



Financial Report Package

July 2022

Prepared for

La Arboleda II Condominium

By

Excel Management Associates, Inc.

**Income Statement - Operating**

La Arboleda II Condominium

From 07/01/2022 to 07/31/2022

Description	Current Period			Year-to-date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance		
OPERATING INCOME								
ASSESSMENT INCOME								
4000-00 Assessments- Member's	\$28,192.23	\$28,192.00	\$0.23	\$197,345.61	\$197,344.00	\$1.61	\$338,304.00	
4030-00 Late Fees	-	-	-	514.99	-	514.99	-	
4040-00 Fines/Violations	100.00	-	100.00	200.00	-	200.00	-	
4060-00 Interest Income - Operating	0.94	-	0.94	4.92	-	4.92	-	
4080-00 Key Income	-	-	-	50.00	-	50.00	-	
Total ASSESSMENT INCOME	\$28,293.17	\$28,192.00	\$101.17	\$198,115.52	\$197,344.00	\$771.52	\$338,304.00	
Total OPERATING INCOME	\$28,293.17	\$28,192.00	\$101.17	\$198,115.52	\$197,344.00	\$771.52	\$338,304.00	
OPERATING EXPENSE								
ADMINISTRATIVE								
5010-00 Bad Debt Expense	-	150.00	150.00	-	1,050.00	1,050.00	1,800.00	
5015-00 Bank Charges	21.00	10.00	(11.00)	147.00	70.00	(77.00)	120.00	
5025-00 Legal & Professional Services	-	150.00	150.00	-	1,050.00	1,050.00	1,800.00	
5030-00 Licenses & Permits	-	112.00	112.00	1,322.50	784.00	(538.50)	1,344.00	
5031-00 Annual Fire Dept. Inspection Permit	-	79.00	79.00	66.09	553.00	486.91	948.00	
5035-00 Management Expense	1,188.00	1,080.00	(108.00)	7,668.00	7,560.00	(108.00)	12,960.00	
5040-00 Payroll Services	1,923.50	1,300.00	(623.50)	11,008.75	9,100.00	(1,908.75)	15,600.00	
5041-00 Payroll Taxes/Services	398.58	205.00	(193.58)	1,770.07	1,435.00	(335.07)	2,460.00	
5045-00 Printing & Postage	155.36	110.00	(45.36)	982.75	770.00	(212.75)	1,320.00	
5050-00 Audit & Tax Preparation	-	245.00	245.00	2,125.00	1,715.00	(410.00)	2,940.00	
5065-00 Insurance Expense	13,700.21	9,600.00	(4,100.21)	71,215.85	67,200.00	(4,015.85)	115,200.00	
5085-00 Insurance- Workman's Compensation	-	100.00	100.00	-	700.00	700.00	1,200.00	
Total ADMINISTRATIVE	\$17,386.65	\$13,141.00	(\$4,245.65)	\$96,306.01	\$91,987.00	(\$4,319.01)	\$157,692.00	
UTILITIES								
5710-00 Electricity	366.31	350.00	(16.31)	2,610.35	2,450.00	(160.35)	4,200.00	
5740-00 Telephone	133.05	-	(133.05)	941.34	-	(941.34)	-	
5750-00 Waste Removal	2,205.98	1,970.00	(235.98)	15,510.86	13,790.00	(1,720.86)	23,640.00	
5760-00 Water & Sewer	-	5,500.00	5,500.00	24,537.93	38,500.00	13,962.07	66,000.00	
Total UTILITIES	\$2,705.34	\$7,820.00	\$5,114.66	\$43,600.48	\$54,740.00	\$11,139.52	\$93,840.00	
REPAIRS & IMPROVEMENTS								
6015-00 Electrical Repairs	-	125.00	125.00	-	875.00	875.00	1,500.00	
6055-00 General Repairs & Maintenance	14,000.00	600.00	(13,400.00)	21,698.96	4,200.00	(17,498.96)	7,200.00	
6140-00 Roof Repairs	-	300.00	300.00	1,330.00	2,100.00	770.00	3,600.00	
Total REPAIRS & IMPROVEMENTS	\$14,000.00	\$1,025.00	(\$12,975.00)	\$23,028.96	\$7,175.00	(\$15,853.96)	\$12,300.00	
CONTRACT & SUPPLIES								
6520-00 Fire Extinguisher Inspections	-	18.00	18.00	-	126.00	126.00	216.00	
6545-00 Lake Maintenance	148.49	128.00	(20.49)	1,007.60	896.00	(111.60)	1,536.00	
6550-00 Lawn Maintenance	1,000.00	850.00	(150.00)	6,500.00	5,950.00	(550.00)	10,200.00	
6565-00 Parking Enforcement	200.00	-	(200.00)	1,200.00	-	(1,200.00)	-	
6575-00 Pool Contract	300.00	300.00	-	2,100.00	2,100.00	-	3,600.00	
6590-00 Shrub & Tree Maintenance	-	500.00	500.00	10,865.00	3,500.00	(7,365.00)	6,000.00	
6598-00 Storage	90.00	38.00	(52.00)	270.00	266.00	(4.00)	456.00	
6599-00 Supplies	-	150.00	150.00	751.17	1,050.00	298.83	1,800.00	
Total CONTRACT & SUPPLIES	\$1,738.49	\$1,984.00	\$245.51	\$22,693.77	\$13,888.00	(\$8,805.77)	\$23,808.00	
RESERVE ACCOUNT ACTIVITY								

**Income Statement - Operating**

La Arboleda II Condominium

From 07/01/2022 to 07/31/2022

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
7000-00 General Reserves	\$4,222.00	\$4,222.00	\$-	\$29,554.00	\$29,554.00	\$-	\$50,664.00
Total RESERVE ACCOUNT ACTIVITY	\$4,222.00	\$4,222.00	\$-	\$29,554.00	\$29,554.00	\$0.00	\$50,664.00
Total OPERATING EXPENSE	\$40,052.48	\$28,192.00	(\$11,860.48)	\$215,183.22	\$197,344.00	(\$17,839.22)	\$338,304.00
Net Income:	(\$11,759.31)	\$0.00	(\$11,759.31)	(\$17,067.70)	\$0.00	(\$17,067.70)	\$0.00

**Assets**

CASH- OPERATING

10-1000-00	City National Bank- OPR 4036	\$10,755.53
10-1060-00	Petty Cash	50.00
10-1070-00	Due to/from Operating	(80,436.26)

Total CASH- OPERATING:

(\$69,630.73)

CASH - RESERVE

12-1200-00	City National Bank- Reserve 5155	347,831.51
12-1240-00	Due to/from Reserves	80,436.26

Total CASH - RESERVE:

\$428,267.77

ACCOUNTS RECEIVABLE

14-1400-00	Accounts Receivable- Homeowner	22,167.99
14-1420-00	Allowance for Doubtful Account	(1,000.00)

Total ACCOUNTS RECEIVABLE:

\$21,167.99

CURRENT ASSETS

15-1500-00	Prepaid Insurance	57,988.37
------------	-------------------	-----------

Total CURRENT ASSETS:

\$57,988.37**Total Assets:**\$437,793.40**Liabilities & Equity**

CURRENT LIABILITIES

20-2000-00	Accounts Payable	27,528.52
20-2020-00	Prepaid Assessments	9,819.55
20-2030-00	Deferred Comcast Income	3,645.00
20-2040-00	Insurance Note Payable	57,515.65
20-2060-00	Accrued Expenses	11,248.15

Total CURRENT LIABILITIES:

\$109,756.87

RESERVE CONTRIBUTIONS

30-3010-00	Reserve- Interest	1,741.04
30-3085-00	Painting Reserve	41,903.22
30-3095-00	Pool Reserve	3,015.18
30-3100-00	Resurfacing Reserve	9,156.52
30-3105-00	Flat Roofing 700, 830, 850 Reserve	11,030.22
30-3106-00	Flat Roof 730, 770, 860, 870 Reserve	2,666.64
30-3107-00	Flat Roofing Reserve	34,152.51
30-3108-00	Tile Roofing Reserve	325,134.44

Total RESERVE CONTRIBUTIONS:

\$428,799.77

EQUITY

32-3210-00	Retained Earnings- Operating	(83,695.54)
------------	------------------------------	-------------

Total EQUITY:

(\$83,695.54)

**Balance Sheet - Operating**

La Arboleda II Condominium

End Date: 07/31/2022

Net Income Gain / Loss	<u>(\$17,067.70)</u>
	<u>(\$17,067.70)</u>
Total Liabilities & Equity:	<u>\$437,793.40</u>

**General Ledger Trial Balance**

La Arboleda II Condominium

Complete Report 07/01/2022 to 07/31/2022

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1000-00	City National Bank- OPR 4036	\$9,511.77	\$28,230.73	\$26,986.97	\$10,755.53
10-1060-00	Petty Cash	\$50.00	\$0.00	\$0.00	\$50.00
10-1070-00	Due to/from Operating	(\$80,436.26)	\$0.00	\$0.00	(\$80,436.26)
12-1200-00	City National Bank- Reserve 5155	\$379,142.94	\$8,532.57	\$39,844.00	\$347,831.51
12-1240-00	Due to/from Reserves	\$80,436.26	\$0.00	\$0.00	\$80,436.26
14-1400-00	Accounts Receivable- Homeowner	\$21,356.11	\$28,292.23	\$27,480.35	\$22,167.99
14-1420-00	Allowance for Doubtful Account	(\$1,000.00)	\$0.00	\$0.00	(\$1,000.00)
15-1500-00	Prepaid Insurance	\$57,988.37	\$0.00	\$0.00	\$57,988.37
20-2000-00	Accounts Payable	(\$11,063.01)	\$76,139.91	\$92,605.42	(\$27,528.52)
20-2001-00	Accounts Payable- OLD	\$0.00	\$2,647.75	\$2,647.75	\$0.00
20-2020-00	Prepaid Assessments	(\$9,070.11)	\$1,616.37	\$2,365.81	(\$9,819.55)
20-2030-00	Deferred Comcast Income	(\$3,645.00)	\$0.00	\$0.00	(\$3,645.00)
20-2040-00	Insurance Note Payable	(\$57,515.65)	\$0.00	\$0.00	(\$57,515.65)
20-2060-00	Accrued Expenses	(\$11,248.15)	\$0.00	\$0.00	(\$11,248.15)
30-3010-00	Reserve- Interest	(\$1,652.47)	\$0.00	\$88.57	(\$1,741.04)
30-3085-00	Painting Reserve	(\$41,903.22)	\$2,366.58	\$2,366.58	(\$41,903.22)
30-3095-00	Pool Reserve	(\$3,015.18)	\$184.22	\$184.22	(\$3,015.18)
30-3100-00	Resurfacing Reserve	(\$9,156.52)	\$281.16	\$281.16	(\$9,156.52)
30-3105-00	Flat Roofing 700, 830, 850 Reserve	(\$11,030.22)	\$709.70	\$709.70	(\$11,030.22)
30-3106-00	Flat Roof 730, 770, 860, 870 Reserve	(\$2,666.64)	\$888.88	\$888.88	(\$2,666.64)
30-3107-00	Flat Roofing Reserve	(\$68,952.51)	\$38,074.14	\$3,274.14	(\$34,152.51)
30-3108-00	Tile Roofing Reserve	(\$325,134.44)	\$739.32	\$739.32	(\$325,134.44)
32-3210-00	Retained Earnings- Operating	\$83,695.54	\$0.00	\$0.00	\$83,695.54
40-4000-00	Assessments- Member's	(\$169,153.38)	\$0.00	\$28,192.23	(\$197,345.61)
40-4030-00	Late Fees	(\$514.99)	\$0.00	\$0.00	(\$514.99)
40-4040-00	Fines/Violations	(\$100.00)	\$0.00	\$100.00	(\$200.00)
40-4060-00	Interest Income - Operating	(\$3.98)	\$0.00	\$0.94	(\$4.92)
40-4065-00	Interest Income - Reserve	\$0.00	\$88.57	\$88.57	\$0.00
40-4080-00	Key Income	(\$50.00)	\$0.00	\$0.00	(\$50.00)
50-5015-00	Bank Charges	\$126.00	\$21.00	\$0.00	\$147.00
50-5030-00	Licenses & Permits	\$1,322.50	\$0.00	\$0.00	\$1,322.50
50-5031-00	Annual Fire Dept. Inspection Permit	\$66.09	\$0.00	\$0.00	\$66.09
50-5035-00	Management Expense	\$6,480.00	\$1,188.00	\$0.00	\$7,668.00

**General Ledger Trial Balance**

La Arboleda II Condominium

Complete Report 07/01/2022 to 07/31/2022

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
50-5040-00	Payroll Services	\$9,085.25	\$1,923.50	\$0.00	\$11,008.75
50-5041-00	Payroll Taxes/Services	\$1,371.49	\$398.58	\$0.00	\$1,770.07
50-5045-00	Printing & Postage	\$827.39	\$255.36	\$100.00	\$982.75
50-5050-00	Audit & Tax Preparation	\$2,125.00	\$0.00	\$0.00	\$2,125.00
50-5065-00	Insurance Expense	\$57,515.64	\$27,400.42	\$13,700.21	\$71,215.85
57-5710-00	Electricity	\$2,244.04	\$366.31	\$0.00	\$2,610.35
57-5740-00	Telephone	\$808.29	\$133.05	\$0.00	\$941.34
57-5750-00	Waste Removal	\$13,304.88	\$4,411.96	\$2,205.98	\$15,510.86
57-5760-00	Water & Sewer	\$24,537.93	\$0.00	\$0.00	\$24,537.93
60-6055-00	General Repairs & Maintenance	\$7,698.96	\$14,000.00	\$0.00	\$21,698.96
60-6140-00	Roof Repairs	\$1,330.00	\$0.00	\$0.00	\$1,330.00
65-6545-00	Lake Maintenance	\$859.11	\$148.49	\$0.00	\$1,007.60
65-6550-00	Lawn Maintenance	\$5,500.00	\$1,000.00	\$0.00	\$6,500.00
65-6565-00	Parking Enforcement	\$1,000.00	\$400.00	\$200.00	\$1,200.00
65-6575-00	Pool Contract	\$1,800.00	\$300.00	\$0.00	\$2,100.00
65-6590-00	Shrub & Tree Maintenance	\$10,865.00	\$0.00	\$0.00	\$10,865.00
65-6598-00	Storage	\$180.00	\$90.00	\$0.00	\$270.00
65-6599-00	Supplies	\$751.17	\$0.00	\$0.00	\$751.17
70-7000-00	General Reserves	\$25,332.00	\$4,222.00	\$0.00	\$29,554.00
Totals:		\$0.00	\$245,050.80	\$245,050.80	\$0.00



Description	Current	Over 30	Over 60	Over 90	Balance
ARB7001 - Xenia Valdes Owner					Last Payment: \$315.00 on 07/11/2022
	Total: \$285.00	\$0.00	\$0.00	\$0.00	\$285.00
ARB7002 - Iliana Aday Owner					Last Payment: \$317.25 on 07/25/2022
	Total: \$80.94	\$0.00	\$0.00	\$0.00	\$80.94
ARB7004 - Maria Cecilia Lopez Owner					Last Payment: \$310.00 on 07/15/2022
	Total: \$310.00	\$310.00	\$1,049.72	\$0.00	\$1,669.72
ARB7122 - Dora Maria De Polanco Owner					Last Payment: \$328.54 on 07/25/2022
	Total: \$377.80	\$377.80	\$534.36	\$0.00	\$1,289.96
ARB7164 - Ramiro Pedraza Owner					Last Payment: \$377.80 on 07/15/2022
	Total: \$30.83	\$0.00	\$0.00	\$0.00	\$30.83
ARB7202 - Angel Caballero Owner					Last Payment: \$301.75 on 07/08/2022
	Total: \$317.25	\$93.00	\$0.00	\$0.00	\$410.25
ARB7203 - Estate Of Myriam Tobon Owner					Last Payment: \$317.25 on 07/13/2022
	Total: \$317.25	\$317.25	\$1,702.00	\$0.00	\$2,336.50
ARB7204 - Omar Betancourt & Carmen Betancourt Owner					Last Payment: \$296.84 on 07/07/2022
	Total: \$76.14	\$0.00	\$0.00	\$0.00	\$76.14
ARB7302 - Silvia Marrero Owner					Last Payment: \$318.00 on 07/15/2022
	Total: \$317.25	\$317.25	\$1,459.10	\$0.00	\$2,093.60
ARB7305 - T&M Investments Group Owner					Last Payment: \$310.00 on 07/05/2022
	Total: \$310.00	\$285.00	\$0.00	\$0.00	\$595.00
ARB7306 - Javier Nunez Owner					Last Payment: \$271.24 on 06/23/2022
	Total: \$220.33	\$0.00	\$0.00	\$0.00	\$220.33
ARB7307 - Maria Elena Vila Owner					Last Payment: \$280.93 on 07/11/2022
	Total: \$89.59	\$0.00	\$0.00	\$0.00	\$89.59
ARB7443 - Ruth Arguello-Zampieri Owner					Last Payment: \$363.26 on 06/10/2022
	Total: \$121.66	\$0.00	\$0.00	\$0.00	\$121.66
ARB7464 - Surekha Joshi Owner					
	Total: \$377.80	\$377.80	\$2,651.59	\$0.00	\$3,407.19
ARB7501 - Hector M. Ruyol Jr. Owner					Last Payment: \$299.09 on 06/20/2022
	Total: \$299.09	\$265.71	\$0.00	\$0.00	\$564.80



Description	Current	Over 30	Over 60	Over 90	Balance
ARB7507 - Hiram Cruz Owner					Last Payment: \$271.24 on 07/21/2022
	Total: \$18.89	\$0.00	\$0.00	\$0.00	\$18.89
ARB7508 - Bertha Bagaria Owner					Last Payment: \$290.63 on 07/15/2022
	Total: \$100.00	\$0.00	\$0.00	\$0.00	\$100.00
ARB7604 - Luis Bernardo Turuseta & Iliana Maria Gonzales Urquijo Owner					Last Payment: \$271.24 on 06/29/2022
	Total: \$271.24	\$3.58	\$0.00	\$0.00	\$274.82
ARB7605 - Omayra Leon & Gloria Gonzalez Owner					Last Payment: \$280.93 on 07/05/2022
	Total: \$266.22	\$0.00	\$0.00	\$0.00	\$266.22
ARB7703 - Ivania Morazan Owner					Last Payment: \$310.01 on 05/31/2022
	Total: \$309.99	\$0.00	\$0.00	\$0.00	\$309.99
ARB7707 - Angel Parrilla & Sheila Leon Owner					Last Payment: \$310.00 on 07/18/2022
	Total: \$94.19	\$0.00	\$0.00	\$0.00	\$94.19
ARB7864 - Alberto Laurel Owner					Last Payment: \$377.80 on 07/13/2022
	Total: \$377.80	\$107.16	\$0.00	\$0.00	\$484.96
ARB8006 - Carol Duenas Owner					Last Payment: \$290.63 on 07/18/2022
	Total: \$290.63	\$290.63	\$0.00	\$0.00	\$581.26
ARB8007 - Alba Acosta Owner					Last Payment: \$377.80 on 07/15/2022
	Total: \$36.80	\$0.00	\$0.00	\$0.00	\$36.80
ARB8122 - Samara G. Glyn Owner					Last Payment: \$377.80 on 07/15/2022
	Total: \$377.80	\$6.55	\$0.00	\$0.00	\$384.35
ARB8304 - Alain Bello Rey & Yanira Rey Owner					Last Payment: \$280.93 on 07/18/2022
	Total: \$280.93	\$280.93	\$449.91	\$0.00	\$1,011.77
ARB8308 - Oscar Benavides Owner					Last Payment: \$280.93 on 07/15/2022
	Total: \$73.92	\$0.00	\$0.00	\$0.00	\$73.92
ARB8401 - Jesus Menendez & Sandra Menendez Owner					Last Payment: \$294.86 on 07/18/2022
	Total: \$105.98	\$0.00	\$0.00	\$0.00	\$105.98
ARB8402 - Irma Fernandez Owner					Last Payment: \$664.37 on 07/13/2022
	Total: \$317.25	\$317.25	\$2,975.93	\$0.00	\$3,610.43
ARB8501 - Roberta Jorge Pelarigo Owner					Last Payment: \$310.00 on 07/26/2022
	Total: \$137.95	\$0.00	\$0.00	\$0.00	\$137.95

**Homeowner Aging Report**

La Arboleda II Condominium

End Date: 7/31/2022

Description	Current	Over 30	Over 60	Over 90	Balance
ARB8504 - Mercy Levine Owner					Last Payment: \$310.00 on 07/13/2022
	Total: \$125.87	\$0.00	\$0.00	\$0.00	\$125.87
ARB8602 - Ricardo Blanco Cassana Owner					Last Payment: \$317.25 on 07/15/2022
	Total: \$317.25	\$317.25	\$314.13	\$0.00	\$948.63
ARB8604 - Orlando Sendon & Margarita Sendon Owner					Last Payment: \$310.00 on 07/09/2022
	Total: \$310.00	\$38.60	\$0.00	\$0.00	\$348.60
ARB8722 - Carlos Cardo Owner					Last Payment: \$377.80 on 07/18/2022
	Total: \$377.80	\$155.87	\$0.00	\$0.00	\$533.67
ARB8743 - Arturo Rodriguez & Sara Rodriguez Owner					Last Payment: \$377.80 on 06/23/2022
	Total: \$377.80	\$307.95	\$0.00	\$0.00	\$685.75
Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
La Arboleda II Condominium	\$8,099.24	\$4,169.58	\$11,136.74	\$0.00	\$23,405.56
Description	Total				
Assessment 2022	\$23,305.56				
Owner Fines 2022	\$100.00				
AR Total:	\$23,405.56				

**Cash Disbursement**

La Arboleda II Condominium

07/01/2022 - 07/31/2022

Date	Check #	Payee	Amount
10-1000-00 City National Bank- OPR 4036			
07/07/2022	3622	EXCEL MANAGEMENT ASSOCIATES	\$117.52
Invoice #: 7193737			
		50-5045-00 June charges	\$117.52
07/07/2022	3623	EXCEL MANAGEMENT ASSOCIATES	\$90.00
Invoice #: 7193700			
		65-6598-00 Quarterly storage rental	\$90.00
07/07/2022	3624	EXCEL MANAGEMENT ASSOCIATES	\$1,188.00
Invoice #: 7193701			
		50-5035-00 July Service	\$1,188.00
07/07/2022	3625	LAZARO GONZALEZ	\$440.00
Invoice #: 50274			
		60-6055-00 Jobs in common areas	\$440.00
07/07/2022	3626	LAZARO GONZALEZ	\$370.00
Invoice #: 50275			
		60-6055-00 Jobs in common areas	\$370.00
07/07/2022	3627	COMBINED UNDERWRITERS,INC	\$13,700.21
Invoice #: 91987			
		50-5065-00 Insurance Down Payment	\$13,700.21
07/07/2022	3628	BEST TREE TRIMMING BY DIAZ INC	\$1,000.00
Invoice #: 20220619			
		65-6550-00 June Service	\$1,000.00
07/07/2022	3629	ECONOMY MAINTENANCE SUPPLY	\$296.93
Invoice #: 2273-DT			
		65-6599-00 3 Security fix. LED	\$296.93
07/07/2022	3630	SOUTH FLORIDA PARKING	\$200.00
Invoice #: 15574			
		65-6565-00 July service	\$200.00
07/07/2022	3631	FPL	\$341.71
Invoice #: 51547 - 7/14/2022			
		57-5710-00 Service to 06/23/2022	\$341.71
07/07/2022	3632	WASTE CONNECTION OF FLORIDA	\$2,205.98
Invoice #: 2810020W440			
		57-5750-00 July service	\$2,205.98
07/11/2022	3633	MIAMI DADE FIRE RESCUE DEPART	\$960.90
Invoice #: 06082022			
		50-5030-00 14 account - Life safety Permit	\$960.90
07/14/2022	3634	AT&T	\$143.04
Invoice #: 308957821 7/20/22			
		57-5700-00 Service to 07/28/2022	\$143.04
07/28/2022	0	MIAMI-DADE WATER & SEWER	\$941.85
Invoice #: 4507644200 7/15/22			
		57-5760-00 Serv. to 06/17/2022	\$941.85

**Cash Disbursement**

La Arboleda II Condominium

07/01/2022 - 07/31/2022

Date	Check #	Payee	Amount
07/01/2022	0	ADP PAYROLL SERVICES	\$52.97
		Invoice #: 07/01/2022	
		50-5041-00 Payroll services	\$52.97
07/08/2022	0	ADP PAYROLL SERVICES	\$461.75
		Invoice #: 07/08/2022	
		50-5040-00 Payroll Services w/e 07/08/2022	\$461.75
07/08/2022	0	ADP PAYROLL SERVICES	\$80.00
		Invoice #: 7/08/22	
		50-5041-00 Payroll taxes w/e 07/08/2022	\$80.00
07/15/2022	0	ADP PAYROLL SERVICES	\$52.97
		Invoice #: 07/15/2022	
		50-5041-00 Payroll services	\$52.97
07/22/2022	0	ADP PAYROLL SERVICES	\$461.75
		Invoice #: 07/22/2022	
		50-5040-00 Payroll Services w/e 07/22/2022	\$461.75
07/22/2022	0	ADP PAYROLL SERVICES	\$76.50
		Invoice #: 7/22/22	
		50-5041-00 Payroll taxes w/e 07/22/22	\$76.50
07/29/2022	0	ADP PAYROLL SERVICES	\$56.14
		Invoice #: 07/29/2022	
		50-5041-00 Payroll services	\$56.14
07/18/2022	0	MIAMI-DADE WATER & SEWER	\$2,647.75
		Invoice #: 3842 7/15/22	
		20-2001-00 SETTLEMENT	\$2,647.75
07/15/2022	0	CITY NATIONAL BANK	\$21.00
		50-5015-00 EFT - Monthly service fee; Bank Charges	\$21.00
Account Totals			# Checks:
23			\$25,906.97
12-1200-00 City National Bank- Reserve 5155			
07/07/2022	1044	ALL STRIPING & REPAIRS USA CORP	\$14,000.00
		Invoice #: 07072022	
		60-6055-00 D/P for replace sidewalks	\$14,000.00
07/19/2022	1045	ENVIROTECH ROOFING GROUP	\$17,400.00
		Invoice #: 07122022	
		30-3107-00 B#750 2nd.pymt.roof replace	\$17,400.00
Account Totals			# Checks:
2			\$31,400.00
Association Totals			# Checks:
25			\$57,306.97



Date	Reconciled	Description	Check Number	Transaction Amount
------	------------	-------------	--------------	--------------------

City National Bank- OPR 4036 Summary

Ending Account Balance:	\$ 13,008.47
Uncleared Items:	\$-
Adjusted Balance:	\$ 13,008.47
Bank Ending Balance:	\$ 13,008.47
Difference:	\$-



**City
National
Bank**
Bci FINANCIAL GROUP

**75
YEARS**

WE GROW FLORIDA

P:13393 / T: / S:



LA ARBOLEDA II CONDOMINIUM ASSOC INC
OPERATING ACCOUNT
CO EXCEL MANAGEMENT
2510 NW 97 AVE SUITE 200
DORAL FL 33172-1407



Page:
Account:

1 of 6
XXXXX4036

Client Service

Online
citynational.com

CityTel
1-800-762-CITY (248)

Your Banking Center
HOA
P.O. Box 025620
Miami, FL 33102-5620

Telephone
305-577-7336
800-435-8839

Your Banking Center Hours
Lobby: Monday - Friday: 9:00am - 5:00pm

For additional locations
and hours, please visit
citynational.com



Association Interest Checking

Account Summary

Account:	XXXXX4036	Beginning Balance:	\$22,658.71
Last Statement:	June 30, 2022	Ending Balance:	\$13,008.47
This Statement:	July 29, 2022	Average Ledger Balance:	\$23,647.51
		Low Balance:	\$13,007.53
		Interest Earned This Period:	\$0.94
		Interest Earned 2022:	\$4.92
		Days In Period:	29
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
06-30	Beginning balance			22,658.71
07-01	Icl Deposit	310.00		22,968.71
07-01	Adp Payroll Fees Adp - Fees 2R6lm 0657216		52.97	22,915.74
07-01	Check # 3621		1,600.00	21,315.74
07-05	Icl Deposit	609.09		21,924.83
07-05	Icl Deposit	1,993.15		23,917.98
07-05	La Arboleda II C Settlement 000015053400469	363.26		24,281.24
07-06	La Arboleda II C Settlement 000015096091277	290.63		24,571.87
07-07	Icl Deposit	280.93		24,852.80
07-07	Icl Deposit	925.12		25,777.92
07-08	Icl Deposit	377.80		26,155.72
07-08	Icl Deposit	665.01		26,820.73

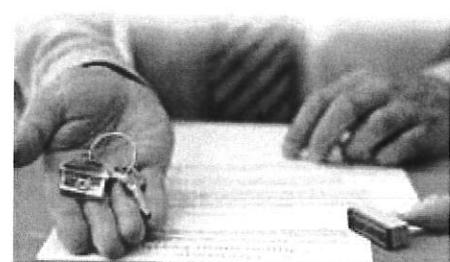
Continued on the next page

Finance your
next home with
75 years of trusted
Florida-based
mortgage expertise
at your side.

SCAN THE CODE TO APPLY



NMLS 412469



Join us on
social media!



VOTE



**City National Bank is pleased
to be considered for the
Daily Business Review's
"Best Of" list.**

We would be honored if you would vote
for City National Bank in the following
categories: #21 - #27



VOTE

21 through 27

You can complete the entire survey, or simply vote
in these categories. Voting starts on August 1 and
ends on August 26, 2022.

Vote by visiting
<https://www.surveymonkey.com/r/BestofDBR2022>
or by using the QR code.

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
07-08	La Arboleda li C Settlement 000015125637841	296.84		27,117.57
07-08	Adp - Tax Adp - Tax 753050154524A00		80.00	27,037.57
07-08	Adp Wage Pay Wage Pay 9268244184826Lm		461.75	26,575.82
07-08	Check # 3623		90.00	26,485.82
07-08	Check # 3622		117.52	26,368.30
07-08	Check # 3624		1,188.00	25,180.30
07-11	Icl Deposit	590.93		25,771.23
07-11	Icl Deposit	5,473.47		31,244.70
07-11	Check # 3626		370.00	30,874.70
07-11	Check # 3625		440.00	30,434.70
07-11	Check # 3615		600.00	29,834.70
07-12	Icl Deposit	570.33		30,405.03
07-12	La Arboleda li C Settlement 000015149675777	310.00		30,715.03
07-12	Fpl Direct Debit Elec Pymt 5154771538 Webi		341.71	30,373.32
07-13	Icl Deposit	2,847.62		33,220.94
07-13	La Arboleda li C Settlement 000015167640377	2,000.00		35,220.94
07-13	Mdcmdfrinspectio Purchase La Arboleda li		66.09	35,154.85
07-13	Mdcmdfrinspectio Purchase La Arboleda li		66.09	35,088.76
07-13	Mdcmdfrinspectio Purchase La Arboleda li		66.09	35,022.67
07-13	Mdcmdfrinspectio Purchase La Arboleda li		66.09	34,956.58
07-13	Mdcmdfrinspectio Purchase La Arboleda li		66.09	34,890.49
07-13	Mdcmdfrinspectio Purchase La Arboleda li		66.09	34,824.40
07-13	Mdcmdfrinspectio Purchase La Arboleda li		66.09	34,758.31
07-13	Mdcmdfrinspectio Purchase La Arboleda li		66.09	34,692.22
07-13	Mdcmdfrinspectio Purchase La Arboleda li		66.09	34,626.13
07-13	Mdcmdfrinspectio Purchase La Arboleda li		72.57	34,553.56
07-13	Mdcmdfrinspectio Purchase La Arboleda li		72.57	34,480.99
07-13	Mdcmdfrinspectio Purchase La Arboleda li		72.57	34,408.42
07-13	Mdcmdfrinspectio Purchase La Arboleda li		72.57	34,335.85
07-14	Waste Connection Web_pay 64348942071322		75.81	34,260.04
07-15	Icl Deposit	658.73		32,054.06
07-15	Icl Deposit	1,930.93		32,712.79
07-15	Adp Payroll Fees Adp - Fees 2R6lm 5485263		52.97	34,643.72
07-15	Monthly Service Fee		21.00	34,569.75
07-18	Icl Deposit	2,142.71		36,712.46
07-18	La Arboleda li C Settlement 000015192911801	377.80		37,090.26
07-18	Mdws M-dwasdpmt 000001450916107		2,647.75	34,442.51
07-18	Check # 3630		200.00	34,242.51
07-18	Check # 3617		1,330.00	32,912.51
07-18	Check # 3627		13,700.21	19,212.30
07-19	Icl Deposit	310.00		19,522.30
07-20	Icl Deposit	649.04		20,171.34
07-20	Att Payment 035941003Myw4e		143.04	20,028.30
07-21	Icl Deposit	561.87		20,590.17
07-21	Check # 3629		296.93	20,293.24
07-22	Adp - Tax Adp - Tax 574059522792A00		76.50	20,216.74
07-22	Adp Wage Pay Wage Pay 5890591474416Lm		461.75	19,754.99
07-25	Icl Deposit	1,207.66		20,962.65
07-26	Icl Deposit	1,606.85		22,569.50
07-26	Check # 3628		1,000.00	21,569.50
07-27	Check # 3600		4,222.00	17,347.50
07-27	Check # 3606		4,222.00	13,125.50

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
07-29	Icl Deposit	880.02		14,005.52
07-29	Adp Payroll Fees Adp - Fees 2R6lm 6688467		56.14	13,949.38
07-29	Mdws M-dwasdpmt 000001454216311		941.85	13,007.53
07-29	Interest	0.94		13,008.47
07-29	Ending totals	28,230.73	37,880.97	13,008.47



Checks

Number	Date	Amount	Number	Date	Amount
3600*	07-27	4,222.00	3624	07-08	1,188.00
3606*	07-27	4,222.00	3625	07-11	440.00
3615*	07-11	600.00	3626	07-11	370.00
3617*	07-18	1,330.00	3627	07-18	13,700.21
3621	07-01	1,600.00	3628	07-26	1,000.00
3622	07-08	117.52	3629	07-21	296.93
3623	07-08	90.00	3630	07-18	200.00

* Skip In Check Sequence

**Bank Account Reconciliation**

La Arboleda II Condominium

City National Bank- Reserve 5155 (End: 07/31/2022)

Date	Reconciled	Description	Check Number	Transaction Amount
Uncleared Items				
07/07/2022		ALL STRIPING & REPAIRS USA CORP	1044	(\$14,000.00)
07/19/2022		ENVIROTECH ROOFING GROUP	1045	(\$17,400.00)
			Total Uncleared	(\$31,400.00)

City National Bank- Reserve 5155 Summary

Ending Account Balance:	\$ 347,831.51
Uncleared Items:	(\$31,400.00)
Adjusted Balance:	\$ 379,231.51
Bank Ending Balance:	\$ 379,231.51
Difference:	\$-



75
YEARS

WE GROW FLORIDA

LA ARBOLEDA II CONDOMINIUM ASSOC INC
RESERVE ACCOUNT
CO EXCEL MANAGEMENT
2510 NW 97 AVE SUITE 200
DORAL FL 33172-1407

P:13394 / T: / S:

Page:
Account:

1 of 1
XXXXX5155

Client Service



Online
citynational.com



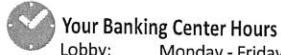
CityTel
1-800-762-CITY (248)



Your Banking Center
HOA
P.O. Box 025620
Miami, FL 33102-5620

Telephone

305-577-7336
800-435-8839



Your Banking Center Hours
Lobby: Monday - Friday: 9:00am - 5:00pm

For additional locations
and hours, please visit
citynational.com



Condo Tiered

Account Summary

Account:	XXXXX5155	Beginning Balance:	\$370,698.94
Last Statement:	June 30, 2022	Ending Balance:	\$379,231.51
This Statement:	July 29, 2022	Average Ledger Balance:	\$371,572.45
		Low Balance:	\$370,698.94
		Interest Earned This Period:	\$88.57
		Interest Earned 2022:	\$685.23
		Days In Period:	29
		Annual Percentage Yield Earned:	0.30%

Daily Activity

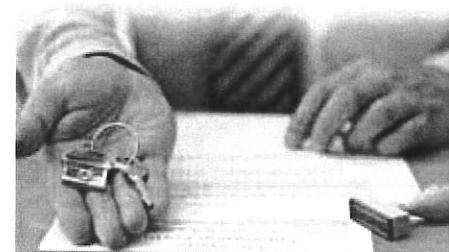
Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
06-30	Beginning balance			370,698.94
07-27	Icl Deposit	8,444.00		379,142.94
07-29	Interest	88.57		379,231.51
07-29	Ending totals	8,532.57	0.00	379,231.51

Finance your
next home with
75 years of trusted
Florida-based
mortgage expertise
at your side.

SCAN THE CODE TO APPLY



NMLS 412469

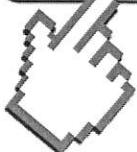


Join us on
social media!



VOTE

City National Bank is pleased
to be considered for the
Daily Business Review's
"Best Of" list.



We would be honored if you would vote
for City National Bank in the following
categories: #21-#27



VOTE NOW!



VOTE

21 through 27

You can complete the entire survey, or simply vote
in these categories. Voting starts on August 1 and
ends on August 26, 2022.

Vote by visiting
<https://www.surveymonkey.com/r/BestofDBR2022>
or by using the QR code.