Financial Report Package

September 2023

Prepared for

La Arboleda II Condominium

By

Excel Management Associates, Inc.

Income Statement - Operating

La Arboleda II Condominium

From 09/01/2023 to 09/30/2023

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	$261,452.14	$259,182.00	$2,270.14	$345,576.00
4025-00 Reserve Contribution	4,415.00	4,415.00	-	39,735.00	39,735.00	-	52,980.00
4030-00 Late Fees	100.00	-	100.00	1,275.00	-	1,275.00	-
4040-00 Fines/Violations	-	-	-	100.00	-	100.00	-
4060-00 Interest Income - Operating	1.22	-	1.22	7.77	-	7.77	-
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	$33,563.68	$33,213.00	$350.68	$302,969.91	$298,917.00	$4,052.91	$398,556.00
Total OPERATING INCOME	**$33,563.68**	**$33,213.00**	**$350.68**	**$302,969.91**	**$298,917.00**	**$4,052.91**	**$398,556.00**
OPERATING EXPENSE							
ADMINISTRATIVE							
5010-00 Bad Debt Expense	-	150.00	150.00	1,276.92	1,350.00	73.08	1,800.00
5015-00 Bank Charges	21.00	10.00	(11.00)	189.00	90.00	(99.00)	120.00
5025-00 Legal & Professional Services	-	150.00	150.00	500.00	1,350.00	850.00	1,800.00
5030-00 Licenses & Permits	-	112.00	112.00	2,193.46	1,008.00	(1,185.46)	1,344.00
5031-00 Annual Fire Dept. Inspection Permit	-	79.00	79.00	1,026.99	711.00	(315.99)	948.00
5035-00 Management Expense	1,188.00	1,188.00	-	9,504.00	10,692.00	1,188.00	14,256.00
5040-00 Payroll Services	1,017.91	1,300.00	282.09	9,646.71	11,700.00	2,053.29	15,600.00
5041-00 Payroll Taxes/Services	68.85	205.00	136.15	1,399.81	1,845.00	445.19	2,460.00
5045-00 Printing & Postage	-	110.00	110.00	904.39	990.00	85.61	1,320.00
5050-00 Audit & Tax Preparation	2,250.00	245.00	(2,005.00)	2,425.00	2,205.00	(220.00)	2,940.00
5065-00 Insurance Expense	24,921.04	13,600.00	(11,321.04)	132,055.34	122,400.00	(9,655.34)	163,200.00
5085-00 Insurance- Workman's Compensation	-	100.00	100.00	-	900.00	900.00	1,200.00
Total ADMINISTRATIVE	$29,466.80	$17,249.00	($12,217.80)	$161,121.62	$155,241.00	($5,880.62)	$206,988.00
UTILITIES							
5710-00 Electricity	470.67	350.00	(120.67)	3,792.20	3,150.00	(642.20)	4,200.00
5740-00 Telephone	138.05	135.00	(3.05)	1,625.98	1,215.00	(410.98)	1,620.00
5750-00 Waste Removal	2,431.38	2,205.00	(226.38)	22,262.27	19,845.00	(2,417.27)	26,460.00
5760-00 Water & Sewer	922.23	5,500.00	4,577.77	46,643.22	49,500.00	2,856.78	66,000.00
Total UTILITIES	$3,962.33	$8,190.00	$4,227.67	$74,323.67	$73,710.00	($613.67)	$98,280.00
REPAIRS & IMPROVEMENTS							
6015-00 Electrical Repairs	1,407.53	125.00	(1,282.53)	6,902.55	1,125.00	(5,777.55)	1,500.00
6055-00 General Repairs & Maintenance	730.00	600.00	(130.00)	35,345.41	5,400.00	(29,945.41)	7,200.00
6140-00 Roof Repairs	2,400.00	300.00	(2,100.00)	5,500.00	2,700.00	(2,800.00)	3,600.00
Total REPAIRS & IMPROVEMENTS	$4,537.53	$1,025.00	($3,512.53)	$47,747.96	$9,225.00	($38,522.96)	$12,300.00

Income Statement - Operating

La Arboleda II Condominium

From 09/01/2023 to 09/30/2023

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
CONTRACT & SUPPLIES							
6520-00 Fire Extinguisher Inspections	$-	$18.00	$18.00	$-	$162.00	$162.00	$216.00
6545-00 Lake Maintenance	152.94	128.00	(24.94)	1,363.13	1,152.00	(211.13)	1,536.00
6550-00 Lawn Maintenance	1,100.00	1,000.00	(100.00)	8,800.00	9,000.00	200.00	12,000.00
6565-00 Parking Enforcement	200.00	200.00	-	1,800.00	1,800.00	-	2,400.00
6575-00 Pool Contract	350.00	300.00	(50.00)	3,150.00	2,700.00	(450.00)	3,600.00
6590-00 Shrub & Tree Maintenance	-	500.00	500.00	1,350.00	4,500.00	3,150.00	6,000.00
6598-00 Storage	-	38.00	38.00	270.00	342.00	72.00	456.00
6599-00 Supplies	769.60	150.00	(619.60)	2,709.26	1,350.00	(1,359.26)	1,800.00
Total CONTRACT & SUPPLIES	$2,572.54	$2,334.00	($238.54)	$19,442.39	$21,006.00	$1,563.61	$28,008.00
RESERVE ACCOUNT ACTIVITY							
7000-00 General Reserves	4,415.00	4,415.00	-	39,735.00	39,735.00	-	52,980.00
Total RESERVE ACCOUNT ACTIVITY	$4,415.00	$4,415.00	$-	$39,735.00	$39,735.00	$-	$52,980.00
Total OPERATING EXPENSE	**$44,954.20**	**$33,213.00**	**($11,741.20)**	**$342,370.64**	**$298,917.00**	**($43,453.64)**	**$398,556.00**
Net Income:	**($11,390.52)**	**$0.00**	**($11,390.52)**	**($39,400.73)**	**$0.00**	**($39,400.73)**	**$0.00**

Balance Sheet - Operating

La Arboleda II Condominium

End Date: 09/30/2023

Assets

CASH- OPERATING			
10-1000-00	City National Bank- OPR 4036	$29,298.21	
10-1060-00	Petty Cash	50.00	
10-1070-00	Due to/from Operating	(69,795.51)	
Total CASH- OPERATING:			($40,447.30)
CASH - RESERVE			
12-1200-00	City National Bank- Reserve 5155	161,775.12	
12-1240-00	Due to/from Reserves	69,795.51	
Total CASH - RESERVE:			$231,570.63
ACCOUNTS RECEIVABLE			
14-1400-00	Accounts Receivable- Homeowner	19,769.31	
14-1420-00	Allowance for Doubtful Account	(1,000.00)	
Total ACCOUNTS RECEIVABLE:			$18,769.31
CURRENT ASSETS			
15-1500-00	Prepaid Insurance	64,817.20	
Total CURRENT ASSETS:			$64,817.20
Total Assets:			**$274,709.84**

Liabilities & Equity

CURRENT LIABILITIES			
20-2000-00	Accounts Payable	47,169.78	
20-2020-00	Prepaid Assessments	10,944.68	
20-2030-00	Deferred Comcast Income	2,835.00	
20-2032-00	Unknown Deposit	(2,495.00)	
20-2040-00	Insurance Note Payable	64,288.81	
20-2060-00	Accrued Expenses	906.58	
Total CURRENT LIABILITIES:			$123,649.85
RESERVE CONTRIBUTIONS			
30-3010-00	Reserve- Interest	2,591.97	
30-3085-00	Painting Reserve	49,004.32	
30-3095-00	Pool Reserve	3,624.24	
30-3100-00	Resurfacing Reserve	(13,664.90)	
30-3105-00	Flat Roofing 700, 830, 850 Reserve	13,247.98	
30-3106-00	Flat Roofing 730, 770, 860, 870 Reserve	5,673.12	
30-3107-00	Flat Roofing Reserve	(68,796.55)	
30-3108-00	Tile Roofing Reserve	328,478.77	
30-3110-00	Flat Roofing 760,800,750 Reserve	1,000.00	
Total RESERVE CONTRIBUTIONS:			$321,158.95
EQUITY			
32-3210-00	Retained Earnings- Operating	(130,698.23)	

Total EQUITY:		($130,698.23)
Net Income Gain / Loss	($39,400.73)	
		($39,400.73)
Total Liabilities & Equity:		**$274,709.84**

General Ledger Trial Balance

La Arboleda II Condominium

From: 10-1000-00 To: 80-8025-00 09/01/2023 to 09/30/2023

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1000-00	City National Bank- OPR 4036	$3,066.65	$46,619.63	$20,388.07	$29,298.21
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	$187,603.06	$40.63	$25,868.57	$161,775.12
12-1240-00	Due to/from Reserves	$69,795.51	$0.00	$0.00	$69,795.51
14-1400-00	Accounts Receivable- Homeowner	$20,183.85	$33,612.46	$34,027.00	$19,769.31
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	($35,085.73)	$47,679.13	$59,763.18	($47,169.78)
20-2020-00	Prepaid Assessments	($9,194.76)	$4,897.47	$6,647.39	($10,944.68)
20-2030-00	Deferred Comcast Income	($2,835.00)	$0.00	$0.00	($2,835.00)
20-2032-00	Unknown Deposit	$0.00	$2,495.00	$0.00	$2,495.00
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	($2,551.34)	$0.00	$40.63	($2,591.97)
30-3085-00	Painting Reserve	($49,004.32)	$0.00	$0.00	($49,004.32)
30-3095-00	Pool Reserve	($3,624.24)	$0.00	$0.00	($3,624.24)
30-3100-00	Resurfacing Reserve	$13,664.90	$0.00	$0.00	$13,664.90
30-3105-00	Flat Roofing 700, 830, 850 Reserve	($13,247.98)	$0.00	$0.00	($13,247.98)
30-3106-00	Flat Roofing 730, 770, 860, 870 Reserve	($5,673.12)	$0.00	$0.00	($5,673.12)
30-3107-00	Flat Roofing Reserve	$68,796.55	$0.00	$0.00	$68,796.55
30-3108-00	Tile Roofing Reserve	($328,478.77)	$0.00	$0.00	($328,478.77)
30-3110-00	Flat Roofing 760,800,750 Reserve	($1,000.00)	$0.00	$0.00	($1,000.00)
32-3210-00	Retained Earnings- Operating	$130,698.23	$0.00	$0.00	$130,698.23
40-4000-00	Assessments- Member's	($232,404.68)	$4,415.00	$33,462.46	($261,452.14)
40-4025-00	Reserve Contribution	($35,320.00)	$0.00	$4,415.00	($39,735.00)
40-4030-00	Late Fees	($1,175.00)	$50.00	$150.00	($1,275.00)
40-4040-00	Fines/Violations	($100.00)	$0.00	$0.00	($100.00)
40-4060-00	Interest Income - Operating	($6.55)	$0.00	$1.22	($7.77)
40-4065-00	Interest Income - Reserve	$0.00	$40.63	$40.63	$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)

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
50-5010-00	Bad Debt Expense	$1,276.92	$0.00	$0.00	$1,276.92
50-5015-00	Bank Charges	$168.00	$21.00	$0.00	$189.00
50-5025-00	Legal & Professional Services	$500.00	$0.00	$0.00	$500.00
50-5030-00	Licenses & Permits	$2,193.46	$0.00	$0.00	$2,193.46
50-5031-00	Annual Fire Dept. Inspection Permit	$1,026.99	$0.00	$0.00	$1,026.99
50-5035-00	Management Expense	$8,316.00	$1,188.00	$0.00	$9,504.00
50-5040-00	Payroll Services	$8,628.80	$1,502.33	$484.42	$9,646.71
50-5041-00	Payroll Taxes/Services	$1,330.96	$144.01	$75.16	$1,399.81
50-5045-00	Printing & Postage	$904.39	$0.00	$0.00	$904.39
50-5050-00	Audit & Tax Preparation	$175.00	$2,250.00	$0.00	$2,425.00
50-5065-00	Insurance Expense	$107,134.30	$24,921.04	$0.00	$132,055.34
57-5710-00	Electricity	$3,321.53	$470.67	$0.00	$3,792.20
57-5730-00	Gas	$0.00	$20.00	$20.00	$0.00
57-5740-00	Telephone	$1,487.93	$138.05	$0.00	$1,625.98
57-5750-00	Waste Removal	$19,830.89	$4,862.76	$2,431.38	$22,262.27
57-5760-00	Water & Sewer	$45,720.99	$922.23	$0.00	$46,643.22
60-6015-00	Electrical Repairs	$5,495.02	$2,335.06	$927.53	$6,902.55
60-6055-00	General Repairs & Maintenance	$34,615.41	$730.00	$0.00	$35,345.41
60-6140-00	Roof Repairs	$3,100.00	$2,400.00	$0.00	$5,500.00
65-6545-00	Lake Maintenance	$1,210.19	$152.94	$0.00	$1,363.13
65-6550-00	Lawn Maintenance	$7,700.00	$1,100.00	$0.00	$8,800.00
65-6565-00	Parking Enforcement	$1,600.00	$200.00	$0.00	$1,800.00
65-6575-00	Pool Contract	$2,800.00	$350.00	$0.00	$3,150.00
65-6590-00	Shrub & Tree Maintenance	$1,350.00	$0.00	$0.00	$1,350.00
65-6598-00	Storage	$270.00	$0.00	$0.00	$270.00
65-6599-00	Supplies	$1,939.66	$769.60	$0.00	$2,709.26
70-7000-00	General Reserves	$35,320.00	$4,415.00	$0.00	$39,735.00
	Totals:	**$0.00**	**$188,742.64**	**$188,742.64**	**$0.00**

Homeowner Aging Report Excluding Prepaid

La Arboleda II Condominium

End Date: 09/30/2023

Description		Current	Over 30	Over 60	Over 90	Balance
ARB7001 - Xenia Valdes Owner 700 Nw 106 Avenue Unit 1						**Last Payment:** $367.95 on 09/19/2023
	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 09/15/2023
	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:	**$392.95**	**$392.95**	**$100.00**	**$0.00**	**$885.90**
ARB7122 - Dora Maria De Polanco Owner 712 Nw 106 Avenue Unit 2						**Last Payment:** $328.54 on 09/26/2023
	Total:	**$473.43**	**$295.91**	**$0.00**	**$0.00**	**$769.34**
ARB7143 - Dalila Del Pilar Allen Owner 714 Nw 106 Avenue Unit 3						**Last Payment:** $448.43 on 09/12/2023
	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 09/06/2023 **Collection Status:** Attorney
	Total:	**$401.55**	**$401.55**	**$25.00**	**$1,708.40**	**$2,536.50**
ARB7204 - Omar Betancourt & Carmen Betancourt Owner 720 Nw 106 Avenue Unit 4						**Last Payment:** $300.00 on 07/07/2023 **Collection Status:** Attorney
	Total:	**$392.95**	**$392.95**	**$25.00**	**$1,161.79**	**$1,972.69**
ARB7302 - Silvia Marrero Owner 730 Nw 106 Avenue Unit 2						**Last Payment:** $212.33 on 09/29/2023
	Total:	**$376.55**	**$376.55**	**$0.00**	**$1,095.37**	**$1,848.47**
ARB7303 - Arboleda Investments Llc Owner 730 Nw 106 Avenue Unit 3						**Last Payment:** $333.45 on 07/05/2023
	Total:	**$358.45**	**$358.45**	**$0.00**	**$0.00**	**$716.90**
ARB7501 - Hector M. Ruyol Jr. Owner 750 Nw 106 Avenue Unit 1						**Last Payment:** $355.00 on 09/19/2023
	Total:	**$355.00**	**$184.80**	**$0.00**	**$0.00**	**$539.80**
ARB7508 - Bertha Bagaria Owner 750 Nw 106 Avenue Unit 8						**Last Payment:** $344.97 on 09/15/2023
	Total:	**$100.40**	**$0.00**	**$0.00**	**$0.00**	**$100.40**
ARB7603 - Angel Castro & Ana Castro Owner 760 Nw 106 Avenue Unit 3						**Last Payment:** $344.97 on 09/12/2023
	Total:	**$344.97**	**$25.00**	**$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 09/01/2023
	Total:	**$321.94**	**$27.82**	**$0.00**	**$0.00**	**$349.76**
ARB7703 - Ivania Morazan Owner 770 Nw 106 Avenue Unit 3						**Last Payment:** $365.92 on 09/15/2023
	Total:	**$12.18**	**$0.00**	**$0.00**	**$0.00**	**$12.18**

Description		Current	Over 30	Over 60	Over 90	Balance
ARB7707 - Angel Parrilla & Sheila Leon Owner 770 Nw 106 Avenue Unit 7						**Last Payment:** $368.00 on 09/19/2023
	Total:	**$92.74**	**$0.00**	**$0.00**	**$0.00**	**$92.74**
ARB7708 - Joaquin Daniel Owner 770 Nw 106 Avenue Unit 8						**Last Payment:** $376.55 on 09/19/2023
	Total:	**$44.50**	**$0.00**	**$0.00**	**$0.00**	**$44.50**
ARB7822 - Rafael Orfila & Nelly Sanabria Owner 782 Nw 106 Avenue Unit 2						**Last Payment:** $448.43 on 09/19/2023
	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 09/19/2023
	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 09/19/2023
	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 09/01/2023
	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 09/06/2023
	Total:	**$66.24**	**$0.00**	**$0.00**	**$0.00**	**$66.24**
ARB8304 - Alain Bello Rey & Yanira Rey Owner 830 Nw 106 Avenue Unit 4						**Last Payment:** $333.45 on 09/29/2023
	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 09/01/2023
	Total:	**($0.47)**	**$0.00**	**$0.00**	**$0.00**	**($0.47)**
ARB8308 - Oscar Benavides Owner 830 Nw 106 Avenue Unit 8						**Last Payment:** $333.45 on 09/14/2023
	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 09/19/2023
	Total:	**$367.95**	**$367.95**	**$0.00**	**$103.59**	**$839.49**
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**	**$376.55**	**$0.00**	**$2,952.53**	**$3,730.63**
ARB8501 - Roberta Jorge Pelarigo Owner 850 Nw 106 Avenue Unit 1						**Last Payment:** $367.95 on 09/12/2023
	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 09/06/2023
	Total:	**$297.98**	**$0.00**	**$0.00**	**$0.00**	**$297.98**

Description		Current	Over 30	Over 60	Over 90	Balance
ARB8504 - Mercy Levine Owner 850 Nw 106 Avenue Unit 4						**Last Payment:** $367.95 on 09/19/2023
	Total:	**$125.87**	**$0.00**	**$0.00**	**$0.00**	**$125.87**
ARB8701 - Dorvi Llc Owner 870 Nw 106 Avenue Unit 1						**Last Payment:** $431.17 on 09/12/2023
	Total:	**$114.07**	**$0.00**	**$0.00**	**$0.00**	**$114.07**
ARB8722 - Carlos Cardo Owner 872 Nw 106 Avenue Unit 2						**Last Payment:** $448.43 on 09/19/2023
	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 09/27/2023
	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	**$7,951.29**	**$4,251.47**	**$150.00**	**$7,416.55**	**$19,769.31**

Description	Total
Assessment (Delinquent Fee) 2023	$424.48
Assessment 2022	$316.68
Assessment 2023	$18,928.15
Owner Fines 2023	$100.00
AR Total:	**$19,769.31**

Date	Check #	Payee		Amount
10-1000-00 City National Bank- OPR 4036				
09/07/2023	3828	EXCEL MANAGEMENT ASSOCIATES		$108.22
		Invoice #: 07194477		
		50-5045-00 Printing and postage	$108.22	
09/07/2023	3829	EXCEL MANAGEMENT ASSOCIATES		$114.55
		Invoice #: 07199452		
		50-5045-00 Printing and Postage	$114.55	
09/07/2023	3830	LA ARBOLEDA II CONDO. ASSOC.		$4,415.00
		Invoice #: 08/01/2023		
		70-7000-00 Reserve Transfer	$4,415.00	
09/07/2023	3831	SOLITUDE LAKE MANAGEMENT		$152.94
		Invoice #: PS1000675		
		65-6545-00 August Lake Service	$152.94	
09/07/2023	3832	SOUTH FLORIDA PARKING AUTHORITY		$200.00
		Invoice #: INV-16537		
		65-6565-00 Parking Enforcement Service for August 2023	$200.00	
09/07/2023	3833	SOUTH FLORIDA PARKING AUTHORITY		$200.00
		Invoice #: 16615		
		65-6565-00 Parking Services for September	$200.00	
09/07/2023	3834	WASTE CONNECTIONS OF FLORIDA		$2,431.38
		Invoice #: 3004578W440		
		57-5750-00 August service	$2,431.38	
09/07/2023	3835	AQUAZONE POOL AND SPA, INC.		$350.00
		Invoice #: 10870		
		65-6575-00 Pool Service August	$350.00	
09/07/2023	3836	EXCEL MANAGEMENT ASSOCIATES		$1,188.00
		Invoice #: 07194483		
		50-5035-00 September service	$1,188.00	
09/07/2023	3837	SOLITUDE LAKE MANAGEMENT		$152.94
		Invoice #: PSI010034		
		65-6545-00 September Billing Maintenance 9/1-9/31/2023	$152.94	
09/07/2023	3838	AQUAZONE POOL AND SPA, INC.		$350.00
		Invoice #: 10888		
		65-6575-00 Pool Service September	$350.00	
09/07/2023	3839	LAZARO GONZALEZ		$710.00
		Invoice #: 050297		
		60-6015-00 Install 6 lamps , replace faucet and beehive removal	$480.00	
		60-6055-00 Install 6 lamps , replace faucet and beehive removal	$230.00	
09/07/2023	3840	LAZARO GONZALEZ		$167.63
		Invoice #: 09072023		
		65-6599-00 Reimb. for supplies	$167.63	
09/07/2023	3841	FPL		$412.21
		Invoice #: 025580-09142023		
		57-5710-00 Service from July 24 - August 24 Club house 820	$412.21	

Cash Disbursement

La Arboleda II Condominium

09/01/2023 - 09/30/2023

Date	Check #	Payee		Amount
09/07/2023	3842	MIAMI-DADE WATER & SEWER		$741.07
		Invoice #: 4507 9/14/23		
		57-5760-00 Serv. to 08/16/2023	$741.07	
09/11/2023	3843	AT&T		$138.05
		Invoice #: 308957821 9/19/23		
		57-5740-00 Serv. to 09/28/2023	$138.05	
09/14/2023	0	ADP PAYROLL SERVICES		$415.57
		Invoice #: 09142023		
		50-5040-00 Payroll Services w/e 09/15/2023	$415.57	
09/14/2023	0	ADP PAYROLL SERVICES		$68.86
		Invoice #: 91423		
		50-5040-00 Payroll taxes w/e 09/15/2023	$34.43	
		50-5041-00 Payroll taxes w/e 09/15/2023	$34.43	
09/15/2023	3844	LAZARO GONZALEZ		$468.82
		Invoice #: 09152023		
		65-6599-00 Reimb. for supplies	$468.82	
09/15/2023	3845	Lopez Lawn Solution Corp		$1,650.00
		Invoice #: 09062023		
		65-6550-00 3 Services for July 24; August 7 & 21	$1,650.00	
09/15/2023	3846	WASTE CONNECTIONS OF FLORIDA		$2,431.38
		Invoice #: 3019320W440		
		57-5750-00 September service	$2,431.38	
09/28/2023	0	ADP PAYROLL SERVICES		$415.58
		Invoice #: 092823		
		50-5040-00 Payroll Services w/e 09/29/2023	$415.58	
09/28/2023	0	ADP PAYROLL SERVICES		$68.85
		Invoice #: 92823		
		50-5040-00 Payroll taxes w/e 09/28/2023	$34.43	
		50-5041-00 Payroll taxes w/e 09/28/2023	$34.42	
09/28/2023	0	INTERNATIONAL POINT CONDO.		$2,495.00
		20-2032-00 Bank Adjustment - Ck 1761 Deposit in error; Ck 1761 Deposit in error	$2,495.00	
09/08/2023	0	ADP PAYROLL SERVICES		$58.95
		Invoice #: 09082023		
		50-5040-00 Payroll Service	$58.95	
09/22/2023	0	ADP PAYROLL SERVICES		$58.95
		Invoice #: 092223		
		50-5040-00 Payroll Service	$58.95	
09/15/2023	0	CITY NATIONAL BANK		$21.00
		50-5015-00 Bank Adjustment - Monthly service fee; Monthly service fee	$21.00	
09/01/2023	0	MIAMI DADE COUNTY REGULATORY		$403.12
		Invoice #: F2022011481 08312023		
		50-5030-00 F2022011481; BLDG: 810; 40 years permit	$403.12	
		Account Totals **# Checks:**	**28**	**$20,388.07**

Cash Disbursement

La Arboleda II Condominium

09/01/2023 - 09/30/2023

Date	Check #	Payee		Amount
12-1200-00 City National Bank- Reserve 5155				
09/01/2023	1067	LAZARO GONZALEZ		$947.53
		Invoice #: Reimb09012023		
		57-5730-00 Reimbursement for 3 lamps and gas	$20.00	
		60-6015-00 Reimbursement for 3 lamps and gas	$927.53	
09/07/2023	1068	IPFS CORPORATION		$24,921.04
		Invoice #: 2 installment D36548		
		50-5065-00 Acct# GAA-D36548	$24,921.04	
		Account Totals **# Checks:**	**2**	**$25,868.57**
		Association Totals **# Checks:**	**30**	**$46,256.64**

Bank Account Reconciliation

La Arboleda II Condominium

City National Bank- OPR 4036 (End: 09/30/2023)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
04/10/2023		FPL		0	($392.99)
09/07/2023		LA ARBOLEDA II CONDO. ASSOC.		3830	($4,415.00)
09/15/2023		WASTE CONNECTIONS OF FLORIDA		3846	($2,431.38)
			Total Uncleared		**($7,239.37)**
Cleared Items					
Credits					
09/01/2023	09/05/2023	Deposit from batch 7145	7145 - Online Payment	428	$448.43
09/01/2023	09/01/2023	Deposit from batch 7150	7150 - Scanned Checks	427	$697.55
09/04/2023	09/05/2023	Deposit from batch 7184	7184 - Revo-Credit Card	431	$1,248.92
09/04/2023	09/05/2023	Deposit from batch 7183	7183 - Revo-Credit Card	430	$376.55
09/05/2023	09/06/2023	Deposit from batch 7171	7171 - Online Payment	432	$701.40
09/05/2023	09/06/2023	Deposit from batch 7100	7100 - ACH Payment	429	$1,731.91
09/06/2023	09/06/2023	Deposit from batch 7195	7195 - Scanned Checks	433	$4,930.99
09/07/2023	09/08/2023	Deposit from batch 7219	7219 - Online Payment	434	$344.97
09/07/2023	09/07/2023	Deposit from batch 7228	7228 - Auto Payment	435	$448.43
09/08/2023	09/08/2023	Deposit from batch 7260	7260 - Auto Payment	436	$367.95
09/11/2023	09/12/2023	Deposit from batch 7261	7261 - Online Payment	437	$816.38
09/12/2023	09/12/2023	Deposit from batch 7288	7288 - Scanned Checks	439	$367.95
09/12/2023	09/12/2023	Deposit from batch 7313	7313 - Auto Payment	440	$701.40
09/12/2023	09/12/2023	Deposit from batch 7287	7287 - Scanned Checks	438	$4,790.12
09/13/2023	09/13/2023	Deposit from batch 7328	7328 - Auto Payment	442	$321.94
09/13/2023	09/14/2023	Deposit from batch 7315	7315 - Online Payment	441	$776.17
09/14/2023	09/14/2023	Deposit from batch 7337	7337 - Auto Payment	443	$655.39
09/15/2023	09/15/2023	Deposit from batch 7362	7362 - Auto Payment	446	$376.55
09/15/2023	09/18/2023	Deposit from batch 7338	7338 - Online Payment	445	$710.89
09/15/2023	09/15/2023	Deposit from batch 7340	7340 - Scanned Checks	444	$2,504.86
09/18/2023	09/18/2023	Deposit from batch 8376	8376 - Auto Payment	447	$643.88
09/19/2023	09/19/2023	Deposit from batch 8379	8379 - Scanned Checks	449	$5,761.40
09/20/2023	09/20/2023	Deposit from batch 8425	8425 - Auto Payment	450	$355.00
09/22/2023	09/22/2023	Deposit from batch 8438	8438 - Scanned Checks	451	$2,357.04
09/26/2023	09/26/2023	Deposit from batch 8475	8475 - Scanned Checks	452	$581.39
09/27/2023	09/27/2023	Deposit from batch 8506	8506 - Auto Payment	453	$896.86
09/28/2023	09/29/2023	Deposit from batch 8507	8507 - Online Payment	454	$369.94
09/29/2023	09/29/2023	Interest			$1.22
09/29/2023	09/29/2023	Deposit from batch 8543	8543 - Auto Payment	456	$252.86
09/29/2023	09/29/2023	Deposit from batch 8535	8535 - Scanned Checks	455	$1,189.80
			Total Cleared Credits		**$35,728.14**
Debits					
09/01/2023	09/01/2023	MIAMI DADE COUNTY REGULATORY		0	($403.12)
09/07/2023	09/13/2023	WASTE CONNECTIONS OF FLORIDA		3834	($2,431.38)
09/07/2023	09/14/2023	EXCEL MANAGEMENT ASSOCIATES		3836	($1,188.00)
09/07/2023	09/11/2023	MIAMI-DADE WATER & SEWER		3842	($741.07)
09/07/2023	09/13/2023	LAZARO GONZALEZ		3839	($710.00)
09/07/2023	09/12/2023	FPL		3841	($412.21)
09/07/2023	09/25/2023	AQUAZONE POOL AND SPA, INC.		3835	($350.00)
09/07/2023	09/25/2023	AQUAZONE POOL AND SPA, INC.		3838	($350.00)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
09/07/2023	09/18/2023	SOUTH FLORIDA PARKING AUTHORITY		3832	($200.00)
09/07/2023	09/18/2023	SOUTH FLORIDA PARKING AUTHORITY		3833	($200.00)
09/07/2023	09/13/2023	LAZARO GONZALEZ		3840	($167.63)
09/07/2023	09/20/2023	SOLITUDE LAKE MANAGEMENT		3831	($152.94)
09/07/2023	09/20/2023	SOLITUDE LAKE MANAGEMENT		3837	($152.94)
09/07/2023	09/14/2023	EXCEL MANAGEMENT ASSOCIATES		3829	($114.55)
09/07/2023	09/14/2023	EXCEL MANAGEMENT ASSOCIATES		3828	($108.22)
09/08/2023	09/08/2023	ADP PAYROLL SERVICES		0	($58.95)
09/11/2023	09/11/2023	AT&T		3843	($138.05)
09/14/2023	09/14/2023	ADP PAYROLL SERVICES		0	($415.57)
09/14/2023	09/14/2023	ADP PAYROLL SERVICES		0	($68.86)
09/15/2023	09/19/2023	Lopez Lawn Solution Corp		3845	($1,650.00)
09/15/2023	09/19/2023	LAZARO GONZALEZ		3844	($468.82)
09/15/2023	09/15/2023	CITY NATIONAL BANK		0	($21.00)
09/22/2023	09/22/2023	ADP PAYROLL SERVICES		0	($58.95)
09/28/2023	09/28/2023	INTERNATIONAL POINT CONDO.		0	($2,495.00)
09/28/2023	09/28/2023	ADP PAYROLL SERVICES		0	($415.58)
09/28/2023	09/29/2023	ADP PAYROLL SERVICES		0	($68.85)
			Total Cleared Debits		**($13,541.69)**

City National Bank- OPR 4036 Summary

Ending Account Balance:	$ 31,551.15
Uncleared Items:	($7,239.37)
Adjusted Balance:	$ 38,790.52
Bank Ending Balance:	$ 38,790.52
Difference:	$-

City National Bank

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:11036 / 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:	$16,604.07
Last Statement:	August 31, 2023	Ending Balance:	$38,790.52
This Statement:	September 29, 2023	Average Ledger Balance:	$30,780.35
		Low Balance:	$16,898.50
		Interest Earned This Period:	$1.22
		Interest Earned 2023:	$7.77
		Days In Period:	29
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
08-31	Beginning balance			16,604.07
09-01	Icl Deposit	697.55		17,301.62
09-01	Mdcbuildings Purchase La Arboleda Ii		403.12	16,898.50
09-05	Net Setlmt 5/3 Bankcard Sys 5/3 Bankcard Net Setlmt 4445057332561 Rev	376.55		17,275.05
09-05	La Arboleda Ii C Onlinepay 7145	448.43		17,723.48
09-05	Net Setlmt 5/3 Bankcard Sys 5/3 Bankcard Net Setlmt 4445057332561 Rev	1,248.92		18,972.40
09-06	Icl Deposit	4,930.99		23,903.39
09-06	La Arboleda Ii C Onlinepay 7171	701.40		24,604.79
09-06	La Arboleda Ii C Assn Dues 6	1,731.91		26,336.70
09-07	Icl Deposit	448.43		26,785.13
09-08	Icl Deposit	367.95		27,153.08
09-08	La Arboleda Ii C Onlinepay 7219	344.97		27,498.05
09-08	Adp Payroll Fees Adp Fees 782069353685		58.95	27,439.10
09-11	Mdws M-dwasdpmt 000001565326007		741.07	26,698.03

Continued on the next page

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
09-12	Icl Deposit	367.95		27,065.98
09-12	Icl Deposit	701.40		27,767.38
09-12	Icl Deposit	4,790.12		32,557.50
09-12	La Arboleda Ii C Onlinepay 7261	816.38		33,373.88
09-12	Fpl Direct Debit Elec Pymt 5154771538 Webi		412.21	32,961.67
09-13	Icl Deposit	321.94		33,283.61
09-13	Att Payment 173754003Myw4h		138.05	33,145.56
09-13	Waste Connection Web_pay 74917904091223		2,431.38	30,714.18
09-13	Check # 3840		167.63	30,546.55
09-13	Check # 3839		710.00	29,836.55
09-14	Icl Deposit	655.39		30,491.94
09-14	La Arboleda Ii C Onlinepay 7315	776.17		31,268.11
09-14	Adp - Tax Adp - Tax 771069715200A00		68.86	31,199.25
09-14	Adp Wage Pay Wage Pay 3850912131996Lm		415.57	30,783.68
09-14	Check # 3828		108.22	30,675.46
09-14	Check # 3829		114.55	30,560.91
09-14	Check # 3836		1,188.00	29,372.91
09-15	Icl Deposit	376.55		29,749.46
09-15	Icl Deposit	2,504.86		32,254.32
09-15	Monthly Service Fee		21.00	32,233.32
09-18	Icl Deposit	643.88		32,877.20
09-18	La Arboleda Ii C Onlinepay 7338	710.89		33,588.09
09-18	Check # 3832		200.00	33,388.09
09-18	Check # 3833		200.00	33,188.09
09-19	Icl Deposit	5,761.40		38,949.49
09-19	Check # 3844		468.82	38,480.67
09-19	Check # 3845		1,650.00	36,830.67
09-20	Icl Deposit	355.00		37,185.67
09-20	Check # 3831		152.94	37,032.73
09-20	Check # 3837		152.94	36,879.79
09-22	Icl Deposit	2,357.04		39,236.83
09-22	Adp Payroll Fees Adp Fees 447569207656		58.95	39,177.88
09-25	Check # 3835		350.00	38,827.88
09-25	Check # 3838		350.00	38,477.88
09-26	Icl Deposit	581.39		39,059.27
09-27	Icl Deposit	896.86		39,956.13
09-28	Check # 3830		2,495.00	37,461.13
09-29	Icl Deposit	252.86		37,713.99
09-29	Icl Deposit	1,189.80		38,903.79
09-29	La Arboleda Ii C Onlinepay 8507	369.94		39,273.73
09-29	Adp - Tax Adp - Tax 944426905827A00		68.85	39,204.88
09-29	Adp Wage Pay Wage Pay 5530674838976Lm		415.58	38,789.30
09-29	Interest	1.22		38,790.52
09-29	Ending totals	35,728.14	13,541.69	38,790.52

Checks

Number	Date	Amount	Number	Date	Amount
3828	09-14	108.22	3836	09-14	1,188.00
3829	09-14	114.55	3837	09-20	152.94
3830	09-28	2,495.00	3838	09-25	350.00
3831	09-20	152.94	3839	09-13	710.00
3832	09-18	200.00	3840*	09-13	167.63
3833*	09-18	200.00	3844	09-19	468.82
3835	09-25	350.00	3845	09-19	1,650.00

* Skip In Check Sequence

Continued on the next page

Check # 3828 Amount: $108.22 Date: 09/14/2023

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3828
PAY One Hundred Eight And 22/100 Dollars
DATE 09/07/2023 AMOUNT ***$108.22
TO THE ORDER OF EXCEL MANAGEMENT ASSOCIATES
2510 NW 97 AVENUE . SUITE 200
DORAL, FL 33172
Memo: Printing and postage
Authorized Signature
⑈0000003828⑈ ⑆066004367⑆0431904036⑈ ⑇0000010822⑇

Check # 3828 Amount: $108.22 Date: 09/14/2023

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 3829 Amount: $114.55 Date: 09/14/2023

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3829
PAY One Hundred Fourteen And 55/100 Dollars
DATE 09/07/2023 AMOUNT ***$114.55
TO THE ORDER OF EXCEL MANAGEMENT ASSOCIATES
2510 NW 97 AVENUE . SUITE 200
DORAL, FL 33172
Memo: Printing and Postage
Authorized Signature
⑈0000003829⑈ ⑆066004367⑆0431904036⑈ ⑇0000011455⑇

Check # 3829 Amount: $114.55 Date: 09/14/2023

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 3830 Amount: $2,495.00 Date: 09/28/2023

City National Bank Miami, FL
International Point Condominium (IPC)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 1761
PAY Two Thousand, Four Hundred Ninety-Five And 00/100 Dollars
DATE 09/14/2023 AMOUNT ***$2,495.00
TO THE ORDER OF INTERNATIONAL POINT CONDO.
2510 Nw 97Th Ave #200
Doral, FL 33172
Memo: August rehearing
Authorized Signature
⑈0000001761⑈ ⑆066004367⑆0435754739⑈ ⑇0000249500⑇

Check # 3830 Amount: $2,495.00 Date: 09/28/2023

Pay To The Order Of
City National Bank
066004367
For Deposit Only(AI-BC)
International Point Condominium
Acct Ending ...9824
09/28/2023 14:56

Check # 3831 Amount: $152.94 Date: 09/20/2023

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3831
PAY One Hundred Fifty-Two And 94/100 Dollars
DATE 09/07/2023 AMOUNT ***$152.94
TO THE ORDER OF SOLITUDE LAKE MANAGEMENT
1320 Brookwood Drive
SUITE H
Little Rock, AR 72202
Memo: August Lake Service
Authorized Signature
⑈0000003831⑈ ⑆066004367⑆0431904036⑈ ⑇0000015294⑇

Check # 3831 Amount: $152.94 Date: 09/20/2023

2091774114
2023-09-20

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 3832 Amount: $200.00 Date: 09/18/2023

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3832
PAY Two Hundred And 00/100 Dollars
DATE 09/07/2023 AMOUNT ***$200.00
TO THE ORDER OF SOUTH FLORIDA PARKING AUTHORITY
15476 Nw 77Th. Ct
UNIT 433
Miami Lakes, FL 33016
Memo: Parking Enforcement Service for August 2023
Authorized Signature
⑈0000003832⑈ ⑆066004367⑆0431904036⑈ ⑇0000020000⑇

Check # 3832 Amount: $200.00 Date: 09/18/2023

0092604301
2023-09-18

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 3833 Amount: $200.00 Date: 09/18/2023

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3833
PAY Two Hundred And 00/100 Dollars
DATE 09/07/2023 AMOUNT ***$200.00
TO THE ORDER OF SOUTH FLORIDA PARKING AUTHORITY
15476 Nw 77Th. Ct
UNIT 433
Miami Lakes, FL 33016
Memo: Parking Service for September
Authorized Signature
⑈0000003833⑈ ⑆066004367⑆0431904036⑈ ⑇0000020000⑇

Check # 3833 Amount: $200.00 Date: 09/18/2023

0092604303
2023-09-18

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 3835 Amount: $350.00 Date: 09/25/2023

City National Bank Miami, FL

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

Check Number: 3835

PAY Three Hundred Fifty And 00/100 Dollars

DATE 09/07/2023 AMOUNT ****$350.00

TO THE ORDER OF AQUAZONE POOL AND SPA, INC.
1312 Sw 136 Court
Miami, FL 33184

Memo: Pool Service August

Authorized Signature

#000003835# :066004367:0431904036# /0000035000/

Check # 3835 Amount: $350.00 Date: 09/25/2023

0052982494
2023-09-25

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 3836 Amount: $1,188.00 Date: 09/14/2023

City National Bank Miami, FL

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

Check Number: 3836

PAY One Thousand, One Hundred Eighty-Eight And 00/100 Dollars

DATE 09/07/2023 AMOUNT ****$1,188.00

TO THE ORDER OF EXCEL MANAGEMENT ASSOCIATES
2510 NW 97 AVENUE . SUITE 200
DORAL, FL 33172

Memo: September service

Authorized Signature

#000003836# :066004367:0431904036# /0000118800/

Check # 3836 Amount: $1,188.00 Date: 09/14/2023

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 3837 Amount: $152.94 Date: 09/20/2023

City National Bank Miami, FL

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

Check Number: 3837

PAY One Hundred Fifty-Two And 94/100 Dollars

DATE 09/07/2023 AMOUNT ****$152.94

TO THE ORDER OF SOLITUDE LAKE MANAGEMENT
1320 Brookwood Drive
SUITE H
Little Rock, AR 72202

Memo: September Billing Maintenance 9/1-9/31/2023

Authorized Signature

#000003837# :066004367:0431904036# /0000015294/

Check # 3837 Amount: $152.94 Date: 09/20/2023

0091774115
2023-09-20

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 3838 Amount: $350.00 Date: 09/25/2023

City National Bank Miami, FL

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

Check Number: 3838

PAY Three Hundred Fifty And 00/100 Dollars

DATE 09/07/2023 AMOUNT ****$350.00

TO THE ORDER OF AQUAZONE POOL AND SPA, INC.
1312 Sw 128 Court
Miami, FL 33184

Memo: Pool Service September

Authorized Signature

#000003838# :066004367:0431904036# /0000035000/

Check # 3838 Amount: $350.00 Date: 09/25/2023

0092932495
2023-09-25

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

AQUAZONE POOL AND SPA, INC.

Check # 3839 Amount: $710.00 Date: 09/13/2023

City National Bank Miami, FL

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

Check Number: 3839

PAY Seven Hundred Ten And 00/100 Dollars

DATE 09/07/2023 AMOUNT ****$710.00

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

Memo: Install 5 lamps , replace bocal and breaker removal

Authorized Signature

#000003839# :066004367:0431904036# /0000071000/

Check # 3839 Amount: $710.00 Date: 09/13/2023

0092381850
2023-09-13

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 3840 Amount: $167.63 Date: 09/13/2023

City National Bank Miami, FL

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

Check Number: 3840

PAY One Hundred Sixty-Seven And 63/100 Dollars

DATE 09/07/2023 AMOUNT ****$167.63

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

Memo: Reimb. for supplies

Authorized Signature

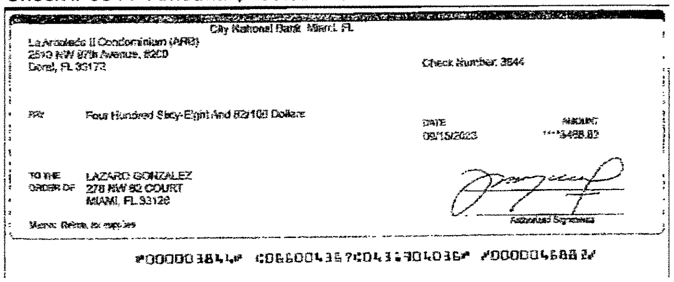
#000003840# :066004367:0431904036# /0000016763/

Check # 3840 Amount: $167.63 Date: 09/13/2023

0092381849
2023-09-13

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 3844 Amount: $468.82 Date: 09/19/2023


City National Bank Miami, FL

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

Check Number: 3844

PAY Four Hundred Sixty-Eight And 82/100 Dollars

DATE 09/15/2023 AMOUNT ***$468.82

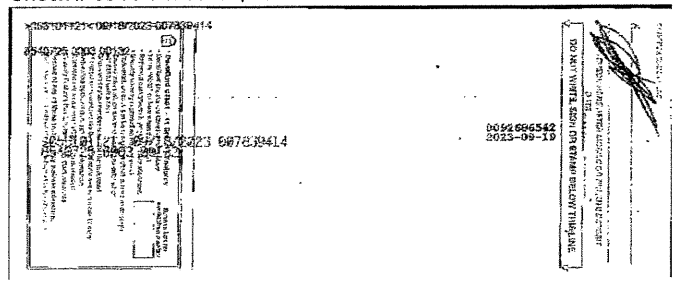
TO THE ORDER OF LAZARO GONZALEZ
278 NW 82 COURT
MIAMI, FL 33126

Memo: Refrig. ac supplies

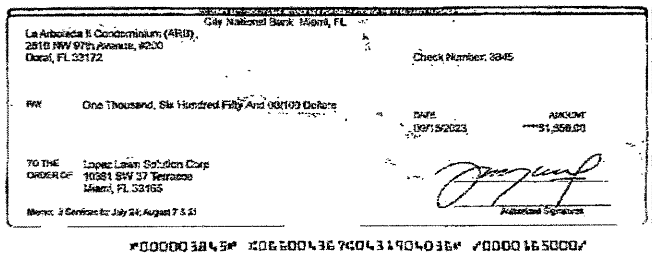
Authorized Signature

⑈000003844⑈ ⑆066004367⑆0431904036⑈ ⑈0000046882⑈

Check # 3844 Amount: $468.82 Date: 09/19/2023



Check # 3845 Amount: $1,650.00 Date: 09/19/2023


City National Bank Miami, FL

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

Check Number: 3845

PAY One Thousand, Six Hundred Fifty And 00/100 Dollars

DATE 09/15/2023 AMOUNT ***$1,650.00

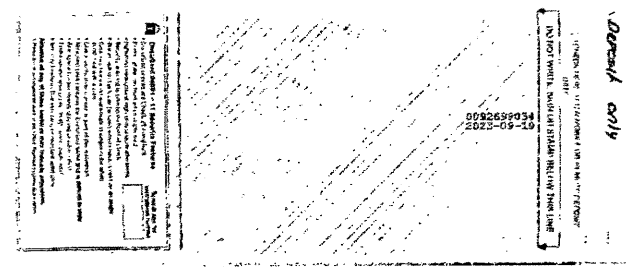
TO THE ORDER OF Lopez Lawn Solution Corp
10381 SW 37 Terrace
Miami, FL 33165

Memo: 3 Services for July 24; August 7 & 21

Authorized Signature

⑈000003845⑈ ⑆066004367⑆0431904036⑈ ⑈0000165000⑈

Check # 3845 Amount: $1,650.00 Date: 09/19/2023



Bank Account Reconciliation

La Arboleda II Condominium

City National Bank- Reserve 5155 (End: 09/30/2023)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
09/29/2023	09/29/2023	Interest			$40.63
			Total Cleared Credits		**$40.63**
Debits					
09/01/2023	09/05/2023	LAZARO GONZALEZ		1067	($947.53)
09/07/2023	09/11/2023	IPFS CORPORATION		1068	($24,921.04)
			Total Cleared Debits		**($25,868.57)**

City National Bank- Reserve 5155 Summary

Ending Account Balance:	$ 161,775.12
Uncleared Items:	$-
Adjusted Balance:	$ 161,775.12
Bank Ending Balance:	$ 161,775.12
Difference:	$-

City National Bank

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:11037 / 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:	$187,603.06
Last Statement:	August 31, 2023	Ending Balance:	$161,775.12
This Statement:	September 29, 2023	Average Ledger Balance:	$170,458.64
		Low Balance:	$161,734.49
		Interest Earned This Period:	$40.63
		Interest Earned 2023:	$458.60
		Days In Period:	29
		Annual Percentage Yield Earned:	0.30%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
08-31	Beginning balance			187,603.06
09-05	Check # 1067		947.53	186,655.53
09-11	Ipfs800-584-9969 Ipfspmtgaa D36548		24,921.04	161,734.49
09-29	Interest	40.63		161,775.12
09-29	Ending totals	40.63	25,868.57	161,775.12

Checks

Number	Date	Amount	Number	Date	Amount
1067	09-05	947.53			

* Skip In Check Sequence

Continued on the next page

Check # 1067 Amount: $947.53 Date: 09/05/2023

City National Bank Miami, FL

La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #208
Doral, FL 33172

Check Number: 1067

PAY Nine Hundred Forty-Seven And 53/100 Dollars

DATE 09/01/2023

AMOUNT ***$947.53

TO THE ORDER OF LAZARO GONZALEZ
278 NW 82 COURT
MIAMI, FL 33128

Memo: Reimbursement for 3 lamps and gas

Authorized Signature

⑈00001067⑈ ⑆066004367⑆0431905155⑈ ⑈0000094753⑈

Check # 1067 Amount: $947.53 Date: 09/05/2023

0092943106
2023-09-05

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