operating Income | \$0.00 | \$0.00 | \$0.00 | 0.00 % | (\$12,200.00) | \$0.00 | (\$12,200.00) | 0.00 % |
| Net Income | \$3,927.43 | \$0.22 | \$3,927.21 | 1,785,195.45 % | (\$20,216.42) | \$1.10 | (\$20,217.52) | -1,837,856.36 % |



Delinquent Association Owners

As of 5/31/2021, Current/Future owners

27501 S. Dixie Highway Suite 208
Miami, FL 33032
www.ipmsmiami.com

| Unit | Owner | Last payment | Total | Aged balances | | | |
|--|---------------------------------|-----------------------|----------|---------------|------------|------------|----------|
| | | | | 0-30 days | 31-60 days | 61-90 days | 91+ days |
| South Pointe Cove Condominium Association, Inc. | | | | | | | |
| 1333 | Carmen Concepcion | 56 days 4/5/2021 | 167.00 | 167.00 | 0.00 | 0.00 | 0.00 |
| 1338 | Bordeus Capital Investment, LLC | 116 days 2/4/2021 | 497.77 | 167.00 | 167.00 | 0.00 | 163.77 |
| 1339 | Maura Patricia Silva Vargas | 116 days 2/4/2021 | 511.00 | 167.00 | 167.00 | 0.00 | 177.00 |
| 13310 | Pulecci Inc | 116 days 2/4/2021 | 501.00 | 167.00 | 167.00 | 0.00 | 167.00 |
| 13313 | Joquanda Smith | 11 days 5/20/2021 | 1,037.00 | 167.00 | 167.00 | 0.00 | 703.00 |
| 13314 | Michelle Lobon | 40 days 4/21/2021 | 732.00 | 167.00 | 167.00 | 0.00 | 398.00 |
| 13320 - 12090 SW 268 Street 20 | Alex A Gonzalez | 49 days 4/12/2021 | 110.00 | 110.00 | 0.00 | 0.00 | 0.00 |
| 13323 | Winner & Sury Hernandez | 103 days 2/17/2021 | 986.00 | 167.00 | 167.00 | 0.00 | 652.00 |
| 13324 | South Pointe Cove Condo | 19 days 5/12/2021 | 1,199.73 | 1,199.73 | 0.00 | 0.00 | 0.00 |
| 13325 | Achille Vassallo | 116 days 2/4/2021 | 501.00 | 167.00 | 167.00 | 0.00 | 167.00 |
| 13326 | Achille Vassallo | 116 days 2/4/2021 | 501.00 | 167.00 | 167.00 | 0.00 | 167.00 |
| 13327 | Life Time Gold LLC | 40 days 4/21/2021 | 167.00 | 167.00 | 0.00 | 0.00 | 0.00 |
| 13328 | Nilda Perez LE | 19 days 5/12/2021 | 167.00 | 167.00 | 0.00 | 0.00 | 0.00 |
| 13330 | Tonya Harris | 19 days 5/12/2021 | 29.69 | 29.69 | 0.00 | 0.00 | 0.00 |
| 13331 | Oscar Castro & Claudia Vasquez | 24 days 5/7/2021 | 161.86 | 161.86 | 0.00 | 0.00 | 0.00 |
| 13334 | Bordeus Capital Investment, LLC | 81 days 3/11/2021 | 332.00 | 167.00 | 165.00 | 0.00 | 0.00 |
| 13335 | Mario Menendez | 27 days 5/4/2021 | 50.00 | 50.00 | 0.00 | 0.00 | 0.00 |
| 13340 | Pulecci Inc | 116 days 2/4/2021 | 501.00 | 167.00 | 167.00 | 0.00 | 167.00 |



Delinquent Association Owners

As of 5/31/2021, Current/Future owners

27501 S. Dixie Highway Suite 208
Miami, FL 33032
www.ipmsmiami.com

| Unit | Owner | Last payment | Total | Aged balances | | | |
|--|--|----------------------|--------------------|-------------------|-------------------|----------------|--------------------|
| | | | | 0-30 days | 31-60 days | 61-90 days | 91+ days |
| 13345 | Luis Concepcion | 48 days 4/13/2021 | 342.00 | 167.00 | 167.00 | 0.00 | 8.00 |
| 13346 | Francisco & Mirsa Carrillo & Jairo Rodriguez | 34 days 4/27/2021 | 167.00 | 167.00 | 0.00 | 0.00 | 0.00 |
| 13347 | Carmen & Ruben Fajardo | 49 days 4/12/2021 | 11,317.13 | 167.00 | 167.00 | 0.00 | 10,983.13 |
| 13348 | Sandra P England TRS | 19 days 5/12/2021 | 161.18 | 161.18 | 0.00 | 0.00 | 0.00 |
| 13349 | Roy Thorpe | none received | 7,621.90 | 167.00 | 167.00 | 0.00 | 7,287.90 |
| 13350 | Leslie Perez Mendizabal TRS | 19 days 5/12/2021 | 167.00 | 167.00 | 0.00 | 0.00 | 0.00 |
| 13351 | Carlos & Maria Arestegui | 24 days 5/7/2021 | 75.00 | 75.00 | 0.00 | 0.00 | 0.00 |
| 13355 | Liz Ramirez | none received | 14,335.00 | 192.00 | 192.00 | 25.00 | 13,926.00 |
| 13356 | Daniel Perez & Luz Moreno | 111 days 2/9/2021 | 673.31 | 167.00 | 167.00 | 0.00 | 339.31 |
| 13357 | Bernard & Delores Wolff | 20 days 5/11/2021 | 157.00 | 157.00 | 0.00 | 0.00 | 0.00 |
| 13359 | Benjamin England & Isabel Black | 76 days 3/16/2021 | 476.00 | 167.00 | 167.00 | 0.00 | 142.00 |
| 13360 | Melissa Ann Shenkman | 5 days 5/26/2021 | 609.53 | 167.00 | 167.00 | 0.00 | 275.53 |
| Total for South Pointe Cove Condominium Association, Inc. | | | \$44,254.10 | \$5,643.46 | \$2,862.00 | \$25.00 | \$35,723.64 |
| Grand total for all properties | | | \$44,254.10 | \$5,643.46 | \$2,862.00 | \$25.00 | \$35,723.64 |

Summary

| Property | Total | Aged balances | | | |
|---|--------------------|-------------------|-------------------|----------------|--------------------|
| | | 0-30 days | 31-60 days | 61-90 days | 91+ days |
| South Pointe Cove Condominium Association, Inc. | 44,254.10 | 5,643.46 | 2,862.00 | 25.00 | 35,723.64 |
| Grand total for all properties | \$44,254.10 | \$5,643.46 | \$2,862.00 | \$25.00 | \$35,723.64 |