



# **Financial Report Package**

**August 2022**

**Prepared for**

**La Arboleda II Condominium**

**By**

**Excel Management Associates, Inc.**



## Income Statement - Operating

La Arboleda II Condominium

From 08/01/2022 to 08/31/2022

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	\$225,537.84	\$225,536.00	\$1.84	\$338,304.00
4030-00 Late Fees	-	-	-	514.99	-	514.99	-
4040-00 Fines/Violations	-	-	-	200.00	-	200.00	-
4060-00 Interest Income - Operating	0.36	-	0.36	5.28	-	5.28	-
4080-00 Key Income	-	-	-	50.00	-	50.00	-
Total ASSESSMENT INCOME	\$28,192.59	\$28,192.00	\$0.59	\$226,308.11	\$225,536.00	\$772.11	\$338,304.00
Total OPERATING INCOME	\$28,192.59	\$28,192.00	\$0.59	\$226,308.11	\$225,536.00	\$772.11	\$338,304.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5010-00 Bad Debt Expense	-	150.00	150.00	-	1,200.00	1,200.00	1,800.00
5015-00 Bank Charges	144.00	10.00	(134.00)	291.00	80.00	(211.00)	120.00
5025-00 Legal & Professional Services	-	150.00	150.00	-	1,200.00	1,200.00	1,800.00
5030-00 Licenses & Permits	-	112.00	112.00	1,322.50	896.00	(426.50)	1,344.00
5031-00 Annual Fire Dept. Inspection Per	-	79.00	79.00	66.09	632.00	565.91	948.00
5035-00 Management Expense	1,188.00	1,080.00	(108.00)	8,856.00	8,640.00	(216.00)	12,960.00
5040-00 Payroll Services	923.50	1,300.00	376.50	11,932.25	10,400.00	(1,532.25)	15,600.00
5041-00 Payroll Taxes/Services	265.28	205.00	(60.28)	2,035.35	1,640.00	(395.35)	2,460.00
5045-00 Printing & Postage	119.75	110.00	(9.75)	1,102.50	880.00	(222.50)	1,320.00
5050-00 Audit & Tax Preparation	-	245.00	245.00	2,125.00	1,960.00	(165.00)	2,940.00
5065-00 Insurance Expense	13,700.21	9,600.00	(4,100.21)	84,916.06	76,800.00	(8,116.06)	115,200.00
5085-00 Insurance- Workman's Compens	-	100.00	100.00	-	800.00	800.00	1,200.00
Total ADMINISTRATIVE	\$16,340.74	\$13,141.00	(\$3,199.74)	\$112,646.75	\$105,128.00	(\$7,518.75)	\$157,692.00
UTILITIES							
5710-00 Electricity	364.22	350.00	(14.22)	2,974.57	2,800.00	(174.57)	4,200.00
5740-00 Telephone	133.04	-	(133.04)	1,074.38	-	(1,074.38)	-
5750-00 Waste Removal	2,205.98	1,970.00	(235.98)	17,716.84	15,760.00	(1,956.84)	23,640.00
5760-00 Water & Sewer	11,479.55	5,500.00	(5,979.55)	36,017.48	44,000.00	7,982.52	66,000.00
Total UTILITIES	\$14,182.79	\$7,820.00	(\$6,362.79)	\$57,783.27	\$62,560.00	\$4,776.73	\$93,840.00
REPAIRS & IMPROVEMENTS							
6015-00 Electrical Repairs	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
6055-00 General Repairs & Maintenance	19,883.92	600.00	(19,283.92)	41,582.88	4,800.00	(36,782.88)	7,200.00
6140-00 Roof Repairs	-	300.00	300.00	1,330.00	2,400.00	1,070.00	3,600.00
Total REPAIRS & IMPROVEMENTS	\$19,883.92	\$1,025.00	(\$18,858.92)	\$42,912.88	\$8,200.00	(\$34,712.88)	\$12,300.00
CONTRACT & SUPPLIES							
6520-00 Fire Extinguisher Inspections	-	18.00	18.00	-	144.00	144.00	216.00
6545-00 Lake Maintenance	148.49	128.00	(20.49)	1,156.09	1,024.00	(132.09)	1,536.00
6550-00 Lawn Maintenance	1,250.00	850.00	(400.00)	7,750.00	6,800.00	(950.00)	10,200.00
6565-00 Parking Enforcement	200.00	-	(200.00)	1,400.00	-	(1,400.00)	-
6575-00 Pool Contract	350.00	300.00	(50.00)	2,450.00	2,400.00	(50.00)	3,600.00
6590-00 Shrub & Tree Maintenance	-	500.00	500.00	10,865.00	4,000.00	(6,865.00)	6,000.00
6598-00 Storage	-	38.00	38.00	270.00	304.00	34.00	456.00
6599-00 Supplies	587.47	150.00	(437.47)	1,338.64	1,200.00	(138.64)	1,800.00
Total CONTRACT & SUPPLIES	\$2,535.96	\$1,984.00	(\$551.96)	\$25,229.73	\$15,872.00	(\$9,357.73)	\$23,808.00
RESERVE ACCOUNT ACTIVITY							
7000-00 General Reserves	4,222.00	4,222.00	-	33,776.00	33,776.00	-	50,664.00



## Income Statement - Operating

La Arboleda II Condominium

From 08/01/2022 to 08/31/2022

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total RESERVE ACCOUNT ACTIVITY	\$4,222.00	\$4,222.00	\$-	\$33,776.00	\$33,776.00	\$0.00	\$50,664.00
Total OPERATING EXPENSE	\$57,165.41	\$28,192.00	(\$28,973.41)	\$272,348.63	\$225,536.00	(\$46,812.63)	\$338,304.00
Net Income:	<u>(\$28,972.82)</u>	<u>\$0.00</u>	<u>(\$28,972.82)</u>	<u>(\$46,040.52)</u>	<u>\$0.00</u>	<u>(\$46,040.52)</u>	<u>\$0.00</u>



## Balance Sheet - Operating

La Arboleda II Condominium

End Date: 08/31/2022

### Assets

#### CASH- OPERATING

10-1000-00	City National Bank- OPR 4036	\$4,914.47
10-1060-00	Petty Cash	50.00
10-1070-00	Due to/from Operating	(80,436.26)

Total CASH- OPERATING: (\$75,471.79)

#### CASH - RESERVE

12-1200-00	City National Bank- Reserve 5155	326,591.01
12-1240-00	Due to/from Reserves	80,436.26

Total CASH - RESERVE: \$407,027.27

#### ACCOUNTS RECEIVABLE

14-1400-00	Accounts Receivable- Homeowner	26,114.84
14-1420-00	Allowance for Doubtful Account	(1,000.00)

Total ACCOUNTS RECEIVABLE: \$25,114.84

#### CURRENT ASSETS

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

Total CURRENT ASSETS: \$57,988.37

**Total Assets: \$414,658.69**

### Liabilities & Equity

#### CURRENT LIABILITIES

20-2000-00	Accounts Payable	31,911.98
20-2020-00	Prepaid Assessments	11,181.70
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: \$115,502.48

#### 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: 08/31/2022

Net Income Gain / Loss	<u>(\$45,948.02)</u>	<u>(\$45,948.02)</u>
Total Liabilities & Equity:		<u><b>\$414,658.69</b></u>



## General Ledger Trial Balance

La Arboleda II Condominium

Complete Report 08/01/2022 to 08/31/2022

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1000-00	City National Bank- OPR 4036	\$10,755.53	\$25,888.82	\$31,729.88	\$4,914.47
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	\$347,831.51	\$92.50	\$21,333.00	\$326,591.01
12-1240-00	Due to/from Reserves	\$80,436.26	\$0.00	\$0.00	\$80,436.26
14-1400-00	Accounts Receivable- Homeowner	\$22,167.99	\$28,192.23	\$24,245.38	\$26,114.84
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	(\$27,528.52)	\$73,340.99	\$77,724.45	(\$31,911.98)
20-2020-00	Prepaid Assessments	(\$9,819.55)	\$4,244.24	\$5,606.39	(\$11,181.70)
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	(\$1,741.04)	\$0.00	\$92.50	(\$1,833.54)
30-3085-00	Painting Reserve	(\$41,903.22)	\$0.00	\$0.00	(\$41,903.22)
30-3095-00	Pool Reserve	(\$3,015.18)	\$0.00	\$0.00	(\$3,015.18)
30-3100-00	Resurfacing Reserve	(\$9,156.52)	\$0.00	\$0.00	(\$9,156.52)
30-3105-00	Flat Roofing 700, 830, 850 Reserve	(\$11,030.22)	\$0.00	\$0.00	(\$11,030.22)
30-3106-00	Flat Roof 730, 770, 860, 870 Reserve	(\$2,666.64)	\$0.00	\$0.00	(\$2,666.64)
30-3107-00	Flat Roofing Reserve	(\$34,152.51)	\$0.00	\$0.00	(\$34,152.51)
30-3108-00	Tile Roofing Reserve	(\$325,134.44)	\$0.00	\$0.00	(\$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	(\$197,345.61)	\$0.00	\$28,192.23	(\$225,537.84)
40-4030-00	Late Fees	(\$514.99)	\$0.00	\$0.00	(\$514.99)
40-4040-00	Fines/Violations	(\$200.00)	\$0.00	\$0.00	(\$200.00)
40-4060-00	Interest Income - Operating	(\$4.92)	\$0.00	\$0.36	(\$5.28)
40-4065-00	Interest Income - Reserve	\$0.00	\$92.50	\$92.50	\$0.00
40-4080-00	Key Income	(\$50.00)	\$0.00	\$0.00	(\$50.00)
50-5015-00	Bank Charges	\$147.00	\$144.00	\$0.00	\$291.00
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	\$7,668.00	\$1,188.00	\$0.00	\$8,856.00
50-5040-00	Payroll Services	\$11,008.75	\$923.50	\$0.00	\$11,932.25



## General Ledger Trial Balance

La Arboleda II Condominium

Complete Report 08/01/2022 to 08/31/2022

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
50-5041-00	Payroll Taxes/Services	\$1,770.07	\$265.28	\$0.00	\$2,035.35
50-5045-00	Printing & Postage	\$982.75	\$119.75	\$0.00	\$1,102.50
50-5050-00	Audit & Tax Preparation	\$2,125.00	\$0.00	\$0.00	\$2,125.00
50-5065-00	Insurance Expense	\$71,215.85	\$13,700.21	\$0.00	\$84,916.06
57-5700-00	Cable/T.V./Internet	\$0.00	\$133.04	\$133.04	\$0.00
57-5710-00	Electricity	\$2,610.35	\$364.22	\$0.00	\$2,974.57
57-5740-00	Telephone	\$941.34	\$133.04	\$0.00	\$1,074.38
57-5750-00	Waste Removal	\$15,510.86	\$2,205.98	\$0.00	\$17,716.84
57-5760-00	Water & Sewer	\$24,537.93	\$11,479.55	\$0.00	\$36,017.48
60-6055-00	General Repairs & Maintenance	\$21,698.96	\$37,753.92	\$17,870.00	\$41,582.88
60-6140-00	Roof Repairs	\$1,330.00	\$0.00	\$0.00	\$1,330.00
65-6545-00	Lake Maintenance	\$1,007.60	\$148.49	\$0.00	\$1,156.09
65-6550-00	Lawn Maintenance	\$6,500.00	\$3,950.00	\$2,700.00	\$7,750.00
65-6565-00	Parking Enforcement	\$1,200.00	\$200.00	\$0.00	\$1,400.00
65-6575-00	Pool Contract	\$2,100.00	\$350.00	\$0.00	\$2,450.00
65-6590-00	Shrub & Tree Maintenance	\$10,865.00	\$0.00	\$0.00	\$10,865.00
65-6598-00	Storage	\$270.00	\$0.00	\$0.00	\$270.00
65-6599-00	Supplies	\$751.17	\$587.47	\$0.00	\$1,338.64
70-7000-00	General Reserves	\$29,554.00	\$4,222.00	\$0.00	\$33,776.00
<b>Totals:</b>		<b>\$0.00</b>	<b>\$209,719.73</b>	<b>\$209,719.73</b>	<b>\$0.00</b>



# Homeowner Aging Report

La Arboleda II Condominium

End Date: 8/31/2022

Description	Current	Over 30	Over 60	Over 90	Balance
ARB7001 - Xenia Valdes Owner					Last Payment: \$315.00 on 08/15/2022
Total:	\$280.00	\$0.00	\$0.00	\$0.00	\$280.00
ARB7002 - Iliana Aday Owner					Last Payment: \$317.25 on 08/25/2022
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	\$0.00	\$310.00	\$1,359.72	\$1,979.72
ARB7122 - Dora Maria De Polanco Owner					Last Payment: \$328.54 on 08/22/2022
Total:	\$377.80	\$0.00	\$377.80	\$583.62	\$1,339.22
ARB7164 - Ramiro Pedraza Owner					Last Payment: \$377.80 on 08/09/2022
Total:	\$30.83	\$0.00	\$0.00	\$0.00	\$30.83
ARB7202 - Angel Caballero Owner					Last Payment: \$301.75 on 08/05/2022
Total:	\$317.25	\$0.00	\$108.50	\$0.00	\$425.75
ARB7203 - Estate Of Myriam Tobon Owner					Last Payment: \$317.25 on 08/10/2022
Total:	\$317.25	\$0.00	\$317.25	\$1,702.00	\$2,336.50
ARB7204 - Omar Betancourt & Carmen Betancourt Owner					Last Payment: \$300.00 on 08/06/2022
Total:	\$86.14	\$0.00	\$0.00	\$0.00	\$86.14
ARB7302 - Silvia Marrero Owner					Last Payment: \$318.00 on 08/17/2022
Total:	\$317.25	\$0.00	\$317.25	\$1,458.35	\$2,092.85
ARB7305 - T&M Investments Group Owner					Last Payment: \$310.00 on 08/17/2022
Total:	\$285.00	\$0.00	\$0.00	\$0.00	\$285.00
ARB7307 - Maria Elena Vila Owner					Last Payment: \$280.93 on 07/11/2022
Total:	\$280.93	\$0.00	\$89.59	\$0.00	\$370.52
ARB7464 - Surekha Joshi Owner					
Total:	\$377.80	\$0.00	\$377.80	\$3,029.39	\$3,784.99
ARB7501 - Hector M. Ruyol Jr. Owner					Last Payment: \$324.09 on 08/25/2022
Total:	\$240.71	\$0.00	\$0.00	\$0.00	\$240.71
ARB7502 - Carlos Armengol Owner					Last Payment: \$290.63 on 07/11/2022
Total:	\$290.63	\$0.00	\$0.00	\$0.00	\$290.63
ARB7507 - Hiram Cruz Owner					Last Payment: \$271.24 on 08/18/2022
Total:	\$18.89	\$0.00	\$0.00	\$0.00	\$18.89





# Homeowner Aging Report

La Arboleda II Condominium

End Date: 8/31/2022

Description	Current	Over 30	Over 60	Over 90	Balance
ARB7508 - Bertha Bagaria Owner					Last Payment: \$290.63 on 08/12/2022
Total:	\$0.00	\$100.00	\$0.00	\$0.00	\$100.00
ARB7509 - Elsa Torres Owner					Last Payment: \$299.09 on 07/26/2022
Total:	\$299.09	\$0.00	\$0.00	\$0.00	\$299.09
ARB7604 - Luis Bernardo Turuseta & Iliana Maria Gonzales Urquijo Owner					Last Payment: \$271.24 on 08/31/2022
Total:	\$3.58	\$0.00	\$0.00	\$0.00	\$3.58
ARB7605 - Omayra Leon & Gloria Gonzalez Owner					Last Payment: \$280.93 on 08/08/2022
Total:	\$266.22	\$0.00	\$0.00	\$0.00	\$266.22
ARB7703 - Ivania Morazan Owner					Last Payment: \$310.01 on 05/31/2022
Total:	\$310.00	\$0.00	\$309.99	\$0.00	\$619.99
ARB7707 - Angel Parrilla & Sheila Leon Owner					Last Payment: \$310.00 on 08/25/2022
Total:	\$94.19	\$0.00	\$0.00	\$0.00	\$94.19
ARB7864 - Alberto Laurel Owner					Last Payment: \$377.80 on 08/29/2022
Total:	\$377.80	\$0.00	\$107.16	\$0.00	\$484.96
ARB8006 - Carol Duenas Owner					
Total:	\$290.63	\$0.00	\$290.63	\$290.63	\$871.89
ARB8007 - Alba Acosta Owner					Last Payment: \$290.63 on 08/25/2022
Total:	\$36.80	\$0.00	\$0.00	\$0.00	\$36.80
ARB8122 - Samara G. Glyn Owner					Last Payment: \$377.80 on 08/15/2022
Total:	\$377.80	\$0.00	\$6.55	\$0.00	\$384.35
ARB8164 - Jose Garcia & Juana Garcia Owner					Last Payment: \$377.80 on 07/20/2022
Total:	\$377.80	\$0.00	\$0.00	\$0.00	\$377.80
ARB8303 - Douglas J. Quintana Owner					Last Payment: \$271.24 on 07/12/2022
Total:	\$271.24	\$0.00	\$0.00	\$0.00	\$271.24
ARB8304 - Alain Bello Rey & Yanira Rey Owner					Last Payment: \$280.93 on 08/31/2022
Total:	\$280.93	\$0.00	\$280.93	\$449.91	\$1,011.77
ARB8308 - Oscar Benavides Owner					Last Payment: \$280.93 on 08/18/2022
Total:	\$73.92	\$0.00	\$0.00	\$0.00	\$73.92
ARB8401 - Jesus Menendez & Sandra Menendez Owner					Last Payment: \$294.86 on 08/17/2022
Total:	\$121.12	\$0.00	\$0.00	\$0.00	\$121.12



# Homeowner Aging Report

La Arboleda II Condominium

End Date: 8/31/2022

Description	Current	Over 30	Over 60	Over 90	Balance
ARB8402 - Irma Fernandez Owner					Last Payment: \$664.37 on 07/13/2022
Total:	\$317.25	\$0.00	\$317.25	\$3,293.18	\$3,927.68
ARB8501 - Roberta Jorge Pelarigo Owner					Last Payment: \$310.00 on 07/26/2022
Total:	\$310.00	\$0.00	\$137.95	\$0.00	\$447.95
ARB8502 - Jose A. Polanco & Rosa Owner					Last Payment: \$317.25 on 07/26/2022
Total:	\$59.28	\$0.00	\$0.00	\$0.00	\$59.28
ARB8504 - Mercy Levine Owner					Last Payment: \$310.00 on 08/10/2022
Total:	\$125.87	\$0.00	\$0.00	\$0.00	\$125.87
ARB8602 - Ricardo Blanco Cassana Owner					Last Payment: \$317.25 on 08/12/2022
Total:	\$317.25	\$0.00	\$317.25	\$314.13	\$948.63
ARB8604 - Orlando Sendon & Margarita Sendon Owner					Last Payment: \$310.00 on 08/09/2022
Total:	\$310.00	\$0.00	\$38.60	\$0.00	\$348.60
ARB8722 - Carlos Cardo Owner					Last Payment: \$377.80 on 08/17/2022
Total:	\$377.80	\$0.00	\$155.87	\$0.00	\$533.67
ARB8743 - Arturo Rodriguez & Sara Rodriguez Owner					Last Payment: \$377.80 on 08/18/2022
Total:	\$377.80	\$0.00	\$307.95	\$0.00	\$685.75
ARB8764 - Miguel Grande & Vicenta Grande Owner					Last Payment: \$377.80 on 07/08/2022
Total:	\$377.80	\$0.00	\$0.00	\$0.00	\$377.80
Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
La Arboleda II Condominium	\$9,365.59	\$100.00	\$4,168.32	\$12,480.93	\$26,114.84

Description	Total
Assessment 2022	\$26,014.84
Owner Fines 2022	\$100.00
AR Total:	\$26,114.84

**Cash Disbursement**

La Arboleda II Condominium

08/01/2022 - 08/31/2022

Date	Check #	Payee	Amount
<b>10-1000-00 City National Bank- OPR 4036</b>			
08/02/2022	3637	SOLITUDE LAKE MANAGEMENT	\$148.49
		<b>Invoice #: PI-A00849765</b>	
		65-6545-00 July service	\$148.49
08/02/2022	3638	SOUTH FLORIDA PARKING AUTHORITY	\$200.00
		<b>Invoice #: 15649</b>	
		65-6565-00 August service	\$200.00
08/02/2022	3639	WASTE CONNECTIONS OF FLORIDA	\$2,205.98
		<b>Invoice #: 2825251W440</b>	
		57-5750-00 August service	\$2,205.98
08/02/2022	3640	FPL	\$366.31
		<b>Invoice #: 51547 8/15/22</b>	
		57-5710-00 Service to 07/25/2022	\$366.31
08/02/2022	0	IPFS CORPORATION	\$13,700.21
		<b>Invoice #: 1th. install 962</b>	
		50-5065-00 Ac# GAA-C93962	\$13,700.21
08/02/2022	3641	EXCEL MANAGEMENT ASSOCIATES	\$1,188.00
		<b>Invoice #: 7193764</b>	
		50-5035-00 August service	\$1,188.00
08/02/2022	0	AMAZON.COM	\$81.90
		<b>Invoice #: 4590639</b>	
		65-6599-00 Maintenance supplies	\$81.90
08/25/2022	3642	LAZARO GONZALEZ	\$1,030.00
		<b>Invoice #: 50276</b>	
		60-6055-00 Jobs in common area	\$1,030.00
08/25/2022	3643	LAZARO GONZALEZ	\$250.00
		<b>Invoice #: 08252022</b>	
		60-6055-00 Materials for repair	\$250.00
08/25/2022	3644	LAZARO GONZALEZ	\$373.10
		<b>Invoice #: 8/25/2022</b>	
		60-6055-00 Reimb. for materials and supplies	\$373.10
08/25/2022	0	AT&T	\$133.05
		<b>Invoice #: 308957821 8/20/22</b>	
		57-5740-00 Service to 08/28/2022	\$133.05
08/04/2022	0	ADP PAYROLL SERVICES	\$461.75
		<b>Invoice #: 08/04/202</b>	
		50-5040-00 Payroll Services w/e 08/05/2022	\$461.75
08/04/2022	3645	ADP PAYROLL SERVICES	\$76.50
		<b>Invoice #: 8/4/22</b>	
		50-5041-00 Payroll taxes w/e 08/05/2022	\$76.50
08/12/2022	0	ADP PAYROLL SERVICES	\$56.14
		<b>Invoice #: 8/12/2022</b>	
		50-5041-00 Payroll services	\$56.14

**Cash Disbursement**

La Arboleda II Condominium

08/01/2022 - 08/31/2022

Date	Check #	Payee	Amount
08/18/2022	0	ADP PAYROLL SERVICES	\$461.75
		Invoice #: 08/18/2022	
		50-5040-00 Payroll Services w/e 08/18/2022	\$461.75
08/18/2022	0	ADP PAYROLL SERVICES	\$76.50
		Invoice #: 8/18/22	
		50-5041-00 Payroll taxes w/e 8/18/2022	\$76.50
08/26/2022	0	ADP PAYROLL SERVICES	\$56.14
		Invoice #: 8/26/2022	
		50-5041-00 Payroll services	\$56.14
08/15/2022	0	CITY NATIONAL BANK	\$21.00
		50-5015-00 EFT - ; Bank Charges	\$21.00
08/22/2022	0	CITY NATIONAL BANK	\$12.00
		50-5015-00 EFT - ; Bank Charges	\$12.00
08/04/2022	0	CITY NATIONAL BANK	\$111.00
		50-5015-00 EFT -; Bank Charges	\$111.00
08/19/2022	0	MIAMI-DADE WATER & SEWER	\$10,439.13
		Invoice #: 10 accts. 8/9/2022	
		57-5760-00 Serv. to 07/13/2022	\$10,439.13
		Account Totals	# Checks: 21 \$31,448.95
12-1200-00 City National Bank- Reserve 5155			
08/02/2022	1046	ENVIROTECH ROOFING GROUP	\$17,400.00
		Invoice #: 07222022	
		30-3107-00 F/P B#750 Roof replace	\$17,400.00
08/04/2022	1047	BEST TREE TRIMMING BY DIAZ INC	\$3,933.00
		Invoice #: 20220505-2	
		65-6590-00 F/P for tree trimming	\$3,933.00
		Account Totals	# Checks: 2 \$21,333.00
		Association Totals	# Checks: 23 \$52,781.95

**Bank Account Reconciliation**

La Arboleda II Condominium

City National Bank- OPR 4036 (End: 08/31/2022)

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

**Uncleared Items**

08/02/2022		SOUTH FLORIDA PARKING AUTHORITY	3638	(\$200.00)
------------	--	---------------------------------	------	------------

<b>Total Uncleared</b>	<b>(\$200.00)</b>
------------------------	-------------------

**City National Bank- OPR 4036 Summary**

Ending Account Balance:	\$ 7,167.41
Uncleared Items:	(\$200.00)
Adjusted Balance:	\$ 7,367.41
Bank Ending Balance:	\$ 7,367.41
Difference:	\$-



**75**  
YEARS

WE GROW FLORIDA

Page:  
Account:

1 of 4  
XXXXX4036

## Client Service



Online  
citynational.com



CityTel  
1-800-762-CITY (2489)



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

P:13199 / T: / S:



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



For additional locations  
and hours, please visit  
citynational.com

Member  
**FDIC**



## Association Interest Checking

### Account Summary

Account:	XXXXX4036	Beginning Balance:	\$13,008.47
Last Statement:	July 29, 2022	Ending Balance:	\$7,367.41
This Statement:	August 31, 2022	Average Ledger Balance:	\$7,928.11
		Low Balance:	\$1,485.69
		Interest Earned This Period:	\$0.36
		Interest Earned 2022:	\$5.28
		Days In Period:	33
		Annual Percentage Yield Earned:	0.05%

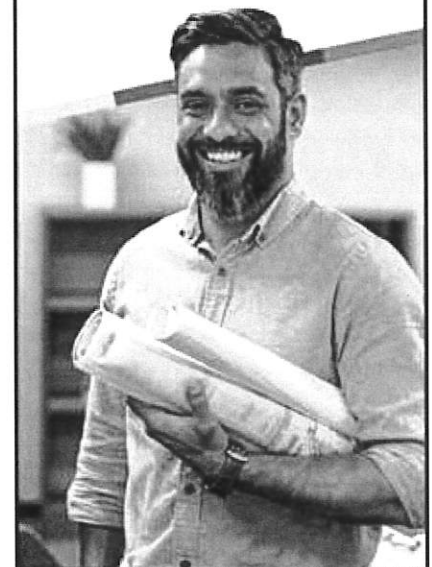
### Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
07-29	Beginning balance			13,008.47
08-02	Icl Deposit	570.33		13,578.80
08-02	La Arboleda li C Settlement 000015323228905	363.26		13,942.06
08-03	Icl Deposit	1,974.99		15,917.05
08-03	lpfs877-513-9487 lpfspmtgaa C93962		13,700.21	2,216.84
08-03	Chk# 00 Amt \$13,700.21, Uncollected Paid Item Fee		37.00	2,179.84
08-04	Adp - Tax Adp - Tax 936423291724A00		76.50	2,103.34
08-04	Adp Wage Pay Wage Pay 5100620621706Lm		461.75	1,641.59
08-04	Check # 99207910		81.90	1,559.69
08-04	Chk# 00 Amt \$461.75, Uncollected Paid Item Fee		37.00	1,522.69
08-04	Chk# 99207910 Amt \$81.90, Uncollected Paid Item Fee		37.00	1,485.69
08-05	Icl Deposit	2,475.31		3,961.00

Continued on the next page

## Celebrate Small Business Month

Join us in celebrating the entrepreneurs  
who follow their dreams and drive  
growth within our communities.



Join us on  
social media!



## Here's a tip to help make your mobile banking experience secure.

Mobile devices can create significant security and management challenges. Protect your device by using a password, installing security apps and not using public networks to do your banking. You might also consider enabling biometric authentication, such as Face ID and fingerprint security.



FOR ADDITIONAL TIPS, SCAN THE QR CODE



Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
08-08	Icl Deposit	1,328.69		5,289.69
08-08	La Arboleda li C Settlement 000015391740033	290.63		5,580.32
08-08	La Arboleda li C Settlement 000015400639353	300.00		5,880.32
08-09	Icl Deposit	741.06		6,621.38
08-10	Icl Deposit	3,061.64		9,683.02
08-10	La Arboleda li C Settlement 000015423600117	310.00		9,993.02
08-11	Icl Deposit	662.35		10,655.37
08-12	Icl Deposit	600.63		11,256.00
08-12	Icl Deposit	627.25		11,883.25
08-12	Adp Payroll Fees Adp - Fees 2R6lm 2844025		56.14	11,827.11
08-15	Icl Deposit	1,355.15		13,182.26
08-15	Monthly Service Fee		21.00	13,161.26
08-16	Icl Deposit	280.93		13,442.19
08-16	La Arboleda li C Settlement 000015467911669	377.80		13,819.99
08-16	Mdws M-dwasdpmt 000001459492513		1,587.31	12,232.68
08-16	Mdws M-dwasdpmt 000001459488229		2,357.20	9,875.48
08-16	Mdws M-dwasdpmt 000001459488234		2,858.99	7,016.49
08-17	Icl Deposit	620.00		7,636.49
08-17	Icl Deposit	1,281.29		8,917.78
08-17	Fpl Direct Debit Elec Pymt 5154771538 Telv		366.31	8,551.47
08-18	Icl Deposit	2,717.27		11,268.74
08-18	Adp - Tax Adp - Tax 750049590917A00		76.50	11,192.24
08-18	Adp Wage Pay Wage Pay 7430496116226Lm		461.75	10,730.49
08-19	Icl Deposit	627.25		11,357.74
08-19	Mdws M-dwasdpmt 000001460314186		28.83	11,328.91
08-19	Mdws M-dwasdpmt 000001460313971		323.49	11,005.42
08-19	Mdws M-dwasdpmt 000001460314203		385.07	10,620.35
08-19	Mdws M-dwasdpmt 000001460314175		422.80	10,197.55
08-19	Mdws M-dwasdpmt 000001460314178		1,176.32	9,021.23
08-19	Mdws M-dwasdpmt 000001460314070		1,299.12	7,722.11
08-19	Check # 3637		148.49	7,573.62
08-19	Check # 3641		1,188.00	6,385.62
08-22	Icl Deposit	328.54		6,714.16
08-22	Charge Back Item Check 7155		280.93	6,433.23
08-22	Deposited Item Returned Fee		12.00	6,421.23
08-23	Waste Connection Web_pay 65263008082222		2,205.98	4,215.25
08-25	Icl Deposit	3,106.30		7,321.55
08-26	Adp Payroll Fees Adp - Fees 2R6lm 0003578		56.14	7,265.41
08-29	Icl Deposit	957.82		8,223.23
08-29	Att Payment 748578003Myw4p		133.05	8,090.18
08-30	Check # 3643		250.00	7,840.18
08-30	Check # 3644		373.10	7,467.08
08-30	Check # 3642		1,030.00	6,437.08
08-31	Icl Deposit	929.97		7,367.05
08-31	Interest	0.36		7,367.41
08-31	Ending totals	25,888.82	31,529.88	7,367.41

## Checks

Number	Date	Amount	Number	Date	Amount
3637*	08-19	148.49	3641	08-19	1,188.00

\* Skip In Check Sequence

Continued on the next page

## Checks

Number	Date	Amount	Number	Date	Amount
3642	08-30	1,030.00	3644*	08-30	373.10
3643	08-30	250.00	99207910	08-04	81.90

\* Skip In Check Sequence







## Bank Account Reconciliation

La Arboleda II Condominium

City National Bank- Reserve 5155 (End: 08/31/2022)

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

### City National Bank- Reserve 5155 Summary

Ending Account Balance:	\$ 326,591.01
Uncleared Items:	\$-
Adjusted Balance:	\$ 326,591.01
Bank Ending Balance:	\$ 326,591.01
Difference:	\$-



WE GROW FLORIDA

Page:  
Account:

1 of 2  
XXXXX5155

## Client Service



Online  
citynational.com



CityTel  
1-800-762-CITY (2489)



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

P:13200 / T: / S:



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



For additional locations  
and hours, please visit  
citynational.com



## Condo Tiered

### Account Summary

Account:	XXXXX5155	Beginning Balance:	\$379,231.51
Last Statement:	July 29, 2022	Ending Balance:	\$326,591.01
This Statement:	August 31, 2022	Average Ledger Balance:	\$341,019.60
		Low Balance:	\$326,498.51
		Interest Earned This Period:	\$92.50
		Interest Earned 2022:	\$777.73
		Days In Period:	33
		Annual Percentage Yield Earned:	0.30%

### Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
07-29	Beginning balance			379,231.51
08-01	Check # 1045		17,400.00	361,831.51
08-05	Check # 1044		14,000.00	347,831.51
08-11	Check # 1047		3,933.00	343,898.51
08-17	Check # 1046		17,400.00	326,498.51
08-31	Interest	92.50		326,591.01
08-31	Ending totals	92.50	52,733.00	326,591.01

### Checks

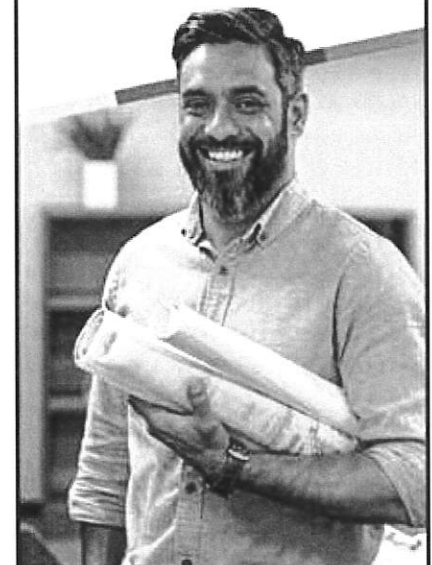
Number	Date	Amount	Number	Date	Amount
1044	08-05	14,000.00	1046	08-17	17,400.00
1045	08-01	17,400.00	1047	08-11	3,933.00

\* Skip In Check Sequence

Continued on the next page

## Celebrate Small Business Month

Join us in celebrating the entrepreneurs  
who follow their dreams and drive  
growth within our communities.



Join us on  
social media!



## Here's a tip to help make your mobile banking experience secure.

Mobile devices can create significant security and management challenges. Protect your device by using a password, installing security apps and not using public networks to do your banking. You might also consider enabling biometric authentication, such as Face ID and fingerprint security.



FOR ADDITIONAL TIPS, SCAN THE QR CODE

