



999-99-99-99 41141 12 C 001 30 55 004
HIALEAH CLUB VILLAS CONDOMINUM
ASSOCIATION INC- OPERATING ACCT
C/O VTE CONSULTING LLC
1840 W 49TH ST STE 233
HIALEAH FL 33012-2965

Your account statement

For 10/31/2025

Contact us



Truist.com



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

The federal government will stop sending paper checks after September 30, 2025, except in limited cases. Federal benefit payments are required to be made electronically. Switch your federal benefit payments to direct deposit to avoid delays: <https://godirect.gov> or call 800-967-6857 (Mon-Fri, 9 AM-7 PM ET).

ASSOC SVCS INTEREST CHECKING 4315

Account summary

Your previous balance as of 09/30/2025	\$164,888.09
Checks	- 17,424.21
Other withdrawals, debits and service charges	- 46,193.68
Deposits, credits and interest	+ 87,276.55
Your new balance as of 10/31/2025	= \$188,546.75

Interest summary

Interest paid this statement period	\$1.55
2025 interest paid year-to-date	\$13.81
Interest rate	0.01%
Annual percentage yield (APY) earned	0.01%

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
10/28	2	3,368.25	10/20	2127	1,635.00	10/15	2140	2,300.00
10/06	* 2116	380.00	10/27	* 2134	374.00	10/27	2141	1,378.32
10/01	* 2125	2,000.00	10/01	* 2137	3,200.00	10/27	2142	794.64
10/20	2126	840.00	10/14	* 2139	774.00	10/16	2143	380.00

* indicates a skip in sequential check numbers above this item

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
10/02	ACH CORP DEBIT IPFSPMTFLS IPFS877-674-3076 HIALEAH CLUB VILLA CON CUSTOMER ID 285143	33,747.30
10/07	TRUIST ONLINE CREDIT CARD PMT ONLINE TO ****3753 -	157.69
10/07	ASSOC PAY ACH RETURN FEE AUTOPAY ADJUSTMENT 0002020220202	379.00
10/15	TRUIST ONLINE CREDIT CARD PMT ONLINE TO ****3753 -	276.26
10/15	RETURN DEPOSIT ITEM 99000792	367.00
10/16	CABLE SVCS COMCAST-XFINITY 9437 HIALEAH CLUB *VILLAS C	333.77
10/17	TRUIST ONLINE TRANSFER ONLINE TO ****6432 -	9,833.34
10/27	ELEC PYMT FPL DIRECT DEBIT PPDA HIALEAH CLUB VILLA CON	39.35
10/27	ELEC PYMT FPL DIRECT DEBIT PPDA HIALEAH CLUB VILLA CON	40.69
10/27	ELEC PYMT FPL DIRECT DEBIT PPDA HIALEAH CLUB VILLA CON	40.78
10/27	ELEC PYMT FPL DIRECT DEBIT PPDA HIALEAH CLUB VILLA CON	45.75
10/27	ELEC PYMT FPL DIRECT DEBIT PPDA HIALEAH CLUB VILLA CON	54.51
10/27	ELEC PYMT FPL DIRECT DEBIT PPDA HIALEAH CLUB VILLA CON	56.55
10/27	ELEC PYMT FPL DIRECT DEBIT PPDA HIALEAH CLUB VILLA CON	57.62
10/27	ELEC PYMT FPL DIRECT DEBIT PPDA HIALEAH CLUB VILLA CON	58.44
10/27	ELEC PYMT FPL DIRECT DEBIT PPDA HIALEAH CLUB VILLA CON	132.64
10/27	ELEC PYMT FPL DIRECT DEBIT PPDA HIALEAH CLUB VILLA CON	145.47
10/27	ELEC PYMT FPL DIRECT DEBIT PPDA HIALEAH CLUB VILLA CON	148.60

continued

■ ASSOC SVCS INTEREST CHECKING 1100008814315 (continued)

DATE	DESCRIPTION	AMOUNT(\$)
10/27	ELEC PYMT FPL DIRECT DEBIT PPDA HIALEAH CLUB VILLA CON	278.92
Total other withdrawals, debits and service charges		= \$ 46,193.68
Deposits, credits and interest		
DATE	DESCRIPTION	AMOUNT(\$)
10/01	CONSOLIDATED COUPON PAYMENT 1	367.00
10/01	CONSOL ELEC DEPOSIT 1	367.00
10/01	CONSOL ELEC BILL PAY DEPOSIT 4	1,437.00
10/02	CONSOLIDATED COUPON PAYMENT 2	734.00
10/02	CONSOL ELEC DEPOSIT 4	1,468.00
10/02	CONSOL ELEC BILL PAY DEPOSIT 5	1,835.00
10/03	CONSOL ELEC BILL PAY DEPOSIT 1	367.00
10/03	CONSOL ELEC DEPOSIT 1	367.00
10/03	DEPOSIT	764.00
10/03	CONSOL ELEC DEPOSIT 3	1,101.00
10/03	CONSOLIDATED COUPON PAYMENT 7	2,569.00
10/03	CONSOL ELEC DEPOSIT 79	28,993.00
10/06	CONSOL ELEC DEPOSIT 2	734.00
10/06	CONSOLIDATED COUPON PAYMENT 8	2,936.00
10/06	CONSOL ELEC BILL PAY DEPOSIT 10	3,471.00
10/07	CONSOL ELEC DEPOSIT 1	367.00
10/07	CONSOL ELEC DEPOSIT 4	1,468.00
10/07	CONSOL ELEC BILL PAY DEPOSIT 5	1,804.00
10/07	CONSOLIDATED COUPON PAYMENT 5	2,569.00
10/08	CONSOL ELEC BILL PAY DEPOSIT 1	367.00
10/08	CONSOLIDATED COUPON PAYMENT 5	2,569.00
10/09	COUPON PAYMENT 12203	367.00
10/09	CONSOL ELEC DEPOSIT 1	367.00
10/09	CONSOL ELEC DEPOSIT 1	367.00
10/09	CONSOL ELEC BILL PAY DEPOSIT 2	735.00
10/09	CONSOLIDATED COUPON PAYMENT 14	4,939.00
10/10	CONSOL ELEC BILL PAY DEPOSIT 4	1,468.00
10/10	CONSOLIDATED COUPON PAYMENT 5	1,835.00
10/10	DEPOSIT	2,936.00
10/14	CONSOL ELEC BILL PAY DEPOSIT 1	367.00
10/14	CONSOL ELEC DEPOSIT 3	1,104.00
10/14	CONSOL ELEC DEPOSIT 5	1,835.00
10/14	CONSOLIDATED COUPON PAYMENT 6	2,202.00
10/15	CONSOLIDATED COUPON PAYMENT 1	367.00
10/15	CONSOL ELEC DEPOSIT 3	1,101.00
10/16	CONSOL ELEC BILL PAY DEPOSIT 2	535.00
10/17	CONSOL ELEC BILL PAY DEPOSIT 1	168.00
10/17	DEPOSIT	367.00
10/17	CONSOL ELEC DEPOSIT 1	367.00
10/20	CONSOL ELEC DEPOSIT 1	367.00
10/20	CONSOLIDATED COUPON PAYMENT 3	1,126.00
10/21	CONSOLIDATED COUPON PAYMENT 1	367.00
10/22	CONSOL ELEC DEPOSIT 1	392.00
10/22	CONSOL ELEC BILL PAY DEPOSIT 3	1,101.00
10/23	CONSOLIDATED COUPON PAYMENT 1	367.00
10/24	DEPOSIT	734.00
10/27	CONSOL ELEC BILL PAY DEPOSIT 1	367.00
10/28	CONSOL ELEC BILL PAY DEPOSIT 1	367.00
10/28	CONSOL ELEC DEPOSIT 1	367.00
10/28	CONSOLIDATED COUPON PAYMENT 2	734.00
10/29	CONSOL ELEC BILL PAY DEPOSIT 1	367.00
10/29	CONSOL ELEC DEPOSIT 1	367.00
10/30	CONSOLIDATED COUPON PAYMENT 2	734.00
10/30	CONSOL ELEC BILL PAY DEPOSIT 3	1,070.00
10/31	CONSOLIDATED COUPON PAYMENT 1	367.00
10/31	INTEREST PAYMENT	1.55
Total deposits, credits and interest		= \$ 87,276.55



Important: Fee Changes. Truist has completed an annual review of wholesale payment services pricing. As of January 1, 2026, fees will change for some treasury and payment services, including changes to depository, payment and select digital services. Additional detail will be available in your next statement.

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.

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 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)			
1. List the new balance of your account from your latest statement here:		Date/Check #	Amount	Date/Check #	Amount
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:					
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
Outstanding Deposits and Other Credits (Section B)					

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



HIALEAH CLUB VILLAS CONDOMIN	2	
7509 Oak Lane, Suite 400 Hialeah, FL		
33116	10/27/25	
305-332-6314		
 PAY TO THE		
ORDER OF:	LAWSON ENVIRONMENTAL	\$ 3,368.25
 THREE THOUSAND THREE HUNDRED SIXTY EIGHT & 25/100 DOLLARS		
 MEMO: Web Payment 302500		
The draft is authorized by the depositor		
NO SIGNATURE REQUIRED		
 02631913870 110000881431542		

CHECK#:2 \$3,368.25

>053101121< 10/28/2025 009074398
8541211 0005 00208

PMT 100.000000
2025-10-28
TODAY
LAWSON FINANCIAL SERVICES LLC
1000000000000000000

CHECK#:2116 \$380.00

HIALEAH CLUB VILLAS CONDOMINIUM ASSOCIATION		2125
C/O DIAMOND GROUP MANAGEMENT		✓
7900 OAK LANE STE 400		
MIAMI LAKES, FL 33016		
Pay to the order of <u>VTE Consulting LLC</u>		Date <u>10/01/2025</u>
<u>Two thousand and 00/100</u>		\$ <u>2000.00</u>
		Dollars <u>2</u>
 BRANCH BANKING AND TRUST COMPANY 800 BANK SET. 800.COM		
For <u>October 2025</u>		
 <u>Scott L. Babbitt</u>		
#00002125#1283191387#11000088145#		

CHECK#:2125 \$2,000.00

FOR DEPOSIT ONLY
VIE CONSULTING LLC
4301756578
FOR DEPOSIT ONLY
VIE CONSULTING LLC
4301756578

HIALEAH CLUB VILLAS CONDOMINIUM ASSOCIATION C/O DIAMOND GROUP MANAGEMENT 7900 OAK AVE STE. 400 MIAMI LAKES, FL 33165		2126
Date <u>9/5/2025</u> <small>09/05/2025</small>		
Pay to the order of <u>Danica S. Fernandez and Associates, P.A.</u> <u>Eight hundred forty (and 00/100</u>		\$ 840.00
		Dollars <u>0</u>
BRANCH BANKING AND TRUST COMPANY 1-800-BANK-1ST 1871 CON		
For <u>Invoice #1261</u>		
<u>000021261426314138721100008814315#</u>		

CHECK#:2126 \$840.00

CHECK#:2127 \$1,635.00

HIALEAH CLUB VILLAS CONDOMINIUM ASSOCIATION
C/O DIAMOND GROUP MANAGEMENT
7800 OAK LANE STE 400
MIAMI LAKES, FL 33165

2134
Date 01/11/2025
000002134# 0263191387#1100008814315#

Pay to the order of My Dreams Ballroom \$ 374.00
Three hundred Seventy-Four 00/100 Dollars

BRANCH BANKING AND TRUST COMPANY
1-800-BANK-BST.COM
For Date 10/11/2025 10/23/25 Suzanne Kelly

CHECK#:2134 \$374.00

For Deposit Only - JPMC

My Dreams Ballroom
Suzanne Kelly
Branch Manager

NOT WRITE, STAMP OR SIGN BELOW THIS LINE
RE-INVOICING OR CANCELLATION OF THIS CHECK IS PROHIBITED

HIALEAH CLUB VILLAS CONDOMINIUM ASSOCIATION
C/O DIAMOND GROUP MANAGEMENT
7800 OAK LANE STE 400
MIAMI LAKES, FL 33165

2137
Date 10/01/2025
000002137# 0263191387#1100008814315#

Pay to the order of AMG1A Cleaning Services \$ 3,200.00
Three thousand and Two hundred and Nine 00/100 Dollars

BRANCH BANKING AND TRUST COMPANY
1-800-BANK-BST.COM
For Invoice 003 Suzanne Kelly

CHECK#:2137 \$3,200.00

For Deposit Only - JPMC

AMG Cleaning Services
Suzanne Kelly
Branch Manager

NOT WRITE, STAMP OR SIGN BELOW THIS LINE
RE-INVOICING OR CANCELLATION OF THIS CHECK IS PROHIBITED

HIALEAH CLUB VILLAS CONDOMINIUM ASSOCIATION
C/O DIAMOND GROUP MANAGEMENT
7800 OAK LANE STE 400
MIAMI LAKES, FL 33165

2139
Date 10/01/2025
000002139# 0263191387#1100008814315#

Pay to the order of VTE Consulting LLC \$ 774.00
Seven hundred Seventy-Four and 00/100 Dollars

BRANCH BANKING AND TRUST COMPANY
1-800-BANK-BST.COM
For S.A. - August, September, October 2025 Suzanne Kelly

CHECK#:2139 \$774.00

FOR DEPOSIT ONLY
VTE CONSULTING LLC
E CONSULTING LLC
FOR DEPOSIT ONLY

VTE Consulting LLC
Suzanne Kelly
Branch Manager

NOT WRITE, STAMP OR SIGN BELOW THIS LINE
RE-INVOICING OR CANCELLATION OF THIS CHECK IS PROHIBITED

HIALEAH CLUB VILLAS CONDOMINIUM ASSOCIATION
C/O DIAMOND GROUP MANAGEMENT
7800 OAK LANE STE 400
MIAMI LAKES, FL 33165

2140
Date 10/10/2025
000002140# 0263191387#1100008814315#

Pay to the order of Exposito Group Corp. \$ 2,300.00
Two thousand three hundred and 00/100 Dollars

BRANCH BANKING AND TRUST COMPANY
1-800-BANK-BST.COM
For Invoice #1285 2/2 15204 Suzanne Kelly

CHECK#:2140 \$2,300.00

Exposito Group Corp.
Suzanne Kelly
Branch Manager

NOT WRITE, STAMP OR SIGN BELOW THIS LINE
RE-INVOICING OR CANCELLATION OF THIS CHECK IS PROHIBITED

HIALEAH CLUB VILLAS CONDOMINIUM ASSOCIATION
C/O DIAMOND GROUP MANAGEMENT
7800 OAK LANE STE 400
MIAMI LAKES, FL 33165

2141
Date 10/10/2025
000002141# 0263191387#1100008814315#

Pay to the order of Minuteman Press Miami \$ 1,378.32
One thousand three hundred Seventy-Eight and 32/100 Dollars

BRANCH BANKING AND TRUST COMPANY
1-800-BANK-BST.COM
For Invoice 7324 Suzanne Kelly

CHECK#:2141 \$1,378.32

PAY TO THE ORDER OF
BANK OF AMERICA
WITH DEPOSIT ONLY
CHECK ONE NAME THAT IS OWNED
20250104

NOT WRITE, STAMP OR SIGN BELOW THIS LINE
RE-INVOICING OR CANCELLATION OF THIS CHECK IS PROHIBITED



HIALEAH CLUB VILLAS CONDOMINIUM ASSOCIATION C/O DIAMOND GROUP MANAGEMENT 7900 OAK LANE STE. 400 MIAMI LAKES, FL 33016		2142
Date: <u>10/10/2025</u>		
Pay to the <u>Minuteman Press Miami</u> \$794.64 <u>seven hundred ninety-four and 64/100</u> Dollars <u>8</u> <u>—</u>		
BRANCH BANKING AND TRUST COMPANY 1-800-BANK-BY-TELECON		
For <u>Invoice 73103</u> <u>100008814315#</u> <u>214210253191387</u> <u><i>Dee Walter Koenig</i></u>		

CHECK#:2142 \$794.64

HIALEAH CLUB VILLAS CONDOMINIUM ASSOCIATION QD DIAMOND GROUP MANAGEMENT 7900 OAK LANE STE 400 MIAMI LAKES, FL 33018		2143
Date <u>10/14/2025</u> 651835851		
Pay to the order of	<u>YRS Electric Contractor LLC</u>	\$ 380.00
<u>Three hundred eighty and 00/100</u>		Dollars
BRANCH BANKING AND TRUST COMPANY <i>1-800-544-8277</i>		
For	<u>Invoice 226</u>	
#0000 243 01 26319138701600068143154		

CHECK#:2143 \$380.00

