Financial Report Package

October 2023

Prepared for

La Arboleda II Condominium

By

Excel Management Associates, Inc.

Income Statement - Operating

La Arboleda II Condominium

From 10/01/2023 to 10/31/2023

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	$33,462.46	$28,798.00	$4,664.46	$294,914.60	$287,980.00	$6,934.60	$345,576.00
4020-00 Special Assessment	18,868.47	-	18,868.47	18,868.47	-	18,868.47	-
4025-00 Reserve Contribution	-	4,415.00	(4,415.00)	39,735.00	44,150.00	(4,415.00)	52,980.00
4030-00 Late Fees	200.00	-	200.00	1,475.00	-	1,475.00	-
4040-00 Fines/Violations	400.00	-	400.00	500.00	-	500.00	-
4050-00 Legal Fees	(600.00)	-	(600.00)	(600.00)	-	(600.00)	-
4060-00 Interest Income - Operating	1.72	-	1.72	9.49	-	9.49	-
4065-00 Interest Income - Reserve	42.74	-	42.74	42.74	-	42.74	-
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	$52,375.39	$33,213.00	$19,162.39	$355,345.30	$332,130.00	$23,215.30	$398,556.00
Total OPERATING INCOME	**$52,375.39**	**$33,213.00**	**$19,162.39**	**$355,345.30**	**$332,130.00**	**$23,215.30**	**$398,556.00**
OPERATING EXPENSE							
ADMINISTRATIVE							
5010-00 Bad Debt Expense	-	150.00	150.00	1,276.92	1,500.00	223.08	1,800.00
5015-00 Bank Charges	20.99	10.00	(10.99)	209.99	100.00	(109.99)	120.00
5025-00 Legal & Professional Services	-	150.00	150.00	500.00	1,500.00	1,000.00	1,800.00
5030-00 Licenses & Permits	-	112.00	112.00	2,193.46	1,120.00	(1,073.46)	1,344.00
5031-00 Annual Fire Dept. Inspection Permit	-	79.00	79.00	1,026.99	790.00	(236.99)	948.00
5035-00 Management Expense	1,188.00	1,188.00	-	10,692.00	11,880.00	1,188.00	14,256.00
5040-00 Payroll Services	1,017.91	1,300.00	282.09	10,664.62	13,000.00	2,335.38	15,600.00
5041-00 Payroll Taxes/Services	68.86	205.00	136.14	1,468.67	2,050.00	581.33	2,460.00
5045-00 Printing & Postage	268.37	110.00	(158.37)	2,032.24	1,100.00	(932.24)	1,320.00
5050-00 Audit & Tax Preparation	-	245.00	245.00	2,425.00	2,450.00	25.00	2,940.00
5065-00 Insurance Expense	24,921.04	13,600.00	(11,321.04)	156,976.38	136,000.00	(20,976.38)	163,200.00
5085-00 Insurance- Workman's Compensation	682.00	100.00	(582.00)	682.00	1,000.00	318.00	1,200.00
Total ADMINISTRATIVE	$28,167.17	$17,249.00	($10,918.17)	$190,148.27	$172,490.00	($17,658.27)	$206,988.00
UTILITIES							
5710-00 Electricity	482.28	350.00	(132.28)	4,274.48	3,500.00	(774.48)	4,200.00
5740-00 Telephone	138.05	135.00	(3.05)	1,764.03	1,350.00	(414.03)	1,620.00
5750-00 Waste Removal	2,431.38	2,205.00	(226.38)	24,693.65	22,050.00	(2,643.65)	26,460.00
5760-00 Water & Sewer	13,586.53	5,500.00	(8,086.53)	60,229.75	55,000.00	(5,229.75)	66,000.00
Total UTILITIES	$16,638.24	$8,190.00	($8,448.24)	$90,961.91	$81,900.00	($9,061.91)	$98,280.00
REPAIRS & IMPROVEMENTS							
6015-00 Electrical Repairs	1,216.24	125.00	(1,091.24)	8,118.79	1,250.00	(6,868.79)	1,500.00
6055-00 General Repairs & Maintenance	2,277.13	600.00	(1,677.13)	37,622.54	6,000.00	(31,622.54)	7,200.00
6140-00 Roof Repairs	4,400.00	300.00	(4,100.00)	9,900.00	3,000.00	(6,900.00)	3,600.00
Total REPAIRS & IMPROVEMENTS	$7,893.37	$1,025.00	($6,868.37)	$55,641.33	$10,250.00	($45,391.33)	$12,300.00

Income Statement - Operating

La Arboleda II Condominium

From 10/01/2023 to 10/31/2023

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
CONTRACT & SUPPLIES							
6520-00 Fire Extinguisher Inspections	$-	$18.00	$18.00	$-	$180.00	$180.00	$216.00
6545-00 Lake Maintenance	152.94	128.00	(24.94)	1,516.07	1,280.00	(236.07)	1,536.00
6550-00 Lawn Maintenance	1,100.00	1,000.00	(100.00)	9,900.00	10,000.00	100.00	12,000.00
6565-00 Parking Enforcement	200.00	200.00	-	2,000.00	2,000.00	-	2,400.00
6575-00 Pool Contract	350.00	300.00	(50.00)	3,500.00	3,000.00	(500.00)	3,600.00
6590-00 Shrub & Tree Maintenance	-	500.00	500.00	1,350.00	5,000.00	3,650.00	6,000.00
6598-00 Storage	90.00	38.00	(52.00)	360.00	380.00	20.00	456.00
6599-00 Supplies	791.82	150.00	(641.82)	3,501.08	1,500.00	(2,001.08)	1,800.00
Total CONTRACT & SUPPLIES	$2,684.76	$2,334.00	($350.76)	$22,127.15	$23,340.00	$1,212.85	$28,008.00
RESERVE ACCOUNT ACTIVITY							
7000-00 General Reserves	4,415.00	4,415.00	-	44,150.00	44,150.00	-	52,980.00
Total RESERVE ACCOUNT ACTIVITY	$4,415.00	$4,415.00	$-	$44,150.00	$44,150.00	$-	$52,980.00
Total OPERATING EXPENSE	**$59,798.54**	**$33,213.00**	**($26,585.54)**	**$403,028.66**	**$332,130.00**	**($70,898.66)**	**$398,556.00**
Net Income:	**($7,423.15)**	**$0.00**	**($7,423.15)**	**($47,683.36)**	**$0.00**	**($47,683.36)**	**$0.00**

Balance Sheet - Operating

La Arboleda II Condominium

End Date: 10/31/2023

Assets

CASH- OPERATING			
10-1000-00	City National Bank- OPR 4036	$42,346.85	
10-1060-00	Petty Cash	50.00	
10-1070-00	Due to/from Operating	(140,781.51)	
Total CASH- OPERATING:			($98,384.66)
CASH - RESERVE			
12-1200-00	City National Bank- Reserve 5155	154,985.38	
12-1240-00	Due to/from Reserves	140,781.51	
Total CASH - RESERVE:			$295,766.89
ACCOUNTS RECEIVABLE			
14-1400-00	Accounts Receivable- Homeowner	26,411.97	
14-1420-00	Allowance for Doubtful Account	(1,000.00)	
Total ACCOUNTS RECEIVABLE:			$25,411.97
CURRENT ASSETS			
15-1500-00	Prepaid Insurance	82,877.20	
Total CURRENT ASSETS:			$82,877.20
Total Assets:			**$305,671.40**

Liabilities & Equity

CURRENT LIABILITIES			
20-2000-00	Accounts Payable	78,280.41	
20-2020-00	Prepaid Assessments	18,683.24	
20-2030-00	Deferred Comcast Income	2,835.00	
20-2032-00	Unknown Deposit	(2,495.00)	
20-2040-00	Insurance Note Payable	82,200.81	
20-2060-00	Accrued Expenses	7,922.58	
Total CURRENT LIABILITIES:			$187,427.04
RESERVE CONTRIBUTIONS			
30-3010-00	Reserve- Interest	2,591.97	
30-3085-00	Painting Reserve	49,849.52	
30-3095-00	Pool Reserve	3,698.09	
30-3100-00	Resurfacing Reserve	(13,464.90)	
30-3105-00	Flat Roofing 700, 830, 850 Reserve	13,514.11	
30-3106-00	Flat Roofing 730, 770, 860, 870 Reserve	14,865.13	
30-3107-00	Flat Roofing Reserve	(97,606.55)	
30-3108-00	Tile Roofing Reserve	328,796.58	
30-3110-00	Flat Roofing 760,800,750 Reserve	1,250.00	
Total RESERVE CONTRIBUTIONS:			$303,493.95
EQUITY			
32-3210-00	Retained Earnings- Operating	(137,566.23)	

Total EQUITY:		($137,566.23)
Net Income Gain / Loss	($47,683.36)	
		($47,683.36)
Total Liabilities & Equity:		**$305,671.40**

General Ledger Trial Balance

La Arboleda II Condominium

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

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1000-00	City National Bank- OPR 4036	$33,713.21	$54,443.51	$45,809.87	$42,346.85
10-1060-00	Petty Cash	$50.00	$0.00	$0.00	$50.00
10-1070-00	Due to/from Operating	($140,781.51)	$0.00	$0.00	($140,781.51)
12-1200-00	City National Bank- Reserve 5155	$161,775.12	$4,457.74	$11,247.48	$154,985.38
12-1240-00	Due to/from Reserves	$140,781.51	$0.00	$0.00	$140,781.51
14-1400-00	Accounts Receivable- Homeowner	$19,769.31	$53,138.41	$46,495.75	$26,411.97
14-1420-00	Allowance for Doubtful Account	($1,000.00)	$0.00	$0.00	($1,000.00)
15-1500-00	Prepaid Insurance	$82,877.20	$0.00	$0.00	$82,877.20
20-2000-00	Accounts Payable	($52,444.26)	$61,180.40	$87,016.55	($78,280.41)
20-2020-00	Prepaid Assessments	($10,944.68)	$8,029.35	$15,767.91	($18,683.24)
20-2030-00	Deferred Comcast Income	($2,835.00)	$0.00	$0.00	($2,835.00)
20-2032-00	Unknown Deposit	$2,495.00	$0.00	$0.00	$2,495.00
20-2040-00	Insurance Note Payable	($82,200.81)	$0.00	$0.00	($82,200.81)
20-2060-00	Accrued Expenses	($7,922.58)	$0.00	$0.00	($7,922.58)
30-3010-00	Reserve- Interest	($2,591.97)	$0.00	$0.00	($2,591.97)
30-3085-00	Painting Reserve	($49,004.32)	$0.00	$845.20	($49,849.52)
30-3095-00	Pool Reserve	($3,624.24)	$0.00	$73.85	($3,698.09)
30-3100-00	Resurfacing Reserve	$13,664.90	$0.00	$200.00	$13,464.90
30-3105-00	Flat Roofing 700, 830, 850 Reserve	($13,247.98)	$0.00	$266.13	($13,514.11)
30-3106-00	Flat Roofing 730, 770, 860, 870 Reserve	($14,499.12)	$0.00	$366.01	($14,865.13)
30-3107-00	Flat Roofing Reserve	$77,622.55	$22,080.00	$2,096.00	$97,606.55
30-3108-00	Tile Roofing Reserve	($328,478.77)	$0.00	$317.81	($328,796.58)
30-3110-00	Flat Roofing 760,800,750 Reserve	($1,000.00)	$0.00	$250.00	($1,250.00)
32-3210-00	Retained Earnings- Operating	$137,566.23	$0.00	$0.00	$137,566.23
40-4000-00	Assessments- Member's	($261,452.14)	$0.00	$33,462.46	($294,914.60)
40-4020-00	Special Assessment	$0.00	$0.00	$18,868.47	($18,868.47)
40-4025-00	Reserve Contribution	($39,735.00)	$0.00	$0.00	($39,735.00)
40-4030-00	Late Fees	($1,275.00)	$0.00	$200.00	($1,475.00)
40-4040-00	Fines/Violations	($100.00)	$0.00	$400.00	($500.00)
40-4050-00	Legal Fees	$0.00	$600.00	$0.00	$600.00
40-4060-00	Interest Income - Operating	($7.77)	$0.00	$1.72	($9.49)
40-4065-00	Interest Income - Reserve	$0.00	$0.00	$42.74	($42.74)
40-4070-00	Gate Card	($50.00)	$0.00	$0.00	($50.00)

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
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	$1,276.92	$0.00	$0.00	$1,276.92
50-5015-00	Bank Charges	$189.00	$20.99	$0.00	$209.99
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	$9,504.00	$1,188.00	$0.00	$10,692.00
50-5040-00	Payroll Services	$9,646.71	$1,086.75	$68.84	$10,664.62
50-5041-00	Payroll Taxes/Services	$1,399.81	$144.02	$75.16	$1,468.67
50-5045-00	Printing & Postage	$1,763.87	$268.37	$0.00	$2,032.24
50-5050-00	Audit & Tax Preparation	$2,425.00	$0.00	$0.00	$2,425.00
50-5065-00	Insurance Expense	$132,055.34	$24,921.04	$0.00	$156,976.38
50-5085-00	Insurance- Workman's Compensation	$0.00	$682.00	$0.00	$682.00
57-5710-00	Electricity	$3,792.20	$482.28	$0.00	$4,274.48
57-5740-00	Telephone	$1,625.98	$138.05	$0.00	$1,764.03
57-5750-00	Waste Removal	$22,262.27	$2,431.38	$0.00	$24,693.65
57-5760-00	Water & Sewer	$46,643.22	$13,586.53	$0.00	$60,229.75
60-6015-00	Electrical Repairs	$6,902.55	$1,216.24	$0.00	$8,118.79
60-6055-00	General Repairs & Maintenance	$35,345.41	$2,277.13	$0.00	$37,622.54
60-6140-00	Roof Repairs	$5,500.00	$4,400.00	$0.00	$9,900.00
65-6545-00	Lake Maintenance	$1,363.13	$152.94	$0.00	$1,516.07
65-6550-00	Lawn Maintenance	$8,800.00	$1,100.00	$0.00	$9,900.00
65-6565-00	Parking Enforcement	$1,800.00	$200.00	$0.00	$2,000.00
65-6575-00	Pool Contract	$3,150.00	$350.00	$0.00	$3,500.00
65-6590-00	Shrub & Tree Maintenance	$1,350.00	$0.00	$0.00	$1,350.00
65-6598-00	Storage	$270.00	$90.00	$0.00	$360.00
65-6599-00	Supplies	$2,709.26	$791.82	$0.00	$3,501.08
70-7000-00	General Reserves	$39,735.00	$4,415.00	$0.00	$44,150.00
70-7010-00	Reserve Transfers	$0.00	$4,415.00	$4,415.00	$0.00
	Totals:	**$0.00**	**$268,286.95**	**$268,286.95**	**$0.00**

Homeowner Aging Report Excluding Prepaid

La Arboleda II Condominium

End Date: 10/31/2023

Description		Current	Over 30	Over 60	Over 90	Balance
ARB7001 - Xenia Valdes Owner 700 Nw 106 Avenue Unit 1	**Last Payment:** $525.43 on 10/18/2023					
	Total:	**$575.43**	**$49.57**	**$0.00**	**$0.00**	**$625.00**
ARB7002 - Iliana Aday Owner 700 Nw 106 Avenue Unit 2	**Last Payment:** $376.55 on 10/12/2023					
	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 **Collection Status:** 30 Day Letter					
	Total:	**$600.43**	**$392.95**	**$25.00**	**$467.95**	**$1,486.33**
ARB7101 - Jesus Trujillo & Ida Trujillo Owner 710 Nw 106 Avenue Unit 1	**Last Payment:** $431.17 on 10/04/2023					
	Total:	**$243.12**	**$0.00**	**$0.00**	**$0.00**	**$243.12**
ARB7143 - Dalila Del Pilar Allen Owner 714 Nw 106 Avenue Unit 3	**Last Payment:** $448.43 on 10/13/2023					
	Total:	**$344.80**	**$0.00**	**$0.00**	**$0.00**	**$344.80**
ARB7203 - Estate Of Myriam Tobon Owner 720 Nw 106 Avenue Unit 3	**Last Payment:** $376.55 on 10/13/2023 **Collection Status:** Attorney					
	Total:	**$613.88**	**$401.55**	**$25.00**	**$1,733.40**	**$2,773.83**
ARB7204 - Omar Betancourt & Carmen Betancourt Owner 720 Nw 106 Avenue Unit 4	**Last Payment:** $300.00 on 07/07/2023 **Collection Status:** Attorney					
	Total:	**$600.43**	**$392.95**	**$25.00**	**$1,554.74**	**$2,573.12**
ARB7302 - Silvia Marrero Owner 730 Nw 106 Avenue Unit 2	**Last Payment:** $212.13 on 10/30/2023					
	Total:	**$588.88**	**$376.55**	**$0.00**	**$879.79**	**$1,845.22**
ARB7303 - Maria Teresa Romero & Fernando Solis Owner 730 Nw 106 Avenue Unit 3	**Last Payment:** $188.02 on 10/04/2023					
	Total:	**$521.47**	**$195.43**	**$0.00**	**$0.00**	**$716.90**
ARB7464 - Surekha Joshi Owner 746 Nw 106 Avenue Unit 4	**Last Payment:** $448.43 on 10/10/2023					
	Total:	**$252.86**	**$0.00**	**$0.00**	**$0.00**	**$252.86**
ARB7501 - Hector M. Ruyol Jr. Owner 750 Nw 106 Avenue Unit 1	**Last Payment:** $355.00 on 10/18/2023					
	Total:	**$539.80**	**$0.00**	**$0.00**	**$0.00**	**$539.80**
ARB7504 - Dolores Garcia & Eric Garcia Owner 750 Nw 106 Avenue Unit 4	**Last Payment:** $369.94 on 09/28/2023					
	Total:	**$564.48**	**$0.00**	**$0.00**	**$0.00**	**$564.48**
ARB7508 - Bertha Bagaria Owner 750 Nw 106 Avenue Unit 8	**Last Payment:** $194.51 on 10/18/2023					
	Total:	**$100.40**	**$0.00**	**$0.00**	**$0.00**	**$100.40**
ARB7601 - Yuny Nieves De Pane Owner 760 Nw 106 Avenue Unit 1	**Last Payment:** $333.45 on 09/15/2023					
	Total:	**$546.47**	**$0.00**	**$0.00**	**$0.00**	**$546.47**

Description		Current	Over 30	Over 60	Over 90	Balance
ARB7603 - Angel Castro & Ana Castro Owner 760 Nw 106 Avenue Unit 3				**Last Payment:** $194.51 on 10/10/2023		
	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:** $181.53 on 10/13/2023		
	Total:	**$350.70**	**$0.00**	**$0.00**	**$0.00**	**$350.70**
ARB7607 - Miriam Viera Owner 760 Nw 106 Avenue Unit 7				**Last Payment:** $344.97 on 10/13/2023		
	Total:	**$194.51**	**$0.00**	**$0.00**	**$0.00**	**$194.51**
ARB7703 - Ivania Morazan Owner 770 Nw 106 Avenue Unit 3				**Last Payment:** $365.92 on 10/15/2023		
	Total:	**$221.69**	**$0.00**	**$0.00**	**$0.00**	**$221.69**
ARB7707 - Angel Parrilla & Sheila Leon Owner 770 Nw 106 Avenue Unit 7				**Last Payment:** $368.00 on 10/18/2023		
	Total:	**$92.67**	**$0.00**	**$0.00**	**$0.00**	**$92.67**
ARB7708 - Joaquin Daniel Owner 770 Nw 106 Avenue Unit 8				**Last Payment:** $212.33 on 10/04/2023		
	Total:	**$44.50**	**$0.00**	**$0.00**	**$0.00**	**$44.50**
ARB7801 - Century Invest Llc Owner 780 Nw 106 Avenue Unit 1				**Last Payment:** $862.34 on 09/19/2023 **Collection Status:** 30 Day Letter		
	Total:	**$699.29**	**$0.00**	**$0.00**	**$0.00**	**$699.29**
ARB7822 - Rafael Orfila & Nelly Sanabria Owner 782 Nw 106 Avenue Unit 2				**Last Payment:** $252.86 on 10/18/2023		
	Total:	**($0.05)**	**$0.00**	**$0.00**	**$0.00**	**($0.05)**
ARB7864 - Alberto Laurel Owner 786 Nw 106 Avenue Unit 4				**Last Payment:** $252.86 on 10/30/2023 **Collection Status:** 30 Day Letter		
	Total:	**$701.29**	**$161.47**	**$0.00**	**$0.00**	**$862.76**
ARB8007 - Alba Acosta Owner 800 Nw 106 Avenue Unit 7				**Last Payment:** $344.97 on 10/18/2023		
	Total:	**$226.31**	**$0.00**	**$0.00**	**$0.00**	**$226.31**
ARB8122 - Samara G. Glyn Owner 812 Nw 106 Avenue Unit 2				**Last Payment:** $448.43 on 10/01/2023		
	Total:	**$701.29**	**$10.92**	**$0.00**	**$0.00**	**$712.21**
ARB8304 - Alain Bello Rey & Yanira Rey Owner 830 Nw 106 Avenue Unit 4				**Last Payment:** $333.45 on 10/31/2023		
	Total:	**$521.47**	**$333.45**	**$0.00**	**$206.85**	**$1,061.77**
ARB8307 - Juan M. Rodriguez Owner 830 Nw 106 Avenue Unit 7				**Last Payment:** $588.88 on 10/13/2023		
	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 10/19/2023		
	Total:	**$73.86**	**$0.00**	**$0.00**	**$0.00**	**$73.86**

Homeowner Aging Report Excluding Prepaid

La Arboleda II Condominium

End Date: 10/31/2023

Description		Current	Over 30	Over 60	Over 90	Balance
ARB8401 - Jesus Menendez & Sandra Menendez Owner 840 Nw 106 Avenue Unit 1						**Last Payment:** $294.86 on 10/18/2023 **Collection Status:** 30 Day Letter
	Total:	**$575.43**	**$367.95**	**$0.00**	**$176.68**	**$1,120.06**
ARB8402 - Irma Fernandez Owner 840 Nw 106 Avenue Unit 2						**Last Payment:** $1,140.00 on 06/23/2023 **Collection Status:** Attorney
	Total:	**$613.88**	**$401.55**	**$0.00**	**$3,329.08**	**$4,344.51**
ARB8403 - Darlene Burgos-Olivera Owner 840 Nw 106 Avenue Unit 3						**Last Payment:** $376.55 on 10/18/2023
	Total:	**$212.33**	**$0.00**	**$0.00**	**$0.00**	**$212.33**
ARB8404 - Aida Rosa Pico Owner 840 Nw 106 Avenue Unit 4						**Last Payment:** $367.95 on 10/13/2023
	Total:	**$300.00**	**$0.00**	**$0.00**	**$0.00**	**$300.00**
ARB8501 - Roberta Jorge Pelarigo Owner 850 Nw 106 Avenue Unit 1						**Last Payment:** $207.48 on 10/26/2023
	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:** $212.33 on 10/13/2023 **Collection Status:** 30 Day Letter
	Total:	**$688.88**	**$85.65**	**$0.00**	**$0.00**	**$774.53**
ARB8504 - Mercy Levine Owner 850 Nw 106 Avenue Unit 4						**Last Payment:** $575.43 on 10/10/2023
	Total:	**$125.87**	**$0.00**	**$0.00**	**$0.00**	**$125.87**
ARB8602 - Ricardo Blanco Cassana Owner 860 Nw 106 Avenue Unit 2						**Last Payment:** $376.55 on 10/10/2023
	Total:	**$212.33**	**$0.00**	**$0.00**	**$0.00**	**$212.33**
ARB8604 - Orlando Sendon & Margarita Sendon Owner 860 Nw 106 Avenue Unit 4						**Last Payment:** $1,248.92 on 09/01/2023
	Total:	**$600.43**	**$0.00**	**$0.00**	**$0.00**	**$600.43**
ARB8722 - Carlos Cardo Owner 872 Nw 106 Avenue Unit 2						**Last Payment:** $252.86 on 10/18/2023
	Total:	**$533.67**	**$0.00**	**$0.00**	**$0.00**	**$533.67**
ARB8743 - Arturo Rodriguez & Sara Rodriguez Owner 874 Nw 106 Avenue Unit 3						**Last Payment:** $448.43 on 10/23/2023
	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	$14,818.49	$3,169.99	$75.00	$8,348.49	$26,411.97

Description	Current	Over 30	Over 60	Over 90	Balance

Description	Total
Assessment (Delinquent Fee) 2023	$524.48
Assessment 2022	$316.68
Assessment 2023	$18,118.56
Owner Fines 2023	$500.00
Special Assessment 2023	$6,952.25
AR Total:	**$26,411.97**

Account No:	Homeowner Name	Address	Balance
ARB7701	Paterno Escarilla Jr & Julieta Escarilla	770 Nw 106 Avenue Unit 1 Miami, FL 33172	($521.67)
ARB8101	Francisco Pena & Gladys Pena Gbrito@Comcast.Net	810 Nw 106 Avenue Unit 1 Miami, FL 33172	($0.50)
ARB8301	Mary Leidy Rodriguez Macias & Laura Gonzalez Rc E_Pena@Bellsouth.Net,leidy896@yahoo.com	830 Nw 106 Avenue Unit 1 Miami, FL 33172	($333.45)
ARB8601	Alberto Alberto Kawa810@Aol.Com	860 Nw 106 Avenue Unit 1 Miami, FL 33172	($436.96)
ARB8701	Dorvi Llc Giocovivas@Gmail.Com	870 Nw 106 Avenue Unit 1 Miami, FL 33172	($372.17)
ARB7122	Dora Maria De Polanco dmpolanco@gmail.com,darkisrod@aol.com	712 Nw 106 Avenue Unit 2 Miami, FL 33172	($689.37)
ARB7422	Rafael A. Rodriguez Rrodrig94010@Hotmail.Com,Drodriguez@Ar-Suppl	742 Nw 106 Avenue Unit 2 Miami, FL 33172	($776.27)
ARB7602	Gonzalo Rincon & Carmen Rincon	760 Nw 106 Avenue Unit 2 Miami, FL 33172	($764.03)
ARB7702	Maria Guerra Mariamanzon@Hotmail.Com	770 Nw 106 Avenue Unit 2 Miami, FL 33172	($576.17)
ARB8002	Ileana Herrera Pontillo	800 Nw 106 Avenue Unit 2 Miami, FL 33172	($56.00)
ARB8302	German A. Triana Manchijk0315@Yahoo.Com,Manchi3657@Hotmail.	830 Nw 106 Avenue Unit 2 Miami, FL 33172	($25.00)
ARB7443	Ruth Arguello-Zampieri Rzampieri28@Hotmail.Com	744 Nw 106 Avenue Unit 3 Miami, FL 33172	($917.41)
ARB7843	Anthony M. Valdes & Mauro A. Restrepo Toval@Me.Com	784 Nw 106 Avenue Unit 3 Miami, FL 33172	($486.24)
ARB8143	Angeles A. Mendoza Amentio@Bellsouth.Net,Miguel.Mil@Hotmail.Com	814 Nw 106 Avenue Unit 3 Miami, FL 33172	($277.02)
ARB8503	Daniel Torres & Odalys Torres Storres212@Outlook.Com	850 Nw 106 Avenue Unit 3 Miami, FL 33172	($212.33)
ARB8603	Jeremy Ferry & Paulina Ferry Teamamerican@Hotmail.Com	860 Nw 106 Avenue Unit 3 Miami, FL 33172	($370.62)
ARB7164	Ramiro Pedraza	716 Nw 106 Avenue Unit 4 Miami, FL 33172	($670.46)
ARB7304	Ovidio Jasso Anapaolajasso@Hotmail.Com	730 Nw 106 Avenue Unit 4 Miami, FL 33172	($6,629.21)
ARB7704	Martha Solis	770 Nw 106 Avenue Unit 4 Miami, FL 33172	($897.79)
ARB8004	Giovanni S. Navarrete Writetogio@Gmail.Com	800 Nw 106 Avenue Unit 4 Miami, FL 33172	($188.02)
ARB7505	Alexis Rodriguez & Maria Rodriguez Maitalex@Bellsouth.Net	750 Nw 106 Avenue Unit 5 Miami, FL 33172	($206.63)
ARB7705	Marber Holdings, Llc	770 Nw 106 Avenue Unit 5 Miami, FL 33172	($376.04)
ARB7306	Javier Nunez nunezjavier@bellsouth.net	730 Nw 106 Avenue Unit 6 Miami, FL 33172	($386.86)
ARB7506	Santiago Lopez Muriel Santy1513@Hotmail.Com	750 Nw 106 Avenue Unit 6 Miami, FL 33172	($274.50)
ARB8306	Alicia Aguilar Marciaguilar2004@Icloud.Com,Alipaola97@Hotmai	830 Nw 106 Avenue Unit 6 Miami, FL 33172	($24.20)
ARB7507	Hiram Cruz Hiramcruzsr@Aol.Com	750 Nw 106 Avenue Unit 7 Miami, FL 33172	($503.47)
ARB7608	William Orozco Rentalpropertymiami@Gmail.Com	760 Nw 106 Avenue Unit 8 Miami, FL 33172	($755.34)
ARB8008	Marleen Fregio Mfregio@Hotmail.Com	800 Nw 106 Avenue Unit 8 Miami, FL 33172	($400.34)
ARB75010	Julia, Luz Polanco Gill & Jose Polanco Gill	750 Nw 106 Avenue Unit 10 Miami, FL 33172	($555.17)

Account No:	Homeowner Name	Address		Balance
		La Arboleda II Condominium Total	**29**	**($18,683.24)**

Cash Disbursement
La Arboleda II Condominium
10/01/2023 - 10/31/2023

Date	Check #	Payee		Amount
10-1000-00 City National Bank- OPR 4036				
10/02/2023	3847	IPFS CORPORATION		$24,921.04
		Invoice #: 3 install-10032023		
		50-5065-00 Acct# GAA-D36548	$24,921.04	
10/10/2023	3848	EXCEL MANAGEMENT ASSOCIATES		$90.00
		Invoice #: 07194530		
		65-6598-00 Quarterly Storage Rental	$90.00	
10/10/2023	3849	EXCEL MANAGEMENT ASSOCIATES		$1,188.00
		Invoice #: 07194531		
		50-5035-00 October service	$1,188.00	
10/10/2023	3850	JUST JURIST LAW FIRM		$600.00
		Invoice #: 725		
		40-4050-00 Myriam Tobon Guardian Ad Litem	$600.00	
10/10/2023	3851	SERVI SIGN & WINDOW TINTING		$500.00
		Invoice #: 09272023 INV		
		60-6055-00 2 signs entrance and exit	$500.00	
10/10/2023	3852	SOUTH FLORIDA PARKING AUTHORITY		$200.00
		Invoice #: 16688		
		65-6565-00 October Parking enforcement	$200.00	
10/10/2023	3853	WASTE CONNECTIONS OF FLORIDA		$2,431.38
		Invoice #: 3034061W440		
		57-5750-00 Service Fee October 2023	$2,431.38	
10/10/2023	3854	LAZARO GONZALEZ		$113.15
		Invoice #: Reimb 09282023		
		65-6599-00 Reimbursement of supplies	$113.15	
10/10/2023	3855	SOKOL AND SOKOL, CPA, P.A.		$2,250.00
		Invoice #: 23079		
		50-5050-00 Preparation of the financial review and tax return Dec 2023	$2,250.00	
10/10/2023	3856	Lopez Lawn Solution Corp		$1,100.00
		Invoice #: 101022023		
		65-6550-00 September Lawn service	$1,100.00	
10/10/2023	3857	AQUAZONE POOL AND SPA, INC.		$350.00
		Invoice #: 11031		
		65-6575-00 Pool Service October 2023	$350.00	
10/10/2023	3858	ENVIROTECH ROOFING GROUP		$1,200.00
		Invoice #: 3484		
		60-6140-00 730-3 Leak on flashing area	$1,200.00	
10/10/2023	3859	FPL		$470.67
		Invoice #: 51547 10/17/2023		
		57-5710-00 Serv. to 09/26/2023	$470.67	
10/10/2023	3860	SOLITUDE LAKE MANAGEMENT		$152.94
		Invoice #: PSI-95197		
		65-6545-00 July service	$152.94	

Date	Check #	Payee		Amount
10/10/2023	3861	LA ARBOLEDA II CONDO. ASSOC.		$4,415.00
		Invoice #: 9/1/2023		
		70-7000-00 September reserve	$4,415.00	
10/10/2023	3862	SOLITUDE LAKE MANAGEMENT		$152.94
		Invoice #: PSI013921		
		65-6545-00 Maintenance October 2023	$152.94	
10/10/2023	3863	MIAMI-DADE WATER & SEWER		$922.23
		Invoice #: 10162023-3420179		
		57-5760-00 BLDG: 800 service from 8/16-9/18	$922.23	
10/12/2023	0	ADP PAYROLL SERVICES		$415.58
		Invoice #: 101223		
		50-5040-00 Payroll Services w/e 10/13/2023	$415.58	
10/12/2023	0	ADP PAYROLL SERVICES		$68.86
		Invoice #: 10122023		
		50-5040-00 Payroll taxes w/e 10/13/2023	$34.43	
		50-5041-00 Payroll taxes w/e 10/13/2023	$34.43	
10/17/2023	3864	LAZARO GONZALEZ		$800.00
		Invoice #: 050298		
		60-6055-00 General repairs; 5 lamps by parking lot, 2 faucets by pool and bldg 800, repair and paint wall bldg	$800.00	
10/17/2023	3865	LAZARO GONZALEZ		$360.00
		Invoice #: 050300		
		60-6015-00 General Repairs; installation of camera post, trim 3 trees, and replace cables	$360.00	
10/17/2023	3866	LAZARO GONZALEZ		$320.00
		Invoice #: 10132023		
		65-6599-00 Reimbursement for air conditioning unit.	$320.00	
10/17/2023	3867	LAZARO GONZALEZ		$856.24
		Invoice #: 10042023		
		60-6015-00 Reimbursement for led lamps and supplies	$856.24	
10/17/2023	3868	AT&T		$138.05
		Invoice #: 308957821 10/21/23		
		57-5740-00 Internet charges 9/29-10/28	$138.05	
10/26/2023	0	ADP PAYROLL SERVICES		$415.58
		Invoice #: 102623		
		50-5040-00 Payroll Services w/e 10/27/2023	$415.58	
10/26/2023	0	ADP PAYROLL SERVICES		$68.85
		Invoice #: 10262023		
		50-5040-00 Payroll taxes w/e 10/27/2023	$34.42	
		50-5041-00 Payroll taxes w/e 10/27/2023	$34.43	
10/26/2023	3869	CNA INSURANCE		$682.00
		Invoice #: 1132023-30300114706		
		50-5085-00 Renewal Workers compensation	$682.00	
10/26/2023	3870	LAZARO GONZALEZ		$30.99

Date	Check #	Payee				Amount
		Invoice #: reim10172023				
		65-6599-00 Reimbursement for supplies			$30.99	
10/26/2023	3871	LAZARO GONZALEZ				$250.00
		Invoice #: 10262023Reimb				
		60-6055-00 Material For fence 760-4 and pool supplies			$250.00	
10/06/2023	0	ADP PAYROLL SERVICES				$58.95
		Invoice #: 100623				
		50-5040-00 Payroll Service			$58.95	
10/20/2023	0	ADP PAYROLL SERVICES				$58.95
		Invoice #: 102023				
		50-5040-00 Payroll Service			$58.95	
10/16/2023	0	CITY NATIONAL BANK				$20.99
		50-5015-00 Bank Adjustment - Monthly service fee; Monthly service fee			$20.99	
			Account Totals	**# Checks:**	**32**	**$45,602.39**
12-1200-00 City National Bank- Reserve 5155						
10/26/2023	1069	ENVIROTECH ROOFING GROUP				$11,040.00
		Invoice #: 782 10-23-2023				
		30-3107-00 2nd and 3rd payment for roof building 782 each payment is $11,040.			$11,040.00	
10/16/2023						$207.48
		10-1000-00 Transfer to City National Bank- OPR 4036; NSF Check - reclassify account			$207.48	
			Account Totals	**# Checks:**	**1**	**$11,247.48**
			Association Totals	**# Checks:**	**33**	**$56,849.87**

Bank Account Reconciliation

La Arboleda II Condominium

City National Bank- OPR 4036 (End: 10/31/2023)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
04/10/2023		FPL		0	($392.99)
10/10/2023		SERVI SIGN & WINDOW TINTING		3851	($500.00)
10/26/2023		CNA INSURANCE		3869	($682.00)
10/31/2023		Deposit from batch 8891	8891 - Online Payment	490	$691.49
			Total Uncleared		**($883.50)**
Cleared Items					
Credits					
10/02/2023	10/03/2023	Deposit from batch 8544	8544 - Online Payment	457	$636.45
10/03/2023	10/04/2023	Deposit from batch 8565	8565 - Online Payment	458	$1,109.18
10/03/2023	10/03/2023	Deposit from batch 8570	8570 - Auto Payment	459	$1,342.93
10/04/2023	10/04/2023	Deposit from batch 8604	8604 - Auto Payment	463	$252.86
10/04/2023	10/04/2023	Deposit from batch 8577	8577 - Scanned Checks	462	$376.55
10/04/2023	10/06/2023	Deposit from batch 8508	8508 - ACH Payment	460	$2,708.47
10/04/2023	10/04/2023	Deposit from batch 8576	8576 - Scanned Checks	461	$7,255.59
10/05/2023	10/06/2023	Deposit from batch 8606	8606 - Online Payment	464	$575.43
10/05/2023	10/05/2023	Deposit from batch 8635	8635 - Revo-Credit Card	465	$588.88
10/06/2023	10/06/2023	Deposit from batch 8621	8621 - Scanned Checks	466	$367.95
10/10/2023	10/10/2023	Deposit from batch 8661	8661 - Auto Payment	468	$1,048.94
10/10/2023	10/11/2023	Deposit from batch 8644	8644 - Online Payment	467	$1,355.86
10/10/2023	10/10/2023	Deposit from batch 8653	8653 - Scanned Checks	469	$5,154.82
10/11/2023	10/12/2023	Deposit from batch 8662	8662 - Online Payment	470	$674.29
10/12/2023	10/13/2023	Deposit from batch 8684	8684 - Online Payment	471	$207.48
10/12/2023	10/12/2023	Deposit from batch 8707	8707 - Auto Payment	472	$1,965.61
10/13/2023	10/13/2023	Deposit from batch 8739	8739 - Auto Payment	475	$212.33
10/13/2023	10/16/2023	Deposit from batch 8710	8710 - Online Payment	474	$848.44
10/13/2023	10/13/2023	Deposit from batch 8713	8713 - Scanned Checks	473	$4,709.83
10/16/2023	10/16/2023	Transfer from City National Bank- Reserve 51			$207.48
10/16/2023	10/17/2023	Deposit from batch 8735	8735 - Online Payment	476	$365.92
10/17/2023	10/17/2023	Deposit from batch 8765	8765 - Auto Payment	478	$503.47
10/17/2023	10/18/2023	Deposit from batch 8749	8749 - Online Payment	477	$5,500.00
10/18/2023	10/19/2023	Deposit from batch 8766	8766 - Online Payment	481	$207.48
10/18/2023	10/18/2023	Deposit from batch 8786	8786 - Auto Payment	482	$367.95
10/18/2023	10/18/2023	Deposit from batch 8772	8772 - Scanned Checks	480	$380.00
10/18/2023	10/18/2023	Deposit from batch 8771	8771 - Scanned Checks	479	$5,747.42
10/19/2023	10/19/2023	Deposit from batch 8797	8797 - Auto Payment	483	$1,392.09
10/20/2023	10/20/2023	Deposit from batch 8799	8799 - Scanned Checks	484	$1,781.80
10/23/2023	10/23/2023	Deposit from batch 8832	8832 - Auto Payment	485	$701.29
10/26/2023	10/26/2023	Deposit from batch 8848	8848 - Auto Payment	486	$207.48
10/30/2023	10/30/2023	Deposit from batch 8864	8864 - Scanned Checks	487	$1,673.13
10/31/2023	10/31/2023	Interest			$1.72
10/31/2023	10/31/2023	Deposit from batch 8895	8895 - Scanned Checks	488	$876.47
10/31/2023	10/31/2023	Deposit from batch 8896	8896 - Scanned Checks	489	$1,189.97
10/31/2023	10/31/2023	Deposit from batch 8915	8915 - Auto Payment	491	$1,256.46
			Total Cleared Credits		**$53,752.02**
Debits					

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
09/15/2023	10/17/2023	WASTE CONNECTIONS OF FLORIDA		3846	($2,431.38)
10/02/2023	10/02/2023	IPFS CORPORATION		3847	($24,921.04)
10/06/2023	10/06/2023	ADP PAYROLL SERVICES		0	($58.95)
10/10/2023	10/26/2023	LA ARBOLEDA II CONDO. ASSOC.		3861	($4,415.00)
10/10/2023	10/12/2023	WASTE CONNECTIONS OF FLORIDA		3853	($2,431.38)
10/10/2023	10/24/2023	SOKOL AND SOKOL, CPA, P.A.		3855	($2,250.00)
10/10/2023	10/17/2023	SOUTH FLORIDA PARKING AUTHORITY		3852	($200.00)
10/10/2023	10/19/2023	SOLITUDE LAKE MANAGEMENT		3860	($152.94)
10/10/2023	10/19/2023	SOLITUDE LAKE MANAGEMENT		3862	($152.94)
10/10/2023	10/25/2023	LAZARO GONZALEZ		3854	($113.15)
10/10/2023	10/13/2023	EXCEL MANAGEMENT ASSOCIATES		3848	($90.00)
10/10/2023	10/23/2023	ENVIROTECH ROOFING GROUP		3858	($1,200.00)
10/10/2023	10/13/2023	EXCEL MANAGEMENT ASSOCIATES		3849	($1,188.00)
10/10/2023	10/13/2023	Lopez Lawn Solution Corp		3856	($1,100.00)
10/10/2023	10/17/2023	MIAMI-DADE WATER & SEWER		3863	($922.23)
10/10/2023	10/19/2023	JUST JURIST LAW FIRM		3850	($600.00)
10/10/2023	10/17/2023	FPL		3859	($470.67)
10/10/2023	10/24/2023	AQUAZONE POOL AND SPA, INC.		3857	($350.00)
10/12/2023	10/12/2023	ADP PAYROLL SERVICES		0	($415.58)
10/12/2023	10/12/2023	ADP PAYROLL SERVICES		0	($68.86)
10/16/2023	10/16/2023	CITY NATIONAL BANK		0	($20.99)
10/17/2023	10/18/2023	LAZARO GONZALEZ		3867	($856.24)
10/17/2023	10/18/2023	LAZARO GONZALEZ		3864	($800.00)
10/17/2023	10/18/2023	LAZARO GONZALEZ		3865	($360.00)
10/17/2023	10/18/2023	LAZARO GONZALEZ		3866	($320.00)
10/17/2023	10/16/2023	Return - Unable to Locate Account	8764 - Move or Return Payment	0	($207.48)
10/17/2023	10/17/2023	AT&T		3868	($138.05)
10/20/2023	10/20/2023	ADP PAYROLL SERVICES		0	($58.95)
10/26/2023	10/26/2023	ADP PAYROLL SERVICES		0	($415.58)
10/26/2023	10/31/2023	LAZARO GONZALEZ		3871	($250.00)
10/26/2023	10/26/2023	ADP PAYROLL SERVICES		0	($68.85)
10/26/2023	10/31/2023	LAZARO GONZALEZ		3870	($30.99)
			Total Cleared Debits		**($47,059.25)**

City National Bank- OPR 4036 Summary

Ending Account Balance:	$ 44,599.79
Uncleared Items:	($883.50)
Adjusted Balance:	$ 45,483.29
Bank Ending Balance:	$ 45,483.29
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:10903 / 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:	$38,790.52
Last Statement:	September 29, 2023	Ending Balance:	$45,483.29
This Statement:	October 31, 2023	Average Ledger Balance:	$39,213.73
		Low Balance:	$24,843.04
		Interest Earned This Period:	$1.72
		Interest Earned 2023:	$9.49
		Days In Period:	32
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
09-29	Beginning balance			38,790.52
10-03	Icl Deposit	1,342.93		40,133.45
10-03	La Arboleda Ii C Onlinepay 8544	636.45		40,769.90
10-04	Icl Deposit	252.86		41,022.76
10-04	Icl Deposit	376.55		41,399.31
10-04	Icl Deposit	7,255.59		48,654.90
10-04	La Arboleda Ii C Onlinepay 8565	1,109.18		49,764.08
10-04	Ipfs800-584-9969 Ipfspmtgaa D36548		24,921.04	24,843.04
10-05	Net Setlmt 5/3 Bankcard Sys 5/3 Bankcard Net Setlmt 4445057332561 Rev	588.88		25,431.92
10-06	Icl Deposit	367.95		25,799.87
10-06	La Arboleda Ii C Onlinepay 8606	575.43		26,375.30
10-06	La Arboleda Ii C Assn Dues 6	2,708.47		29,083.77
10-06	Adp Payroll Fees Adp Fees 783068854357		58.95	29,024.82
10-10	Icl Deposit	1,048.94		30,073.76
10-10	Icl Deposit	5,154.82		35,228.58

Continued on the next page

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
10-11	La Arboleda Ii C Onlinepay 8644	1,355.86		36,584.44
10-12	Icl Deposit	1,965.61		38,550.05
10-12	La Arboleda Ii C Onlinepay 8662	674.29		39,224.34
10-12	Adp - Tax Adp - Tax 569065515813A00		68.86	39,155.48
10-12	Adp Wage Pay Wage Pay 9444270581006Lm		415.57	38,739.91
10-12	Waste Connection Web_pay 76008614101123		2,431.38	36,308.53
10-13	Icl Deposit	212.33		36,520.86
10-13	Icl Deposit	4,709.83		41,230.69
10-13	La Arboleda Ii C Onlinepay 8684	207.48		41,438.17
10-13	Check # 3848		90.00	41,348.17
10-13	Check # 3856		1,100.00	40,248.17
10-13	Check # 3849		1,188.00	39,060.17
10-16	La Arboleda Ii C Onlinepay 8710	848.44		39,908.61
10-16	Monthly Service Fee		21.00	39,887.61
10-17	Icl Deposit	503.47		40,391.08
10-17	La Arboleda Ii C Onlinepay 8735	365.92		40,757.00
10-17	Fpl Direct Debit Elec Pymt 5154771538 Webi		470.67	40,286.33
10-17	Mdws M-dwasdpmt 000001575300467		922.23	39,364.10
10-17	Waste Connection Web_pay 76070688101623		2,431.38	36,932.72
10-17	Check # 3852		200.00	36,732.72
10-18	Icl Deposit	367.95		37,100.67
10-18	Icl Deposit	380.00		37,480.67
10-18	Icl Deposit	5,747.42		43,228.09
10-18	La Arboleda Ii C Onlinepay 8749	5,500.00		48,728.09
10-18	Att Payment 537203003Myw4r		138.05	48,590.04
10-18	Check # 3866		320.00	48,270.04
10-18	Check # 3865		360.00	47,910.04
10-18	Check # 3864		800.00	47,110.04
10-18	Check # 3867		856.24	46,253.80
10-19	Icl Deposit	1,392.09		47,645.89
10-19	La Arboleda Ii C Onlinepay 8766	207.48		47,853.37
10-19	Check # 3860		152.94	47,700.43
10-19	Check # 3862		152.94	47,547.49
10-19	Check # 3850		600.00	46,947.49
10-20	Icl Deposit	1,781.80		48,729.29
10-20	Adp Payroll Fees Adp Fees 929530621564		58.95	48,670.34
10-23	Icl Deposit	701.29		49,371.63
10-23	Check # 3858		1,200.00	48,171.63
10-24	Check # 3857		350.00	47,821.63
10-24	Check # 3855		2,250.00	45,571.63
10-25	Check # 3854		113.15	45,458.48
10-26	Icl Deposit	207.48		45,665.96
10-26	Adp - Tax Adp - Tax 926730083243A00		68.85	45,597.11
10-26	Adp Wage Pay Wage Pay 4025576807386Lm		415.58	45,181.53
10-26	Check # 3861		4,415.00	40,766.53
10-30	Icl Deposit	1,673.13		42,439.66
10-31	Icl Deposit	876.47		43,316.13
10-31	Icl Deposit	1,189.97		44,506.10
10-31	Icl Deposit	1,256.46		45,762.56
10-31	Check # 3870		30.99	45,731.57
10-31	Check # 3871		250.00	45,481.57
10-31	Interest	1.72		45,483.29
10-31	Ending totals	53,544.54	46,851.77	45,483.29

Checks

Number	Date	Amount	Number	Date	Amount

* Skip In Check Sequence

Continued on the next page

Checks

Number	Date	Amount	Number	Date	Amount
3848	10-13	90.00	3860	10-19	152.94
3849	10-13	1,188.00	3861	10-26	4,415.00
3850*	10-19	600.00	3862*	10-19	152.94
3852*	10-17	200.00	3864	10-18	800.00
3854	10-25	113.15	3865	10-18	360.00
3855	10-24	2,250.00	3866	10-18	320.00
3856	10-13	1,100.00	3867*	10-18	856.24
3857	10-24	350.00	3870	10-31	30.99
3858*	10-23	1,200.00	3871	10-31	250.00

* Skip In Check Sequence

Continued on the next page

Check # 3848 Amount: $90.00 Date: 10/13/2023

City National Bank Miami, FL

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

Check Number: 3848

PAY Ninety And 00/100 Dollars

DATE 10/10/2023 AMOUNT ****$90.00

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

Memo: Quarterly Storage Rental

Authorized Signature

⑈0000003848⑈ ⑆066004367⑆0431904036⑈ ⑈0000009000⑈

Check # 3848 Amount: $90.00 Date: 10/13/2023

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 3849 Amount: $1,188.00 Date: 10/13/2023

City National Bank Miami, FL

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

Check Number: 3849

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

DATE 10/10/2023 AMOUNT ****$1,188.00

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

Memo: October service

Authorized Signature

⑈0000003849⑈ ⑆066004367⑆0431904036⑈ ⑈0000118800⑈

Check # 3849 Amount: $1,188.00 Date: 10/13/2023

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 3850 Amount: $600.00 Date: 10/19/2023

City National Bank Miami, FL

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

Check Number: 3850

PAY Six Hundred And 00/100 Dollars

DATE 10/10/2023 AMOUNT ****$600.00

TO THE ORDER OF JUST JURIST LAW FIRM
13818 SW 152nd Street
PMB # 144
Miami, FL 33177-1164

Memo: Myriam Tehran Guardian Ad Litem

Authorized Signature

⑈0000003850⑈ ⑆066004367⑆0431904036⑈ ⑈0000060000⑈

Check # 3850 Amount: $600.00 Date: 10/19/2023

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

2023-10-19

Mobile Deposit

Check # 3852 Amount: $200.00 Date: 10/17/2023

City National Bank Miami, FL

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

Check Number: 3852

PAY Two Hundred And 00/100 Dollars

DATE 10/10/2023 AMOUNT ****$200.00

TO THE ORDER OF SOUTH FLORIDA PARKING AUTHORITY
15475 Nw 77Th. Ct
UNIT 185
Miami Lakes, FL 33016

Memo: October Parking enforcement

Authorized Signature

⑈0000003852⑈ ⑆066004367⑆0431904036⑈ ⑈0000020000⑈

Check # 3852 Amount: $200.00 Date: 10/17/2023

0092205293
2023-10-17

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 3854 Amount: $113.15 Date: 10/25/2023

City National Bank Miami, FL

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

Check Number: 3854

PAY One Hundred Thirteen And 15/100 Dollars

DATE 10/10/2023 AMOUNT ****$113.15

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

Memo: Reimbursement of supplies

Authorized Signature

⑈0000003854⑈ ⑆066004367⑆0431904036⑈ ⑈0000011315⑈

Check # 3854 Amount: $113.15 Date: 10/25/2023

0092695629
2023-10-25

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 3855 Amount: $2,250.00 Date: 10/24/2023

City National Bank Miami, FL

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

Check Number: 3855

PAY Two Thousand, Two Hundred Fifty And 00/100 Dollars

DATE 10/10/2023 AMOUNT ****$2,250.00

TO THE ORDER OF SOKOL AND SOKOL, CPA, P.A.
10840 SW 113 PLACE
MIAMI, FL 33176

Memo: Preparation of the financial review and tax return Dec 2023

Authorized Signature

⑈0000003855⑈ ⑆066004367⑆0431904036⑈ ⑈0000225000⑈

Check # 3855 Amount: $2,250.00 Date: 10/24/2023

0092615687
2023-10-24

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 3856 Amount: $1,100.00 Date: 10/13/2023

City National Bank Miami, FL

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

Check Number: 3856

PAY One Thousand, One Hundred And 00/100 Dollars

DATE 10/10/2023 AMOUNT ***$1,100.00

TO THE ORDER OF Lopez Lawn Solution Corp
10361 SW 37 Terrace
Miami, FL 33165

Memo: September Lawn service

Authorized Signature

⑈00003856⑈ ⑆066004367⑆0431904036⑈ ⑈0000110000⑈

Check # 3856 Amount: $1,100.00 Date: 10/13/2023

x Deposit only

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

0092022359
2023-10-13

Check # 3857 Amount: $350.00 Date: 10/24/2023

City National Bank Miami, FL

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

Check Number: 3857

PAY Three Hundred Fifty And 00/100 Dollars

DATE 10/10/2023 AMOUNT ***$350.00

TO THE ORDER OF AQUAZONE POOL AND SPA, INC.
1312 Sw 139 Court
Miami, FL 33184

Memo: Pool Service October 2023

Authorized Signature

⑈00003857⑈ ⑆066004367⑆0431904036⑈ ⑈0000035000⑈

Check # 3857 Amount: $350.00 Date: 10/24/2023

FOR DEPOSIT ONLY

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

0092815908
2023-10-24

Check # 3858 Amount: $1,200.00 Date: 10/23/2023

City National Bank Miami, FL

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

Check Number: 3858

PAY One Thousand, Two Hundred And 00/100 Dollars

DATE 10/10/2023 AMOUNT ***$1,200.00

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

Memo: 700-3 Leak on leaking area

Authorized Signature

⑈00003858⑈ ⑆066004367⑆0431904036⑈ ⑈0000120000⑈

Check # 3858 Amount: $1,200.00 Date: 10/23/2023

FOR DEPOSIT ONLY

Georgia ... Jagiejczyk LLC

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

0091540137
2023-10-22

Check # 3860 Amount: $152.94 Date: 10/19/2023

City National Bank Miami, FL

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

Check Number: 3860

PAY One Hundred Fifty-Two And 94/100 Dollars

DATE 10/10/2023 AMOUNT ***$152.94

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

Memo: July service

Authorized Signature

⑈00003860⑈ ⑆066004367⑆0431904036⑈ ⑈0000015294⑈

Check # 3860 Amount: $152.94 Date: 10/19/2023

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

0091365920
2023-10-19

Check # 3861 Amount: $4,415.00 Date: 10/26/2023

City National Bank Miami, FL

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

Check Number: 3861

PAY Four Thousand, Four Hundred Fifteen And 00/100 Dollars

DATE 10/10/2023 AMOUNT ***$4,415.00

TO THE ORDER OF LA ARBOLEDA II CONDO ASSOC.
2510 Nw 97Th Ave #200
Doral, FL 33172

Memo: September reserve

Authorized Signature

⑈00003861⑈ ⑆066004367⑆0431904036⑈ ⑈0000441500⑈

Check # 3861 Amount: $4,415.00 Date: 10/26/2023

Pay To The Order Of
City National Bank
066004367
For Deposit Only(AI-BO)
La Arboleda II Condominium
Acct Ending ...6166
10/26/2023 14:05

Check # 3862 Amount: $152.94 Date: 10/19/2023

City National Bank Miami, FL

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

Check Number: 3862

PAY One Hundred Fifty-Two And 94/100 Dollars

DATE 10/10/2023 AMOUNT ***$152.94

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

Memo: Maintenance October 2023

Authorized Signature

⑈00003862⑈ ⑆066004367⑆0431904036⑈ ⑈0000015294⑈

Check # 3862 Amount: $152.94 Date: 10/19/2023

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

0091365919
2023-10-19

Check # 3864 Amount: $800.00 Date: 10/18/2023

City National Bank Miami, FL

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

Check Number: 3864

PAY Eight Hundred And 00/100 Dollars

DATE 10/17/2023 AMOUNT ****$800.00

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

Memo: General repairs: 5 lamps by walking list, 2 faucets by pool and bldg 205, repair and paint wall bldg

Authorized Signatures

⑈00003864⑈ ⑆066004367⑆0431904036⑈ ⑇0000080000⑇

Check # 3864 Amount: $800.00 Date: 10/18/2023

0092286290
2023-10-18

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 3865 Amount: $360.00 Date: 10/18/2023

City National Bank Miami, FL

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

Check Number: 3865

PAY Three Hundred Sixty And 00/100 Dollars

DATE 10/17/2023 AMOUNT ****$360.00

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

Memo: General Repairs, installation of camera pool, trim 3 trees, and replace cables

Authorized Signature

⑈00003865⑈ ⑆066004367⑆0431904036⑈ ⑇0000036000⑇

Check # 3865 Amount: $360.00 Date: 10/18/2023

0092286291
2023-10-18

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 3866 Amount: $320.00 Date: 10/18/2023

City National Bank Miami, FL

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

Check Number: 3866

PAY Three Hundred Twenty And 00/100 Dollars

DATE 10/17/2023 AMOUNT ****$320.00

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

Memo: Reimbursement for air conditioning unit

Authorized Signature

⑈00003866⑈ ⑆066004367⑆0431904036⑈ ⑇0000032000⑇

Check # 3866 Amount: $320.00 Date: 10/18/2023

0092286289
2023-10-18

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 3867 Amount: $856.24 Date: 10/18/2023

City National Bank Miami, FL

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

Check Number: 3867

PAY Eight Hundred Fifty-Six And 24/100 Dollars

DATE 10/17/2023 AMOUNT ****$856.24

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

Memo: Reimbursement for led lamps and supplies

Authorized Signature

⑈00003867⑈ ⑆066004367⑆0431904036⑈ ⑇0000085624⑇

Check # 3867 Amount: $856.24 Date: 10/18/2023

0092286292
2023-10-18

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 3870 Amount: $30.99 Date: 10/31/2023

City National Bank Miami, FL

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

Check Number: 3870

PAY Thirty And 99/100 Dollars

DATE 10/28/2023 AMOUNT ****$30.99

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

Memo: Reimbursement for supplies

Authorized Signature

⑈00003870⑈ ⑆066004367⑆0431904036⑈ ⑇0000003099⑇

Check # 3870 Amount: $30.99 Date: 10/31/2023

0092016752
2023-10-31

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 3871 Amount: $250.00 Date: 10/31/2023

City National Bank Miami, FL

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

Check Number: 3871

PAY Two Hundred Fifty And 00/100 Dollars

DATE 10/28/2023 AMOUNT ****$250.00

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

Memo: Material For fence 7NC-4 and pool supplies

Authorized Signature

⑈00003871⑈ ⑆066004367⑆0431904036⑈ ⑇0000025000⑇

Check # 3871 Amount: $250.00 Date: 10/31/2023

0092016753
2023-10-31

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
10/26/2023		ENVIROTECH ROOFING GROUP		1069	($11,040.00)
			Total Uncleared		**($11,040.00)**
Cleared Items					
Credits					
10/25/2023	10/26/2023	Misc Scanned Deposit		95	$4,415.00
10/31/2023	10/31/2023	Interest			$42.74
			Total Cleared Credits		**$4,457.74**
Debits					
10/16/2023	10/16/2023	Transfer to City National Bank- OPR 4036			($207.48)
			Total Cleared Debits		**($207.48)**

City National Bank- Reserve 5155 Summary

Ending Account Balance:	$ 154,985.38
Uncleared Items:	($11,040.00)
Adjusted Balance:	$ 166,025.38
Bank Ending Balance:	$ 166,025.38
Difference:	$-

Account: XXXXX5155

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:10904 / 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:	$161,775.12
Last Statement:	September 29, 2023	Ending Balance:	$166,025.38
This Statement:	October 31, 2023	Average Ledger Balance:	$162,499.19
		Low Balance:	$161,567.64
		Interest Earned This Period:	$42.74
		Interest Earned 2023:	$501.34
		Days In Period:	32
		Annual Percentage Yield Earned:	0.30%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
09-29	Beginning balance			161,775.12
10-16	Rtn Item La Arboleda Ii C Achplus Rtn 1592199439		207.48	161,567.64
10-26	Icl Deposit	4,415.00		165,982.64
10-31	Interest	42.74		166,025.38
10-31	Ending totals	4,457.74	207.48	166,025.38