Financial Report Package

December 2023

Prepared for

La Arboleda II Condominium

By

Excel Management Associates, Inc.

Income Statement - Operating

La Arboleda II Condominium

From 12/01/2023 to 12/31/2023

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	$361,839.52	$345,576.00	$16,263.52	$345,576.00
4020-00 Special Assessment	18,868.47	-	18,868.47	56,605.41	-	56,605.41	-
4025-00 Reserve Contribution	-	4,415.00	(4,415.00)	39,735.00	52,980.00	(13,245.00)	52,980.00
4030-00 Late Fees	-	-	-	1,675.00	-	1,675.00	-
4040-00 Fines/Violations	-	-	-	650.00	-	650.00	-
4050-00 Legal Fees	-	-	-	(600.00)	-	(600.00)	-
4060-00 Interest Income - Operating	1.68	-	1.68	12.53	-	12.53	-
4065-00 Interest Income - Reserve	-	-	-	36.98	-	36.98	-
4070-00 Gate Card	-	-	-	50.00	-	50.00	-
4080-00 Key Income	-	-	-	150.00	-	150.00	-
4090-00 Misc Income	50.00	-	50.00	50.00	-	50.00	-
4095-00 Parking Income	50.00	-	50.00	250.00	-	250.00	-
Total ASSESSMENT INCOME	$52,432.61	$33,213.00	$19,219.61	$460,454.44	$398,556.00	$61,898.44	$398,556.00
Total OPERATING INCOME	**$52,432.61**	**$33,213.00**	**$19,219.61**	**$460,454.44**	**$398,556.00**	**$61,898.44**	**$398,556.00**
OPERATING EXPENSE							
ADMINISTRATIVE							
5010-00 Bad Debt Expense	-	150.00	150.00	1,810.59	1,800.00	(10.59)	1,800.00
5015-00 Bank Charges	21.00	10.00	(11.00)	251.99	120.00	(131.99)	120.00
5025-00 Legal & Professional Services	-	150.00	150.00	500.00	1,800.00	1,300.00	1,800.00
5030-00 Licenses & Permits	360.00	112.00	(248.00)	2,553.46	1,344.00	(1,209.46)	1,344.00
5031-00 Annual Fire Dept. Inspection Permit	-	79.00	79.00	1,026.99	948.00	(78.99)	948.00
5035-00 Management Expense	1,188.00	1,188.00	-	13,068.00	14,256.00	1,188.00	14,256.00
5040-00 Payroll Services	1,476.85	1,300.00	(176.85)	13,159.37	15,600.00	2,440.63	15,600.00
5041-00 Payroll Taxes/Services	68.86	205.00	136.14	1,606.39	2,460.00	853.61	2,460.00
5045-00 Printing & Postage	-	110.00	110.00	2,825.56	1,320.00	(1,505.56)	1,320.00
5050-00 Audit & Tax Preparation	-	245.00	245.00	2,425.00	2,940.00	515.00	2,940.00
5065-00 Insurance Expense	24,921.04	13,600.00	(11,321.04)	206,818.46	163,200.00	(43,618.46)	163,200.00
5085-00 Insurance- Workman's Compensation	-	100.00	100.00	682.00	1,200.00	518.00	1,200.00
Total ADMINISTRATIVE	$28,035.75	$17,249.00	($10,786.75)	$246,727.81	$206,988.00	($39,739.81)	$206,988.00
UTILITIES							
5710-00 Electricity	574.82	350.00	(224.82)	4,957.67	4,200.00	(757.67)	4,200.00
5740-00 Telephone	-	135.00	135.00	2,040.13	1,620.00	(420.13)	1,620.00
5750-00 Waste Removal	2,431.38	2,205.00	(226.38)	29,556.41	26,460.00	(3,096.41)	26,460.00
5760-00 Water & Sewer	1,078.56	5,500.00	4,421.44	62,319.80	66,000.00	3,680.20	66,000.00
Total UTILITIES	$4,084.76	$8,190.00	$4,105.24	$98,874.01	$98,280.00	($594.01)	$98,280.00
REPAIRS & IMPROVEMENTS							
6015-00 Electrical Repairs	-	125.00	125.00	8,831.96	1,500.00	(7,331.96)	1,500.00
6055-00 General Repairs & Maintenance	400.00	600.00	200.00	39,012.54	7,200.00	(31,812.54)	7,200.00
6140-00 Roof Repairs	-	300.00	300.00	14,090.00	3,600.00	(10,490.00)	3,600.00
Total REPAIRS & IMPROVEMENTS	$400.00	$1,025.00	$625.00	$61,934.50	$12,300.00	($49,634.50)	$12,300.00

Income Statement - Operating

La Arboleda II Condominium

From 12/01/2023 to 12/31/2023

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	$267.50	$216.00	($51.50)	$216.00
6545-00 Lake Maintenance	152.94	128.00	(24.94)	1,821.95	1,536.00	(285.95)	1,536.00
6550-00 Lawn Maintenance	1,100.00	1,000.00	(100.00)	12,100.00	12,000.00	(100.00)	12,000.00
6565-00 Parking Enforcement	200.00	200.00	-	2,400.00	2,400.00	-	2,400.00
6575-00 Pool Contract	350.00	300.00	(50.00)	4,200.00	3,600.00	(600.00)	3,600.00
6590-00 Shrub & Tree Maintenance	-	500.00	500.00	1,350.00	6,000.00	4,650.00	6,000.00
6598-00 Storage	-	38.00	38.00	360.00	456.00	96.00	456.00
6599-00 Supplies	-	150.00	150.00	3,627.31	1,800.00	(1,827.31)	1,800.00
Total CONTRACT & SUPPLIES	$1,802.94	$2,334.00	$531.06	$26,126.76	$28,008.00	$1,881.24	$28,008.00
RESERVE ACCOUNT ACTIVITY							
7000-00 General Reserves	4,415.00	4,415.00	-	52,980.00	52,980.00	-	52,980.00
Total RESERVE ACCOUNT ACTIVITY	$4,415.00	$4,415.00	$-	$52,980.00	$52,980.00	$-	$52,980.00
Total OPERATING EXPENSE	**$38,738.45**	**$33,213.00**	**($5,525.45)**	**$486,643.08**	**$398,556.00**	**($88,087.08)**	**$398,556.00**
Net Income:	**$13,694.16**	**$0.00**	**$13,694.16**	**($26,188.64)**	**$0.00**	**($26,188.64)**	**$0.00**

Balance Sheet - Operating

La Arboleda II Condominium

End Date: 12/31/2023

Assets			
CASH- OPERATING			
10-1000-00	City National Bank- OPR 4036	$37,959.22	
10-1060-00	Petty Cash	50.00	
10-1070-00	Due to/from Operating	(140,781.51)	
Total CASH- OPERATING:			($102,772.29)
CASH - RESERVE			
12-1200-00	City National Bank- Reserve 5155	145,839.38	
12-1240-00	Due to/from Reserves	140,781.51	
Total CASH - RESERVE:			$286,620.89
ACCOUNTS RECEIVABLE			
14-1400-00	Accounts Receivable- Homeowner	23,162.45	
14-1420-00	Allowance for Doubtful Account	(1,000.00)	
Total ACCOUNTS RECEIVABLE:			$22,162.45
CURRENT ASSETS			
15-1500-00	Prepaid Insurance	82,877.20	
Total CURRENT ASSETS:			$82,877.20
Total Assets:			**$288,888.25**
Liabilities & Equity			
CURRENT LIABILITIES			
20-2000-00	Accounts Payable	30,903.11	
20-2020-00	Prepaid Assessments	16,331.43	
20-2030-00	Deferred Comcast Income	2,835.00	
20-2040-00	Insurance Note Payable	82,200.81	
20-2060-00	Accrued Expenses	7,922.58	
Total CURRENT LIABILITIES:			$140,192.93
RESERVE CONTRIBUTIONS			
30-3010-00	Reserve- Interest	2,668.21	
30-3085-00	Painting Reserve	53,230.32	
30-3095-00	Pool Reserve	3,993.49	
30-3100-00	Resurfacing Reserve	(12,664.90)	
30-3105-00	Flat Roofing 700, 830, 850 Reserve	14,578.63	
30-3106-00	Flat Roofing 730, 770, 860, 870 Reserve	16,329.17	
30-3107-00	Flat Roofing Reserve	(98,003.01)	
30-3108-00	Tile Roofing Reserve	330,068.28	
30-3110-00	Flat Roofing 760,800,750 Reserve	2,250.00	
Total RESERVE CONTRIBUTIONS:			$312,450.19
EQUITY			
32-3210-00	Retained Earnings- Operating	(137,566.23)	
Total EQUITY:			($137,566.23)

Net Income Gain / Loss	($26,188.64)	
		($26,188.64)
Total Liabilities & Equity:		**$288,888.25**

General Ledger Trial Balance

La Arboleda II Condominium

From: 10-1000-00 To: 80-8025-00 12/01/2023 to 12/31/2023

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1000-00	City National Bank- OPR 4036	$20,564.15	$61,099.27	$43,704.20	$37,959.22
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	$137,660.88	$13,278.50	$5,100.00	$145,839.38
12-1240-00	Due to/from Reserves	$140,781.51	$0.00	$0.00	$140,781.51
14-1400-00	Accounts Receivable- Homeowner	$27,463.25	$52,405.93	$56,706.73	$23,162.45
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	($35,730.81)	$79,062.57	$74,234.87	($30,903.11)
20-2020-00	Prepaid Assessments	($12,103.62)	$6,652.17	$10,879.98	($16,331.43)
20-2030-00	Deferred Comcast Income	($2,835.00)	$0.00	$0.00	($2,835.00)
20-2040-00	Insurance Note Payable	($82,200.81)	$24,921.04	$24,921.04	($82,200.81)
20-2060-00	Accrued Expenses	($7,922.58)	$0.00	$0.00	($7,922.58)
30-3010-00	Reserve- Interest	($2,634.71)	$0.00	$33.50	($2,668.21)
30-3085-00	Painting Reserve	($50,694.72)	$0.00	$2,535.60	($53,230.32)
30-3095-00	Pool Reserve	($3,771.94)	$0.00	$221.55	($3,993.49)
30-3100-00	Resurfacing Reserve	$13,264.90	$0.00	$600.00	$12,664.90
30-3105-00	Flat Roofing 700, 830, 850 Reserve	($13,780.24)	$0.00	$798.39	($14,578.63)
30-3106-00	Flat Roofing 730, 770, 860, 870 Reserve	($15,231.14)	$0.00	$1,098.03	($16,329.17)
30-3107-00	Flat Roofing Reserve	$99,191.01	$5,100.00	$6,288.00	$98,003.01
30-3108-00	Tile Roofing Reserve	($329,114.85)	$0.00	$953.43	($330,068.28)
30-3110-00	Flat Roofing 760,800,750 Reserve	($1,500.00)	$0.00	$750.00	($2,250.00)
32-3210-00	Retained Earnings- Operating	$137,566.23	$0.00	$0.00	$137,566.23
40-4000-00	Assessments- Member's	($328,377.06)	$0.00	$33,462.46	($361,839.52)
40-4020-00	Special Assessment	($37,736.94)	$0.00	$18,868.47	($56,605.41)
40-4025-00	Reserve Contribution	($39,735.00)	$0.00	$0.00	($39,735.00)
40-4030-00	Late Fees	($1,675.00)	$75.00	$75.00	($1,675.00)
40-4040-00	Fines/Violations	($650.00)	$0.00	$0.00	($650.00)
40-4050-00	Legal Fees	$600.00	$0.00	$0.00	$600.00
40-4060-00	Interest Income - Operating	($10.85)	$0.00	$1.68	($12.53)
40-4065-00	Interest Income - Reserve	($36.98)	$33.50	$33.50	($36.98)
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)

General Ledger Trial Balance

La Arboleda II Condominium

From: 10-1000-00 To: 80-8025-00 12/01/2023 to 12/31/2023

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
40-4090-00	Misc Income	$0.00	$0.00	$50.00	($50.00)
40-4095-00	Parking Income	($200.00)	$0.00	$50.00	($250.00)
50-5010-00	Bad Debt Expense	$1,810.59	$0.00	$0.00	$1,810.59
50-5015-00	Bank Charges	$230.99	$21.00	$0.00	$251.99
50-5025-00	Legal & Professional Services	$500.00	$0.00	$0.00	$500.00
50-5030-00	Licenses & Permits	$2,193.46	$360.00	$0.00	$2,553.46
50-5031-00	Annual Fire Dept. Inspection Permit	$1,026.99	$0.00	$0.00	$1,026.99
50-5035-00	Management Expense	$11,880.00	$1,188.00	$0.00	$13,068.00
50-5040-00	Payroll Services	$11,682.52	$2,172.54	$695.69	$13,159.37
50-5041-00	Payroll Taxes/Services	$1,537.53	$178.45	$109.59	$1,606.39
50-5045-00	Printing & Postage	$2,825.56	$0.00	$0.00	$2,825.56
50-5050-00	Audit & Tax Preparation	$2,425.00	$0.00	$0.00	$2,425.00
50-5065-00	Insurance Expense	$181,897.42	$24,921.04	$0.00	$206,818.46
50-5085-00	Insurance- Workman's Compensation	$682.00	$0.00	$0.00	$682.00
57-5710-00	Electricity	$4,382.85	$574.82	$0.00	$4,957.67
57-5740-00	Telephone	$2,040.13	$138.05	$138.05	$2,040.13
57-5750-00	Waste Removal	$27,125.03	$2,431.38	$0.00	$29,556.41
57-5760-00	Water & Sewer	$61,241.24	$1,078.56	$0.00	$62,319.80
60-6015-00	Electrical Repairs	$8,831.96	$0.00	$0.00	$8,831.96
60-6055-00	General Repairs & Maintenance	$38,612.54	$400.00	$0.00	$39,012.54
60-6140-00	Roof Repairs	$14,090.00	$0.00	$0.00	$14,090.00
65-6520-00	Fire Extinguisher Inspections	$267.50	$0.00	$0.00	$267.50
65-6545-00	Lake Maintenance	$1,669.01	$152.94	$0.00	$1,821.95
65-6550-00	Lawn Maintenance	$11,000.00	$1,100.00	$0.00	$12,100.00
65-6565-00	Parking Enforcement	$2,200.00	$200.00	$0.00	$2,400.00
65-6575-00	Pool Contract	$3,850.00	$350.00	$0.00	$4,200.00
65-6590-00	Shrub & Tree Maintenance	$1,350.00	$0.00	$0.00	$1,350.00
65-6598-00	Storage	$360.00	$0.00	$0.00	$360.00
65-6599-00	Supplies	$3,627.31	$0.00	$0.00	$3,627.31
70-7000-00	General Reserves	$48,565.00	$4,415.00	$0.00	$52,980.00
70-7010-00	Reserve Transfers	$0.00	$4,415.00	$4,415.00	$0.00
	Totals:	**$0.00**	**$286,724.76**	**$286,724.76**	**$0.00**

Homeowner Aging Report Excluding Prepaid

La Arboleda II Condominium

End Date: 12/31/2023

Description		Current	Over 30	Over 60	Over 90	Balance
ARB7001 - Xenia Valdes Owner 700 Nw 106 Avenue Unit 1						**Last Payment:** $575.43 on 12/12/2023
	Total:	**$575.00**	**$0.00**	**$0.00**	**$0.00**	**$575.00**
ARB7002 - Iliana Aday Owner 700 Nw 106 Avenue Unit 2						**Last Payment:** $212.33 on 12/19/2023
	Total:	**$80.94**	**$0.00**	**$0.00**	**$0.00**	**$80.94**
ARB7004 - Maria Cecilia Lopez Owner 700 Nw 106 Avenue Unit 4						**Last Payment:** $680.00 on 12/18/2023 **Collection Status:** 30 Day Letter
	Total:	**$575.43**	**$600.43**	**$25.00**	**$281.33**	**$1,482.19**
ARB7101 - Jesus Trujillo & Ida Trujillo Owner 710 Nw 106 Avenue Unit 1						**Last Payment:** $431.17 on 12/04/2023
	Total:	**$243.12**	**$0.00**	**$0.00**	**$0.00**	**$243.12**
ARB7122 - Dora Maria De Polanco Owner 712 Nw 106 Avenue Unit 2						**Last Payment:** $328.54 on 12/27/2023
	Total:	**$56.13**	**$0.00**	**$0.00**	**$0.00**	**$56.13**
ARB7143 - Dalila Del Pilar Allen Owner 714 Nw 106 Avenue Unit 3						**Last Payment:** $448.43 on 12/12/2023
	Total:	**$701.29**	**$149.23**	**$0.00**	**$0.00**	**$850.52**
ARB7164 - Ramiro Pedraza Owner 716 Nw 106 Avenue Unit 4						**Last Payment:** $252.86 on 11/28/2023
	Total:	**$30.83**	**$0.00**	**$0.00**	**$0.00**	**$30.83**
ARB7203 - Estate Of Myriam Tobon Owner 720 Nw 106 Avenue Unit 3						**Last Payment:** $376.55 on 12/22/2023 **Collection Status:** Attorney
	Total:	**$613.88**	**$613.88**	**$25.00**	**$1,995.73**	**$3,248.49**
ARB7302 - Silvia Marrero Owner 730 Nw 106 Avenue Unit 2						**Last Payment:** $385.00 on 12/18/2023
	Total:	**$588.88**	**$588.88**	**$0.00**	**$867.89**	**$2,045.65**
ARB7464 - Surekha Joshi Owner 746 Nw 106 Avenue Unit 4						**Last Payment:** $448.43 on 12/10/2023
	Total:	**$701.29**	**$57.29**	**$0.00**	**$0.00**	**$758.58**
ARB7501 - Hector M. Ruyol Jr. Owner 750 Nw 106 Avenue Unit 1						**Last Payment:** $200.17 on 12/04/2023
	Total:	**$539.80**	**$0.00**	**$0.00**	**$0.00**	**$539.80**
ARB7508 - Bertha Bagaria Owner 750 Nw 106 Avenue Unit 8						**Last Payment:** $194.51 on 12/18/2023
	Total:	**$101.31**	**$0.00**	**$0.00**	**$0.00**	**$101.31**
ARB7601 - Yuny Nieves De Pane Owner 760 Nw 106 Avenue Unit 1						**Last Payment:** $333.45 on 09/15/2023
	Total:	**$546.47**	**$546.47**	**$25.00**	**$521.47**	**$1,639.41**
ARB7603 - Angel Castro & Ana Castro Owner 760 Nw 106 Avenue Unit 3						**Last Payment:** $194.51 on 12/12/2023
	Total:	**$369.97**	**$0.00**	**$0.00**	**$0.00**	**$369.97**

Homeowner Aging Report Excluding Prepaid

La Arboleda II Condominium

End Date: 12/31/2023

Description		Current	Over 30	Over 60	Over 90	Balance
ARB7604 - Luis Bernardo Turuseta & Iliana Maria Gonzales Urquijo Owner 760 Nw 106 Avenue Unit 4						**Last Payment:** $321.00 on 12/29/2023
	Total:	**$352.58**	**$0.00**	**$0.00**	**$0.00**	**$352.58**
ARB7607 - Miriam Viera Owner 760 Nw 106 Avenue Unit 7						**Last Payment:** $344.97 on 12/14/2023
	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 12/15/2023
	Total:	**$575.43**	**$65.28**	**$0.00**	**$0.00**	**$640.71**
ARB7707 - Angel Parrilla & Sheila Leon Owner 770 Nw 106 Avenue Unit 7						**Last Payment:** $210.00 on 12/22/2023
	Total:	**$458.53**	**$0.00**	**$0.00**	**$0.00**	**$458.53**
ARB7708 - Joaquin Daniel Owner 770 Nw 106 Avenue Unit 8						**Last Payment:** $212.33 on 12/12/2023
	Total:	**$44.50**	**$0.00**	**$0.00**	**$0.00**	**$44.50**
ARB7801 - Century Invest Llc Owner 780 Nw 106 Avenue Unit 1						**Last Payment:** $1,373.58 on 12/04/2023
	Total:	**$674.29**	**$25.00**	**$0.00**	**$0.00**	**$699.29**
ARB7822 - Rafael Orfila & Nelly Sanabria Owner 782 Nw 106 Avenue Unit 2						**Last Payment:** $252.86 on 12/12/2023
	Total:	**($0.05)**	**$0.00**	**$0.00**	**$0.00**	**($0.05)**
ARB8007 - Alba Acosta Owner 800 Nw 106 Avenue Unit 7						**Last Payment:** $194.51 on 12/22/2023
	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 12/01/2023
	Total:	**$701.29**	**$516.64**	**$0.00**	**$0.00**	**$1,217.93**
ARB8304 - Alain Bello Rey & Yanira Rey Owner 830 Nw 106 Avenue Unit 4						**Last Payment:** $188.02 on 12/29/2023
	Total:	**$521.47**	**$521.47**	**$0.00**	**$18.83**	**$1,061.77**
ARB8307 - Juan M. Rodriguez Owner 830 Nw 106 Avenue Unit 7						**Last Payment:** $588.88 on 12/22/2023
	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 12/20/2023
	Total:	**$261.82**	**$0.00**	**$0.00**	**$0.00**	**$261.82**
ARB8402 - Irma Fernandez Owner 840 Nw 106 Avenue Unit 2						**Last Payment:** $425.00 on 12/22/2023 **Collection Status:** Attorney
	Total:	**$588.88**	**$613.88**	**$25.00**	**$1,431.51**	**$2,659.27**
ARB8403 - Darlene Burgos-Olivera Owner 840 Nw 106 Avenue Unit 3						**Last Payment:** $376.55 on 12/22/2023
	Total:	**$588.88**	**$48.11**	**$0.00**	**$0.00**	**$636.99**

Homeowner Aging Report Excluding Prepaid

La Arboleda II Condominium

End Date: 12/31/2023

Description		Current	Over 30	Over 60	Over 90	Balance
ARB8404 - Aida Rosa Pico Owner 840 Nw 106 Avenue Unit 4					**Last Payment:** $207.48 on 12/22/2023	
	Total:	**$150.00**	**$0.00**	**$0.00**	**$0.00**	**$150.00**
ARB8501 - Roberta Jorge Pelarigo Owner 850 Nw 106 Avenue Unit 1					**Last Payment:** $207.48 on 12/14/2023	
	Total:	**$137.95**	**$0.00**	**$0.00**	**$0.00**	**$137.95**
ARB8504 - Mercy Levine Owner 850 Nw 106 Avenue Unit 4					**Last Payment:** $200.00 on 12/12/2023	
	Total:	**$133.35**	**$0.00**	**$0.00**	**$0.00**	**$133.35**
ARB8602 - Ricardo Blanco Cassana Owner 860 Nw 106 Avenue Unit 2					**Last Payment:** $376.55 on 12/06/2023	
	Total:	**$588.88**	**$48.11**	**$0.00**	**$0.00**	**$636.99**
ARB8603 - Jeremy Ferry & Paulina Ferry Owner 860 Nw 106 Avenue Unit 3					**Last Payment:** $376.55 on 10/18/2023	
	Total:	**$588.88**	**$218.26**	**$0.00**	**$0.00**	**$807.14**
ARB8604 - Orlando Sendon & Margarita Sendon Owner 860 Nw 106 Avenue Unit 4					**Last Payment:** $479.20 on 12/05/2023	
	Total:	**$96.23**	**$0.00**	**$0.00**	**$0.00**	**$96.23**
ARB8743 - Arturo Rodriguez & Sara Rodriguez Owner 874 Nw 106 Avenue Unit 3					**Last Payment:** $448.43 on 12/15/2023	
	Total:	**$701.29**	**$23.87**	**$0.00**	**$0.00**	**$725.16**

Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
La Arboleda II Condominium	$13,308.89	$4,636.80	$100.00	$5,116.76	$23,162.45

Description	Total
Assessment (Delinquent Fee) 2023	$373.35
Assessment 2023	$13,671.95
Special Assessment 2023	$9,117.15
AR Total:	**$23,162.45**

PrePaid Homeowner List
La Arboleda II Condominium

End Date: 12/31/2023

Account No:	Homeowner Name	Address	Balance
ARB7701	Paterno Escarilla Jr & Julieta Escarilla	770 Nw 106 Avenue Unit 1 Miami, FL 33172	($0.20)
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)
ARB8401	Jesus Menendez & Sandra Menendez Jmenendez@Myfloridare.Com	840 Nw 106 Avenue Unit 1 Miami, FL 33172	($87.38)
ARB8601	Alberto Alberto Kawa810@Aol.Com	860 Nw 106 Avenue Unit 1 Miami, FL 33172	($436.96)
ARB7422	Rafael A. Rodriguez Rrodrig94010@Hotmail.Com,Drodriguez@Ar-Suppl	742 Nw 106 Avenue Unit 2 Miami, FL 33172	($658.97)
ARB7602	Gonzalo Rincon & Carmen Rincon	760 Nw 106 Avenue Unit 2 Miami, FL 33172	($278.97)
ARB7702	Maria Guerra Mariamanzon@Hotmail.Com	770 Nw 106 Avenue Unit 2 Miami, FL 33172	($5,884.68)
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	($561.52)
ARB8143	Angeles A. Mendoza Amentio@Bellsouth.Net,Miguel.Mil@Hotmail.Com	814 Nw 106 Avenue Unit 3 Miami, FL 33172	($520.14)
ARB7304	Ovidio Jasso Anapaolajasso@Hotmail.Com	730 Nw 106 Avenue Unit 4 Miami, FL 33172	($5,451.45)
ARB7704	Martha Solis	770 Nw 106 Avenue Unit 4 Miami, FL 33172	($230.89)
ARB7505	Alexis Rodriguez & Maria Rodriguez Maitalex@Bellsouth.Net	750 Nw 106 Avenue Unit 5 Miami, FL 33172	($388.16)
ARB7306	Javier Nunez nunezjavier@bellsouth.net	730 Nw 106 Avenue Unit 6 Miami, FL 33172	($236.86)
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	($419.27)
ARB75010	Julia, Luz Polanco Gill & Jose Polanco Gill	750 Nw 106 Avenue Unit 10 Miami, FL 33172	($462.33)
		La Arboleda II Condominium Total **20**	**($16,331.43)**

Cash Disbursement

La Arboleda II Condominium

12/01/2023 - 12/31/2023

Date	Check #	Payee		Amount
10-1000-00 City National Bank- OPR 4036				
12/05/2023	3902	Miami Dade Water & Sewer Department		$1,011.29
		Invoice #: 4507644200-12132023		
		57-5760-00 Water and sewer services for 800 from 10/16-11/14	$1,011.29	
12/05/2023	3903	FPL		$501.36
		Invoice #: 7153812132023		
		57-5710-00 820 (Club House) service from 10/25-11/22	$501.36	
12/05/2023	3904	IPFS CORPORATION		$24,921.04
		Invoice #: 5th installment		
		50-5065-00 Acct$ GAA-D36548	$24,921.04	
12/05/2023	3905	AT&T		$138.05
		Invoice #: 308957821-12202023		
		57-5700-00 Internet service from 11/29-12/28	$138.05	
12/05/2023	3906	EXCEL MANAGEMENT ASSOCIATES		$1,188.00
		Invoice #: 07194658		
		50-5035-00 December Management Services	$1,188.00	
12/05/2023	3907	LA ARBOLEDA II CONDO. ASSOC.		$4,415.00
		Invoice #: 12012023		
		70-7010-00 December reserve transfer	$4,415.00	
12/05/2023	3908	SOUTH FLORIDA PARKING AUTHORITY		$200.00
		Invoice #: 16835		
		65-6565-00 December Parking Enforcement	$200.00	
12/05/2023	3909	LAZARO GONZALEZ		$400.00
		Invoice #: 12042023		
		60-6055-00 For repairs and supplies buildings 730-6 and 830-3	$400.00	
12/05/2023	3910	AQUAZONE POOL AND SPA, INC.		$350.00
		Invoice #: 11342		
		65-6575-00 December Pool Service	$350.00	
12/05/2023	3911	EXCEL MANAGEMENT ASSOCIATES		$793.32
		Invoice #: 07194704		
		50-5045-00 November charges- Include coupons	$793.32	
12/05/2023	3912	WASTE CONNECTIONS OF FLORIDA		$2,431.38
		Invoice #: 3063426W440		
		57-5750-00 December service	$2,431.38	
12/07/2023	0	ADP PAYROLL SERVICES		$415.57
		Invoice #: 120723		
		50-5040-00 Payroll Services w/e 12/08/2023	$415.57	
12/07/2023	0	ADP PAYROLL SERVICES		$68.86
		Invoice #: 12723		
		50-5040-00 Payroll taxes w/e 12/08/2023	$34.43	
		50-5041-00 Payroll taxes w/e 12/08/2023	$34.43	
12/18/2023	3913	ENVIROTECH ROOFING GROUP		$480.00
		Invoice #: 3515 784		
		60-6140-00 784 Roof installation of Elastomeric Tropical System completed on 11/16/2023	$480.00	

Cash Disbursement

La Arboleda II Condominium

12/01/2023 - 12/31/2023

Date	Check #	Payee		Amount
12/18/2023	3914	ENVIROTECH ROOFING GROUP		$480.00
		Invoice #: 3516 # 812		
		60-6140-00 812 installation of Elastomeric Tropical System on the roof	$480.00	
12/18/2023	3915	ENVIROTECH ROOFING GROUP		$480.00
		Invoice #: 3524 # 744-3		
		60-6140-00 744 installation of Elastomeric tropical system on roof	$480.00	
12/18/2023	3916	ENVIROTECH ROOFING GROUP		$1,200.00
		Invoice #: 3525 # 750-1		
		60-6140-00 750 #1 Install tiles using mortar and foam.	$1,200.00	
12/18/2023	3917	ENVIROTECH ROOFING GROUP		$770.00
		Invoice #: 3526 860-1		
		60-6140-00 860-1 roof repair of tiles.	$770.00	
12/18/2023	3918	ENVIROTECH ROOFING GROUP		$780.00
		Invoice #: 3528 Club House		
		60-6140-00 Roof Repair Clubhouse. Tear off roof material on damaged area, fix, seal install new materials.	$780.00	
12/18/2023	3919	JORGE DURANT		$100.00
		Invoice #: 12122023		
		50-5040-00 Christmas Bonus 2023	$100.00	
12/18/2023	3920	LAZARO GONZALEZ		$300.00
		Invoice #: 121220231909		
		50-5040-00 Christmas Bonus 2023	$300.00	
12/18/2023	3921	Lopez Lawn Solution Corp		$550.00
		Invoice #: 112023		
		65-6550-00 2 lawn services and cleaning for November	$550.00	
12/18/2023	3922	AT&T	Voided on 12/18/2023 2:09:22PM	$0.00
		Invoice #: 30895782112202023		
		57-5740-00 Internet services from 11/29-12/28	$138.05	
12/19/2023	3923	Lopez Lawn Solution Corp		$550.00
		Invoice #: 1123		
		65-6550-00 2nd. november service	$550.00	
12/29/2023	0	DIVISION OF FLORIDA CONDO		$360.00
		Invoice #: 120123		
		50-5030-00 Annual fee PR1P013026	$360.00	
12/21/2023	0	ADP PAYROLL SERVICES		$415.58
		Invoice #: 122023		
		50-5040-00 Payroll Services w/e 12/22/2023	$415.58	
12/21/2023	0	ADP PAYROLL SERVICES		$68.85
		Invoice #: 122123		
		50-5040-00 Payroll taxes w/e 12/21/23	$34.42	
		50-5041-00 Payroll taxes w/e 12/21/23	$34.43	
12/15/2023	0	ADP PAYROLL SERVICES		$58.95
		Invoice #: 12/15/23		
		50-5040-00 Payroll Service	$58.95	

Cash Disbursement
La Arboleda II Condominium
12/01/2023 - 12/31/2023

Date	Check #	Payee				Amount
12/01/2023	0	ADP PAYROLL SERVICES				$58.95
		Invoice #: 120123				
		50-5040-00 Payroll Service			$58.95	
12/29/2023	0	ADP PAYROLL SERVICES				$58.95
		Invoice #: 122923				
		50-5040-00 Payroll Service			$58.95	
12/15/2023	0	CITY NATIONAL BANK				$21.00
		50-5015-00 EFT - Monthly service fee; Monthly service fee			$21.00	
			Account Totals	**# Checks:**	**31**	**$43,566.15**
12-1200-00 City National Bank- Reserve 5155						
12/05/2023	1073	ENVIROTECH ROOFING GROUP				$5,100.00
		Invoice #: 840 - 12/2023				
		30-3107-00 Bldg.840 D/P for roof replacement			$5,100.00	
			Account Totals	**# Checks:**	**1**	**$5,100.00**
			Association Totals	**# Checks:**	**32**	**$48,666.15**

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
11/23/2023		Return 22050255086 - Stop Payment	9335 - Move or Return Payment	0	($368.00)
12/18/2023		ENVIROTECH ROOFING GROUP		3918	($780.00)
12/18/2023		ENVIROTECH ROOFING GROUP		3917	($770.00)
12/18/2023		ENVIROTECH ROOFING GROUP		3913	($480.00)
12/18/2023		ENVIROTECH ROOFING GROUP		3914	($480.00)
12/18/2023		ENVIROTECH ROOFING GROUP		3915	($480.00)
12/29/2023		DIVISION OF FLORIDA CONDO		0	($360.00)
12/29/2023		Deposit from batch 9756	9756 - Online Payment	569	$419.27
12/31/2023		Beginning Balance		1000	($2,252.94)
			Total Uncleared		**($5,551.67)**
Cleared Items					
Credits					
12/01/2023	12/04/2023	Deposit from batch 9313	9313 - Online Payment	531	$448.43
12/04/2023	12/04/2023	Misc Scanned Deposit		532	$50.00
12/04/2023	12/04/2023	Deposit from batch 9377	9377 - Auto Payment	536	$431.17
12/04/2023	12/05/2023	Deposit from batch 9336	9336 - Online Payment	535	$2,025.87
12/04/2023	12/04/2023	Deposit from batch 9347	9347 - Scanned Checks	534	$11,444.48
12/05/2023	12/05/2023	Deposit from batch 9402	9402 - Auto Payment	539	$555.17
12/05/2023	12/06/2023	Deposit from batch 9379	9379 - Online Payment	538	$1,054.63
12/05/2023	12/06/2023	Deposit from batch 9254	9254 - ACH Payment	537	$2,708.47
12/06/2023	12/06/2023	Deposit from batch 9407	9407 - Scanned Checks	540	$916.03
12/07/2023	12/08/2023	Deposit from batch 9436	9436 - Online Payment	541	$545.24
12/07/2023	12/08/2023	Deposit from batch 9438	9438 - Online Payment	542	$1,249.72
12/07/2023	12/07/2023	Deposit from batch 9445	9445 - Auto Payment	543	$1,831.89
12/08/2023	12/08/2023	Deposit from batch 9452	9452 - Scanned Checks	544	$3,017.88
12/11/2023	12/12/2023	Deposit from batch 9480	9480 - Online Payment	545	$448.43
12/12/2023	12/13/2023	Deposit from batch 9496	9496 - Online Payment	549	$344.97
12/12/2023	12/12/2023	Deposit from batch 9516	9516 - Scanned Checks	547	$1,502.63
12/12/2023	12/12/2023	Deposit from batch 9534	9534 - Scanned Checks	548	$2,991.63
12/12/2023	12/12/2023	Deposit from batch 9502	9502 - Scanned Checks	546	$5,620.88
12/14/2023	12/14/2023	Deposit from batch 9556	9556 - Auto Payment	550	$908.88
12/15/2023	12/15/2023	Misc Scanned Deposit		551	$50.00
12/15/2023	12/15/2023	Deposit from batch 9573	9573 - Auto Payment	555	$448.43
12/15/2023	12/18/2023	Deposit from batch 9558	9558 - Online Payment	554	$710.89
12/15/2023	12/15/2023	Deposit from batch 9561	9561 - Scanned Checks	553	$7,141.66
12/18/2023	12/18/2023	Deposit from batch 9598	9598 - Auto Payment	557	$503.47
12/18/2023	12/18/2023	Deposit from batch 9581	9581 - Scanned Checks	556	$2,673.32
12/19/2023	12/20/2023	Deposit from batch 9601	9601 - Online Payment	558	$194.51
12/19/2023	12/19/2023	Deposit from batch 9622	9622 - Auto Payment	559	$588.88
12/20/2023	12/20/2023	Deposit from batch 9641	9641 - Auto Payment	560	$888.62
12/21/2023	12/22/2023	Deposit from batch 9642	9642 - Online Payment	561	$1,433.34
12/26/2023	12/26/2023	Deposit from batch 9694	9694 - Auto Payment	565	$965.80
12/26/2023	12/26/2023	Deposit from batch 9657	9657 - Scanned Checks	563	$1,309.61
12/26/2023	12/26/2023	Deposit from batch 9658	9658 - Scanned Checks	564	$1,685.00
12/26/2023	12/26/2023	Deposit from batch 9656	9656 - Scanned Checks	562	$2,679.33
12/27/2023	12/27/2023	Deposit from batch 9701	9701 - Scanned Checks	566	$328.54

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
12/29/2023	12/30/2023	Interest			$1.68
12/29/2023	12/30/2023	Deposit from batch 9770	9770 - Scanned Checks	568	$321.00
12/29/2023	12/30/2023	Deposit from batch 9759	9759 - Scanned Checks	567	$521.47
			Total Cleared Credits		**$60,541.95**
Debits					
11/14/2023	12/26/2023	LA ARBOLEDA II CONDO. ASSOC.		3890	($4,415.00)
11/14/2023	12/04/2023	AQUAZONE POOL AND SPA, INC.		3892	($350.00)
11/30/2023	12/26/2023	LA ARBOLEDA II CONDO. ASSOC.		3900	($4,415.00)
11/30/2023	12/15/2023	ENVIROTECH ROOFING GROUP		3898	($1,700.00)
11/30/2023	12/15/2023	ENVIROTECH ROOFING GROUP		3899	($1,500.00)
11/30/2023	12/11/2023	METRO DADE FIRE AND SAFETY,CO.		3901	($267.50)
12/01/2023	12/01/2023	ADP PAYROLL SERVICES		0	($58.95)
12/05/2023	12/06/2023	IPFS CORPORATION		3904	($24,921.04)
12/05/2023	12/26/2023	LA ARBOLEDA II CONDO. ASSOC.		3907	($4,415.00)
12/05/2023	12/08/2023	WASTE CONNECTIONS OF FLORIDA		3912	($2,431.38)
12/05/2023	12/07/2023	EXCEL MANAGEMENT ASSOCIATES		3906	($1,188.00)
12/05/2023	12/07/2023	Miami Dade Water & Sewer Department		3902	($1,011.29)
12/05/2023	12/07/2023	EXCEL MANAGEMENT ASSOCIATES		3911	($793.32)
12/05/2023	12/07/2023	FPL		3903	($501.36)
12/05/2023	12/08/2023	LAZARO GONZALEZ		3909	($400.00)
12/05/2023	12/30/2023	AQUAZONE POOL AND SPA, INC.		3910	($350.00)
12/05/2023	12/14/2023	SOUTH FLORIDA PARKING AUTHORITY		3908	($200.00)
12/05/2023	12/07/2023	AT&T		3905	($138.05)
12/07/2023	12/08/2023	ADP PAYROLL SERVICES		0	($415.57)
12/07/2023	12/08/2023	ADP PAYROLL SERVICES		0	($68.86)
12/15/2023	12/15/2023	ADP PAYROLL SERVICES		0	($58.95)
12/15/2023	12/15/2023	CITY NATIONAL BANK		0	($21.00)
12/18/2023	12/26/2023	ENVIROTECH ROOFING GROUP		3916	($1,200.00)
12/18/2023	12/26/2023	Lopez Lawn Solution Corp		3921	($550.00)
12/18/2023	12/20/2023	LAZARO GONZALEZ		3920	($300.00)
12/18/2023	12/22/2023	JORGE DURANT		3919	($100.00)
12/19/2023	12/26/2023	Lopez Lawn Solution Corp		3923	($550.00)
12/21/2023	12/21/2023	ADP PAYROLL SERVICES		0	($415.58)
12/21/2023	12/21/2023	ADP PAYROLL SERVICES		0	($68.85)
12/29/2023	12/29/2023	ADP PAYROLL SERVICES		0	($58.95)
			Total Cleared Debits		**($52,863.65)**

City National Bank- OPR 4036 Summary

Ending Account Balance:	$ 37,959.22
Uncleared Items:	($5,551.67)
Adjusted Balance:	$ 43,510.89
Bank Ending Balance:	$ 43,510.89
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:10695 / 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:	$35,832.59
Last Statement:	November 30, 2023	Ending Balance:	$43,510.89
This Statement:	December 29, 2023	Average Ledger Balance:	$42,232.08
		Low Balance:	$28,336.72
		Interest Earned This Period:	$1.68
		Interest Earned 2023:	$12.53
		Days In Period:	29
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
11-30	Beginning balance			35,832.59
12-01	Icl Deposit	431.17		36,263.76
12-01	Adp Payroll Fees Adp Fees 445070051799		58.95	36,204.81
12-04	Icl Deposit	50.00		36,254.81
12-04	Icl Deposit	555.17		36,809.98
12-04	Icl Deposit	11,444.48		48,254.46
12-04	La Arboleda Ii C Onlinepay 9313	448.43		48,702.89
12-04	Check # 3892		350.00	48,352.89
12-05	La Arboleda Ii C Onlinepay 9336	2,025.87		50,378.76
12-06	Icl Deposit	916.03		51,294.79
12-06	Icl Deposit	1,831.89		53,126.68
12-06	La Arboleda Ii C Onlinepay 9379	1,054.63		54,181.31
12-06	La Arboleda Ii C Assn Dues 6	2,708.47		56,889.78
12-06	Ipfs800-584-9969 Ipfspmtgaa D36548		24,921.04	31,968.74
12-07	Att Payment 240704003Myw9v		138.05	31,830.69

Continued on the next page

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
12-07	Fpl Direct Debit Elec Pymt 5154771538 Webi		501.36	31,329.33
12-07	Mdws M-dwasdpmt 000001589184260		1,011.29	30,318.04
12-07	Check # 3911		793.32	29,524.72
12-07	Check # 3906		1,188.00	28,336.72
12-08	Icl Deposit	3,017.88		31,354.60
12-08	La Arboleda Ii C Onlinepay 9436	545.24		31,899.84
12-08	La Arboleda Ii C Onlinepay 9438	1,249.72		33,149.56
12-08	Adp - Tax Adp - Tax 589065452857A00		68.86	33,080.70
12-08	Adp Wage Pay Wage Pay 5700523722296Lm		415.57	32,665.13
12-08	Waste Connection Web_pay 77885203120723		2,431.38	30,233.75
12-08	Check # 3909		400.00	29,833.75
12-11	Check # 3901		267.50	29,566.25
12-12	Icl Deposit	1,502.63		31,068.88
12-12	Icl Deposit	2,991.63		34,060.51
12-12	Icl Deposit	5,620.88		39,681.39
12-12	La Arboleda Ii C Onlinepay 9480	448.43		40,129.82
12-13	La Arboleda Ii C Onlinepay 9496	344.97		40,474.79
12-14	Icl Deposit	908.88		41,383.67
12-14	Check # 3908		200.00	41,183.67
12-15	Icl Deposit	50.00		41,233.67
12-15	Icl Deposit	448.43		41,682.10
12-15	Icl Deposit	7,141.66		48,823.76
12-15	Adp Payroll Fees Adp Fees 400058589146		58.95	48,764.81
12-15	Check # 3899		1,500.00	47,264.81
12-15	Check # 3898		1,700.00	45,564.81
12-15	Monthly Service Fee		21.00	45,543.81
12-18	Icl Deposit	503.47		46,047.28
12-18	Icl Deposit	2,673.32		48,720.60
12-18	La Arboleda Ii C Onlinepay 9558	710.89		49,431.49
12-19	Icl Deposit	588.88		50,020.37
12-20	Icl Deposit	888.62		50,908.99
12-20	La Arboleda Ii C Onlinepay 9601	194.51		51,103.50
12-20	Check # 3920		300.00	50,803.50
12-21	Adp - Tax Adp - Tax 783069766242A00		68.85	50,734.65
12-21	Adp Wage Pay Wage Pay 7410564338976Lm		415.58	50,319.07
12-22	La Arboleda Ii C Onlinepay 9642	1,433.34		51,752.41
12-22	Check # 3919		100.00	51,652.41
12-26	Icl Deposit	965.80		52,618.21
12-26	Icl Deposit	1,309.61		53,927.82
12-26	Icl Deposit	1,685.00		55,612.82
12-26	Icl Deposit	2,679.33		58,292.15
12-26	Check # 3921		550.00	57,742.15
12-26	Check # 3923		550.00	57,192.15
12-26	Check # 3916		1,200.00	55,992.15
12-26	Check # 3890		4,415.00	51,577.15
12-26	Check # 3900		4,415.00	47,162.15
12-26	Check # 3907		4,415.00	42,747.15
12-27	Icl Deposit	328.54		43,075.69
12-29	Icl Deposit	321.00		43,396.69
12-29	Icl Deposit	521.47		43,918.16
12-29	Adp Payroll Fees Adp Fees 793070407114		58.95	43,859.21
12-29	Check # 3910		350.00	43,509.21
12-29	Interest	1.68		43,510.89
12-29	Ending totals	60,541.95	52,863.65	43,510.89

Continued on the next page

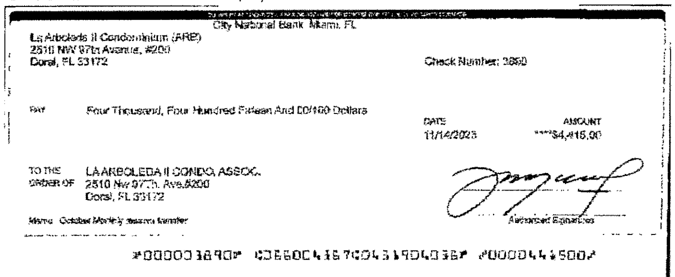
Checks

Number	Date	Amount	Number	Date	Amount
3890*	12-26	4,415.00	3909	12-08	400.00
3892*	12-04	350.00	3910	12-29	350.00
3898	12-15	1,700.00	3911*	12-07	793.32
3899	12-15	1,500.00	3916*	12-26	1,200.00
3900	12-26	4,415.00	3919	12-22	100.00
3901*	12-11	267.50	3920	12-20	300.00
3906	12-07	1,188.00	3921*	12-26	550.00
3907	12-26	4,415.00	3923	12-26	550.00
3908	12-14	200.00			

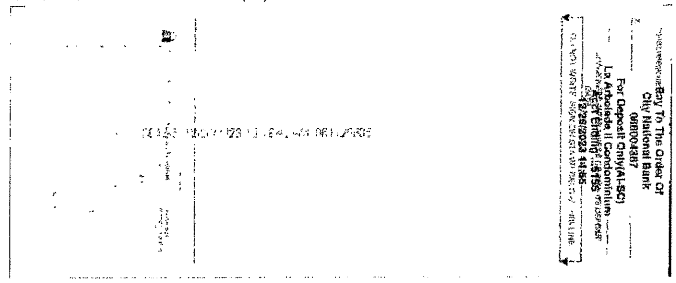
* Skip In Check Sequence

Continued on the next page

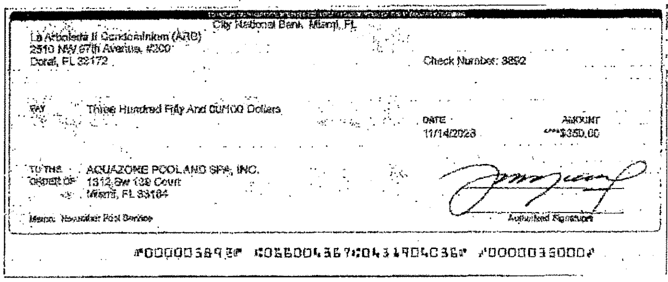
Check # 3890 Amount: $4,415.00 Date: 12/26/2023


City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3890
PAY Four Thousand, Four Hundred Fifteen And 00/100 Dollars
DATE 11/14/2023 AMOUNT ****$4,415.00
TO THE ORDER OF LA ARBOLEDA II CONDO. ASSOC. 2510 Nw 97Th. Ave.#200 Doral, FL 33172
Authorized Signature

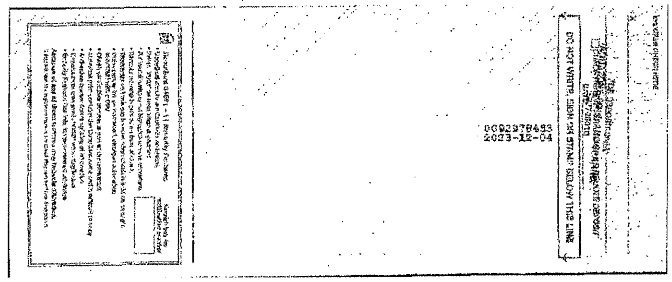
Check # 3890 Amount: $4,415.00 Date: 12/26/2023



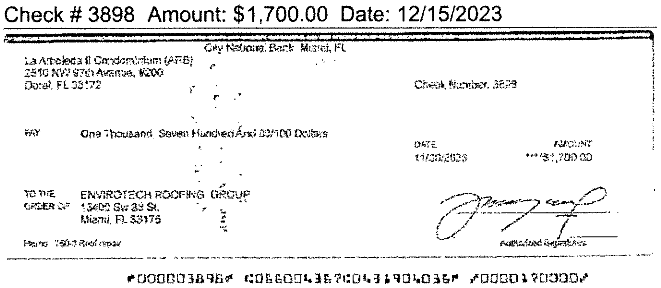
Check # 3892 Amount: $350.00 Date: 12/04/2023


City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3892
PAY Three Hundred Fifty And 00/100 Dollars
DATE 11/14/2023 AMOUNT ****$350.00
TO THE ORDER OF AQUAZONE POOL AND SPA, INC. 1312 Sw 139 Court Miami, FL 33184
Authorized Signature

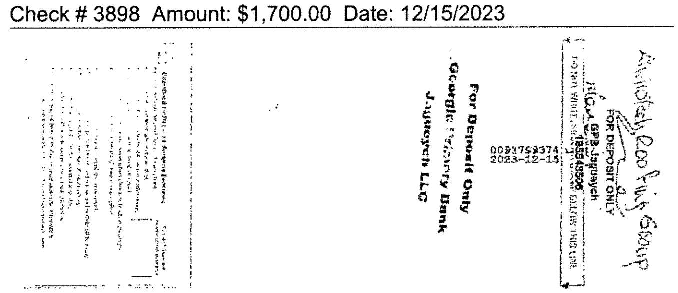
Check # 3892 Amount: $350.00 Date: 12/04/2023



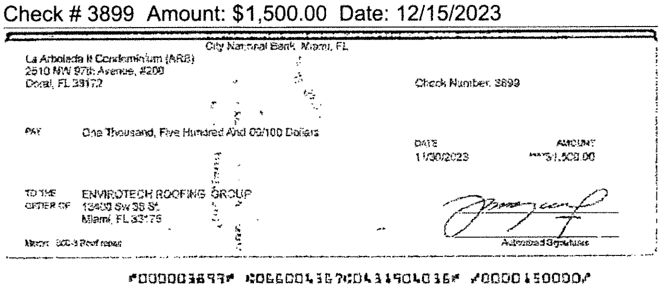
Check # 3898 Amount: $1,700.00 Date: 12/15/2023


City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3898
PAY One Thousand Seven Hundred And 00/100 Dollars
DATE 11/30/2023 AMOUNT ****$1,700.00
TO THE ORDER OF ENVIROTECH ROOFING GROUP
Authorized Signature

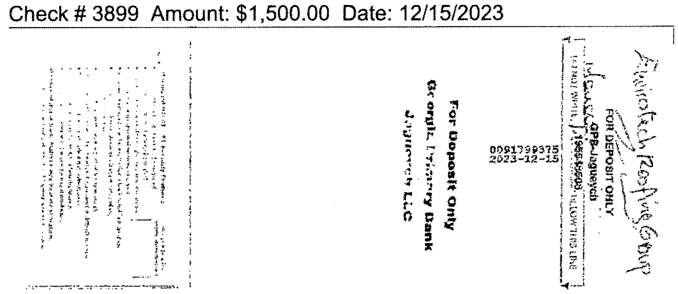
Check # 3898 Amount: $1,700.00 Date: 12/15/2023



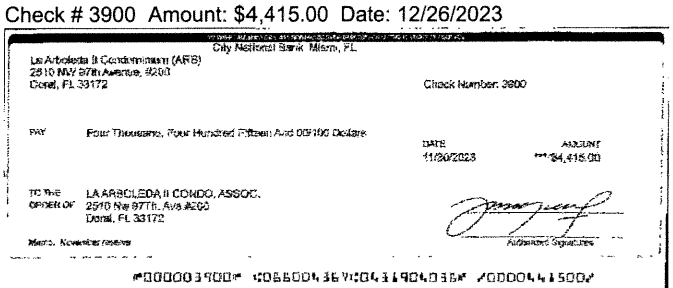
Check # 3899 Amount: $1,500.00 Date: 12/15/2023


City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3899
PAY One Thousand, Five Hundred And 00/100 Dollars
DATE 11/30/2023 AMOUNT ****$1,500.00
TO THE ORDER OF ENVIROTECH ROOFING GROUP
Authorized Signature

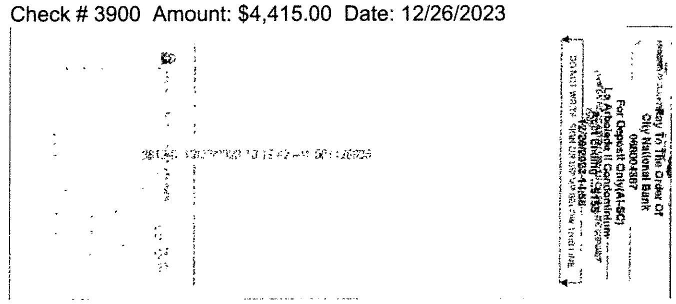
Check # 3899 Amount: $1,500.00 Date: 12/15/2023



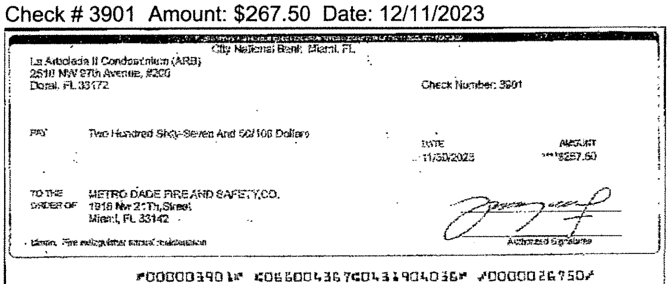
Check # 3900 Amount: $4,415.00 Date: 12/26/2023


City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3900
PAY Four Thousand, Four Hundred Fifteen And 00/100 Dollars
DATE 11/30/2023 AMOUNT ****$4,415.00
TO THE ORDER OF LA ARBOLEDA II CONDO. ASSOC. 2510 Nw 97Th. Ave.#200 Doral, FL 33172
Authorized Signature

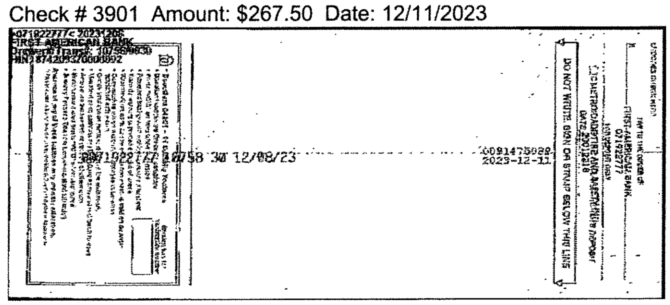
Check # 3900 Amount: $4,415.00 Date: 12/26/2023



Check # 3901 Amount: $267.50 Date: 12/11/2023


City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3901
PAY Two Hundred Sixty-Seven And 50/100 Dollars
DATE 11/30/2023 AMOUNT ****$267.50
TO THE ORDER OF METRO DADE FIRE AND SAFETY,CO. 1916 Nw 21Th.Street Miami, FL 33142
Authorized Signature

Check # 3901 Amount: $267.50 Date: 12/11/2023



Check # 3906 Amount: $1,188.00 Date: 12/07/2023

City National Bank Miami, FL

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

Check Number: 3906

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

DATE 12/05/2023 AMOUNT ****$1,188.00

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

Memo: December Management Services

Authorized Signature

⑈0000003906⑈ ⑆066004367⑆04319040 36⑈ ⑈0000118800⑈

Check # 3906 Amount: $1,188.00 Date: 12/07/2023

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 3907 Amount: $4,415.00 Date: 12/26/2023

City National Bank Miami, FL

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

Check Number: 3907

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

DATE 12/05/2023 AMOUNT ****$4,415.00

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

Memo: December reserve transfer

Authorized Signature

⑈0000003907⑈ ⑆066004367⑆04319040 36⑈ ⑈0000441500⑈

Check # 3907 Amount: $4,415.00 Date: 12/26/2023

Pay To The Order Of
City National Bank
For Deposit Only

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 3908 Amount: $200.00 Date: 12/14/2023

City National Bank Miami, FL

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

Check Number: 3908

PAY: Two Hundred And 00/100 Dollars

DATE 12/05/2023 AMOUNT ****$200.00

TO THE ORDER OF: SOUTH FLORIDA PARKING AUTHORITY
16475 Nw 77Th. Ct
UNIT 433
Miami Lakes, FL 33016

Memo: December Parking Enforcement

Authorized Signature

⑈0000003908⑈ ⑆066004367⑆04319040 36⑈ ⑈0000020000⑈

Check # 3908 Amount: $200.00 Date: 12/14/2023

0092718080
2023-12-14

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 3909 Amount: $400.00 Date: 12/08/2023

City National Bank Miami, FL

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

Check Number: 3909

PAY: Four Hundred And 00/100 Dollars

DATE 12/05/2023 AMOUNT ****$400.00

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

Memo: For repairs and supplies buildings 730-6 and 620-3

Authorized Signature

⑈0000003909⑈ ⑆066004367⑆04319040 36⑈ ⑈0000040000⑈

Check # 3909 Amount: $400.00 Date: 12/08/2023

0092358938
2023-12-09

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 3910 Amount: $350.00 Date: 12/29/2023

City National Bank Miami, FL

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

Check Number: 3910

PAY: Three Hundred Fifty And 00/100 Dollars

DATE 12/05/2023 AMOUNT ****$350.00

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

Memo: December Pool Service

Authorized Signature

⑈0000003910⑈ ⑆066004367⑆04319040 36⑈ ⑈0000035000⑈

Check # 3910 Amount: $350.00 Date: 12/29/2023

FOR DEPOSIT ONLY

0092399048
2023-12-29

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 3911 Amount: $793.32 Date: 12/07/2023

City National Bank Miami, FL

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

Check Number: 3911

PAY: Seven Hundred Ninety-Three And 32/100 Dollars

DATE 12/05/2023 AMOUNT ****$793.32

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

Memo: November charges- include copies

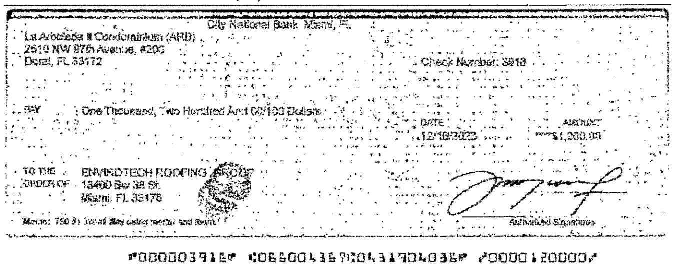
Authorized Signature

⑈0000003911⑈ ⑆066004367⑆04319040 36⑈ ⑈0000079332⑈

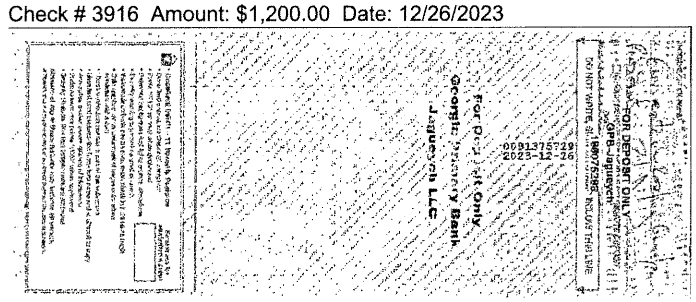
Check # 3911 Amount: $793.32 Date: 12/07/2023

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

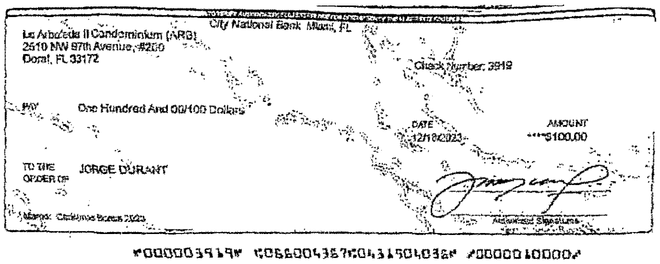
Check # 3916 Amount: $1,200.00 Date: 12/26/2023


La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
City National Bank Miami, FL
Check Number: 3916
PAY One Thousand, Two Hundred And 00/100 Dollars
DATE 12/18/2023
AMOUNT ***$1,200.00
TO THE ORDER OF ENVIROTECH ROOFING GROUP
13400 SW 38 St.
Miami, FL 33175
Authorized Signatures
⑈00000391 6⑈ ⑆066004367⑆04319040 36⑈ ⑉0000120000⑉

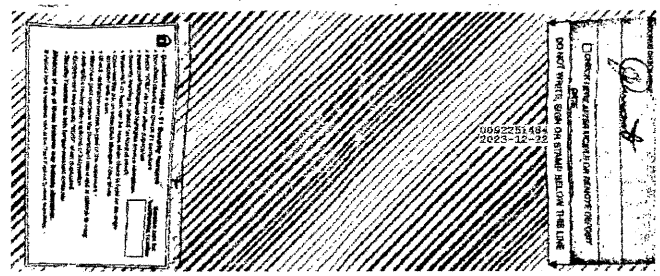
Check # 3916 Amount: $1,200.00 Date: 12/26/2023



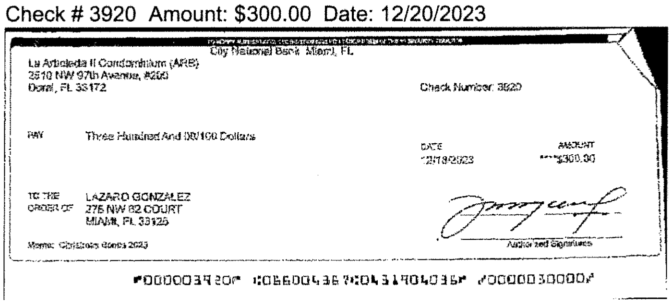
Check # 3919 Amount: $100.00 Date: 12/22/2023


La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
City National Bank Miami, FL
Check Number: 3919
PAY One Hundred And 00/100 Dollars
DATE 12/18/2023
AMOUNT ***$100.00
TO THE ORDER OF JORGE DURANT
Memo: Christmas bonus 2023
Authorized Signatures
⑈00000391 9⑈ ⑆066004367⑆04319040 36⑈ ⑉0000010000⑉

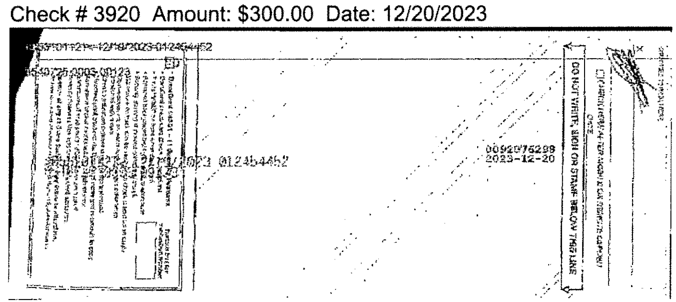
Check # 3919 Amount: $100.00 Date: 12/22/2023



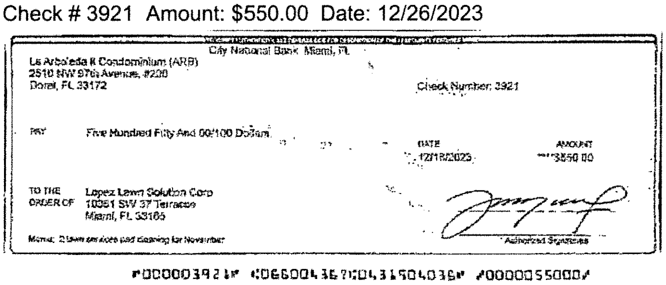
Check # 3920 Amount: $300.00 Date: 12/20/2023


La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
City National Bank Miami, FL
Check Number: 3920
PAY Three Hundred And 00/100 Dollars
DATE 12/18/2023
AMOUNT ***$300.00
TO THE ORDER OF LAZARO GONZALEZ
275 NW 82 COURT
MIAMI, FL 33126
Memo: Christmas Bonus 2023
Authorized Signatures
⑈00000392 0⑈ ⑆066004367⑆04319040 36⑈ ⑉0000030000⑉

Check # 3920 Amount: $300.00 Date: 12/20/2023

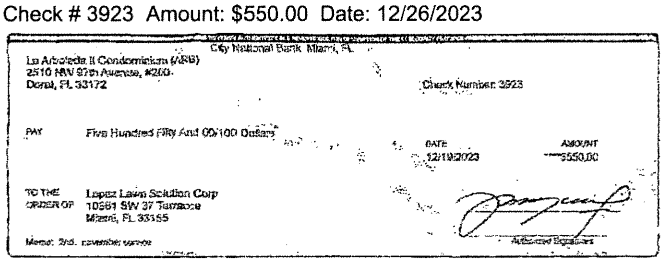


Check # 3921 Amount: $550.00 Date: 12/26/2023

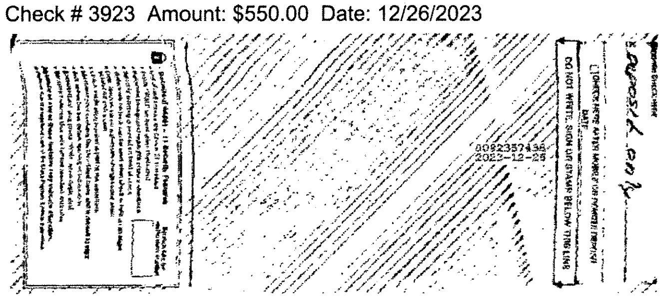

La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
City National Bank Miami, FL
Check Number: 3921
PAY Five Hundred Fifty And 00/100 Dollars
DATE 12/18/2023
AMOUNT ***$550.00
TO THE ORDER OF Lopez Lawn Solution Corp
10361 SW 37 Terrace
Miami, FL 33165
Memo: 2 lawn services and cleaning for November
Authorized Signatures
⑈00000392 1⑈ ⑆066004367⑆04319040 36⑈ ⑉0000055000⑉

Check # 3921 Amount: $550.00 Date: 12/26/2023

Check # 3923 Amount: $550.00 Date: 12/26/2023


La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
City National Bank Miami, FL
Check Number: 3923
PAY Five Hundred Fifty And 00/100 Dollars
DATE 12/19/2023
AMOUNT ***$550.00
TO THE ORDER OF Lopez Lawn Solution Corp
10361 SW 37 Terrace
Miami, FL 33165
Memo: 2nd. november service
Authorized Signatures
⑈00000392 3⑈ ⑆066004367⑆04319040 36⑈ ⑉0000055000⑉

Check # 3923 Amount: $550.00 Date: 12/26/2023



Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
12/21/2023	12/26/2023	Misc Scanned Deposit		99	$13,245.00
12/29/2023	12/30/2023	Interest			$33.50
			Total Cleared Credits		**$13,278.50**
Debits					
11/30/2023	12/15/2023	ENVIROTECH ROOFING GROUP		1072	($3,680.00)
12/05/2023	12/26/2023	ENVIROTECH ROOFING GROUP		1073	($5,100.00)
			Total Cleared Debits		**($8,780.00)**

City National Bank- Reserve 5155 Summary

Ending Account Balance:	$ 145,839.38
Uncleared Items:	$-
Adjusted Balance:	$ 145,839.38
Bank Ending Balance:	$ 145,839.38
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:10696 / 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:	$141,340.88
Last Statement:	November 30, 2023	Ending Balance:	$145,839.38
This Statement:	December 29, 2023	Average Ledger Balance:	$140,560.88
		Low Balance:	$137,660.88
		Interest Earned This Period:	$33.50
		Interest Earned 2023:	$571.82
		Days In Period:	29
		Annual Percentage Yield Earned:	0.30%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
11-30	Beginning balance			141,340.88
12-15	Check # 1072		3,680.00	137,660.88
12-26	Icl Deposit	13,245.00		150,905.88
12-26	Check # 1073		5,100.00	145,805.88
12-29	Interest	33.50		145,839.38
12-29	Ending totals	13,278.50	8,780.00	145,839.38

Checks

Number	Date	Amount	Number	Date	Amount
1072	12-15	3,680.00	1073	12-26	5,100.00

* Skip In Check Sequence

Continued on the next page

Check # 1072 Amount: $3,680.00 Date: 12/15/2023

City National Bank Miami, FL

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

Check Number: 1072

PAY Three Thousand, Six Hundred Eighty And 00/100 Dollars

DATE 11/30/2023 AMOUNT ****$3,680.00

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

Memo: Flat re-roof building 782 final payment

Authorized Signature

⑈00000 1072⑈ ⑆066004367⑆04314905155⑈ ⑈0000368000⑈

Check # 1072 Amount: $3,680.00 Date: 12/15/2023

741720 936730036803

0093792670
2023-12-15

Envirotech Roofing Group

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 1073 Amount: $5,100.00 Date: 12/26/2023

City National Bank Miami, FL

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

Check Number: 1073

PAY Five Thousand, One Hundred And 00/100 Dollars

DATE 12/05/2023 AMOUNT ****$5,100.00

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

Memo: Bldg 840 D/P for roof replacement

Authorized Signature

⑈00000 1073⑈ ⑆066004357⑆04314905155⑈ ⑈0000510000⑈

Check # 1073 Amount: $5,100.00 Date: 12/26/2023

For Deposit Only
Georgia Primary Bank
Envirotech LLC

0091375728
2023-12-26

FOR DEPOSIT ONLY

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE