Financial Report Package

January 2024

Prepared for

La Arboleda II Condominium

By

Excel Management Associates, Inc.

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	$39,368.21	$39,368.00	$0.21	$39,368.21	$39,368.00	$0.21	$472,416.00
4025-00 Reserve Contribution	4,211.00	4,211.00	-	4,211.00	4,211.00	-	50,532.00
4030-00 Late Fees	175.00	-	175.00	175.00	-	175.00	-
4060-00 Interest Income - Operating	1.71	-	1.71	1.71	-	1.71	-
Total ASSESSMENT INCOME	$43,755.92	$43,579.00	$176.92	$43,755.92	$43,579.00	$176.92	$522,948.00
Total OPERATING INCOME	**$43,755.92**	**$43,579.00**	**$176.92**	**$43,755.92**	**$43,579.00**	**$176.92**	**$522,948.00**
OPERATING EXPENSE							
ADMINISTRATIVE							
5010-00 Bad Debt Expense	-	150.00	150.00	-	150.00	150.00	1,800.00
5015-00 Bank Charges	21.00	22.00	1.00	21.00	22.00	1.00	264.00
5025-00 Legal & Professional Services	-	90.00	90.00	-	90.00	90.00	1,080.00
5030-00 Licenses & Permits	208.75	112.00	(96.75)	208.75	112.00	(96.75)	1,344.00
5031-00 Annual Fire Dept. Inspection Permit	-	79.00	79.00	-	79.00	79.00	948.00
5035-00 Management Expense	1,188.00	1,188.00	-	1,188.00	1,188.00	-	14,256.00
5040-00 Payroll Services	1,195.30	1,300.00	104.70	1,195.30	1,300.00	104.70	15,600.00
5041-00 Payroll Taxes/Services	83.50	205.00	121.50	83.50	205.00	121.50	2,460.00
5045-00 Printing & Postage	-	114.00	114.00	-	114.00	114.00	1,368.00
5050-00 Audit & Tax Preparation	-	245.00	245.00	-	245.00	245.00	2,940.00
5065-00 Insurance Expense	24,921.04	23,430.00	(1,491.04)	24,921.04	23,430.00	(1,491.04)	281,160.00
5085-00 Insurance- Workman's Compensation	-	100.00	100.00	-	100.00	100.00	1,200.00
Total ADMINISTRATIVE	$27,617.59	$27,035.00	($582.59)	$27,617.59	$27,035.00	($582.59)	$324,420.00
UTILITIES							
5710-00 Electricity	605.00	350.00	(255.00)	605.00	350.00	(255.00)	4,200.00
5740-00 Telephone	138.05	180.00	41.95	138.05	180.00	41.95	2,160.00
5750-00 Waste Removal	2,431.38	2,520.00	88.62	2,431.38	2,520.00	88.62	30,240.00
5760-00 Water & Sewer	11,558.09	5,520.00	(6,038.09)	11,558.09	5,520.00	(6,038.09)	66,240.00
Total UTILITIES	$14,732.52	$8,570.00	($6,162.52)	$14,732.52	$8,570.00	($6,162.52)	$102,840.00
REPAIRS & IMPROVEMENTS							
6015-00 Electrical Repairs	425.75	375.00	(50.75)	425.75	375.00	(50.75)	4,500.00
6055-00 General Repairs & Maintenance	4,052.44	717.00	(3,335.44)	4,052.44	717.00	(3,335.44)	8,604.00
6140-00 Roof Repairs	-	208.00	208.00	-	208.00	208.00	2,496.00
Total REPAIRS & IMPROVEMENTS	$4,478.19	$1,300.00	($3,178.19)	$4,478.19	$1,300.00	($3,178.19)	$15,600.00
CONTRACT & SUPPLIES							
6520-00 Fire Extinguisher Inspections	-	18.00	18.00	-	18.00	18.00	216.00
6545-00 Lake Maintenance	152.94	152.00	(0.94)	152.94	152.00	(0.94)	1,824.00
6550-00 Lawn Maintenance	550.00	1,100.00	550.00	550.00	1,100.00	550.00	13,200.00
6565-00 Parking Enforcement	200.00	100.00	(100.00)	200.00	100.00	(100.00)	1,200.00
6575-00 Pool Contract	350.00	355.00	5.00	350.00	355.00	5.00	4,260.00
6590-00 Shrub & Tree Maintenance	-	500.00	500.00	-	500.00	500.00	6,000.00
6598-00 Storage	90.00	38.00	(52.00)	90.00	38.00	(52.00)	456.00
6599-00 Supplies	-	200.00	200.00	-	200.00	200.00	2,400.00
Total CONTRACT & SUPPLIES	$1,342.94	$2,463.00	$1,120.06	$1,342.94	$2,463.00	$1,120.06	$29,556.00

Income Statement - Operating

La Arboleda II Condominium

From 01/01/2024 to 01/31/2024

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
RESERVE ACCOUNT ACTIVITY							
7000-00 General Reserves	$4,211.00	$4,211.00	$-	$4,211.00	$4,211.00	$-	$50,532.00
Total RESERVE ACCOUNT ACTIVITY	$4,211.00	$4,211.00	$-	$4,211.00	$4,211.00	$-	$50,532.00
Total OPERATING EXPENSE	**$52,382.24**	**$43,579.00**	**($8,803.24)**	**$52,382.24**	**$43,579.00**	**($8,803.24)**	**$522,948.00**
Net Income:	**($8,626.32)**	**$0.00**	**($8,626.32)**	**($8,626.32)**	**$0.00**	**($8,626.32)**	**$0.00**

Balance Sheet - Operating

La Arboleda II Condominium

End Date: 01/31/2024

Assets			
CASH- OPERATING			
10-1000-00	City National Bank- OPR 4036	$42,007.66	
10-1060-00	Petty Cash	50.00	
10-1070-00	Due to/from Operating	(140,781.51)	
Total CASH- OPERATING:			($98,723.85)
CASH - RESERVE			
12-1200-00	City National Bank- Reserve 5155	150,090.14	
12-1240-00	Due to/from Reserves	140,781.51	
Total CASH - RESERVE:			$290,871.65
ACCOUNTS RECEIVABLE			
14-1400-00	Accounts Receivable- Homeowner	23,943.25	
14-1420-00	Allowance for Doubtful Account	(1,000.00)	
Total ACCOUNTS RECEIVABLE:			$22,943.25
CURRENT ASSETS			
15-1500-00	Prepaid Insurance	82,877.20	
Total CURRENT ASSETS:			$82,877.20
Total Assets:			**$297,968.25**
Liabilities & Equity			
CURRENT LIABILITIES			
20-2000-00	Accounts Payable	55,335.56	
20-2020-00	Prepaid Assessments	17,527.59	
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:			$165,821.54
RESERVE CONTRIBUTIONS			
30-3010-00	Reserve- Interest	2,707.97	
30-3085-00	Painting Reserve	54,169.43	
30-3095-00	Pool Reserve	4,120.16	
30-3100-00	Resurfacing Reserve	(12,022.09)	
30-3105-00	Flat Roofing 700, 830, 850 Reserve	14,853.64	
30-3106-00	Flat Roofing 730, 770, 860, 870 Reserve	16,708.66	
30-3107-00	Flat Roofing 780-786	(109,072.28)	
30-3108-00	Tile Roofing Reserve	330,657.83	
30-3110-00	Flat Roofing 760,800,750 Reserve	2,510.96	
30-3111-00	Fat Roofing 716-742	166.67	
Total RESERVE CONTRIBUTIONS:			$304,800.95
EQUITY			
32-3210-00	Retained Earnings- Operating	(164,027.92)	

Total EQUITY:		($164,027.92)
Net Income Gain / Loss	($8,626.32)	
		($8,626.32)
Total Liabilities & Equity:		**$297,968.25**

General Ledger Trial Balance

La Arboleda II Condominium

From: 10-1000-00 To: 80-8025-00 01/01/2024 to 01/31/2024

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1000-00	City National Bank- OPR 4036	$37,959.22	$69,134.07	$65,085.63	$42,007.66
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	$145,839.38	$4,250.76	$0.00	$150,090.14
12-1240-00	Due to/from Reserves	$140,781.51	$0.00	$0.00	$140,781.51
14-1400-00	Accounts Receivable- Homeowner	$23,162.45	$43,754.21	$42,973.41	$23,943.25
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	($31,176.16)	$90,156.44	$114,315.84	($55,335.56)
20-2020-00	Prepaid Assessments	($16,331.43)	$3,345.58	$4,541.74	($17,527.59)
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)	$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	($2,668.21)	$0.00	$39.76	($2,707.97)
30-3085-00	Painting Reserve	($53,230.32)	$0.00	$939.11	($54,169.43)
30-3095-00	Pool Reserve	($3,993.49)	$0.00	$126.67	($4,120.16)
30-3100-00	Resurfacing Reserve	$12,664.90	$0.00	$642.81	$12,022.09
30-3105-00	Flat Roofing 700, 830, 850 Reserve	($14,578.63)	$0.00	$275.01	($14,853.64)
30-3106-00	Flat Roofing 730, 770, 860, 870 Reserve	($16,329.17)	$0.00	$379.49	($16,708.66)
30-3107-00	Flat Roofing 780-786	$98,003.01	$11,900.00	$830.73	$109,072.28
30-3108-00	Tile Roofing Reserve	($330,068.28)	$0.00	$589.55	($330,657.83)
30-3110-00	Flat Roofing 760,800,750 Reserve	($2,250.00)	$0.00	$260.96	($2,510.96)
30-3111-00	Fat Roofing 716-742	$0.00	$0.00	$166.67	($166.67)
32-3210-00	Retained Earnings- Operating	$164,027.92	$0.00	$0.00	$164,027.92
40-4000-00	Assessments- Member's	$0.00	$4,211.00	$43,579.21	($39,368.21)
40-4025-00	Reserve Contribution	$0.00	$0.00	$4,211.00	($4,211.00)
40-4030-00	Late Fees	$0.00	$0.00	$175.00	($175.00)
40-4060-00	Interest Income - Operating	$0.00	$0.00	$1.71	($1.71)
40-4065-00	Interest Income - Reserve	$0.00	$39.76	$39.76	$0.00
50-5015-00	Bank Charges	$0.00	$21.00	$0.00	$21.00
50-5030-00	Licenses & Permits	$0.00	$208.75	$0.00	$208.75
50-5035-00	Management Expense	$0.00	$1,188.00	$0.00	$1,188.00
50-5040-00	Payroll Services	$0.00	$2,327.62	$1,132.32	$1,195.30

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
50-5041-00	Payroll Taxes/Services	$0.00	$237.99	$154.49	$83.50
50-5065-00	Insurance Expense	$0.00	$24,921.04	$0.00	$24,921.04
57-5710-00	Electricity	$0.00	$605.00	$0.00	$605.00
57-5740-00	Telephone	$0.00	$138.05	$0.00	$138.05
57-5750-00	Waste Removal	$0.00	$2,431.38	$0.00	$2,431.38
57-5760-00	Water & Sewer	$0.00	$28,720.71	$17,162.62	$11,558.09
60-6015-00	Electrical Repairs	$0.00	$425.75	$0.00	$425.75
60-6055-00	General Repairs & Maintenance	$0.00	$4,052.44	$0.00	$4,052.44
65-6545-00	Lake Maintenance	$0.00	$152.94	$0.00	$152.94
65-6550-00	Lawn Maintenance	$0.00	$550.00	$0.00	$550.00
65-6565-00	Parking Enforcement	$0.00	$200.00	$0.00	$200.00
65-6575-00	Pool Contract	$0.00	$350.00	$0.00	$350.00
65-6598-00	Storage	$0.00	$90.00	$0.00	$90.00
65-6600-00	Waste Removal Expense	$0.00	$2,431.38	$2,431.38	$0.00
70-7000-00	General Reserves	$0.00	$4,211.00	$0.00	$4,211.00
70-7010-00	Reserve Transfers	$0.00	$4,211.00	$4,211.00	$0.00
	Totals:	**$0.00**	**$304,265.87**	**$304,265.87**	**$0.00**

Homeowner Aging Report Excluding Prepaid

La Arboleda II Condominium

End Date: 01/31/2024

Description		Current	Over 30	Over 60	Over 90	Balance
ARB7001 - Xenia Valdes Owner 700 Nw 106 Avenue Unit 1						**Last Payment:** $479.20 on 01/15/2024
	Total:	**$479.20**	**$0.00**	**$95.80**	**$0.00**	**$575.00**
ARB7002 - Iliana Aday Owner 700 Nw 106 Avenue Unit 2						**Last Payment:** $490.39 on 01/18/2024
	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:	**$504.20**	**$0.00**	**$600.43**	**$881.76**	**$1,986.39**
ARB7101 - Jesus Trujillo & Ida Trujillo Owner 710 Nw 106 Avenue Unit 1						**Last Payment:** $561.52 on 01/15/2024
	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 01/24/2024
	Total:	**$311.59**	**$0.00**	**$0.00**	**$0.00**	**$311.59**
ARB7143 - Dalila Del Pilar Allen Owner 714 Nw 106 Avenue Unit 3						**Last Payment:** $448.43 on 01/11/2024
	Total:	**$584.00**	**$0.00**	**$402.09**	**$0.00**	**$986.09**
ARB7164 - Ramiro Pedraza Owner 716 Nw 106 Avenue Unit 4						**Last Payment:** $584.00 on 01/02/2024
	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:** $490.39 on 01/08/2024 **Collection Status:** Attorney
	Total:	**$515.39**	**$25.00**	**$613.88**	**$2,119.22**	**$3,273.49**
ARB7204 - Omar Betancourt & Carmen Betancourt Owner 720 Nw 106 Avenue Unit 4						**Last Payment:** $1,433.34 on 12/21/2023
	Total:	**$504.20**	**$0.00**	**$0.00**	**$0.00**	**$504.20**
ARB7302 - Silvia Marrero Owner 730 Nw 106 Avenue Unit 2						**Last Payment:** $480.00 on 01/18/2024
	Total:	**$490.39**	**$0.00**	**$588.88**	**$976.77**	**$2,056.04**
ARB7464 - Surekha Joshi Owner 746 Nw 106 Avenue Unit 4						**Last Payment:** $448.43 on 01/10/2024
	Total:	**$584.00**	**$0.00**	**$310.15**	**$0.00**	**$894.15**
ARB7501 - Hector M. Ruyol Jr. Owner 750 Nw 106 Avenue Unit 1						**Last Payment:** $462.23 on 01/15/2024
	Total:	**$462.33**	**$0.00**	**$77.57**	**$0.00**	**$539.90**
ARB7508 - Bertha Bagaria Owner 750 Nw 106 Avenue Unit 8						**Last Payment:** $449.26 on 01/18/2024
	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:	**$459.27**	**$25.00**	**$546.47**	**$1,067.94**	**$2,098.68**

Homeowner Aging Report Excluding Prepaid

La Arboleda II Condominium

End Date: 01/31/2024

Description		Current	Over 30	Over 60	Over 90	Balance
ARB7603 - Angel Castro & Ana Castro Owner 760 Nw 106 Avenue Unit 3						**Last Payment:** $449.26 on 01/11/2024
	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:** $419.27 on 01/31/2024
	Total:	**$377.58**	**$0.00**	**$0.00**	**$0.00**	**$377.58**
ARB7707 - Angel Parrilla & Sheila Leon Owner 770 Nw 106 Avenue Unit 7						**Last Payment:** $475.00 on 01/18/2024
	Total:	**$462.73**	**$0.00**	**$0.00**	**$0.00**	**$462.73**
ARB7708 - Joaquin Daniel Owner 770 Nw 106 Avenue Unit 8						**Last Payment:** $490.39 on 01/15/2024
	Total:	**$44.50**	**$0.00**	**$0.00**	**$0.00**	**$44.50**
ARB7822 - Rafael Orfila & Nelly Sanabria Owner 782 Nw 106 Avenue Unit 2						**Last Payment:** $584.00 on 01/15/2024
	Total:	**($0.05)**	**$0.00**	**$0.00**	**$0.00**	**($0.05)**
ARB8007 - Alba Acosta Owner 800 Nw 106 Avenue Unit 7						**Last Payment:** $449.26 on 01/18/2024
	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 01/01/2024 **Collection Status:** 30 Day Letter
	Total:	**$584.00**	**$0.00**	**$701.29**	**$68.21**	**$1,353.50**
ARB8304 - Alain Bello Rey & Yanira Rey Owner 830 Nw 106 Avenue Unit 4						**Last Payment:** $434.27 on 01/29/2024
	Total:	**$434.27**	**$0.00**	**$521.47**	**$106.03**	**$1,061.77**
ARB8307 - Juan M. Rodriguez Owner 830 Nw 106 Avenue Unit 7						**Last Payment:** $490.39 on 01/15/2024
	Total:	**($0.47)**	**$0.00**	**$0.00**	**$0.00**	**($0.47)**
ARB8308 - Oscar Benavides Owner 830 Nw 106 Avenue Unit 8						**Last Payment:** $434.27 on 01/24/2024
	Total:	**$73.74**	**$0.00**	**$0.00**	**$0.00**	**$73.74**
ARB8402 - Irma Fernandez Owner 840 Nw 106 Avenue Unit 2						**Last Payment:** $425.00 on 12/22/2023 **Collection Status:** Attorney
	Total:	**$515.39**	**$0.00**	**$613.88**	**$2,045.39**	**$3,174.66**
ARB8403 - Darlene Burgos-Olivera Owner 840 Nw 106 Avenue Unit 3						**Last Payment:** $499.39 on 01/24/2024
	Total:	**$490.39**	**$0.00**	**$137.60**	**$0.00**	**$627.99**
ARB8404 - Aida Rosa Pico Owner 840 Nw 106 Avenue Unit 4						**Last Payment:** $479.20 on 01/18/2024
	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:	**$479.20**	**$0.00**	**$162.95**	**$0.00**	**$642.15**

Homeowner Aging Report Excluding Prepaid

La Arboleda II Condominium

End Date: 01/31/2024

Description		Current	Over 30	Over 60	Over 90	Balance
ARB8504 - Mercy Levine Owner 850 Nw 106 Avenue Unit 4					**Last Payment:** $479.20 on 01/11/2024	
	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 01/08/2024	
	Total:	**$490.39**	**$0.00**	**$260.44**	**$0.00**	**$750.83**
ARB8603 - Jeremy Ferry & Paulina Ferry Owner 860 Nw 106 Avenue Unit 3					**Last Payment:** $250.00 on 01/24/2024	
	Total:	**$244.43**	**$0.00**	**$0.00**	**$0.00**	**$244.43**
ARB8604 - Orlando Sendon & Margarita Sendon Owner 860 Nw 106 Avenue Unit 4					**Last Payment:** $479.20 on 01/05/2024	
	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:** $252.86 on 01/23/2024	
	Total:	**$472.30**	**$0.00**	**$0.00**	**$0.00**	**$472.30**

Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
La Arboleda II Condominium	**$10,995.03**	**$50.00**	**$5,632.90**	**$7,265.32**	**$23,943.25**

Description	Total
Assessment (Delinquent Fee) 2023	$299.48
Assessment (Delinquent Fee) 2024	$175.00
Assessment 2023	$7,693.66
Assessment 2024	$10,870.55
Special Assessment 2023	$4,904.56
AR Total:	**$23,943.25**

Cash Disbursement

La Arboleda II Condominium

01/01/2024 - 01/31/2024

Date	Check #	Payee			Amount
10-1000-00 City National Bank- OPR 4036					
01/02/2024	3924	IPFS CORPORATION	Voided on 1/2/2024 11:30:25AM		$0.00
		Invoice #: 6th Instal 01032024			
		20-2040-00 6th installment of insurance finance		$24,921.04	
01/02/2024	3925	EXCEL MANAGEMENT ASSOCIATES			$90.00
		Invoice #: 07194744			
		65-6598-00 quarterly storage rental		$90.00	
01/02/2024	3926	EXCEL MANAGEMENT ASSOCIATES			$1,188.00
		Invoice #: 07194745			
		50-5035-00 Professional Management Services January		$1,188.00	
01/02/2024	3927	LA ARBOLEDA II CONDO. ASSOC.			$4,211.00
		Invoice #: 01/02/2023			
		70-7010-00 January reserve		$4,211.00	
01/02/2024	3928	SOLITUDE LAKE MANAGEMENT			$152.94
		Invoice #: PSI030895			
		65-6545-00 December service		$152.94	
01/02/2024	3929	SOUTH FLORIDA PARKING AUTHORITY			$200.00
		Invoice #: 16905			
		65-6565-00 Parking Enforcement services for January		$200.00	
01/02/2024	3930	IPFS CORPORATION			$24,921.04
		Invoice #: 6th Instal 01032024			
		50-5065-00 6th installment of insurance finance		$24,921.04	
01/02/2024	3931	FPL			$574.82
		Invoice #: 02413701122024			
		57-5710-00 Electricity service for 820 from 11/22-12/22		$574.82	
01/02/2024	3932	MIAMI-DADE WATER & SEWER			$1,078.56
		Invoice #: 450764420001122024			
		57-5760-00 Water and sewer services from 11/14-12/15		$1,078.56	
01/02/2024	3933	SOLITUDE LAKE MANAGEMENT			$152.94
		Invoice #: PS1039653			
		65-6545-00 January maintenance		$152.94	
01/02/2024	3934	AQUAZONE POOL AND SPA, INC.			$350.00
		Invoice #: 11417			
		65-6575-00 January 2024 pool service		$350.00	
01/11/2024	3935	LAZARO GONZALEZ			$730.00
		Invoice #: 739555			
		60-6055-00 Repairs to porch 830-3, Fence 800-2, and cutting of palm tree and tree in 812.		$730.00	
01/11/2024	3936	LAZARO GONZALEZ			$800.00
		Invoice #: 739556			
		60-6055-00 Replace bars in porch 800-3, replace fences 760-4, and pest control and fence unit 760-2.		$150.00	
		60-6055-00 Replace bars in porch 800-3, replace fences 760-4, and pest control and fence unit 760-2.		$650.00	
01/11/2024	3937	LAZARO GONZALEZ			$400.00

Date	Check #	Payee		Amount
		Invoice #: 01102024		
		60-6055-00 For material to build fence for units 850-1, 840-1, and paint.	$400.00	
01/11/2024	3938	LAZARO GONZALEZ		$156.81
		Invoice #: 1/10/2024		
		60-6055-00 Reimb. expenses for material for fence repairs	$156.81	
01/11/2024	3939	Lopez Lawn Solution Corp		$1,100.00
		Invoice #: 01042024		
		65-6550-00 2 lawn services December 2023	$1,100.00	
01/11/2024	3940	AT&T		$138.05
		Invoice #: 30895782101/19		
		57-5740-00 Internet services from Dec 29-Jan 28	$138.05	
01/11/2024	0	MIAMI DADE COUNTY, BOARD OF COUNTY COMMIS		$147.50
		Invoice #: I2024108127		
		50-5030-00 Community Association Registration CR23003740	$147.50	
01/11/2024	3941	WASTE CONNECTIONS OF FLORIDA		$2,431.38
		Invoice #: 3077880W440		
		65-6600-00 Waste removal service for January 2024	$2,431.38	
01/04/2024	0	ADP PAYROLL SERVICES		$461.75
		Invoice #: 01042024		
		50-5040-00 Payroll Services w/e 01/05/2024	$461.75	
01/04/2024	0	ADP PAYROLL SERVICES		$80.00
		Invoice #: 10423		
		50-5040-00 Payroll taxes	$38.25	
		50-5041-00 Payroll taxes	$41.75	
01/17/2024	0	ADP PAYROLL SERVICES		$461.75
		Invoice #: 01172024		
		50-5040-00 Payroll Services w/e 01/19/2024	$461.75	
01/17/2024	0	ADP PAYROLL SERVICES	Voided on 1/17/2024 2:12:28PM	$0.00
		Invoice #: 011224		
		50-5040-00 Payroll Service	$41.75	
01/12/2024	0	ADP PAYROLL SERVICES		$58.95
		Invoice #: 011224		
		50-5040-00 Payroll Service	$58.95	
01/18/2024	0	ADP PAYROLL SERVICES		$80.00
		Invoice #: 011824		
		50-5040-00 Payroll taxes w/e 01/19/2024	$38.25	
		50-5041-00 Payroll taxes w/e 01/19/2024	$41.75	
01/26/2024	0	ADP PAYROLL SERVICES		$58.95
		Invoice #: 012624		
		50-5040-00 Payroll Service	$58.95	
01/31/2024	0	ADP PAYROLL SERVICES		$77.40
		Invoice #: 013124		
		50-5040-00 Payroll Service	$77.40	
01/16/2024	0	CITY NATIONAL BANK		$21.00
		50-5015-00 Bank Adjustment - Monthly service fee; Monthly service fee	$21.00	

Date	Check #	Payee				Amount
			Account Totals	# Checks:	28	$40,122.84
			Association Totals	# Checks:	28	$40,122.84

PrePaid Homeowner List
La Arboleda II Condominium

End Date: 1/31/2024

Account No:	Homeowner Name	Address	Balance
ARB7701	Paterno Escarilla Jr & Julieta Escarilla	770 Nw 106 Avenue Unit 1 Miami, FL 33172	($434.47)
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 Ro E_Pena@Bellsouth.Net,leidy896@yahoo.com	830 Nw 106 Avenue Unit 1 Miami, FL 33172	($232.63)
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	($1,242.97)
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	($5,394.29)
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)
ARB7303	Maria Teresa Romero & Fernando Solis Matero1955@Gmail.Com,Fsolispintor@Gmail.Com	730 Nw 106 Avenue Unit 3 Miami, FL 33172	($188.02)
ARB7443	Ruth Arguello-Zampieri Rzampieri28@Hotmail.Com	744 Nw 106 Avenue Unit 3 Miami, FL 33172	($561.52)
ARB7703	Ivania Morazan Ijiron@Hotmail.Com	770 Nw 106 Avenue Unit 3 Miami, FL 33172	($365.92)
ARB8143	Angeles A. Mendoza Amentio@Bellsouth.Net,Miguel.Mil@Hotmail.Com	814 Nw 106 Avenue Unit 3 Miami, FL 33172	($763.36)
ARB7304	Ovidio Jasso Anapaolajasso@Hotmail.Com	730 Nw 106 Avenue Unit 4 Miami, FL 33172	($4,961.06)
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)
ARB7608	William Orozco Rentalpropertymiami@Gmail.Com	760 Nw 106 Avenue Unit 8 Miami, FL 33172	($462.33)
ARB75010	Julia, Luz Polanco Gill & Jose Polanco Gill	750 Nw 106 Avenue Unit 10 Miami, FL 33172	($462.33)
		La Arboleda II Condominium Total 23	**($17,527.59)**

Bank Account Reconciliation

La Arboleda II Condominium

City National Bank- OPR 4036 (End: 01/31/2024)

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)
12/31/2023		Beginning Balance		1000	($2,252.94)
			Total Uncleared		**($4,170.94)**
Cleared Items					
Credits					
12/29/2023	01/02/2024	Deposit from batch 9756	9756 - Online Payment	569	$419.27
01/02/2024	01/03/2024	Deposit from batch 9773	9773 - Online Payment	570	$448.43
01/02/2024	01/02/2024	Deposit from batch 9799	9799 - Auto Payment	571	$584.00
01/03/2024	01/04/2024	Deposit from batch 9798	9798 - Online Payment	573	$434.27
01/03/2024	01/04/2024	Deposit from batch 9801	9801 - Online Payment	574	$1,260.81
01/03/2024	01/03/2024	Deposit from batch 9803	9803 - Scanned Checks	572	$3,075.88
01/04/2024	01/05/2024	Deposit from batch 9839	9839 - Online Payment	575	$490.39
01/04/2024	01/08/2024	Deposit from batch 9758	9758 - ACH Payment	576	$2,255.52
01/05/2024	01/08/2024	Deposit from batch 9846	9846 - Online Payment	578	$561.52
01/05/2024	01/08/2024	Deposit from batch 9844	9844 - Online Payment	577	$958.40
01/08/2024	01/08/2024	Deposit from batch 9882	9882 - Auto Payment	581	$584.00
01/08/2024	01/09/2024	Deposit from batch 9852	9852 - Online Payment	580	$1,599.11
01/08/2024	01/08/2024	Deposit from batch 9864	9864 - Scanned Checks	579	$4,803.31
01/09/2024	01/10/2024	Deposit from batch 9880	9880 - Online Payment	582	$449.26
01/09/2024	01/09/2024	Deposit from batch 9896	9896 - Auto Payment	583	$913.47
01/10/2024	01/11/2024	Deposit from batch 9898	9898 - Online Payment	584	$897.69
01/11/2024	01/11/2024	Deposit from batch 9911	9911 - Scanned Checks	585	$5,332.79
01/16/2024	01/16/2024	Deposit from batch 9979	9979 - Scanned Checks	589	$1,471.28
01/16/2024	01/17/2024	Deposit from batch 9950	9950 - Online Payment	590	$1,571.21
01/16/2024	01/16/2024	Deposit from batch 9957	9957 - Scanned Checks	588	$3,637.39
01/18/2024	01/18/2024	Deposit from batch 10040	10040 - Auto Payment	592	$909.66
01/18/2024	01/18/2024	Deposit from batch 10025	10025 - Scanned Checks	591	$3,335.99
01/19/2024	01/19/2024	Deposit from batch 10049	10049 - Auto Payment	593	$419.27
01/22/2024	01/22/2024	Deposit from batch 10056	10056 - Scanned Checks	594	$419.27
01/23/2024	01/23/2024	Deposit from batch 10080	10080 - Auto Payment	595	$836.86
01/24/2024	01/24/2024	Deposit from batch 10112	10112 - Auto Payment	597	$896.60
01/24/2024	01/24/2024	Deposit from batch 10084	10084 - Scanned Checks	596	$1,077.93
01/29/2024	01/29/2024	Deposit from batch 10167	10167 - Auto Payment	599	$462.33
01/29/2024	01/29/2024	Deposit from batch 10150	10150 - Scanned Checks	598	$1,458.12
01/30/2024	01/31/2024	Deposit from batch 10171	10171 - Online Payment	600	$419.27
01/31/2024	01/31/2024	Interest			$1.71
01/31/2024	01/31/2024	Deposit from batch 10185	10185 - Scanned Checks	601	$2,605.54
			Total Cleared Credits		**$44,590.55**
Debits					
12/18/2023	01/03/2024	ENVIROTECH ROOFING GROUP		3913	($480.00)
12/18/2023	01/03/2024	ENVIROTECH ROOFING GROUP		3914	($480.00)
12/18/2023	01/03/2024	ENVIROTECH ROOFING GROUP		3915	($480.00)
12/29/2023	01/02/2024	DIVISION OF FLORIDA CONDO		0	($360.00)
01/02/2024	01/03/2024	IPFS CORPORATION		3930	($24,921.04)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
01/02/2024	01/26/2024	LA ARBOLEDA II CONDO. ASSOC.		3927	($4,211.00)
01/02/2024	01/10/2024	EXCEL MANAGEMENT ASSOCIATES		3926	($1,188.00)
01/02/2024	01/04/2024	MIAMI-DADE WATER & SEWER		3932	($1,078.56)
01/02/2024	01/04/2024	FPL		3931	($574.82)
01/02/2024	01/26/2024	AQUAZONE POOL AND SPA, INC.		3934	($350.00)
01/02/2024	01/16/2024	SOUTH FLORIDA PARKING AUTHORITY		3929	($200.00)
01/02/2024	01/18/2024	SOLITUDE LAKE MANAGEMENT		3928	($152.94)
01/02/2024	01/18/2024	SOLITUDE LAKE MANAGEMENT		3933	($152.94)
01/02/2024	01/10/2024	EXCEL MANAGEMENT ASSOCIATES		3925	($90.00)
01/04/2024	01/05/2024	ADP PAYROLL SERVICES		0	($461.75)
01/04/2024	01/05/2024	ADP PAYROLL SERVICES		0	($80.00)
01/11/2024	01/12/2024	WASTE CONNECTIONS OF FLORIDA		3941	($2,431.38)
01/11/2024	01/19/2024	Lopez Lawn Solution Corp		3939	($1,100.00)
01/11/2024	01/16/2024	LAZARO GONZALEZ		3936	($800.00)
01/11/2024	01/16/2024	LAZARO GONZALEZ		3935	($730.00)
01/11/2024	01/16/2024	LAZARO GONZALEZ		3937	($400.00)
01/11/2024	01/16/2024	LAZARO GONZALEZ		3938	($156.81)
01/11/2024	01/30/2024	MIAMI DADE COUNTY, BOARD OF COUNTY COMMISSIONERS		0	($147.50)
01/11/2024	01/16/2024	AT&T		3940	($138.05)
01/12/2024	01/12/2024	ADP PAYROLL SERVICES		0	($58.95)
01/16/2024	01/16/2024	CITY NATIONAL BANK		0	($21.00)
01/17/2024	01/18/2024	ADP PAYROLL SERVICES		0	($461.75)
01/18/2024	01/18/2024	ADP PAYROLL SERVICES		0	($80.00)
01/26/2024	01/26/2024	ADP PAYROLL SERVICES		0	($58.95)
01/31/2024	01/31/2024	ADP PAYROLL SERVICES		0	($77.40)
			Total Cleared Debits		**($41,922.84)**

City National Bank- OPR 4036 Summary

Ending Account Balance:	$ 42,007.66
Uncleared Items:	($4,170.94)
Adjusted Balance:	$ 46,178.60
Bank Ending Balance:	$ 46,178.60
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:10522 / 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:	$43,510.89
Last Statement:	December 29, 2023	Ending Balance:	$46,178.60
This Statement:	January 31, 2024	Average Ledger Balance:	$37,766.07
		Low Balance:	$21,307.77
		Interest Earned This Period:	$1.71
		Interest Earned 2024:	$1.71
		Days In Period:	33
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
12-29	Beginning balance			43,510.89
01-02	Icl Deposit	584.00		44,094.89
01-02	La Arboleda Ii C Onlinepay 9756	419.27		44,514.16
01-02	Dbpr Dbpr 202361557850		360.00	44,154.16
01-03	Icl Deposit	3,075.88		47,230.04
01-03	La Arboleda Ii C Onlinepay 9773	448.43		47,678.47
01-03	Ipfs800-584-9969 Ipfspmtgaa D36548		24,921.04	22,757.43
01-03	Check # 3913		480.00	22,277.43
01-03	Check # 3914		480.00	21,797.43
01-03	Check # 3915		480.00	21,317.43
01-04	La Arboleda Ii C Onlinepay 9798	434.27		21,751.70
01-04	La Arboleda Ii C Onlinepay 9801	1,260.81		23,012.51
01-04	Fpl Direct Debit Elec Pymt 5154771538 Webi		574.82	22,437.69
01-04	Mdws M-dwasdpmt 000001596347433		1,078.56	21,359.13
01-05	La Arboleda Ii C Onlinepay 9839	490.39		21,849.52

Continued on the next page

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
01-05	Adp - Tax Adp - Tax 928331031939A00		80.00	21,769.52
01-05	Adp Wage Pay Wage Pay 9282313392126Lm		461.75	21,307.77
01-08	Icl Deposit	584.00		21,891.77
01-08	Icl Deposit	4,803.31		26,695.08
01-08	La Arboleda Ii C Onlinepay 9846	561.52		27,256.60
01-08	La Arboleda Ii C Onlinepay 9844	958.40		28,215.00
01-08	La Arboleda Ii C Assn Dues 6	2,255.52		30,470.52
01-09	Icl Deposit	913.47		31,383.99
01-09	La Arboleda Ii C Onlinepay 9852	1,599.11		32,983.10
01-10	La Arboleda Ii C Onlinepay 9880	449.26		33,432.36
01-10	Check # 3925		90.00	33,342.36
01-10	Check # 3926		1,188.00	32,154.36
01-11	Icl Deposit	5,332.79		37,487.15
01-11	La Arboleda Ii C Onlinepay 9898	897.69		38,384.84
01-12	Adp Payroll Fees Adp Fees 927331517880		58.95	38,325.89
01-12	Waste Connection Web_pay 79084945011124		2,431.38	35,894.51
01-16	Icl Deposit	1,471.28		37,365.79
01-16	Icl Deposit	3,637.39		41,003.18
01-16	Att Payment 662455003Myw9f		138.05	40,865.13
01-16	Check # 3938		156.81	40,708.32
01-16	Check # 3929		200.00	40,508.32
01-16	Check # 3937		400.00	40,108.32
01-16	Check # 3935		730.00	39,378.32
01-16	Check # 3936		800.00	38,578.32
01-16	Monthly Service Fee		21.00	38,557.32
01-17	La Arboleda Ii C Onlinepay 9950	1,571.21		40,128.53
01-18	Icl Deposit	909.66		41,038.19
01-18	Icl Deposit	3,335.99		44,374.18
01-18	Adp - Tax Adp - Tax 727091197123A00		80.00	44,294.18
01-18	Adp Wage Pay Wage Pay 1600717613056Lm		461.75	43,832.43
01-18	Check # 3928		152.94	43,679.49
01-18	Check # 3933		152.94	43,526.55
01-19	Icl Deposit	419.27		43,945.82
01-19	Check # 3939		1,100.00	42,845.82
01-22	Icl Deposit	419.27		43,265.09
01-23	Icl Deposit	836.86		44,101.95
01-24	Icl Deposit	896.60		44,998.55
01-24	Icl Deposit	1,077.93		46,076.48
01-26	Adp Payroll Fees Adp Fees 925530913160		58.95	46,017.53
01-26	Check # 3934		350.00	45,667.53
01-26	Check # 3927		4,211.00	41,456.53
01-29	Icl Deposit	462.33		41,918.86
01-29	Icl Deposit	1,458.12		43,376.98
01-30	Mdcbuildings Purchase La Arboleda Ii		147.50	43,229.48
01-31	Icl Deposit	2,605.54		45,835.02
01-31	La Arboleda Ii C Onlinepay 10171	419.27		46,254.29
01-31	Adp Payroll Fees Adp Fees 663061944998		77.40	46,176.89
01-31	Interest	1.71		46,178.60
01-31	Ending totals	44,590.55	41,922.84	46,178.60

Checks

Number	Date	Amount	Number	Date	Amount
3913	01-03	480.00	3927	01-26	4,211.00
3914	01-03	480.00	3928	01-18	152.94
3915*	01-03	480.00	3929*	01-16	200.00
3925	01-10	90.00	3933	01-18	152.94
3926	01-10	1,188.00	3934	01-26	350.00

* Skip In Check Sequence

Continued on the next page

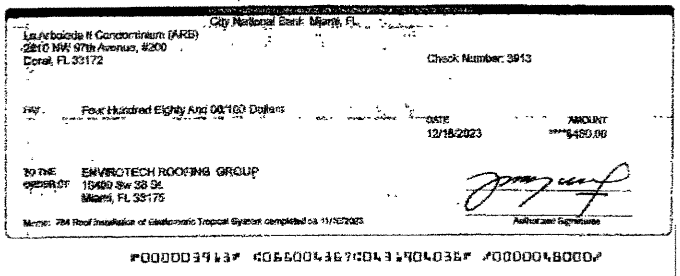
Checks

Number	Date	Amount	Number	Date	Amount
3935	01-16	730.00	3938	01-16	156.81
3936	01-16	800.00	3939	01-19	1,100.00
3937	01-16	400.00			

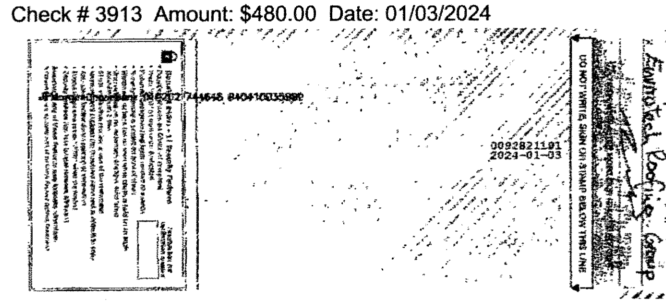
* Skip In Check Sequence

Continued on the next page

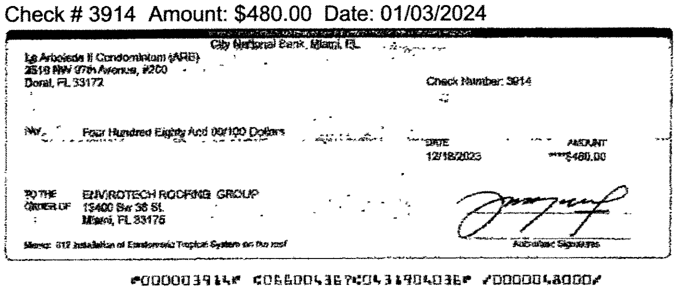
Check # 3913 Amount: $480.00 Date: 01/03/2024


City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3913
PAY Four Hundred Eighty And 00/100 Dollars
DATE 12/18/2023 AMOUNT ****$480.00
TO THE ORDER OF ENVIROTECH ROOFING GROUP
13400 Sw 38 St.
Miami, FL 33175
Memo: 784 Roof Installation of Elastomeric Tropical System completed on 11/?/2023
Authorized Signature
0000003913 066004367 0431904036 0000048000

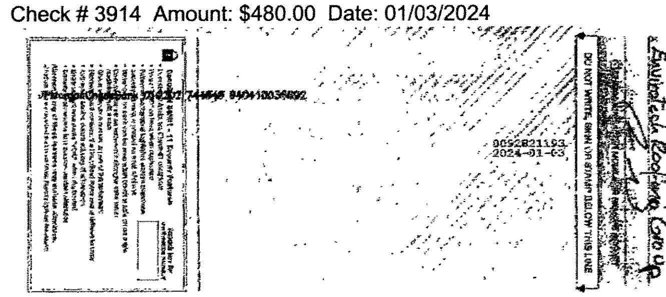
Check # 3913 Amount: $480.00 Date: 01/03/2024



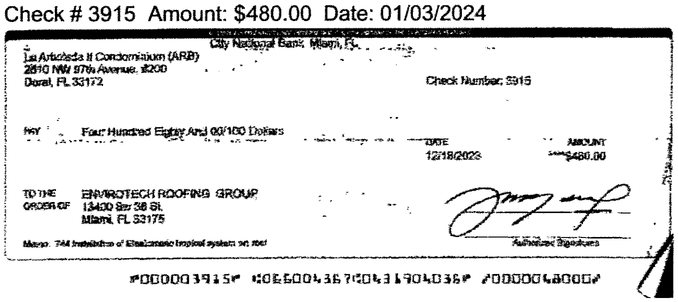
Check # 3914 Amount: $480.00 Date: 01/03/2024


City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3914
PAY Four Hundred Eighty And 00/100 Dollars
DATE 12/18/2023 AMOUNT ****$480.00
TO THE ORDER OF ENVIROTECH ROOFING GROUP
13400 Sw 38 St.
Miami, FL 33175
Memo: 812 Installation of Elastomeric Tropical System on the roof
Authorized Signature
0000003914 066004367 0431904036 0000048000

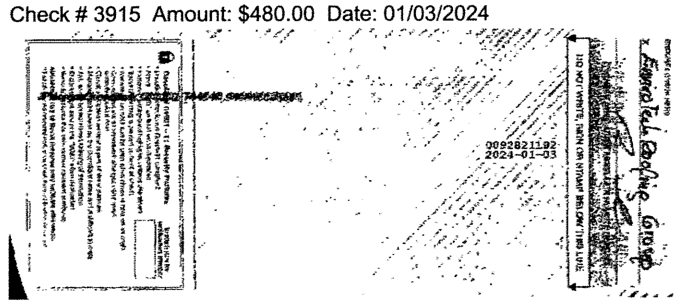
Check # 3914 Amount: $480.00 Date: 01/03/2024



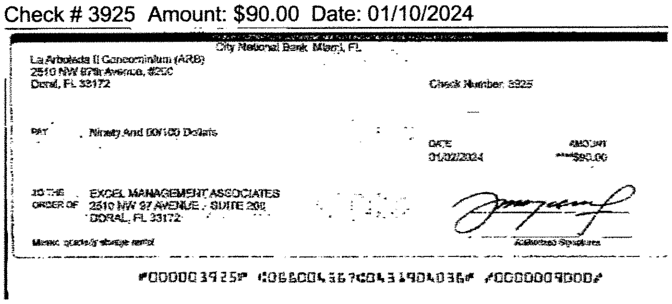
Check # 3915 Amount: $480.00 Date: 01/03/2024


City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3915
PAY Four Hundred Eighty And 00/100 Dollars
DATE 12/18/2023 AMOUNT ****$480.00
TO THE ORDER OF ENVIROTECH ROOFING GROUP
13400 Sw 38 St.
Miami, FL 33175
Memo: 744 Installation of Elastomeric tropical system on roof
Authorized Signature
0000003915 066004367 0431904036 0000048000

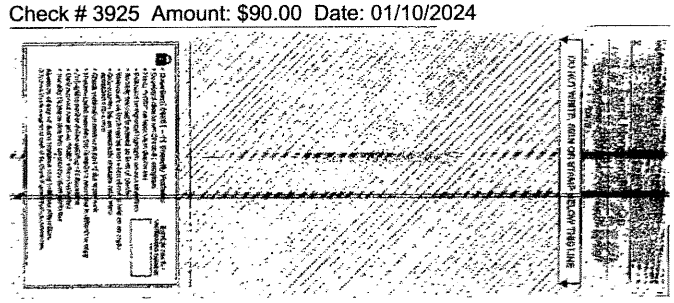
Check # 3915 Amount: $480.00 Date: 01/03/2024



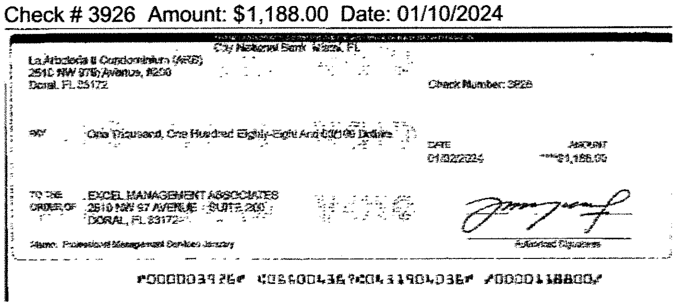
Check # 3925 Amount: $90.00 Date: 01/10/2024


City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3925
PAY Ninety And 00/100 Dollars
DATE 01/02/2024 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
0000003925 066004367 0431904036 0000009000

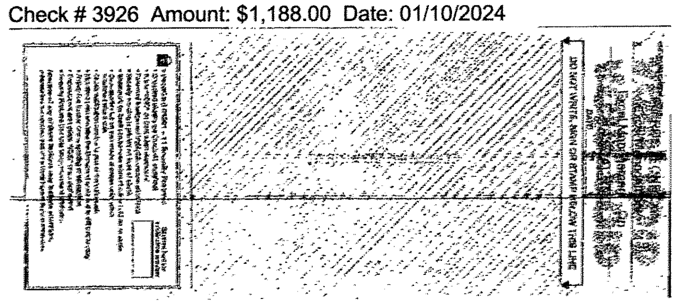
Check # 3925 Amount: $90.00 Date: 01/10/2024



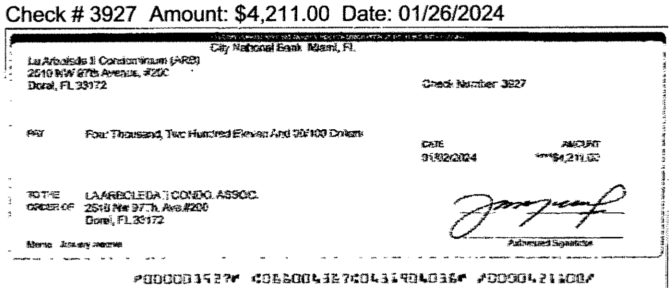
Check # 3926 Amount: $1,188.00 Date: 01/10/2024


City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3926
PAY One Thousand, One Hundred Eighty-Eight And 00/100 Dollars
DATE 01/02/2024 AMOUNT ****$1,188.00
TO THE ORDER OF EXCEL MANAGEMENT ASSOCIATES
2510 NW 97 AVENUE SUITE 200
DORAL, FL 33172
Memo: Professional Management Services January
Authorized Signature
0000003926 066004367 0431904036 0000118800

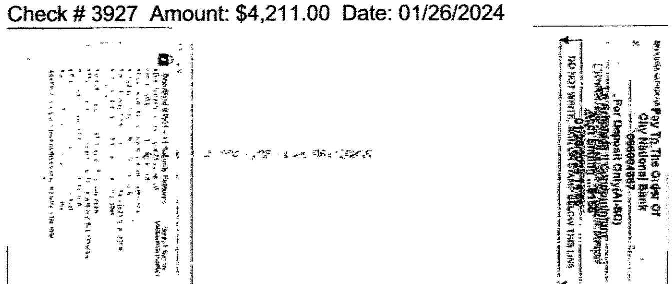
Check # 3926 Amount: $1,188.00 Date: 01/10/2024



Check # 3927 Amount: $4,211.00 Date: 01/26/2024


City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3927
PAY Four Thousand, Two Hundred Eleven And 00/100 Dollars
DATE 01/02/2024 AMOUNT ****$4,211.00
TO THE ORDER OF LA ARBOLEDA II CONDO. ASSOC.
2510 Nw 97Th Ave #200
Doral, FL 33172
Memo: January reserve
Authorized Signature
0000003927 066004367 0431904036 0000421100

Check # 3927 Amount: $4,211.00 Date: 01/26/2024



Check # 3928 Amount: $152.94 Date: 01/18/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3928
PAY One Hundred Fifty-Two And 94/100 Dollars
DATE 01/02/2024 AMOUNT ****$152.94
TO THE ORDER OF SOLITUDE LAKE MANAGEMENT
1320 Brookwood Drive
SUITE H
Little Rock, AR 72202
Memo: December service
Authorized Signature
⑈0000003928⑈ ⑆066004367⑆0431904036⑈ ⑈0000015294⑈

Check # 3928 Amount: $152.94 Date: 01/18/2024

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE
0091757242
2024-01-18

Check # 3929 Amount: $200.00 Date: 01/16/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3929
PAY Two Hundred And 00/100 Dollars
DATE 01/02/2024 AMOUNT ****$200.00
TO THE ORDER OF SOUTH FLORIDA PARKING AUTHORITY
15476 Nw 77Th. Ct
UNIT 433
Miami Lakes, FL 33016
Memo: Parking Enforcement services for January
Authorized Signature
⑈0000003929⑈ ⑆066004367⑆0431904036⑈ ⑈0000020000⑈

Check # 3929 Amount: $200.00 Date: 01/16/2024

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE
0092556037
2024-01-16

Check # 3933 Amount: $152.94 Date: 01/18/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3933
PAY One Hundred Fifty-Two And 94/100 Dollars
DATE 01/02/2024 AMOUNT ****$152.94
TO THE ORDER OF SOLITUDE LAKE MANAGEMENT
1320 Brookwood Drive
SUITE H
Little Rock, AR 72202
Memo: January maintenance
Authorized Signature
⑈0000003933⑈ ⑆066004367⑆0431904036⑈ ⑈0000015294⑈

Check # 3933 Amount: $152.94 Date: 01/18/2024

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE
0091757241
2024-01-18

Check # 3934 Amount: $350.00 Date: 01/26/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3934
PAY Three Hundred Fifty And 00/100 Dollars
DATE 01/02/2024 AMOUNT ****$350.00
TO THE ORDER OF AQUAZONE POOL AND SPA, INC.
1312 Sw 132 Court
Miami, FL 33184
Memo: January 2024 pool service
Authorized Signature
⑈0000003934⑈ ⑆066004367⑆0431904036⑈ ⑈0000035000⑈

Check # 3934 Amount: $350.00 Date: 01/26/2024

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE
0092220543
2024-01-26

Check # 3935 Amount: $730.00 Date: 01/16/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3935
PAY Seven Hundred Thirty And 00/100 Dollars
DATE 01/11/2024 AMOUNT ****$730.00
TO THE ORDER OF LAZARO GONZALEZ
276 Nw 62 Court
Miami, FL 33126
Memo: Repairs to porch 800-3, Fence 803-2, and ceiling of patio area and tiles in 812
Authorized Signature
⑈0000003935⑈ ⑆066004367⑆0431904036⑈ ⑈0000073000⑈

Check # 3935 Amount: $730.00 Date: 01/16/2024

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE
0092560943
2024-01-16

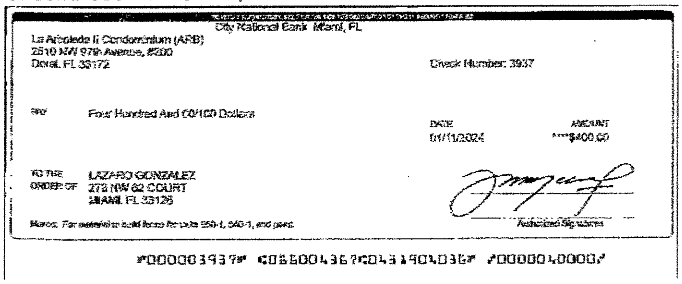
Check # 3936 Amount: $800.00 Date: 01/16/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3936
PAY Eight Hundred And 00/100 Dollars
DATE 01/11/2024 AMOUNT ****$800.00
TO THE ORDER OF LAZARO GONZALEZ
276 Nw 62 Court
Miami, FL 33126
Memo: Replace boards in porch 805-2, replace fences 750-4, and paint coat in and fence unit 760-2
Authorized Signature
⑈0000003936⑈ ⑆066004367⑆0431904036⑈ ⑈0000080000⑈

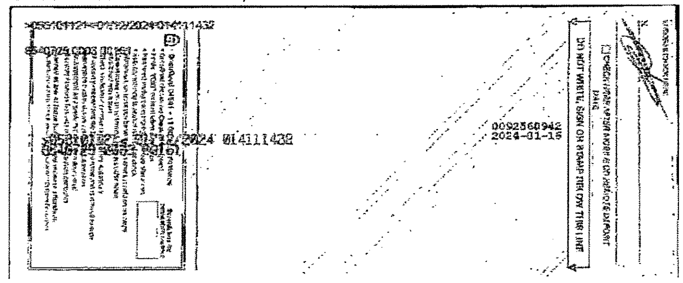
Check # 3936 Amount: $800.00 Date: 01/16/2024

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE
0092560945
2024-01-16

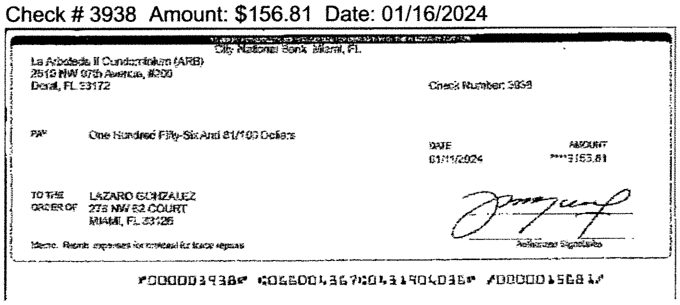
Check # 3937 Amount: $400.00 Date: 01/16/2024


City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3937
PAY Four Hundred And 00/100 Dollars
DATE 01/11/2024
AMOUNT ****$400.00
TO THE ORDER OF LAZARO GONZALEZ
278 NW 62 COURT
MIAMI, FL 33126
Authorized Signature
⑈000003937⑈ ⑆066004367⑆0431904036⑈ ⑈0000040000⑈

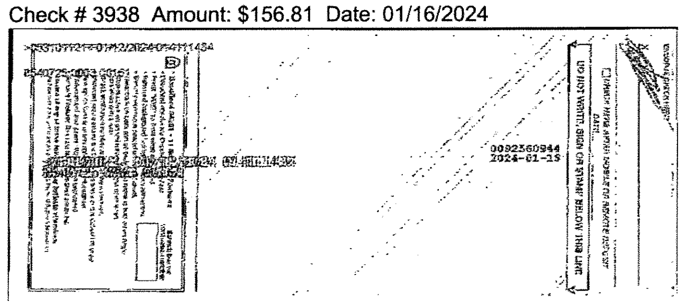
Check # 3937 Amount: $400.00 Date: 01/16/2024



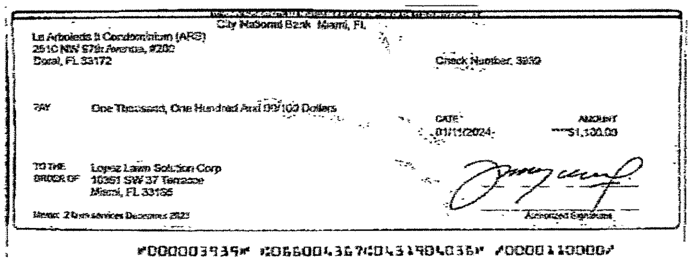
Check # 3938 Amount: $156.81 Date: 01/16/2024


City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3938
PAY One Hundred Fifty-Six And 81/100 Dollars
DATE 01/11/2024
AMOUNT ****$156.81
TO THE ORDER OF LAZARO GONZALEZ
278 NW 62 COURT
MIAMI, FL 33126
Authorized Signature
⑈000003938⑈ ⑆066004367⑆0431904036⑈ ⑈0000015681⑈

Check # 3938 Amount: $156.81 Date: 01/16/2024



Check # 3939 Amount: $1,100.00 Date: 01/19/2024


City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3939
PAY One Thousand, One Hundred And 00/100 Dollars
DATE 01/11/2024
AMOUNT ****$1,100.00
TO THE ORDER OF Lopez Lawn Solution Corp
10351 SW 37 Terrace
Miami, FL 33165
Authorized Signature
⑈000003939⑈ ⑆066004367⑆0431904036⑈ ⑈0000110000⑈

Check # 3939 Amount: $1,100.00 Date: 01/19/2024

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
01/26/2024	01/26/2024	Misc Scanned Deposit		101	$4,211.00
01/31/2024	01/31/2024	Interest			$39.76
			Total Cleared Credits		**$4,250.76**

City National Bank- Reserve 5155 Summary

Ending Account Balance:	$ 150,090.14
Uncleared Items:	$-
Adjusted Balance:	$ 150,090.14
Bank Ending Balance:	$ 150,090.14
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:10523 / T: / S:

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

Condo Tiered

Account Summary

Account:	XXXXX5155	Beginning Balance:	$145,839.38
Last Statement:	December 29, 2023	Ending Balance:	$150,090.14
This Statement:	January 31, 2024	Average Ledger Balance:	$146,605.01
		Low Balance:	$145,839.38
		Interest Earned This Period:	$39.76
		Interest Earned 2024:	$39.76
		Days In Period:	33
		Annual Percentage Yield Earned:	0.30%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
12-29	Beginning balance			145,839.38
01-26	Icl Deposit	4,211.00		150,050.38
01-31	Interest	39.76		150,090.14
01-31	Ending totals	4,250.76	0.00	150,090.14