



# **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

<b>Description</b>	<b>Current Period</b>			<b>Year-to-date</b>			<b>Annual Budget</b>	
	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>		
<b>OPERATING INCOME</b>								
<b>ASSESSMENT INCOME</b>								
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	-	
<b>Total ASSESSMENT INCOME</b>	<b>\$28,192.59</b>	<b>\$28,192.00</b>	<b>\$0.59</b>	<b>\$226,308.11</b>	<b>\$225,536.00</b>	<b>\$772.11</b>	<b>\$338,304.00</b>	
<b>Total OPERATING INCOME</b>	<b>\$28,192.59</b>	<b>\$28,192.00</b>	<b>\$0.59</b>	<b>\$226,308.11</b>	<b>\$225,536.00</b>	<b>\$772.11</b>	<b>\$338,304.00</b>	
<b>OPERATING EXPENSE</b>								
<b>ADMINISTRATIVE</b>								
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	
<b>Total ADMINISTRATIVE</b>	<b>\$16,340.74</b>	<b>\$13,141.00</b>	<b>(\$3,199.74)</b>	<b>\$112,646.75</b>	<b>\$105,128.00</b>	<b>(\$7,518.75)</b>	<b>\$157,692.00</b>	
<b>UTILITIES</b>								
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	
<b>Total UTILITIES</b>	<b>\$14,182.79</b>	<b>\$7,820.00</b>	<b>(\$6,362.79)</b>	<b>\$57,783.27</b>	<b>\$62,560.00</b>	<b>\$4,776.73</b>	<b>\$93,840.00</b>	
<b>REPAIRS &amp; IMPROVEMENTS</b>								
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	
<b>Total REPAIRS &amp; IMPROVEMENTS</b>	<b>\$19,883.92</b>	<b>\$1,025.00</b>	<b>(\$18,858.92)</b>	<b>\$42,912.88</b>	<b>\$8,200.00</b>	<b>(\$34,712.88)</b>	<b>\$12,300.00</b>	
<b>CONTRACT &amp; SUPPLIES</b>								
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	
<b>Total CONTRACT &amp; SUPPLIES</b>	<b>\$2,535.96</b>	<b>\$1,984.00</b>	<b>(\$551.96)</b>	<b>\$25,229.73</b>	<b>\$15,872.00</b>	<b>(\$9,357.73)</b>	<b>\$23,808.00</b>	
<b>RESERVE ACCOUNT ACTIVITY</b>								
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	
<b>Total RESERVE ACCOUNT ACTIVITY</b>	\$4,222.00	\$4,222.00	\$-	\$33,776.00	\$33,776.00	\$0.00	\$50,664.00
<b>Total OPERATING EXPENSE</b>	<b>\$57,165.41</b>	<b>\$28,192.00</b>	<b>(\$28,973.41)</b>	<b>\$272,348.63</b>	<b>\$225,536.00</b>	<b>(\$46,812.63)</b>	<b>\$338,304.00</b>
<b>Net Income:</b>	<b>(\$28,972.82)</b>	<b>\$0.00</b>	<b>(\$28,972.82)</b>	<b>(\$46,040.52)</b>	<b>\$0.00</b>	<b>(\$46,040.52)</b>	<b>\$0.00</b>

**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:		<u>(\$75,471.79)</u>

## 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:		<u>\$407,027.27</u>

## ACCOUNTS RECEIVABLE

14-1400-00	Accounts Receivable- Homeowner	26,114.84
14-1420-00	Allowance for Doubtful Account	(1,000.00)
Total ACCOUNTS RECEIVABLE:		<u>\$25,114.84</u>

## CURRENT ASSETS

15-1500-00	Prepaid Insurance	57,988.37
Total CURRENT ASSETS:		<u>\$57,988.37</u>
<b>Total Assets:</b>		<b><u>\$414,658.69</u></b>

**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:		<u>\$115,502.48</u>

## 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:		<u>\$428,799.77</u>

## EQUITY

32-3210-00	Retained Earnings- Operating	(83,695.54)
Total EQUITY:		<u>(\$83,695.54)</u>

**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>
<b>Total Liabilities &amp; Equity:</b>	<b><u>\$414,658.69</u></b>

**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>



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	\$100.00
ARB7509 - Elsa Torres Owner					Last Payment: \$299.09 on 07/26/2022
	Total:	\$299.09	\$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	\$3.58
ARB7605 - Omayra Leon & Gloria Gonzalez Owner					Last Payment: \$280.93 on 08/08/2022
	Total:	\$266.22	\$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	\$0.01
ARB7707 - Angel Parrilla & Sheila Leon Owner					Last Payment: \$310.00 on 08/25/2022
	Total:	\$94.19	\$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	\$484.96
ARB8006 - Carol Duenas Owner					Last Payment: \$290.63 on 08/25/2022
	Total:	\$290.63	\$0.00	\$290.63	\$871.89
ARB8007 - Alba Acosta Owner					Last Payment: \$290.63 on 08/25/2022
	Total:	\$36.80	\$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	\$384.35
ARB8164 - Jose Garcia & Juana Garcia Owner					Last Payment: \$377.80 on 07/20/2022
	Total:	\$377.80	\$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	\$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
ARB8308 - Oscar Benavides Owner					Last Payment: \$280.93 on 08/18/2022
	Total:	\$73.92	\$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	\$121.12



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
		<b>Invoice #: 08/18/2022</b>	
		50-5040-00 Payroll Services w/e 08/18/2022	\$461.75
08/18/2022	0	ADP PAYROLL SERVICES	\$76.50
		<b>Invoice #: 8/18/22</b>	
		50-5041-00 Payroll taxes w/e 8/18/2022	\$76.50
08/26/2022	0	ADP PAYROLL SERVICES	\$56.14
		<b>Invoice #: 8/26/2022</b>	
		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
		<b>Invoice #: 10 accts. 8/9/2022</b>	
		57-5760-00 Serv. to 07/13/2022	\$10,439.13
		<b>Account Totals</b>	<b># Checks:</b>
			<b>21</b>
			<b>\$31,448.95</b>
<b>12-1200-00 City National Bank- Reserve 5155</b>			
08/02/2022	1046	ENVIROTECH ROOFING GROUP	\$17,400.00
		<b>Invoice #: 07222022</b>	
		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
		<b>Invoice #: 20220505-2</b>	
		65-6590-00 F/P for tree trimming	\$3,933.00
		<b>Account Totals</b>	<b># Checks:</b>
			<b>2</b>
			<b>\$21,333.00</b>
		<b>Association Totals</b>	<b># Checks:</b>
			<b>23</b>
			<b>\$52,781.95</b>

**Bank Account Reconciliation**

La Arboleda II Condominium

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

Date	Reconciled	Description	Check Number	Transaction Amount
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**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

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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



## 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	lps877-513-9487 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

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XXXXX4036

### Client Service

Online  
[citynational.com](http://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

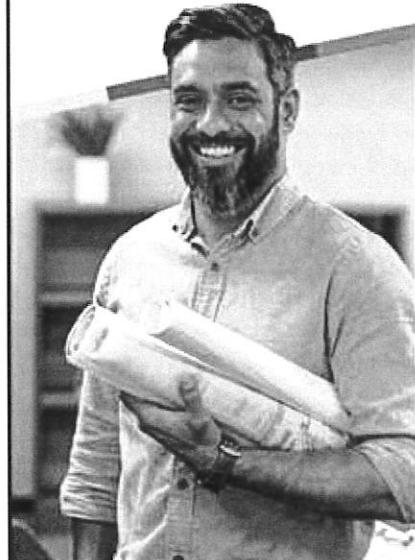
Your Banking Center Hours  
Lobby: Monday - Friday: 9:00am - 5:00pm

For additional locations  
and hours, please visit  
[citynational.com](http://citynational.com)



## 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.



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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

## 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
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**City National Bank- Reserve 5155 Summary**

Ending Account Balance:	\$ 326,591.01
Uncleared Items:	\$-
Adjusted Balance:	\$ 326,591.01
Bank Ending Balance:	<u>\$ 326,591.01</u>
Difference:	\$-



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

P:13200 / T: / S:

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XXXXX155

### 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:

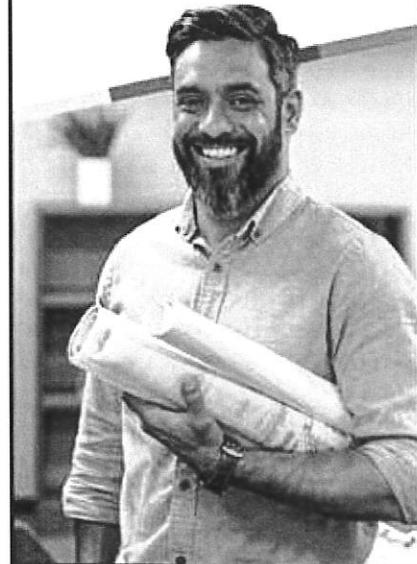
9:00am - 5:00pm

For additional locations  
and hours, please visit  
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### Celebrate Small Business Month

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



### 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

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