Financial Report Package

July 2023

Prepared for

La Arboleda II Condominium

By

Excel Management Associates, Inc.

Income Statement - Operating

La Arboleda II Condominium

From 07/01/2023 to 07/31/2023

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessments- Member's	$29,047.46	$28,798.00	$249.46	$203,357.22	$201,586.00	$1,771.22	$345,576.00
4025-00 Reserve Contribution	4,415.00	4,415.00	-	30,905.00	30,905.00	-	52,980.00
4030-00 Late Fees	175.00	-	175.00	1,150.00	-	1,150.00	-
4040-00 Fines/Violations	100.00	-	100.00	100.00	-	100.00	-
4060-00 Interest Income - Operating	1.06	-	1.06	5.85	-	5.85	-
4070-00 Gate Card	-	-	-	50.00	-	50.00	-
4080-00 Key Income	-	-	-	150.00	-	150.00	-
4095-00 Parking Income	-	-	-	200.00	-	200.00	-
Total ASSESSMENT INCOME	$33,738.52	$33,213.00	$525.52	$235,918.07	$232,491.00	$3,427.07	$398,556.00
Total OPERATING INCOME	**$33,738.52**	**$33,213.00**	**$525.52**	**$235,918.07**	**$232,491.00**	**$3,427.07**	**$398,556.00**
OPERATING EXPENSE							
ADMINISTRATIVE							
5010-00 Bad Debt Expense	948.63	150.00	(798.63)	1,276.92	1,050.00	(226.92)	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	500.00	1,050.00	550.00	1,800.00
5030-00 Licenses & Permits	-	112.00	112.00	1,790.34	784.00	(1,006.34)	1,344.00
5031-00 Annual Fire Dept. Inspection Permit	1,026.99	79.00	(947.99)	1,026.99	553.00	(473.99)	948.00
5035-00 Management Expense	1,188.00	1,188.00	-	7,128.00	8,316.00	1,188.00	14,256.00
5040-00 Payroll Services	1,017.90	1,300.00	282.10	7,160.90	9,100.00	1,939.10	15,600.00
5041-00 Payroll Taxes/Services	75.16	205.00	129.84	1,225.92	1,435.00	209.08	2,460.00
5045-00 Printing & Postage	-	110.00	110.00	681.62	770.00	88.38	1,320.00
5050-00 Audit & Tax Preparation	-	245.00	245.00	175.00	1,715.00	1,540.00	2,940.00
5065-00 Insurance Expense	-	13,600.00	13,600.00	82,213.26	95,200.00	12,986.74	163,200.00
5085-00 Insurance- Workman's Compensation	-	100.00	100.00	-	700.00	700.00	1,200.00
Total ADMINISTRATIVE	$4,277.68	$17,249.00	$12,971.32	$103,325.95	$120,743.00	$17,417.05	$206,988.00
UTILITIES							
5710-00 Electricity	430.16	350.00	(80.16)	2,909.32	2,450.00	(459.32)	4,200.00
5740-00 Telephone	276.10	135.00	(141.10)	1,349.88	945.00	(404.88)	1,620.00
5750-00 Waste Removal	2,315.93	2,205.00	(110.93)	17,399.51	15,435.00	(1,964.51)	26,460.00
5760-00 Water & Sewer	11,891.27	5,500.00	(6,391.27)	44,979.92	38,500.00	(6,479.92)	66,000.00
Total UTILITIES	$14,913.46	$8,190.00	($6,723.46)	$66,638.63	$57,330.00	($9,308.63)	$98,280.00
REPAIRS & IMPROVEMENTS							
6015-00 Electrical Repairs	618.36	125.00	(493.36)	5,015.02	875.00	(4,140.02)	1,500.00
6055-00 General Repairs & Maintenance	1,314.31	600.00	(714.31)	33,906.31	4,200.00	(29,706.31)	7,200.00
6140-00 Roof Repairs	-	300.00	300.00	3,100.00	2,100.00	(1,000.00)	3,600.00
Total REPAIRS & IMPROVEMENTS	$1,932.67	$1,025.00	($907.67)	$42,021.33	$7,175.00	($34,846.33)	$12,300.00

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
CONTRACT & SUPPLIES							
6520-00 Fire Extinguisher Inspections	$-	$18.00	$18.00	$-	$126.00	$126.00	$216.00
6545-00 Lake Maintenance	-	128.00	128.00	904.31	896.00	(8.31)	1,536.00
6550-00 Lawn Maintenance	500.00	1,000.00	500.00	6,050.00	7,000.00	950.00	12,000.00
6565-00 Parking Enforcement	200.00	200.00	-	1,400.00	1,400.00	-	2,400.00
6575-00 Pool Contract	350.00	300.00	(50.00)	2,450.00	2,100.00	(350.00)	3,600.00
6590-00 Shrub & Tree Maintenance	-	500.00	500.00	1,350.00	3,500.00	2,150.00	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	1,839.66	1,050.00	(789.66)	1,800.00
Total CONTRACT & SUPPLIES	$1,140.00	$2,334.00	$1,194.00	$14,263.97	$16,338.00	$2,074.03	$28,008.00
RESERVE ACCOUNT ACTIVITY							
7000-00 General Reserves	4,415.00	4,415.00	-	30,905.00	30,905.00	-	52,980.00
Total RESERVE ACCOUNT ACTIVITY	$4,415.00	$4,415.00	$-	$30,905.00	$30,905.00	$-	$52,980.00
Total OPERATING EXPENSE	**$26,678.81**	**$33,213.00**	**$6,534.19**	**$257,154.88**	**$232,491.00**	**($24,663.88)**	**$398,556.00**
Net Income:	**$7,059.71**	**$0.00**	**$7,059.71**	**($21,236.81)**	**$0.00**	**($21,236.81)**	**$0.00**

Assets			
CASH- OPERATING			
10-1000-00	City National Bank- OPR 4036	$24,321.87	
10-1060-00	Petty Cash	50.00	
10-1070-00	Due to/from Operating	(69,795.51)	
Total CASH- OPERATING:			($45,423.64)
CASH - RESERVE			
12-1200-00	City National Bank- Reserve 5155	183,140.27	
12-1240-00	Due to/from Reserves	69,795.51	
Total CASH - RESERVE:			$252,935.78
ACCOUNTS RECEIVABLE			
14-1400-00	Accounts Receivable- Homeowner	19,885.00	
14-1420-00	Allowance for Doubtful Account	(1,000.00)	
Total ACCOUNTS RECEIVABLE:			$18,885.00
CURRENT ASSETS			
15-1500-00	Prepaid Insurance	64,817.20	
Total CURRENT ASSETS:			$64,817.20
Total Assets:			**$291,214.34**
Liabilities & Equity			
CURRENT LIABILITIES			
20-2000-00	Accounts Payable	48,194.21	
20-2020-00	Prepaid Assessments	10,269.25	
20-2030-00	Deferred Comcast Income	2,835.00	
20-2040-00	Insurance Note Payable	64,288.81	
20-2060-00	Accrued Expenses	906.58	
Total CURRENT LIABILITIES:			$126,493.85
RESERVE CONTRIBUTIONS			
30-3010-00	Reserve- Interest	2,503.55	
30-3085-00	Painting Reserve	48,159.12	
30-3095-00	Pool Reserve	3,550.39	
30-3100-00	Resurfacing Reserve	(13,864.90)	
30-3105-00	Flat Roofing 700, 830, 850 Reserve	12,981.85	
30-3106-00	Flat Roofing 730, 770, 860, 870 Reserve	5,307.11	
30-3107-00	Flat Roofing Reserve	(70,892.55)	
30-3108-00	Tile Roofing Reserve	328,160.96	
30-3110-00	Flat Roofing 760,800,750 Reserve	750.00	
Total RESERVE CONTRIBUTIONS:			$316,655.53
EQUITY			
32-3210-00	Retained Earnings- Operating	(130,698.23)	
Total EQUITY:			($130,698.23)

Net Income Gain / Loss	($21,236.81)	
		($21,236.81)
Total Liabilities & Equity:		**$291,214.34**

General Ledger Trial Balance

La Arboleda II Condominium

From: 10-1000-00 To: 80-8025-00 07/01/2023 to 07/31/2023

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1000-00	City National Bank- OPR 4036	$10,793.76	$32,903.29	$19,375.18	$24,321.87
10-1060-00	Petty Cash	$50.00	$0.00	$0.00	$50.00
10-1070-00	Due to/from Operating	($69,795.51)	$0.00	$0.00	($69,795.51)
12-1200-00	City National Bank- Reserve 5155	$189,716.62	$115,503.65	$122,080.00	$183,140.27
12-1240-00	Due to/from Reserves	$69,795.51	$0.00	$0.00	$69,795.51
14-1400-00	Accounts Receivable- Homeowner	$19,062.62	$33,737.46	$32,915.08	$19,885.00
14-1420-00	Allowance for Doubtful Account	($1,000.00)	$0.00	$0.00	($1,000.00)
15-1500-00	Prepaid Insurance	$64,817.20	$0.00	$0.00	$64,817.20
20-2000-00	Accounts Payable	($41,839.21)	$257,592.54	$263,947.54	($48,194.21)
20-2020-00	Prepaid Assessments	($9,333.47)	$5,721.06	$6,656.84	($10,269.25)
20-2030-00	Deferred Comcast Income	($2,835.00)	$0.00	$0.00	($2,835.00)
20-2040-00	Insurance Note Payable	($64,288.81)	$0.00	$0.00	($64,288.81)
20-2060-00	Accrued Expenses	($906.58)	$0.00	$0.00	($906.58)
30-3010-00	Reserve- Interest	($2,454.90)	$0.00	$48.65	($2,503.55)
30-3085-00	Painting Reserve	($47,313.92)	$0.00	$845.20	($48,159.12)
30-3095-00	Pool Reserve	($3,476.54)	$0.00	$73.85	($3,550.39)
30-3100-00	Resurfacing Reserve	$14,064.90	$0.00	$200.00	$13,864.90
30-3105-00	Flat Roofing 700, 830, 850 Reserve	($12,715.72)	$0.00	$266.13	($12,981.85)
30-3106-00	Flat Roofing 730, 770, 860, 870 Reserve	($4,941.10)	$0.00	$366.01	($5,307.11)
30-3107-00	Flat Roofing Reserve	$61,948.55	$122,080.00	$113,136.00	$70,892.55
30-3108-00	Tile Roofing Reserve	($327,843.15)	$0.00	$317.81	($328,160.96)
30-3110-00	Flat Roofing 760,800,750 Reserve	($500.00)	$0.00	$250.00	($750.00)
32-3210-00	Retained Earnings- Operating	$130,698.23	$0.00	$0.00	$130,698.23
40-4000-00	Assessments- Member's	($174,309.76)	$4,415.00	$33,462.46	($203,357.22)
40-4025-00	Reserve Contribution	($26,490.00)	$0.00	$4,415.00	($30,905.00)
40-4030-00	Late Fees	($975.00)	$0.00	$175.00	($1,150.00)
40-4040-00	Fines/Violations	$0.00	$0.00	$100.00	($100.00)
40-4060-00	Interest Income - Operating	($4.79)	$0.00	$1.06	($5.85)
40-4065-00	Interest Income - Reserve	$0.00	$48.65	$48.65	$0.00
40-4070-00	Gate Card	($50.00)	$0.00	$0.00	($50.00)
40-4080-00	Key Income	($150.00)	$0.00	$0.00	($150.00)
40-4095-00	Parking Income	($200.00)	$0.00	$0.00	($200.00)
50-5010-00	Bad Debt Expense	$328.29	$948.63	$0.00	$1,276.92

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
50-5015-00	Bank Charges	$126.00	$21.00	$0.00	$147.00
50-5025-00	Legal & Professional Services	$500.00	$0.00	$0.00	$500.00
50-5030-00	Licenses & Permits	$1,790.34	$0.00	$0.00	$1,790.34
50-5031-00	Annual Fire Dept. Inspection Permit	$0.00	$1,026.99	$0.00	$1,026.99
50-5035-00	Management Expense	$5,940.00	$1,188.00	$0.00	$7,128.00
50-5040-00	Payroll Services	$6,143.00	$1,580.18	$562.28	$7,160.90
50-5041-00	Payroll Taxes/Services	$1,150.76	$112.74	$37.58	$1,225.92
50-5045-00	Printing & Postage	$681.62	$0.00	$0.00	$681.62
50-5050-00	Audit & Tax Preparation	$175.00	$0.00	$0.00	$175.00
50-5065-00	Insurance Expense	$82,213.26	$0.00	$0.00	$82,213.26
57-5710-00	Electricity	$2,479.16	$430.16	$0.00	$2,909.32
57-5740-00	Telephone	$1,073.78	$379.60	$103.50	$1,349.88
57-5750-00	Waste Removal	$15,083.58	$2,315.93	$0.00	$17,399.51
57-5760-00	Water & Sewer	$33,088.65	$11,891.27	$0.00	$44,979.92
60-6015-00	Electrical Repairs	$4,396.66	$618.36	$0.00	$5,015.02
60-6055-00	General Repairs & Maintenance	$32,592.00	$1,314.31	$0.00	$33,906.31
60-6140-00	Roof Repairs	$3,100.00	$0.00	$0.00	$3,100.00
65-6545-00	Lake Maintenance	$904.31	$0.00	$0.00	$904.31
65-6550-00	Lawn Maintenance	$5,550.00	$500.00	$0.00	$6,050.00
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	$1,350.00	$0.00	$0.00	$1,350.00
65-6598-00	Storage	$180.00	$90.00	$0.00	$270.00
65-6599-00	Supplies	$1,839.66	$0.00	$0.00	$1,839.66
70-7000-00	General Reserves	$26,490.00	$4,415.00	$0.00	$30,905.00
70-7010-00	Reserve Transfers	$0.00	$4,415.00	$4,415.00	$0.00
	Totals:	**$0.00**	**$603,798.82**	**$603,798.82**	**$0.00**

Homeowner Aging Report Excluding Prepaid

La Arboleda II Condominium

End Date: 07/31/2023

Description		Current	Over 30	Over 60	Over 90	Balance
ARB7001 - Xenia Valdes Owner 700 Nw 106 Avenue Unit 1						**Last Payment:** $367.95 on 07/14/2023
	Total:	**$367.95**	**$207.05**	**$0.00**	**$0.00**	**$575.00**
ARB7002 - Iliana Aday Owner 700 Nw 106 Avenue Unit 2						**Last Payment:** $376.55 on 07/24/2023
	Total:	**$80.94**	**$0.00**	**$0.00**	**$0.00**	**$80.94**
ARB7004 - Maria Cecilia Lopez Owner 700 Nw 106 Avenue Unit 4						**Last Payment:** $237.80 on 07/31/2023
	Total:	**$100.00**	**$0.00**	**$0.00**	**$0.00**	**$100.00**
ARB7122 - Dora Maria De Polanco Owner 712 Nw 106 Avenue Unit 2						**Last Payment:** $328.54 on 07/25/2023
	Total:	**$151.02**	**$0.00**	**$0.00**	**$0.00**	**$151.02**
ARB7143 - Dalila Del Pilar Allen Owner 714 Nw 106 Avenue Unit 3						**Last Payment:** $448.43 on 07/12/2023
	Total:	**$91.94**	**$0.00**	**$0.00**	**$0.00**	**$91.94**
ARB7203 - Estate Of Myriam Tobon Owner 720 Nw 106 Avenue Unit 3						**Last Payment:** $376.55 on 07/12/2023 **Collection Status:** Attorney
	Total:	**$401.55**	**$401.55**	**$25.00**	**$1,658.40**	**$2,486.50**
ARB7204 - Omar Betancourt & Carmen Betancourt Owner 720 Nw 106 Avenue Unit 4						**Last Payment:** $300.00 on 07/07/2023 **Collection Status:** 30 Day Letter
	Total:	**$392.95**	**$392.95**	**$25.00**	**$375.89**	**$1,186.79**
ARB7302 - Silvia Marrero Owner 730 Nw 106 Avenue Unit 2						**Last Payment:** $380.00 on 07/25/2023
	Total:	**$376.55**	**$376.55**	**$0.00**	**$1,314.60**	**$2,067.70**
ARB7305 - T&M Investments Group Owner 730 Nw 106 Avenue Unit 5						**Last Payment:** $367.95 on 06/14/2023
	Total:	**$392.95**	**$260.00**	**$0.00**	**$0.00**	**$652.95**
ARB7307 - Maria Elena Vila Owner 730 Nw 106 Avenue Unit 7						**Last Payment:** $333.45 on 07/03/2023
	Total:	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
ARB7308 - Alberto Bobak Owner 730 Nw 106 Avenue Unit 8						**Last Payment:** $643.88 on 07/25/2023
	Total:	**$25.00**	**$0.00**	**$0.00**	**$0.00**	**$25.00**
ARB7501 - Hector M. Ruyol Jr. Owner 750 Nw 106 Avenue Unit 1						**Last Payment:** $355.00 on 07/25/2023
	Total:	**$355.00**	**$184.80**	**$0.00**	**$0.00**	**$539.80**
ARB7504 - Dolores Garcia & Eric Garcia Owner 750 Nw 106 Avenue Unit 4						**Last Payment:** $344.97 on 07/06/2023
	Total:	**$344.97**	**$25.00**	**$0.00**	**$0.00**	**$369.97**
ARB7508 - Bertha Bagaria Owner 750 Nw 106 Avenue Unit 8						**Last Payment:** $344.97 on 07/14/2023
	Total:	**$100.40**	**$0.00**	**$0.00**	**$0.00**	**$100.40**

Description		Current	Over 30	Over 60	Over 90	Balance
ARB7603 - Angel Castro & Ana Castro Owner 760 Nw 106 Avenue Unit 3						**Last Payment:** $344.97 on 06/16/2023
	Total:	**$369.97**	**$0.00**	**$0.00**	**$0.00**	**$369.97**
ARB7604 - Luis Bernardo Turuseta & Iliana Maria Gonzales Urquijo Owner 760 Nw 106 Avenue Unit 4						**Last Payment:** $321.00 on 06/30/2023
	Total:	**$346.94**	**$0.94**	**$0.00**	**$0.00**	**$347.88**
ARB7703 - Ivania Morazan Owner 770 Nw 106 Avenue Unit 3						**Last Payment:** $365.92 on 07/15/2023
	Total:	**$8.12**	**$0.00**	**$0.00**	**$0.00**	**$8.12**
ARB7707 - Angel Parrilla & Sheila Leon Owner 770 Nw 106 Avenue Unit 7						**Last Payment:** $368.00 on 07/25/2023
	Total:	**$92.84**	**$0.00**	**$0.00**	**$0.00**	**$92.84**
ARB7708 - Joaquin Daniel Owner 770 Nw 106 Avenue Unit 8						**Last Payment:** $376.55 on 07/12/2023
	Total:	**$44.50**	**$0.00**	**$0.00**	**$0.00**	**$44.50**
ARB7801 - Century Invest Llc Owner 780 Nw 106 Avenue Unit 1						**Last Payment:** $363.26 on 12/01/2022 **Collection Status:** 30 Day Letter
	Total:	**$456.17**	**$456.17**	**$25.00**	**$1,070.55**	**$2,007.89**
ARB7822 - Rafael Orfila & Nelly Sanabria Owner 782 Nw 106 Avenue Unit 2						**Last Payment:** $448.43 on 07/05/2023
	Total:	**($0.05)**	**$0.00**	**$0.00**	**$0.00**	**($0.05)**
ARB7864 - Alberto Laurel Owner 786 Nw 106 Avenue Unit 4						**Last Payment:** $448.43 on 07/25/2023
	Total:	**$448.43**	**$414.33**	**$0.00**	**$0.00**	**$862.76**
ARB8007 - Alba Acosta Owner 800 Nw 106 Avenue Unit 7						**Last Payment:** $344.97 on 07/25/2023
	Total:	**$31.80**	**$0.00**	**$0.00**	**$0.00**	**$31.80**
ARB8122 - Samara G. Glyn Owner 812 Nw 106 Avenue Unit 2						**Last Payment:** $448.43 on 07/01/2023
	Total:	**$448.43**	**$10.92**	**$0.00**	**$0.00**	**$459.35**
ARB8301 - Mary Leidy Rodriguez Macias & Laura Gonzalez Rodriguez Owner 830 Nw 106 Avenue Unit 1						**Last Payment:** $333.45 on 07/05/2023
	Total:	**$66.24**	**$0.00**	**$0.00**	**$0.00**	**$66.24**
ARB8303 - Douglas J. Quintana Owner 830 Nw 106 Avenue Unit 3						**Last Payment:** $321.94 on 07/25/2023
	Total:	**$321.94**	**$0.00**	**$0.00**	**$0.00**	**$321.94**
ARB8304 - Alain Bello Rey & Yanira Rey Owner 830 Nw 106 Avenue Unit 4						**Last Payment:** $333.45 on 07/31/2023
	Total:	**$333.45**	**$333.45**	**$0.00**	**$394.87**	**$1,061.77**
ARB8307 - Juan M. Rodriguez Owner 830 Nw 106 Avenue Unit 7						**Last Payment:** $376.55 on 07/12/2023
	Total:	**($0.47)**	**$0.00**	**$0.00**	**$0.00**	**($0.47)**

Description		Current	Over 30	Over 60	Over 90	Balance
ARB8308 - Oscar Benavides Owner 830 Nw 106 Avenue Unit 8						**Last Payment:** $333.45 on 07/25/2023
	Total:	**$73.92**	**$0.00**	**$0.00**	**$0.00**	**$73.92**
ARB8401 - Jesus Menendez & Sandra Menendez Owner 840 Nw 106 Avenue Unit 1						**Last Payment:** $294.86 on 07/25/2023
	Total:	**$367.95**	**$325.36**	**$0.00**	**$0.00**	**$693.31**
ARB8402 - Irma Fernandez Owner 840 Nw 106 Avenue Unit 2						**Last Payment:** $1,140.00 on 06/23/2023 **Collection Status:** Attorney
	Total:	**$401.55**	**$401.55**	**$25.00**	**$2,299.43**	**$3,127.53**
ARB8501 - Roberta Jorge Pelarigo Owner 850 Nw 106 Avenue Unit 1						**Last Payment:** $367.95 on 07/25/2023
	Total:	**$137.95**	**$0.00**	**$0.00**	**$0.00**	**$137.95**
ARB8502 - Jose A. Polanco & Rosa Owner 850 Nw 106 Avenue Unit 2						**Last Payment:** $635.00 on 06/27/2023
	Total:	**$154.88**	**$0.00**	**$0.00**	**$0.00**	**$154.88**
ARB8504 - Mercy Levine Owner 850 Nw 106 Avenue Unit 4						**Last Payment:** $367.95 on 07/25/2023
	Total:	**$125.87**	**$0.00**	**$0.00**	**$0.00**	**$125.87**
ARB8604 - Orlando Sendon & Margarita Sendon Owner 860 Nw 106 Avenue Unit 4						**Last Payment:** $348.00 on 07/29/2023
	Total:	**$367.95**	**$120.07**	**$0.00**	**$0.00**	**$488.02**
ARB8722 - Carlos Cardo Owner 872 Nw 106 Avenue Unit 2						**Last Payment:** $448.43 on 07/14/2023
	Total:	**$448.43**	**$85.24**	**$0.00**	**$0.00**	**$533.67**
ARB8743 - Arturo Rodriguez & Sara Rodriguez Owner 874 Nw 106 Avenue Unit 3						**Last Payment:** $448.43 on 07/24/2023
	Total:	**$447.30**	**$0.00**	**$0.00**	**$0.00**	**$447.30**

Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
La Arboleda II Condominium	**$8,675.33**	**$3,995.93**	**$100.00**	**$7,113.74**	**$19,885.00**

Description	Total
Assessment (Delinquent Fee) 2023	$574.48
Assessment 2022	$227.09
Assessment 2023	$18,983.43
Owner Fines 2023	$100.00
AR Total:	**$19,885.00**

Cash Disbursement

La Arboleda II Condominium

07/01/2023 - 07/31/2023

Date	Check #	Payee		Amount
10-1000-00 City National Bank- OPR 4036				
07/07/2023	0	ADP PAYROLL SERVICES		$415.58
		Invoice #: 07072023		
		50-5040-00 Payroll Services w/e 07/07/2023	$415.58	
07/07/2023	0	ADP PAYROLL SERVICES		$72.00
		Invoice #: 70723		
		50-5040-00 Payroll taxes w/e 07/07/2023	$34.42	
		50-5041-00 Payroll taxes w/e 07/07/2023	$37.58	
07/10/2023	3803	BEST TREE TRIMMING BY DIAZ INC		$550.00
		Invoice #: 1030		
		65-6550-00 Cut 6/13/2023	$550.00	
07/10/2023	3804	EXCEL MANAGEMENT ASSOCIATES		$90.00
		Invoice #: 07194387		
		65-6598-00 Quarterly storage rental	$90.00	
07/10/2023	3805	EXCEL MANAGEMENT ASSOCIATES		$1,188.00
		Invoice #: 07194383		
		50-5035-00 July service	$1,188.00	
07/10/2023	3806	LA ARBOLEDA II CONDO. ASSOC.		$4,415.00
		Invoice #: 6/2023		
		70-7000-00 June reserve	$4,415.00	
07/10/2023	3807	SOLITUDE LAKE MANAGEMENT		$152.94
		Invoice #: PSI-74272		
		65-6545-00 May service	$152.94	
07/10/2023	3808	SOUTH FLORIDA PARKING AUTHORITY		$200.00
		Invoice #: 16465		
		65-6565-00 July service	$200.00	
07/10/2023	3809	WASTE CONNECTIONS OF FLORIDA		$2,315.93
		Invoice #: 2989839W440		
		57-5750-00 July service	$2,315.93	
07/10/2023	3810	AQUAZONE POOL AND SPA, INC.		$1,050.00
		Invoice #: 10601		
		65-6575-00 July service	$350.00	
		Invoice #: 3/2023		
		65-6575-00 March service	$350.00	
		Invoice #: 6/2023		
		65-6575-00 June service	$350.00	
07/10/2023	3811	FPL		$391.30
		Invoice #: 51547 7/14/23		
		57-5710-00 Serv. to 06/23/2023	$391.30	
07/10/2023	3812	MIAMI-DADE WATER & SEWER		$922.23
		Invoice #: 4507644200 7/13/23		
		57-5760-00 Serv. to 06/14/2023	$922.23	
07/10/2023	3813	KILOWATTS ELECTRIC & LIGHTING SUPPLY, CORP.		$283.55
		Invoice #: 07102023		
		60-6015-00 LED lamp	$283.55	

Cash Disbursement

La Arboleda II Condominium

07/01/2023 - 07/31/2023

Date	Check #	Payee		Amount
07/13/2023	3814	LAZARO GONZALEZ		$990.00
		Invoice #: 50294		
		60-6055-00 Job in common areas	$990.00	
07/21/2023	0	ADP PAYROLL SERVICES		$415.57
		Invoice #: 072123		
		50-5040-00 Payroll Services w/e 07/21/2023	$415.57	
07/21/2023	0	ADP PAYROLL SERVICES		$72.01
		Invoice #: 72123		
		50-5040-00 Payroll taxes w/e 07/21/23	$34.43	
		50-5041-00 Payroll taxes w/e 07/21/23	$37.58	
07/21/2023	3815	LAZARO GONZALEZ		$659.12
		Invoice #: 07212023		
		60-6015-00 Reimb. for materials	$334.81	
		60-6055-00 Reimb. for materials	$324.31	
07/21/2023	3816	BEST TREE TRIMMING BY DIAZ INC		$500.00
		Invoice #: 1062		
		65-6550-00 Cut 07/11/2023	$500.00	
07/21/2023	3817	LA ARBOLEDA II CONDO. ASSOC.		$4,415.00
		Invoice #: 7/2023		
		70-7010-00 July reserve	$4,415.00	
07/14/2023	0	ADP PAYROLL SERVICES		$58.95
		Invoice #: 07142023		
		50-5040-00 Payroll Service	$58.95	
07/28/2023	0	ADP PAYROLL SERVICES		$58.95
		Invoice #: 07282023		
		50-5040-00 Payroll Service	$58.95	
07/17/2023	0	AT&T		$138.05
		Invoice #: 287325281177 7/27/23		
		57-5740-00 Serv. to 07/04/2023	$138.05	
07/17/2023	0	CITY NATIONAL BANK		$21.00
		50-5015-00 Bank Adjustment - Monthly service fee; Monthly service fee	$21.00	
		Account Totals **# Checks:**	**23**	**$19,375.18**
12-1200-00 City National Bank- Reserve 5155				
07/21/2023	1065	ENVIROTECH ROOFING GROUP Voided on 7/21/2023 9:12:28AM		$0.00
		Invoice #: 782		
		30-3107-00 B# 782 30% roof replacement	$111,040.00	
07/21/2023	1066	ENVIROTECH ROOFING GROUP		$11,040.00
		Invoice #: 782		
		30-3107-00 B# 782 30% roof replacement	$11,040.00	
		Account Totals **# Checks:**	**2**	**$11,040.00**
		Association Totals **# Checks:**	**25**	**$30,415.18**

Bank Account Reconciliation

La Arboleda II Condominium

City National Bank- OPR 4036 (End: 07/31/2023)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
04/10/2023		FPL		0	($392.99)
07/10/2023		AQUAZONE POOL AND SPA, INC.		3810	($1,050.00)
07/21/2023		LA ARBOLEDA II CONDO. ASSOC.		3817	($4,415.00)
07/21/2023		BEST TREE TRIMMING BY DIAZ INC		3816	($500.00)
07/31/2023		Deposit from batch 6661	6661 - Online Payment	396	$348.00
			Total Uncleared		**($6,009.99)**
Cleared Items					
Credits					
07/03/2023	07/05/2023	Deposit from batch 6307	6307 - Online Payment	371	$1,149.83
07/04/2023	07/05/2023	Deposit from batch 6331	6331 - Revo-Credit Card	373	$376.55
07/05/2023	07/05/2023	Deposit from batch 6370	6370 - Auto Payment	376	$355.00
07/05/2023	07/06/2023	Deposit from batch 6262	6262 - ACH Payment	372	$1,731.91
07/05/2023	07/05/2023	Deposit from batch 6334	6334 - Scanned Checks	374	$3,744.08
07/06/2023	07/10/2023	Deposit from batch 6348	6348 - Online Payment	375	$344.97
07/06/2023	07/06/2023	Deposit from batch 6371	6371 - Auto Payment	377	$448.43
07/07/2023	07/07/2023	Deposit from batch 6369	6369 - Online Payment	378	$344.97
07/10/2023	07/11/2023	Deposit from batch 6384	6384 - Online Payment	380	$1,070.37
07/10/2023	07/10/2023	Deposit from batch 6389	6389 - Scanned Checks	379	$1,453.07
07/11/2023	07/12/2023	Deposit from batch 6410	6410 - Online Payment	381	$431.17
07/12/2023	07/12/2023	Deposit from batch 6428	6428 - Scanned Checks	382	$4,850.70
07/14/2023	07/14/2023	Deposit from batch 6480	6480 - Scanned Checks	384	$448.43
07/14/2023	07/14/2023	Deposit from batch 6503	6503 - Auto Payment	386	$689.89
07/14/2023	07/14/2023	Deposit from batch 6479	6479 - Scanned Checks	383	$712.92
07/14/2023	07/14/2023	Deposit from batch 6500	6500 - Scanned Checks	385	$1,121.06
07/17/2023	07/18/2023	Deposit from batch 6504	6504 - Online Payment	387	$710.89
07/18/2023	07/18/2023	Deposit from batch 6522	6522 - Auto Payment	388	$321.94
07/19/2023	07/19/2023	Deposit from batch 6531	6531 - Auto Payment	390	$333.45
07/19/2023	07/19/2023	Deposit from batch 6524	6524 - Online Payment	389	$2,300.00
07/24/2023	07/24/2023	Deposit from batch 6550	6550 - Auto Payment	391	$824.98
07/25/2023	07/25/2023	Deposit from batch 6555	6555 - Scanned Checks	392	$5,891.60
07/26/2023	07/25/2023	Deposit from batch 6587	6587 - Auto Payment	393	$1,378.34
07/27/2023	07/27/2023	Deposit from batch 6647	6647 - Auto Payment	394	$448.43
07/31/2023	07/31/2023	Interest			$1.06
07/31/2023	07/31/2023	Deposit from batch 6668	6668 - Scanned Checks	395	$1,071.25
			Total Cleared Credits		**$32,555.29**
Debits					
06/20/2023	07/03/2023	ENVIROTECH ROOFING GROUP		3794	($850.00)
06/20/2023	07/03/2023	ENVIROTECH ROOFING GROUP		3793	($450.00)
06/29/2023	07/05/2023	CJC FAST SERVICES CORP		3801	($1,280.00)
06/29/2023	07/03/2023	LAZARO GONZALEZ		3800	($900.00)
06/29/2023	07/03/2023	LAZARO GONZALEZ		3802	($194.31)
07/07/2023	07/07/2023	ADP PAYROLL SERVICES		0	($415.58)
07/07/2023	07/07/2023	ADP PAYROLL SERVICES		0	($72.00)
07/10/2023	07/21/2023	LA ARBOLEDA II CONDO. ASSOC.		3806	($4,415.00)
07/10/2023	07/13/2023	WASTE CONNECTIONS OF FLORIDA		3809	($2,315.93)
07/10/2023	07/13/2023	EXCEL MANAGEMENT ASSOCIATES		3805	($1,188.00)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
07/10/2023	07/12/2023	MIAMI-DADE WATER & SEWER		3812	($922.23)
07/10/2023	07/17/2023	BEST TREE TRIMMING BY DIAZ INC		3803	($550.00)
07/10/2023	07/13/2023	FPL		3811	($391.30)
07/10/2023	07/13/2023	KILOWATTS ELECTRIC & LIGHTING SUPPLY, CORP.		3813	($283.55)
07/10/2023	07/17/2023	SOUTH FLORIDA PARKING AUTHORITY		3808	($200.00)
07/10/2023	07/20/2023	SOLITUDE LAKE MANAGEMENT		3807	($152.94)
07/10/2023	07/13/2023	EXCEL MANAGEMENT ASSOCIATES		3804	($90.00)
07/13/2023	07/17/2023	LAZARO GONZALEZ		3814	($990.00)
07/14/2023	07/14/2023	ADP PAYROLL SERVICES		0	($58.95)
07/17/2023	07/17/2023	AT&T		0	($138.05)
07/17/2023	07/17/2023	CITY NATIONAL BANK		0	($21.00)
07/21/2023	07/26/2023	LAZARO GONZALEZ		3815	($659.12)
07/21/2023	07/21/2023	ADP PAYROLL SERVICES		0	($415.57)
07/21/2023	07/21/2023	ADP PAYROLL SERVICES		0	($72.01)
07/28/2023	07/28/2023	ADP PAYROLL SERVICES		0	($58.95)
			Total Cleared Debits		**($17,084.49)**

City National Bank- OPR 4036 Summary

Ending Account Balance:	$ 26,574.81
Uncleared Items:	($6,009.99)
Adjusted Balance:	$ 32,584.80
Bank Ending Balance:	$ 32,584.80
Difference:	$-

City National Bank
Bci FINANCIAL GROUP
75 YEARS
WE GROW FLORIDA

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:11388 / 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

NMLS 412469
Member FDIC
EQUAL HOUSING LENDER

Association Interest Checking

Account Summary

Account:	XXXXX4036	Beginning Balance:	$17,114.00
Last Statement:	June 30, 2023	Ending Balance:	$32,584.80
This Statement:	July 31, 2023	Average Ledger Balance:	$24,850.99
		Low Balance:	$14,719.69
		Interest Earned This Period:	$1.06
		Interest Earned 2023:	$5.85
		Days In Period:	31
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
06-30	Beginning balance			17,114.00
07-03	Check # 3802		194.31	16,919.69
07-03	Check # 3793		450.00	16,469.69
07-03	Check # 3794		850.00	15,619.69
07-03	Check # 3800		900.00	14,719.69
07-05	Icl Deposit	355.00		15,074.69
07-05	Icl Deposit	3,744.08		18,818.77
07-05	Net Setlmt 5/3 Bankcard Sys 5/3 Bankcard Net Setlmt 4445057332561 Rev	376.55		19,195.32
07-05	La Arboleda Ii C Onlinepay 6307	1,149.83		20,345.15
07-05	Check # 3801		1,280.00	19,065.15
07-06	Icl Deposit	448.43		19,513.58
07-06	La Arboleda Ii C Assn Dues 6	1,731.91		21,245.49
07-07	La Arboleda Ii C Onlinepay 6348	344.97		21,590.46
07-07	Adp - Tax Adp - Tax 605084225177A00		72.00	21,518.46
07-07	Adp Wage Pay Wage Pay 5890636740086Lm		415.58	21,102.88

Continued on the next page

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
07-10	Icl Deposit	1,453.07		22,555.95
07-10	La Arboleda Ii C Onlinepay 6369	344.97		22,900.92
07-11	La Arboleda Ii C Onlinepay 6384	1,070.37		23,971.29
07-12	Icl Deposit	4,850.70		28,821.99
07-12	La Arboleda Ii C Onlinepay 6410	431.17		29,253.16
07-12	Mdws M-dwasdpmt 000001549509305		922.23	28,330.93
07-13	Fpl Direct Debit Elec Pymt 5154771538 Webi		391.30	27,939.63
07-13	Waste Connection Web_pay 73086451071223		2,315.93	25,623.70
07-13	Check # 3804		90.00	25,533.70
07-13	Check # 3813		283.55	25,250.15
07-13	Check # 3805		1,188.00	24,062.15
07-14	Icl Deposit	448.43		24,510.58
07-14	Icl Deposit	689.89		25,200.47
07-14	Icl Deposit	712.92		25,913.39
07-14	Icl Deposit	1,121.06		27,034.45
07-14	Adp Payroll Fees Adp Fees 928328791615		58.95	26,975.50
07-17	Att Payment 269383003Myw4z		138.05	26,837.45
07-17	Check # 3808		200.00	26,637.45
07-17	Check # 3803		550.00	26,087.45
07-17	Check # 3814		990.00	25,097.45
07-17	Monthly Service Fee		21.00	25,076.45
07-18	Icl Deposit	321.94		25,398.39
07-18	La Arboleda Ii C Onlinepay 6504	710.89		26,109.28
07-19	Icl Deposit	333.45		26,442.73
07-20	La Arboleda Ii C Onlinepay 6524	2,300.00		28,742.73
07-20	Adp - Tax Adp - Tax 939926384315A00		72.01	28,670.72
07-20	Adp Wage Pay Wage Pay 9405267778416Lm		415.57	28,255.15
07-20	Check # 3807		152.94	28,102.21
07-21	Check # 3806		4,415.00	23,687.21
07-24	Icl Deposit	824.98		24,512.19
07-25	Icl Deposit	1,378.34		25,890.53
07-25	Icl Deposit	5,891.60		31,782.13
07-26	Check # 3815		659.12	31,123.01
07-27	Icl Deposit	448.43		31,571.44
07-28	Adp Payroll Fees Adp Fees 635086702708		58.95	31,512.49
07-31	Icl Deposit	1,071.25		32,583.74
07-31	Interest	1.06		32,584.80
07-31	Ending totals	32,555.29	17,084.49	32,584.80

Checks

Number	Date	Amount	Number	Date	Amount
3793	07-03	450.00	3805	07-13	1,188.00
3794*	07-03	850.00	3806	07-21	4,415.00
3800	07-03	900.00	3807	07-20	152.94
3801	07-05	1,280.00	3808*	07-17	200.00
3802	07-03	194.31	3813	07-13	283.55
3803	07-17	550.00	3814	07-17	990.00
3804	07-13	90.00	3815	07-26	659.12

* Skip In Check Sequence

Continued on the next page

Check # 3793 Amount: $450.00 Date: 07/03/2023

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3793
PAY Four Hundred Fifty And 00/100 Dollars
DATE 06/20/2023 AMOUNT ****$450.00
TO THE ORDER OF ENVIROTECH ROOFING GROUP
13400 Sw 36 St.
Miami, FL 33175
Memo: [illegible] roof repair [illegible]
Authorized Signature
⑈000003793⑈ ⑆066004367⑆04311904036⑈ ⑈0000045000⑈

Check # 3793 Amount: $450.00 Date: 07/03/2023

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE
0092471591
2023-07-03

Check # 3794 Amount: $850.00 Date: 07/03/2023

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3794
PAY Eight Hundred Fifty And 00/100 Dollars
DATE 06/20/2023 AMOUNT ****$850.00
TO THE ORDER OF ENVIROTECH ROOFING GROUP
13400 Sw 36 St.
Miami, FL 33175
Memo: [illegible] repair flashing area
Authorized Signature
⑈000003794⑈ ⑆066004367⑆04311904036⑈ ⑈0000085000⑈

Check # 3794 Amount: $850.00 Date: 07/03/2023

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE
0092471594
2023-07-03

Check # 3800 Amount: $900.00 Date: 07/03/2023

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3800
PAY Nine Hundred And 00/100 Dollars
DATE 06/29/2023 AMOUNT ****$900.00
TO THE ORDER OF LAZARO GONZALEZ
275 Nw 82 Court
Miami, FL 33126
Memo: Install [illegible] and seal windows
Authorized Signature
⑈000003800⑈ ⑆066004367⑆04311904036⑈ ⑈0000090000⑈

Check # 3800 Amount: $900.00 Date: 07/03/2023

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE
0092460021
2023-07-03

Check # 3801 Amount: $1,280.00 Date: 07/05/2023

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3801
PAY One Thousand, Two Hundred Eighty And 00/100 Dollars
DATE 06/29/2023 AMOUNT ****$1,280.00
TO THE ORDER OF CJC FAST SERVICES CORP
2905 NW 176th. STREET
MIAMI GARDENS,, FL 33056
Memo: [illegible] install pipes and low voltage ground [illegible]
Authorized Signature
⑈000003801⑈ ⑆066004367⑆04311904036⑈ ⑈0000128000⑈

Check # 3801 Amount: $1,280.00 Date: 07/05/2023

For Deposit
DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE
0091880031
2023-07-05

Check # 3802 Amount: $194.31 Date: 07/03/2023

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3802
PAY One Hundred Ninety-Four And 31/100 Dollars
DATE 06/29/2023 AMOUNT ****$194.31
TO THE ORDER OF LAZARO GONZALEZ
275 NW 82 COURT
MIAMI, FL 33126
Memo: Reimb for materials
Authorized Signature
⑈000003802⑈ ⑆066004367⑆04311904036⑈ ⑈0000019431⑈

Check # 3802 Amount: $194.31 Date: 07/03/2023

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE
0092460020
2023-07-03

Check # 3803 Amount: $550.00 Date: 07/17/2023

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3803
PAY Five Hundred Fifty And 00/100 Dollars
DATE 07/10/2023 AMOUNT ****$550.00
TO THE ORDER OF BEST TREE TRIMMING BY DIAZ INC
2510 43rd. AVE NE
NAPLES, FL 34120
Memo: Cut [illegible]
Authorized Signature
⑈000003803⑈ ⑆066004367⑆04311904036⑈ ⑈0000055000⑈

Check # 3803 Amount: $550.00 Date: 07/17/2023

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE
0092170535
2023-07-17

Check # 3804 Amount: $90.00 Date: 07/13/2023

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
NW 97th Avenue, #200
FL 33172
Check Number: 3804
PAY Ninety And 00/100 Dollars
DATE 07/10/2023 AMOUNT ****$90.00
TO THE ORDER OF EXCEL MANAGEMENT ASSOCIATES
2510 NW 97 AVENUE , SUITE 200
DORAL, FL 33172
Memo: Quarterly statement
Authorized Signature
⑈000003804⑈ ⑆066004367⑆0431904036⑈ ⑉0000009000⑉

Check # 3804 Amount: $90.00 Date: 07/13/2023

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 3805 Amount: $1,188.00 Date: 07/13/2023

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
NW 97th Avenue, #200
FL 33172
Check Number: 3805
PAY One Thousand, One Hundred Eighty-Eight And 00/100 Dollars
DATE 07/10/2023 AMOUNT ****$1,188.00
TO THE ORDER OF EXCEL MANAGEMENT ASSOCIATES
2510 NW 97 AVENUE , SUITE 200
DORAL, FL 33172
Memo: July services
Authorized Signature
⑈000003805⑈ ⑆066004367⑆0431904036⑈ ⑉0000118800⑉

Check # 3805 Amount: $1,188.00 Date: 07/13/2023

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 3806 Amount: $4,415.00 Date: 07/21/2023

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3806
PAY Four Thousand, Four Hundred Fifteen And 00/100 Dollars
DATE 07/10/2023 AMOUNT ****$4,415.00
TO THE ORDER OF LA ARBOLEDA II CONDO. ASSOC.
2510 Nw 97Th. Ave.#200
Doral, FL 33172
Memo: July reserve
Authorized Signature
⑈000003806⑈ ⑆066004367⑆0431904036⑈ ⑉0000441500⑉

Check # 3806 Amount: $4,415.00 Date: 07/21/2023

Pay To The Order Of
City National Bank
For Deposit Only
DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 3807 Amount: $152.94 Date: 07/20/2023

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3807
PAY One Hundred Fifty-Two And 94/100 Dollars
DATE 07/10/2023 AMOUNT ****$152.94
TO THE ORDER OF SOLUTIDE LAKE MANAGEMENT
1320 Brookwood Drive
SUITE H
Little Rock, AR 72202
Memo: May service
Authorized Signature
⑈000003807⑈ ⑆066004367⑆0431904036⑈ ⑉0000015294⑉

Check # 3807 Amount: $152.94 Date: 07/20/2023

0091414378
2023-07-20
DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 3808 Amount: $200.00 Date: 07/17/2023

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3808
PAY Two Hundred And 00/100 Dollars
DATE 07/10/2023 AMOUNT ****$200.00
TO THE ORDER OF SOUTH FLORIDA PARKING AUTHORITY
15475 Nw 77Th. Ct
UNIT 433
Miami Lakes, FL 33016
Memo: July service
Authorized Signature
⑈000003808⑈ ⑆066004367⑆0431904036⑈ ⑉0000020000⑉

Check # 3808 Amount: $200.00 Date: 07/17/2023

0092177870
2023-07-17
DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE
SFPA Inc

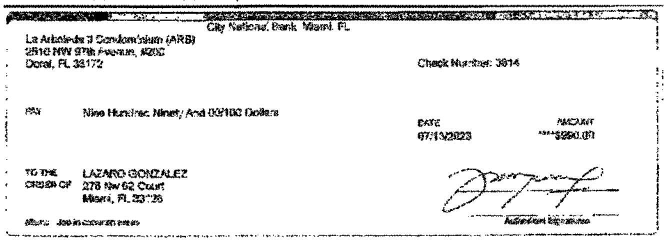
Check # 3813 Amount: $283.55 Date: 07/13/2023

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3813
PAY Two Hundred Eighty-Three And 55/100 Dollars
DATE 07/10/2023 AMOUNT ****$283.55
TO THE ORDER OF KILOWATTS ELECTRIC & LIGHTING SUPPLY, CORP.
401 SW 71 AVENUE
MIAMI, FL 33144
Memo: LED lamp
Authorized Signature
⑈000003813⑈ ⑆066004367⑆0431904036⑈ ⑉0000028355⑉

Check # 3813 Amount: $283.55 Date: 07/13/2023

For Deposit Only - JPMC
0092036409
2023-07-13
DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 3814 Amount: $990.00 Date: 07/17/2023



City National Bank Miami, FL

La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172

Check Number: 3814

PAY Nine Hundred Ninety And 00/100 Dollars

DATE 07/13/2023 AMOUNT ****$990.00

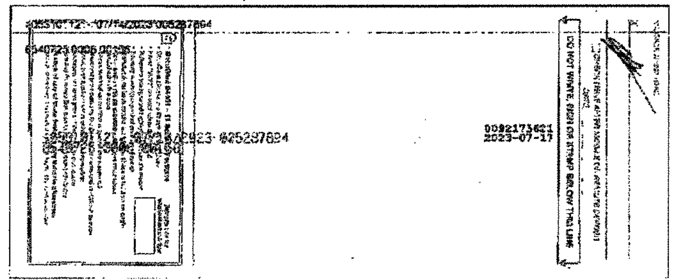
TO THE ORDER OF LAZARO GONZALEZ
278 Nw 62 Court
Miami, FL 33126

Memo: Job in common areas

Authorized Signature

⑈0000003814⑈ ⑆066004367⑆0431904036⑈ ⑈0000099000⑈

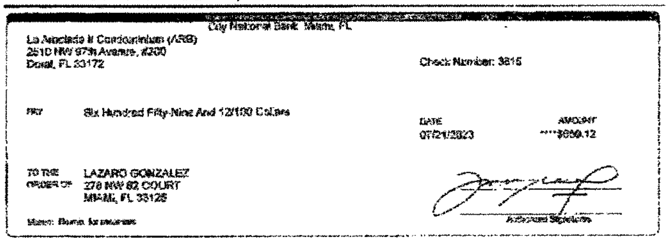
Check # 3814 Amount: $990.00 Date: 07/17/2023



DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

0092173621
2023-07-17

Check # 3815 Amount: $659.12 Date: 07/26/2023



City National Bank Miami, FL

La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172

Check Number: 3815

PAY Six Hundred Fifty-Nine And 12/100 Dollars

DATE 07/21/2023 AMOUNT ****$659.12

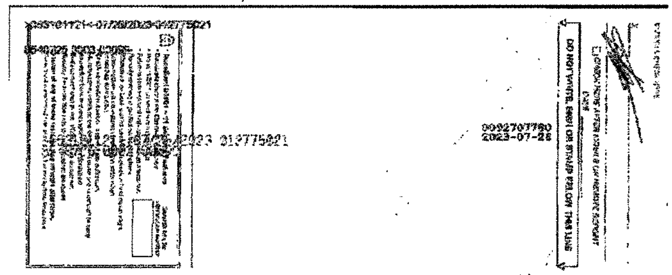
TO THE ORDER OF LAZARO GONZALEZ
278 NW 62 COURT
MIAMI, FL 33126

Memo: Bono for ...

Authorized Signature

⑈0000003815⑈ ⑆066004367⑆0431904036⑈ ⑈0000065912⑈

Check # 3815 Amount: $659.12 Date: 07/26/2023



DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

0092707760
2023-07-26

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
07/21/2023	07/21/2023	Misc Scanned Deposit		91	$4,415.00
07/31/2023	07/31/2023	Interest			$48.65
			Total Cleared Credits		**$4,463.65**
Debits					
07/21/2023	07/31/2023	ENVIROTECH ROOFING GROUP		1066	($11,040.00)
			Total Cleared Debits		**($11,040.00)**

City National Bank- Reserve 5155 Summary

Ending Account Balance:	$ 183,140.27
Uncleared Items:	$-
Adjusted Balance:	$ 183,140.27
Bank Ending Balance:	$ 183,140.27
Difference:	$-

City National Bank
Bci FINANCIAL GROUP
75 YEARS
WE GROW FLORIDA

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:11389 / 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

NMLS 412469
Member FDIC
EQUAL HOUSING LENDER

Condo Tiered

Account Summary

Account:	XXXXX5155	Beginning Balance:	$189,716.62
Last Statement:	June 30, 2023	Ending Balance:	$183,140.27
This Statement:	July 31, 2023	Average Ledger Balance:	$190,927.10
		Low Balance:	$183,091.62
		Interest Earned This Period:	$48.65
		Interest Earned 2023:	$370.18
		Days In Period:	31
		Annual Percentage Yield Earned:	0.30%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
06-30	Beginning balance			189,716.62
07-21	Icl Deposit	4,415.00		194,131.62
07-31	Check # 1066		11,040.00	183,091.62
07-31	Interest	48.65		183,140.27
07-31	Ending totals	4,463.65	11,040.00	183,140.27

Checks

Number	Date	Amount	Number	Date	Amount
1066	07-31	11,040.00			

* Skip In Check Sequence

Continued on the next page

Check # 1066 Amount: $11,040.00 Date: 07/31/2023

City National Bank, Miami, FL

La Arboleda II Condominium (ARB)
2610 NW 97th Avenue, #209
Doral, FL 33172

Check Number: 1066

PAY Eleven Thousand, Forty And 00/100 Dollars

DATE 07/21/2023 AMOUNT ***$11,040.00

TO THE ORDER OF ENVIROTECH ROOFING GROUP
13400 Sw 38 St.
Miami, FL 33175

Memo: [illegible] 20% roof replacement

Authorized Signature

⑈000001066⑈ ⑆066004367⑆043159051 55⑈ ⑇0001104000⑇

Check # 1066 Amount: $11,040.00 Date: 07/31/2023

0082011293
2023-07-31

FOR DEPOSIT ONLY

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE