

2024
CHECK TO OWNER
\$3,318.96

see page 2 & 4



America's Most Convenient Bank®



Go paperless.

View and download your statements online.

STATEMENT OF ACCOUNT

NXT LVL FLORIDA PROPERTIES LLC
505 N FORT LAUDERDALE BEACH BLVD
UNIT 1114
FORT LAUDERDALE FL 33304

Page: 1 of 4
Statement Period: May 01 2024-May 31 2024
Cust Ref #: [REDACTED]
Primary Account #: [REDACTED]

TD Business Convenience Plus

NXT LVL FLORIDA PROPERTIES LLC

Account #: [REDACTED]

ACCOUNT SUMMARY

Beginning Balance	-17.53	Average Collected Balance	85.06
Electronic Deposits	3,440.96	Interest Earned This Period	0.00
		Interest Paid Year-to-Date	0.00
Electronic Payments	3,419.68	Annual Percentage Yield Earned	0.00%
Service Charges	25.00	Days in Period	31
Ending Balance	-21.25		

	Total for this cycle	Total Year to Date
Grace Period CD/HSF Refund	\$0.00	\$0.00

DAILY ACCOUNT ACTIVITY

Electronic Deposits

POSTING DATE	DESCRIPTION	AMOUNT
05/01	eTransfer Credit, Online Xfer Transfer from CK 4416868771	25.00
05/08	ATM CHECK DEPOSIT, AUT (050424 ATM CHECK DEPOSIT) 995 MORRIS AVE UNION NJ 4085404033152299	3,318.96
05/07	eTransfer Credit, Online Xfer Transfer from CK 4416868771	97.00
	Subtotal	3,440.96

Electronic Payments

POSTING DATE	DESCRIPTION	AMOUNT
05/08	TD ATM DEBIT AP, AUT (050424 DDA WITHDRAW AP) 995 MORRIS AVE UNION NJ 4085404033152299	100.00
05/07	eTransfer Debit, Online Xfer Transfer to CK 4416868771	1,700.00
05/07	eTransfer Debit, Online Xfer Transfer to CK 4416868771	1,000.00
05/08	eTransfer Debit, Online Xfer Transfer to CK 4416868771	250.00

Call 1-800-937-2800 for 24-hour Bank-by-Phone services or connect to www.tdbank.com

Bank Branches (202) 964-7000 TD Bank, N.A. © 2024 TD Bank Group

How to Balance your Account

Begin by adjusting your account register as follows:

- Subtract any service charges shown on this statement.
- Subtract any automatic payments, transfers or other electronic withdrawals not previously recorded.

1 Your ending balance shows on this statement in:

- List below the amount of deposits or credit transfers which do not appear on this statement. Total the deposits and enter on Line 2.

Ending Balance	[REDACTED]
Total Deposits	

From Date - To Date
01/01/24 - 03/31/24

NXT-LVL Florida Properties LLC
232 Halsted Rd
Elizabeth, NJ 07028 USA

Unit # : 1114
Class Code : ON
Armando Dasilva
908-764-3600

11142

STATEMENT

12/31/23	Previous Account Balance	(\$2,367.91)
-----------------	---------------------------------	---------------------

Room Rental Revenue	Ref#		R	O	C	
01/31/24 REV Suite Rental Revenue	240131 11142	Unit#: 1114	19	2	0 \$6,173.53	
02/29/24 REV Suite Rental Revenue	240229 11142	Unit#: 1114	20	7	0 \$8,257.19	
03/31/24 REV Suite Rental Revenue	240331 11142	Unit#: 1114	30	0	0 \$10,203.62	
Sub-total						\$24,634.34

Management Fees						
01/31/24 MNG Hotel Rental Income Share	240131 11142				(\$2,361.38)	
02/29/24 MNG Hotel Rental Income Share	240229 11142				(\$3,158.37)	
03/31/24 MNG Hotel Rental Income Share	240331 11142				(\$3,902.89)	
Sub-total						(\$9,422.64)

Other Expenses					
01/02/24 SHR Monthly Shared Cost	10224	Shared Cost Jan 2024			(\$1,558.61)
01/03/24 HSK In-Room Housekeeping	10324	In Room HSKP - Jan, Budget			(\$593.02)
01/11/24 FPL Florida Power & Light	11124 Inv	05110-07296			(\$51.86)
01/21/24 HSKA In-Room Housekeeping	12124	Housekeeping Dec Adjustment			\$75.42
01/31/24 COM Various Fees & Commission	240131 11142				(\$926.03)
01/31/24 RSV FFE Reserve for Repair 5%	240131 11142				(\$308.68)
02/02/24 SHR Monthly Shared Cost	20224	Shared Cost Feb 2024			(\$1,558.61)
02/04/24 HSK In-Room Housekeeping	20424	In Room HSKP - Feb, Budget			(\$593.02)
02/06/24 FPL Florida Power & Light	20624 Inv	05110-07296			(\$43.49)
02/27/24 HSK In-Room Housekeeping	22724	Housekeeping Jan Adjustment			(\$150.57)

Y-T-D Rental Nights : 69 Y-T-D Owner Nights : 9 Y-T-D Comp Nights : 0

Bal- \$7,135.32

Year-To-Date	Year-To-Date	Year-To-Date	Year-To-Date	Year-To-Date	
Gross Revenue	Mgmt. Fee	Owner Revenue	Expenses	Payments	
\$24,634.34	(\$9,422.64)	\$15,211.70	(\$11,892.74)	(\$951.05)	



From Date - To Date
01/01/24 - 03/31/24

Unit # : 1114
Class Code : ON
Armando Dasilva
908-764-3600

NXT-LVL Florida Properties LLC
232 Halsted Rd
Elizabeth, NJ 07028 USA

STATEMENT

11142

02/29/24	COM Various Fees & Commission	240229	11142		(\$1,238.58)
02/29/24	RSV FFE Reserve for Repair 5%	240229	11142		(\$412.86)
03/02/24	SHR Monthly Shared Cost	30224		Shared Cost March 2024	(\$1,558.61)
03/04/24	HSK In-Room Housekeeping	30424		In Room HSKP - March,	(\$593.02)
03/08/24	FPL Florida Power & Light	30824	Inv	05110-07296	(\$47.36)
03/21/24	HSK In-Room Housekeeping	32124		Housekeeping Feb Adjustment	(\$293.12)
03/31/24	COM Various Fees & Commission	240331	11142		(\$1,530.54)
03/31/24	RSV FFE Reserve for Repair 5%	240331	11142		(\$510.18)
Sub-total					(\$11,892.74)

Payments

03/25/24	SCP Shared Cost Payment	3252024		Q4 2023 Avail Reserves	\$2,367.91
03/31/24	CHK Owner Check	240331	20565	Condo Check	(\$3,318.96)
Sub-total					(\$951.05)

Y-T-D Rental Nights : 69

Y-T-D Owner Nights : 9

Y-T-D Comp Nights : 0

Bal- \$0.00

Year-To-Date Gross Revenue	Year-To-Date Mgmt. Fee	Year-To-Date Owner Revenue	Year-To-Date Expenses	Year-To-Date Payments
\$24,634.34	(\$9,422.64)	\$15,211.70	(\$11,892.74)	(\$951.05)

NXT-LVL Florida Properties LLC
 232 Halsted Rd
 Elizabeth, NJ 07028 USA

From Date - To Date
 04/01/24 - 06/30/24

Unit # : 1114
 Class Code : ON
 Armando Dasilva
 908-764-3600

11142

STATEMENT

03/31/24	Previous Account Balance		\$0.00
----------	--------------------------	--	---------------

Room Rental Revenue		Ref#		R	O	C		
04/30/24	REV Suite Rental Revenue	240430	11142	Unit#: 1114	28	0	0	\$8,085.44
05/31/24	REV Suite Rental Revenue	240531	11142	Unit#: 1114	24	0	0	\$6,733.73
06/30/24	REV Suite Rental Revenue	240630	11142	Unit#: 1114	16	5	0	\$4,811.75
							Sub-total	\$19,630.92

Management Fees								
04/30/24	MNG Hotel Rental Income Share	240430	11142				(\$3,092.68)	
05/31/24	MNG Hotel Rental Income Share	240531	11142				(\$2,575.65)	
06/30/24	MNG Hotel Rental Income Share	240630	11142				(\$1,840.50)	
							Sub-total	(\$7,508.83)

Other Expenses							
04/03/24	SHR Monthly Shared Cost	40324		Shared Cost April 2024			(\$1,558.61)
04/08/24	HSK In-Room Housekeeping	40824		In Room HSKP - April, Budget			(\$593.02)
04/09/24	FPL Florida Power & Light	40924	Inv	05110-07296			(\$63.91)
04/18/24	HSK In-Room Housekeeping	41824		Housekeeping Mar Adjustment			(\$468.13)
04/30/24	COM Various Fees & Commission	240430	11142				(\$1,212.82)
04/30/24	RSV FFE Reserve for Repair 5%	240430	11142				(\$404.27)
05/02/24	SHR Monthly Shared Cost	50224		Shared Cost May 2024			(\$1,558.61)
05/03/24	HSK In-Room Housekeeping	50324		In Room HSKP - May, Budget			(\$593.02)
05/05/24	FPL Florida Power & Light	50524	Inv	05110-07296			(\$63.84)
05/21/24	HSK In-Room Housekeeping	52124		Housekeeping April			(\$428.41)

Y-T-D Rental Nights : 137 Y-T-D Owner Nights : 14 Y-T-D Comp Nights : 0

Year-To-Date Gross Revenue	Year-To-Date Mgmt. Fee	Year-To-Date Owner Revenue	Year-To-Date Expenses	Year-To-Date Payments
\$44,265.26	(\$16,931.47)	\$27,333.79	(\$23,642.75)	(\$1,323.13)

Bal- \$5,177.45

From Date - To Date
04/01/24 - 06/30/24

Unit # : 1114
Class Code : ON
Armando Dasilva
908-764-3600

NXT-LVL Florida Properties LLC
232 Halsted Rd
Elizabeth, NJ 07028 USA

STATEMENT

11142

05/31/24	COM Various Fees & Commission	240531	11142		(\$1,010.06)
05/31/24	RSV FFE Reserve for Repair 5%	240531	11142		(\$336.69)
06/04/24	SHR Monthly Shared Cost	60424		Shared Cost June 2024	(\$1,558.61)
06/06/24	HSK In-Room Housekeeping	60624		In Room HSKP - June, Budget	(\$593.02)
06/07/24	FPL Florida Power & Light	60724	Inv	05110-07296	(\$81.11)
06/16/24	HSK In-Room Housekeeping	61624		Housekeeping May Adjustment	(\$263.53)
06/30/24	COM Various Fees & Commission	240630	11142		(\$721.76)
06/30/24	RSV FFE Reserve for Repair 5%	240630	11142		(\$240.59)
				Sub-total	(\$11,750.01)

Payments

06/30/24	CHK Owner Check	240630	20775	Condo Check	(\$372.08)
				Sub-total	(\$372.08)

Y-T-D Rental Nights : 137 Y-T-D Owner Nights : 14 Y-T-D Comp Nights : 0

					Bal-	\$0.00
Year-To-Date	Year-To-Date	Year-To-Date	Year-To-Date	Year-To-Date		
Gross Revenue	Mgmt. Fee	Owner Revenue	Expenses	Payments		
\$44,265.26	(\$16,931.47)	\$27,333.79	(\$23,642.75)	(\$1,323.13)		

From Date - To Date
07/01/24 - 09/30/24

Unit # : 1114
Class Code : ON
Armando Dasilva
908-764-3600

NXT-LVL Florida Properties LLC
232 Halsted Rd
Elizabeth, NJ 07028 USA

11142

STATEMENT

06/30/24	Previous Account Balance								\$0.00
----------	--------------------------	--	--	--	--	--	--	--	--------

Room Rental Revenue		Ref#			R	O	C	
07/31/24	REV Suite Rental Revenue	240731	11142	Unit#: 1114	24	0	0	\$5,184.22
08/31/24	REV Suite Rental Revenue	240831	11142	Unit#: 1114	10	1	0	\$2,957.98
09/30/24	REV Suite Rental Revenue	240930	11142	Unit#: 1114	7	0	0	\$1,167.88
Sub-total								\$9,310.08

Management Fees								
07/31/24	MNG Hotel Rental Income Share	240731	11142					(\$1,982.97)
08/31/24	MNG Hotel Rental Income Share	240831	11142					(\$1,131.43)
09/30/24	MNG Hotel Rental Income Share	240930	11142					(\$446.72)
Sub-total								(\$3,561.12)

Other Expenses								
07/02/24	SHR Monthly Shared Cost	70224		Shared Cost July 2024				(\$1,558.61)
07/05/24	HSK In-Room Housekeeping	70524		In Room HSKP - July, Budget				(\$593.02)
07/08/24	FPL Florida Power & Light	70824	Inv	05110-07296				(\$76.26)
07/24/24	HSK In-Room Housekeeping	72424		Housekeeping June				(\$210.58)
07/31/24	COM Various Fees & Commission	240731	11142					(\$777.63)
07/31/24	RSV FFE Reserve for Repair 5%	240731	11142					(\$259.21)
08/03/24	SHR Monthly Shared Cost	80324		Shared Cost Aug 2024				(\$1,558.61)
08/06/24	HSK In-Room Housekeeping	80624		In Room HSKP - Aug, Budget				(\$593.02)
08/07/24	FPL Florida Power & Light	80724	Inv	05110-07296				(\$72.77)
08/26/24	HSK In-Room Housekeeping	82624		Housekeeping July Adjustment				(\$120.82)

Y-T-D Rental Nights : 178

Y-T-D Owner Nights : 15

Y-T-D Comp Nights : 0

Year-To-Date	Year-To-Date	Year-To-Date	Year-To-Date	Year-To-Date	Bal-
Gross Revenue	Mgmt. Fee	Owner Revenue	Expenses	Payments	(\$71.57)
\$53,575.34	(\$20,492.59)	\$33,082.75	(\$32,284.71)	(\$1,323.13)	

Please Remit (\$71.57)

From Date - To Date
07/01/24 - 09/30/24

Unit # : 1114
Class Code : ON
Armando Dasilva
908-764-3600

NXT-LVL Florida Properties LLC
232 Halsted Rd
Elizabeth, NJ 07028 USA

STATEMENT

11142

08/31/24	COM Various Fees & Commission	240831	11142		(\$443.70)
08/31/24	RSV FFE Reserve for Repair 5%	240831	11142		(\$147.90)
09/02/24	SHR Monthly Shared Cost	90224		Shared Cost Sept 2024	(\$1,558.61)
09/07/24	HSK In-Room Housekeeping	90724		In Room HSKP - Sept, Budget	(\$593.02)
09/09/24	FPL Florida Power & Light	90924	Inv	05110-07296	(\$88.69)
09/19/24	HSKA In-Room Housekeeping	91924		Housekeeping Aug Adjustment	\$244.06
09/30/24	COM Various Fees & Commission	240930	11142		(\$175.18)
09/30/24	RSV FFE Reserve for Repair 5%	240930	11142		(\$58.39)
Sub-total					(\$8,641.96)

Y-T-D Rental Nights : 178

Y-T-D Owner Nights : 15

Y-T-D Comp Nights : 0

Bal- (\$2,893.00)

Year-To-Date	Year-To-Date	Year-To-Date	Year-To-Date	Year-To-Date
Gross Revenue	Mgmt. Fee	Owner Revenue	Expenses	Payments
\$53,575.34	(\$20,492.59)	\$33,082.75	(\$32,284.71)	(\$1,323.13)

Please Remit (\$2,893.00)

NXT-LVL Florida Properties LLC
 232 Halsted Rd
 Elizabeth, NJ 07028 USA

From Date - To Date
 10/01/24 - 12/31/24

Unit # : 1114
 Class Code : ON
 Armando Dasilva
 908-764-3600

11142

STATEMENT

09/30/24	Previous Account Balance	(\$2,893.00)
-----------------	---------------------------------	---------------------

Room Rental Revenue	Ref#		R	O	C		
10/31/24	REV Suite Rental Revenue	241031 11142	Unit#: 1114	19	0	0	\$6,008.64
11/30/24	REV Suite Rental Revenue	241130 11142	Unit#: 1114	15	0	3	\$4,613.71
12/31/24	REV Suite Rental Revenue	241231 11142	Unit#: 1114	25	0	0	\$8,654.50
Sub-total							\$19,276.85

Management Fees							
10/31/24	MNG Hotel Rental Income Share	241031 11142					(\$2,298.30)
11/30/24	MNG Hotel Rental Income Share	241130 11142					(\$1,764.74)
12/31/24	MNG Hotel Rental Income Share	241231 11142					(\$3,310.34)
Sub-total							(\$7,373.38)

Other Expenses							
10/02/24	SHR Monthly Shared Cost	10224	Shared Cost Oct 2024				(\$1,558.61)
10/07/24	FPL Florida Power & Light	100724	Inv 05110-07296				(\$83.70)
10/07/24	HSK In-Room Housekeeping	100724	In Room HSKP - Oct, Budget				(\$593.02)
10/21/24	HSKA In-Room Housekeeping	102124	Housekeeping June				\$163.71
10/22/24	HSKA In-Room Housekeeping	102224	Housekeeping May Adjustment				\$161.29
10/24/24	HSKA In-Room Housekeeping	102424	Housekeeping Sept				\$362.87
10/31/24	COM Various Fees & Commission	241031 11142					(\$901.30)
10/31/24	RSV FFE Reserve for Repair 5%	241031 11142					(\$300.43)
11/03/24	SHR Monthly Shared Cost	110324	Shared Cost Nov 2024				(\$1,558.61)
11/09/24	HSK In-Room Housekeeping	110924	In Room HSKP - Nov, Budget				(\$593.02)

Y-T-D Rental Nights : 237 Y-T-D Owner Nights : 15 Y-T-D Comp Nights : 3

Bal- \$4,109.65

Year-To-Date	Year-To-Date	Year-To-Date	Year-To-Date	Year-To-Date
Gross Revenue	Mgmt. Fee	Owner Revenue	Expenses	Payments
\$72,852.19	(\$27,865.97)	\$44,986.22	(\$41,452.40)	(\$1,323.13)

From Date - To Date
10/01/24 - 12/31/24

NXT-LVL Florida Properties LLC
232 Halsted Rd
Elizabeth, NJ 07028 USA

Unit # : 1114
Class Code : ON
Armando Dasilva
908-764-3600

STATEMENT

11142

11/11/24	FPL Florida Power & Light	111124	Inv	05110-07296	(\$72.42)
11/15/24	HSKA In-Room Housekeeping	111524		Housekeeping April	\$187.29
11/16/24	HSKA In-Room Housekeeping	111624		Housekeeping Mar Adjustment	\$192.54
11/23/24	HSKA In-Room Housekeeping	112324		Housekeeping Oct Adjustment	\$23.13
11/30/24	COM Various Fees & Commission	241130	11142		(\$692.06)
11/30/24	RSV FFE Reserve for Repair 5%	241130	11142		(\$230.69)
12/06/24	SHR Monthly Shared Cost	120624		Shared Cost Dec 2024	(\$1,558.61)
12/07/24	HSK In-Room Housekeeping	120724		In Room HSKP - Dec, Budget	(\$593.02)
12/11/24	FPL Florida Power & Light	121124	Inv	05110-07296	(\$63.97)
12/21/24	HSKA In-Room Housekeeping	122124		Housekeeping Nov Adjustment	\$40.38
12/24/24	HSKA In-Room Housekeeping	1224		Housekeeping Feb Adjustment	\$187.57
12/25/24	HSKA In-Room Housekeeping	1225		Housekeeping Jan Adjustment	\$152.39
12/29/24	INT Interest Fees	1229	Inv	Q3 2024 INTEREST FEES	(\$108.49)
12/31/24	COM Various Fees & Commission	241231	11142		(\$1,298.18)
12/31/24	RSV FFE Reserve for Repair 5%	241231	11142		(\$432.73)
Sub-total					(\$9,167.69)

Y-T-D Rental Nights : 237

Y-T-D Owner Nights : 15

Y-T-D Comp Nights : 3

Bal- (\$157.22)

Year-To-Date	Year-To-Date	Year-To-Date	Year-To-Date	Year-To-Date
Gross Revenue	Mgmt. Fee	Owner Revenue	Expenses	Payments
\$72,852.19	(\$27,865.97)	\$44,986.22	(\$41,452.40)	(\$1,323.13)

Please Remit (\$157.22)