Financial Report Package

February 2024

Prepared for

La Arboleda II Condominium

By

Excel Management Associates, Inc.

Income Statement - Operating

La Arboleda II Condominium

From 02/01/2024 to 02/29/2024

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessments- Member's	$39,368.21	$39,368.00	$0.21	$78,736.42	$78,736.00	$0.42	$472,416.00
4025-00 Reserve Contribution	4,211.00	4,211.00	-	8,422.00	8,422.00	-	50,532.00
4030-00 Late Fees	125.00	-	125.00	300.00	-	300.00	-
4040-00 Fines/Violations	100.00	-	100.00	100.00	-	100.00	-
4060-00 Interest Income - Operating	1.16	-	1.16	2.87	-	2.87	-
Total ASSESSMENT INCOME	$43,805.37	$43,579.00	$226.37	$87,561.29	$87,158.00	$403.29	$522,948.00
Total OPERATING INCOME	**$43,805.37**	**$43,579.00**	**$226.37**	**$87,561.29**	**$87,158.00**	**$403.29**	**$522,948.00**
OPERATING EXPENSE							
ADMINISTRATIVE							
5010-00 Bad Debt Expense	-	150.00	150.00	-	300.00	300.00	1,800.00
5015-00 Bank Charges	21.00	22.00	1.00	42.00	44.00	2.00	264.00
5025-00 Legal & Professional Services	-	90.00	90.00	-	180.00	180.00	1,080.00
5030-00 Licenses & Permits	-	112.00	112.00	208.75	224.00	15.25	1,344.00
5031-00 Annual Fire Dept. Inspection Permit	-	79.00	79.00	-	158.00	158.00	948.00
5035-00 Management Expense	1,188.00	1,188.00	-	2,376.00	2,376.00	-	14,256.00
5040-00 Payroll Services	1,617.90	1,300.00	(317.90)	2,813.20	2,600.00	(213.20)	15,600.00
5041-00 Payroll Taxes/Services	125.25	205.00	79.75	208.75	410.00	201.25	2,460.00
5045-00 Printing & Postage	-	114.00	114.00	262.90	228.00	(34.90)	1,368.00
5050-00 Audit & Tax Preparation	-	245.00	245.00	175.00	490.00	315.00	2,940.00
5065-00 Insurance Expense	24,921.04	23,430.00	(1,491.04)	49,842.08	46,860.00	(2,982.08)	281,160.00
5085-00 Insurance- Workman's Compensation	-	100.00	100.00	-	200.00	200.00	1,200.00
Total ADMINISTRATIVE	$27,873.19	$27,035.00	($838.19)	$55,928.68	$54,070.00	($1,858.68)	$324,420.00
UTILITIES							
5710-00 Electricity	520.05	350.00	(170.05)	1,125.05	700.00	(425.05)	4,200.00
5740-00 Telephone	138.04	180.00	41.96	276.09	360.00	83.91	2,160.00
5750-00 Waste Removal	2,431.38	2,520.00	88.62	4,862.76	5,040.00	177.24	30,240.00
5760-00 Water & Sewer	957.39	5,520.00	4,562.61	12,515.48	11,040.00	(1,475.48)	66,240.00
Total UTILITIES	$4,046.86	$8,570.00	$4,523.14	$18,779.38	$17,140.00	($1,639.38)	$102,840.00
REPAIRS & IMPROVEMENTS							
6015-00 Electrical Repairs	-	375.00	375.00	425.75	750.00	324.25	4,500.00
6055-00 General Repairs & Maintenance	2,307.82	717.00	(1,590.82)	6,360.26	1,434.00	(4,926.26)	8,604.00
6140-00 Roof Repairs	-	208.00	208.00	-	416.00	416.00	2,496.00
Total REPAIRS & IMPROVEMENTS	$2,307.82	$1,300.00	($1,007.82)	$6,786.01	$2,600.00	($4,186.01)	$15,600.00
CONTRACT & SUPPLIES							
6520-00 Fire Extinguisher Inspections	-	18.00	18.00	-	36.00	36.00	216.00
6545-00 Lake Maintenance	152.94	152.00	(0.94)	305.88	304.00	(1.88)	1,824.00
6550-00 Lawn Maintenance	-	1,100.00	1,100.00	550.00	2,200.00	1,650.00	13,200.00
6565-00 Parking Enforcement	200.00	100.00	(100.00)	400.00	200.00	(200.00)	1,200.00
6575-00 Pool Contract	350.00	355.00	5.00	700.00	710.00	10.00	4,260.00
6590-00 Shrub & Tree Maintenance	-	500.00	500.00	-	1,000.00	1,000.00	6,000.00
6598-00 Storage	-	38.00	38.00	90.00	76.00	(14.00)	456.00
6599-00 Supplies	-	200.00	200.00	-	400.00	400.00	2,400.00
Total CONTRACT & SUPPLIES	$702.94	$2,463.00	$1,760.06	$2,045.88	$4,926.00	$2,880.12	$29,556.00

Income Statement - Operating

La Arboleda II Condominium

From 02/01/2024 to 02/29/2024

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	$-	$8,422.00	$8,422.00	$-	$50,532.00
Total RESERVE ACCOUNT ACTIVITY	$4,211.00	$4,211.00	$-	$8,422.00	$8,422.00	$-	$50,532.00
Total OPERATING EXPENSE	**$39,141.81**	**$43,579.00**	**$4,437.19**	**$91,961.95**	**$87,158.00**	**($4,803.95)**	**$522,948.00**
Net Income:	**$4,663.56**	**$0.00**	**$4,663.56**	**($4,400.66)**	**$0.00**	**($4,400.66)**	**$0.00**

Balance Sheet - Operating

La Arboleda II Condominium

End Date: 02/29/2024

Assets

CASH- OPERATING			
10-1000-00	City National Bank- OPR 4036	$36,276.63	
10-1060-00	Petty Cash	50.00	
10-1070-00	Due to/from Operating	(140,781.51)	
Total CASH- OPERATING:			($104,454.88)
CASH - RESERVE			
12-1200-00	City National Bank- Reserve 5155	140,998.02	
12-1240-00	Due to/from Reserves	140,781.51	
Total CASH - RESERVE:			$281,779.53
ACCOUNTS RECEIVABLE			
14-1400-00	Accounts Receivable- Homeowner	20,252.24	
14-1420-00	Allowance for Doubtful Account	(1,000.00)	
Total ACCOUNTS RECEIVABLE:			$19,252.24
CURRENT ASSETS			
15-1500-00	Prepaid Insurance	82,877.20	
Total CURRENT ASSETS:			$82,877.20
Total Assets:			**$279,454.09**

Liabilities & Equity

CURRENT LIABILITIES			
20-2000-00	Accounts Payable	31,236.79	
20-2020-00	Prepaid Assessments	16,078.66	
20-2030-00	Deferred Comcast Income	2,835.00	
20-2035-00	Due to Attorney	(1,437.60)	
20-2040-00	Insurance Note Payable	82,200.81	
20-2060-00	Accrued Expenses	7,922.58	
Total CURRENT LIABILITIES:			$138,836.24
RESERVE CONTRIBUTIONS			
30-3010-00	Reserve- Interest	2,742.45	
30-3085-00	Painting Reserve	55,108.54	
30-3095-00	Pool Reserve	4,246.83	
30-3100-00	Resurfacing Reserve	(11,379.28)	
30-3105-00	Flat Roofing 700, 830, 850 Reserve	15,128.65	
30-3106-00	Flat Roofing 730, 770, 860, 870 Reserve	17,088.15	
30-3107-00	Flat Roofing 780-786	(108,241.55)	
30-3108-00	Tile Roofing Reserve	331,247.38	
30-3110-00	Flat Roofing 760,800,750 Reserve	2,771.92	
30-3111-00	Fat Roofing 716-742	333.34	
Total RESERVE CONTRIBUTIONS:			$309,046.43
EQUITY			

32-3210-00	Retained Earnings- Operating	($164,027.92)	
Total EQUITY:			($164,027.92)
	Net Income Gain / Loss	(4,400.66)	($4,400.66)
Total Liabilities & Equity:			**$279,454.09**

General Ledger Trial Balance

La Arboleda II Condominium

From: 10-1000-00 To: 80-8025-00 02/01/2024 to 02/29/2024

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1000-00	City National Bank- OPR 4036	$42,007.66	$47,485.05	$53,216.08	$36,276.63
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	$150,090.14	$4,245.48	$13,337.60	$140,998.02
12-1240-00	Due to/from Reserves	$140,781.51	$0.00	$0.00	$140,781.51
14-1400-00	Accounts Receivable- Homeowner	$23,943.25	$45,241.81	$48,932.82	$20,252.24
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	($55,773.46)	$67,551.60	$43,014.93	($31,236.79)
20-2020-00	Prepaid Assessments	($17,527.59)	$7,292.01	$5,843.08	($16,078.66)
20-2030-00	Deferred Comcast Income	($2,835.00)	$0.00	$0.00	($2,835.00)
20-2035-00	Due to Attorney	$0.00	$1,437.60	$0.00	$1,437.60
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	($2,707.97)	$0.00	$34.48	($2,742.45)
30-3085-00	Painting Reserve	($54,169.43)	$0.00	$939.11	($55,108.54)
30-3095-00	Pool Reserve	($4,120.16)	$0.00	$126.67	($4,246.83)
30-3100-00	Resurfacing Reserve	$12,022.09	$0.00	$642.81	$11,379.28
30-3105-00	Flat Roofing 700, 830, 850 Reserve	($14,853.64)	$0.00	$275.01	($15,128.65)
30-3106-00	Flat Roofing 730, 770, 860, 870 Reserve	($16,708.66)	$0.00	$379.49	($17,088.15)
30-3107-00	Flat Roofing 780-786	$109,072.28	$0.00	$830.73	$108,241.55
30-3108-00	Tile Roofing Reserve	($330,657.83)	$0.00	$589.55	($331,247.38)
30-3110-00	Flat Roofing 760,800,750 Reserve	($2,510.96)	$0.00	$260.96	($2,771.92)
30-3111-00	Fat Roofing 716-742	($166.67)	$0.00	$166.67	($333.34)
32-3210-00	Retained Earnings- Operating	$164,027.92	$0.00	$0.00	$164,027.92
40-4000-00	Assessments- Member's	($39,368.21)	$4,211.00	$43,579.21	($78,736.42)
40-4025-00	Reserve Contribution	($4,211.00)	$0.00	$4,211.00	($8,422.00)
40-4030-00	Late Fees	($175.00)	$0.00	$125.00	($300.00)
40-4040-00	Fines/Violations	$0.00	$0.00	$100.00	($100.00)
40-4060-00	Interest Income - Operating	($1.71)	$0.00	$1.16	($2.87)
40-4065-00	Interest Income - Reserve	$0.00	$34.48	$34.48	$0.00
50-5015-00	Bank Charges	$21.00	$21.00	$0.00	$42.00
50-5030-00	Licenses & Permits	$208.75	$0.00	$0.00	$208.75

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
50-5035-00	Management Expense	$1,188.00	$1,188.00	$0.00	$2,376.00
50-5040-00	Payroll Services	$1,195.30	$2,967.90	$1,350.00	$2,813.20
50-5041-00	Payroll Taxes/Services	$83.50	$237.99	$112.74	$208.75
50-5045-00	Printing & Postage	$262.90	$0.00	$0.00	$262.90
50-5050-00	Audit & Tax Preparation	$175.00	$0.00	$0.00	$175.00
50-5065-00	Insurance Expense	$24,921.04	$24,921.04	$0.00	$49,842.08
57-5710-00	Electricity	$605.00	$520.05	$0.00	$1,125.05
57-5740-00	Telephone	$138.05	$138.04	$0.00	$276.09
57-5750-00	Waste Removal	$2,431.38	$2,431.38	$0.00	$4,862.76
57-5760-00	Water & Sewer	$11,558.09	$957.39	$0.00	$12,515.48
60-6015-00	Electrical Repairs	$425.75	$0.00	$0.00	$425.75
60-6055-00	General Repairs & Maintenance	$4,052.44	$2,307.82	$0.00	$6,360.26
65-6545-00	Lake Maintenance	$152.94	$152.94	$0.00	$305.88
65-6550-00	Lawn Maintenance	$550.00	$0.00	$0.00	$550.00
65-6565-00	Parking Enforcement	$200.00	$200.00	$0.00	$400.00
65-6575-00	Pool Contract	$350.00	$350.00	$0.00	$700.00
65-6598-00	Storage	$90.00	$0.00	$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	$4,211.00	$4,211.00	$0.00	$8,422.00
	Totals:	**$0.00**	**$220,534.96**	**$220,534.96**	**$0.00**

Homeowner Aging Report Excluding Prepaid

La Arboleda II Condominium

End Date: 02/29/2024

Description		Current	Over 30	Over 60	Over 90	Balance
ARB7001 - Xenia Valdes Owner 700 Nw 106 Avenue Unit 1						**Last Payment:** $479.20 on 02/14/2024
	Total:	**$479.20**	**$95.80**	**$0.00**	**$0.00**	**$575.00**
ARB7002 - Iliana Aday Owner 700 Nw 106 Avenue Unit 2						**Last Payment:** $490.39 on 02/14/2024
	Total:	**$80.94**	**$0.00**	**$0.00**	**$0.00**	**$80.94**
ARB7122 - Dora Maria De Polanco Owner 712 Nw 106 Avenue Unit 2						**Last Payment:** $328.54 on 02/23/2024
	Total:	**$567.05**	**$0.00**	**$0.00**	**$0.00**	**$567.05**
ARB7143 - Dalila Del Pilar Allen Owner 714 Nw 106 Avenue Unit 3						**Last Payment:** $448.43 on 02/07/2024
	Total:	**$584.00**	**$537.66**	**$0.00**	**$0.00**	**$1,121.66**
ARB7203 - Estate Of Myriam Tobon Owner 720 Nw 106 Avenue Unit 3						**Last Payment:** $490.39 on 02/09/2024 **Collection Status:** Attorney
	Total:	**$515.39**	**$515.39**	**$613.88**	**$1,653.83**	**$3,298.49**
ARB7204 - Omar Betancourt & Carmen Betancourt Owner 720 Nw 106 Avenue Unit 4						**Last Payment:** $310.00 on 02/22/2024
	Total:	**$368.40**	**$0.00**	**$0.00**	**$0.00**	**$368.40**
ARB7302 - Silvia Marrero Owner 730 Nw 106 Avenue Unit 2						**Last Payment:** $480.00 on 02/19/2024
	Total:	**$490.39**	**$490.39**	**$588.88**	**$496.77**	**$2,066.43**
ARB7501 - Hector M. Ruyol Jr. Owner 750 Nw 106 Avenue Unit 1						**Last Payment:** $462.33 on 02/14/2024
	Total:	**$462.33**	**$77.57**	**$0.00**	**$0.00**	**$539.90**
ARB7508 - Bertha Bagaria Owner 750 Nw 106 Avenue Unit 8						**Last Payment:** $449.26 on 02/19/2024
	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**	**$459.27**	**$546.47**	**$1,092.94**	**$2,557.95**
ARB7603 - Angel Castro & Ana Castro Owner 760 Nw 106 Avenue Unit 3						**Last Payment:** $449.26 on 02/09/2024
	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:	**$444.27**	**$377.58**	**$0.00**	**$0.00**	**$821.85**
ARB7707 - Angel Parrilla & Sheila Leon Owner 770 Nw 106 Avenue Unit 7						**Last Payment:** $485.00 on 02/19/2024
	Total:	**$556.93**	**$0.00**	**$0.00**	**$0.00**	**$556.93**
ARB7708 - Joaquin Daniel Owner 770 Nw 106 Avenue Unit 8						**Last Payment:** $490.39 on 02/14/2024
	Total:	**$44.50**	**$0.00**	**$0.00**	**$0.00**	**$44.50**

Homeowner Aging Report Excluding Prepaid

La Arboleda II Condominium

End Date: 02/29/2024

Description		Current	Over 30	Over 60	Over 90	Balance
ARB7822 - Rafael Orfila & Nelly Sanabria Owner 782 Nw 106 Avenue Unit 2						**Last Payment:** $584.00 on 02/14/2024
	Total:	**($0.05)**	**$0.00**	**$0.00**	**$0.00**	**($0.05)**
ARB7864 - Alberto Laurel Owner 786 Nw 106 Avenue Unit 4						**Last Payment:** $580.00 on 02/29/2024
	Total:	**$4.00**	**$0.00**	**$0.00**	**$0.00**	**$4.00**
ARB8007 - Alba Acosta Owner 800 Nw 106 Avenue Unit 7						**Last Payment:** $449.26 on 02/19/2024
	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 02/01/2024 **Collection Status:** 30 Day Letter
	Total:	**$584.00**	**$584.00**	**$321.07**	**$0.00**	**$1,489.07**
ARB8304 - Alain Bello Rey & Yanira Rey Owner 830 Nw 106 Avenue Unit 4						**Last Payment:** $434.27 on 02/29/2024
	Total:	**$434.27**	**$434.27**	**$193.23**	**$0.00**	**$1,061.77**
ARB8307 - Juan M. Rodriguez Owner 830 Nw 106 Avenue Unit 7						**Last Payment:** $490.39 on 02/14/2024
	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 02/20/2024
	Total:	**$73.74**	**$0.00**	**$0.00**	**$0.00**	**$73.74**
ARB8402 - Irma Fernandez Owner 840 Nw 106 Avenue Unit 2						**Last Payment:** $500.00 on 02/15/2024 **Collection Status:** Attorney
	Total:	**$490.39**	**$515.39**	**$189.27**	**$0.00**	**$1,195.05**
ARB8403 - Darlene Burgos-Olivera Owner 840 Nw 106 Avenue Unit 3						**Last Payment:** $499.39 on 02/19/2024
	Total:	**$490.39**	**$128.60**	**$0.00**	**$0.00**	**$618.99**
ARB8404 - Aida Rosa Pico Owner 840 Nw 106 Avenue Unit 4						**Last Payment:** $479.20 on 02/19/2024
	Total:	**$150.00**	**$0.00**	**$0.00**	**$0.00**	**$150.00**
ARB8501 - Roberta Jorge Pelarigo Owner 850 Nw 106 Avenue Unit 1						**Last Payment:** $479.20 on 02/05/2024
	Total:	**$162.95**	**$0.00**	**$0.00**	**$0.00**	**$162.95**
ARB8504 - Mercy Levine Owner 850 Nw 106 Avenue Unit 4						**Last Payment:** $605.07 on 02/19/2024
	Total:	**$7.48**	**$0.00**	**$0.00**	**$0.00**	**$7.48**
ARB8602 - Ricardo Blanco Cassana Owner 860 Nw 106 Avenue Unit 2						**Last Payment:** $376.55 on 02/07/2024
	Total:	**$490.39**	**$374.28**	**$0.00**	**$0.00**	**$864.67**
ARB8603 - Jeremy Ferry & Paulina Ferry Owner 860 Nw 106 Avenue Unit 3						**Last Payment:** $250.00 on 01/24/2024
	Total:	**$490.39**	**$244.43**	**$0.00**	**$0.00**	**$734.82**

Homeowner Aging Report Excluding Prepaid

La Arboleda II Condominium

End Date: 02/29/2024

Description	Current	Over 30	Over 60	Over 90	Balance
ARB8604 - Orlando Sendon & Margarita Sendon Owner 860 Nw 106 Avenue Unit 4 — **Last Payment:** $479.20 on 02/05/2024					
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:** $584.00 on 02/23/2024					
Total:	**$497.30**	**$0.00**	**$0.00**	**$0.00**	**$497.30**

Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
La Arboleda II Condominium	**$9,721.27**	**$4,834.63**	**$2,452.80**	**$3,243.54**	**$20,252.24**

Description	Total
Assessment (Delinquent Fee) 2023	$149.00
Assessment (Delinquent Fee) 2024	$200.00
Assessment 2023	$3,240.96
Assessment 2024	$14,306.42
Owner Fines 2024	$100.00
Special Assessment 2023	$2,255.86
AR Total:	**$20,252.24**

Date	Check #	Payee		Amount
10-1000-00 City National Bank- OPR 4036				
02/01/2024	3942	EXCEL MANAGEMENT ASSOCIATES		$1,188.00
		Invoice #: 07194799		
		50-5035-00 February Management Services	$1,188.00	
02/01/2024	3943	EXCEL MANAGEMENT ASSOCIATES		$273.05
		Invoice #: 07194771		
		50-5045-00 Printing and postage	$273.05	
02/01/2024	3944	LA ARBOLEDA II CONDO. ASSOC.		$4,211.00
		Invoice #: 2/2024		
		70-7000-00 February reserve	$4,211.00	
02/01/2024	3945	LAZARO GONZALEZ		$740.00
		Invoice #: 739558		
		60-6055-00 faucet replacement hose unit 750-4; replace wood post 730-6; remove and install lamp , replace elec	$740.00	
02/01/2024	3946	LAZARO GONZALEZ		$530.00
		Invoice #: 739557		
		60-6055-00 Pest control 850-2; fence construction 840-1; faucet replacement hose unit 800-4 and 830-8	$530.00	
02/01/2024	3947	LAZARO GONZALEZ		$365.63
		Invoice #: Reimb01262024		
		60-6055-00 Last part of reimbursement for Lazaro for the purchase of supplies. He received a check for $400.	$365.63	
02/01/2024	3948	LAZARO GONZALEZ		$425.75
		Invoice #: Reimb. 0459930		
		60-6015-00 Reimbursement for electrical lamp supplies	$425.75	
02/01/2024	3949	Maylord Landscaping, Inc.		$550.00
		Invoice #: 1162024		
		65-6550-00 Lawn Service on 1/16/24	$550.00	
02/01/2024	3950	Melissa Delgado		$330.00
		Invoice #: INV 0065		
		60-6055-00 Reimbursement for Repair and paint to wood fence 750-2	$330.00	
02/01/2024	3951	FLORIDA DEPARTMENT OF STATE		$61.25
		Invoice #: 758166		
		50-5030-00 Annual corporate filing fee tack # 6660221225CC	$61.25	
02/01/2024	3952	IPFS CORPORATION		$24,921.04
		Invoice #: 7th install. D36548		
		50-5065-00 Acct# GAA-D36548	$24,921.04	
02/01/2024	3953	MIAMI-DADE WATER & SEWER		$11,558.09
		Invoice #: 4507644200		
		57-5760-00 Water and sewer services from 12/15-01/17 for building 800	$1,092.02	
		Invoice #: 8 accts 020720224		
		57-5760-00 8 accounts for water and sewer service from 10/ 11-01/11	$10,466.07	
02/01/2024	3954	WASTE CONNECTIONS OF FLORIDA		$2,431.38
		Invoice #: 3092280W440		
		65-6600-00 Service charge for waste removal for 02/2024	$2,431.38	

Cash Disbursement
La Arboleda II Condominium
02/01/2024 - 02/29/2024

Date	Check #	Payee		Amount
02/01/2024	3955	FPL		$605.00
		Invoice #: 023599-02142024		
		57-5710-00 Electric service for 820 from 12/22-01/24	$605.00	
02/01/2024	0	ADP PAYROLL SERVICES		$461.75
		Invoice #: 020124		
		50-5040-00 Payroll Services w/e 02/02/2024	$461.75	
02/01/2024	0	ADP PAYROLL SERVICES		$80.00
		Invoice #: 02124		
		50-5040-00 Payroll taxes w/e 02/02/2024	$38.25	
		50-5041-00 Payroll taxes w/e 02/02/2024	$41.75	
02/15/2024	0	ADP PAYROLL SERVICES		$461.75
		Invoice #: 021524		
		50-5040-00 Payroll Services W/E 02/16/2024	$461.75	
02/15/2024	0	ADP PAYROLL SERVICES		$80.00
		Invoice #: 21524		
		50-5040-00 Payroll taxes W/E 2/16/2024	$38.25	
		50-5041-00 Payroll taxes W/E 2/16/2024	$41.75	
02/15/2024	3956	SOLITUDE LAKE MANAGEMENT		$152.94
		Invoice #: PSI044845		
		65-6545-00 February service	$152.94	
02/15/2024	3957	LAZARO GONZALEZ		$770.00
		Invoice #: 739560		
		60-6055-00 Job in common areas	$770.00	
02/15/2024	3958	LAZARO GONZALEZ		$250.00
		Invoice #: R02152024		
		60-6055-00 760-4 Fence repair materials	$250.00	
02/15/2024	3959	LAZARO GONZALEZ		$163.15
		Invoice #: 02142024		
		60-6055-00 Reimb. for materials	$163.15	
02/15/2024	3960	AQUAZONE POOL AND SPA, INC.		$350.00
		Invoice #: 11592		
		65-6575-00 February service	$350.00	
02/15/2024	3961	AT&T		$138.05
		Invoice #: 308957821 2/19/24		
		57-5740-00 Serv. to 02/28/2024	$138.05	
02/29/2024	0	ADP PAYROLL SERVICES		$461.75
		Invoice #: 022924		
		50-5040-00 Payroll Services w/e 03/01/2024	$461.75	
02/29/2024	0	ADP PAYROLL SERVICES		$80.00
		Invoice #: 2292024		
		50-5040-00 Payroll taxes 03/101/24	$38.25	
		50-5041-00 Payroll taxes 03/101/24	$41.75	
02/16/2024	0	CITY NATIONAL BANK		$21.00
		50-5015-00 Bank Adjustment - Monthly service fee; Monthly service fee	$21.00	

Date	Check #	Payee				Amount
02/09/2024	0	ADP PAYROLL SERVICES				$58.95
		Invoice #: 02092024				
		50-5040-00 Payroll Service			$58.95	
02/23/2024	0	ADP PAYROLL SERVICES				$58.95
		Invoice #: 02232024				
		50-5040-00 Payroll Service			$58.95	
			Account Totals	**# Checks:**	**29**	**$51,778.48**
12-1200-00 City National Bank- Reserve 5155						
02/01/2024	1074	ENVIROTECH ROOFING GROUP				$11,900.00
		Invoice #: 840 - F/P 012624840				
		30-3107-00 2nd, 3rd, and final payment for work on flat roof 840 NW 106 Ave			$11,900.00	
02/23/2024	0	LA ARBOLEDA II CONDO. ASSOC.				$1,437.60
		20-2035-00 Bank Adjustment - NSF Check - reclassify account; NSF Check - reclassify account			$1,437.60	
			Account Totals	**# Checks:**	**2**	**$13,337.60**
			Association Totals	**# Checks:**	**31**	**$65,116.08**

Bank Account Reconciliation

La Arboleda II Condominium

City National Bank- OPR 4036 (End: 02/29/2024)

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)
12/31/2023		Beginning Balance		1000	($2,252.94)
02/01/2024		Melissa Delgado		3950	($330.00)
02/01/2024		FLORIDA DEPARTMENT OF STATE		3951	($61.25)
02/13/2024		Return - Account Closed	10405 - Move or Return Paymer	0	($479.20)
02/15/2024		AQUAZONE POOL AND SPA, INC.		3960	($350.00)
02/17/2024		Return - Unable to Locate Account	11477 - Move or Return Paymen	0	($479.20)
02/24/2024		Return - No Account/Unable to Locate Account 066004367|898086237892	11549 - Move or Return Paymen	0	($479.20)
02/29/2024		ADP PAYROLL SERVICES		0	($461.75)
02/29/2024		ADP PAYROLL SERVICES		0	($80.00)
			Total Uncleared		**($5,341.54)**
Cleared Items					
Credits					
02/01/2024	02/02/2024	Deposit from batch 10207	10207 - Online Payment	602	$448.43
02/02/2024	02/05/2024	Deposit from batch 10214	10214 - Online Payment	603	$434.27
02/02/2024	02/02/2024	Deposit from batch 10220	10220 - Auto Payment	604	$584.00
02/05/2024	02/05/2024	Deposit from batch 10235	10235 - Scanned Checks	606	$434.27
02/05/2024	02/06/2024	Deposit from batch 10226	10226 - Online Payment	608	$561.52
02/05/2024	02/05/2024	Deposit from batch 10257	10257 - Auto Payment	609	$958.40
02/05/2024	02/06/2024	Deposit from batch 10222	10222 - Online Payment	607	$1,753.79
02/05/2024	02/06/2024	Deposit from batch 10148	10148 - ACH Payment	605	$2,255.52
02/07/2024	02/07/2024	Deposit from batch 10312	10312 - Auto Payment	611	$479.20
02/07/2024	02/07/2024	Deposit from batch 10283	10283 - Scanned Checks	610	$5,274.01
02/08/2024	02/09/2024	Deposit from batch 10313	10313 - Online Payment	612	$479.20
02/08/2024	02/08/2024	Deposit from batch 10327	10327 - Auto Payment	613	$584.00
02/09/2024	02/12/2024	Deposit from batch 10335	10335 - Online Payment	615	$561.52
02/09/2024	02/09/2024	Deposit from batch 10338	10338 - Scanned Checks	614	$1,418.85
02/12/2024	02/13/2024	Deposit from batch 10369	10369 - Online Payment	617	$650.07
02/12/2024	02/12/2024	Deposit from batch 10377	10377 - Scanned Checks	616	$4,622.59
02/14/2024	02/15/2024	Deposit from batch 10408	10408 - Online Payment	620	$479.20
02/14/2024	02/14/2024	Deposit from batch 10439	10439 - Auto Payment	621	$490.39
02/14/2024	02/14/2024	Deposit from batch 10438	10438 - Scanned Checks	619	$1,875.00
02/14/2024	02/14/2024	Deposit from batch 10412	10412 - Scanned Checks	618	$4,934.02
02/15/2024	02/16/2024	Deposit from batch 10442	10442 - Online Payment	624	$561.52
02/15/2024	02/15/2024	Deposit from batch 10448	10448 - Scanned Checks	622	$584.00
02/15/2024	02/16/2024	Deposit from batch 10440	10440 - Online Payment	623	$815.18
02/16/2024	02/21/2024	Deposit from batch 10464	10464 - Online Payment	625	$449.26
02/16/2024	02/16/2024	Deposit from batch 10475	10475 - Revo-Credit Card	626	$500.00
02/20/2024	02/21/2024	Deposit from batch 11491	11491 - Auto Payment	628	$1,707.08
02/20/2024	02/21/2024	Deposit from batch 11478	11478 - Scanned Checks	627	$5,337.63
02/21/2024	02/23/2024	Deposit from batch 11493	11493 - Online Payment	629	$479.20
02/22/2024	02/24/2024	Deposit from batch 11503	11503 - Online Payment	630	$1,339.72
02/23/2024	02/24/2024	Deposit from batch 11515	11515 - Scanned Checks	631	$328.54
02/23/2024	02/27/2024	Deposit from batch 11513	11513 - Online Payment	632	$474.26
02/23/2024	02/24/2024	Deposit from batch 11538	11538 - Auto Payment	633	$584.00

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
02/26/2024	02/28/2024	Deposit from batch 11539	11539 - Online Payment	634	$419.27
02/26/2024	02/27/2024	Deposit from batch 11555	11555 - Auto Payment	635	$462.33
02/27/2024	02/29/2024	Deposit from batch 11611	11611 - Revo-Credit Card	637	$479.20
02/27/2024	02/28/2024	Deposit from batch 11561	11561 - Scanned Checks	636	$561.52
02/28/2024	02/29/2024	Deposit from batch 11620	11620 - Auto Payment	638	$584.00
02/29/2024	02/29/2024	Interest			$1.16
02/29/2024	02/29/2024	Deposit from batch 11655	11655 - Auto Payment	640	$462.33
02/29/2024	02/29/2024	Deposit from batch 11629	11629 - Scanned Checks	639	$2,076.60
			Total Cleared Credits		**$47,485.05**
Debits					
12/18/2023	02/12/2024	ENVIROTECH ROOFING GROUP		3918	($780.00)
12/18/2023	02/23/2024	ENVIROTECH ROOFING GROUP		3917	($770.00)
02/01/2024	02/02/2024	IPFS CORPORATION		3952	($24,921.04)
02/01/2024	02/07/2024	MIAMI-DADE WATER & SEWER		3953	($11,558.09)
02/01/2024	02/12/2024	LA ARBOLEDA II CONDO. ASSOC.		3944	($4,211.00)
02/01/2024	02/14/2024	WASTE CONNECTIONS OF FLORIDA		3954	($2,431.38)
02/01/2024	02/13/2024	EXCEL MANAGEMENT ASSOCIATES		3942	($1,188.00)
02/01/2024	02/05/2024	LAZARO GONZALEZ		3945	($740.00)
02/01/2024	02/15/2024	FPL		3955	($605.00)
02/01/2024	02/13/2024	Maylord Landscaping, Inc.		3949	($550.00)
02/01/2024	02/05/2024	LAZARO GONZALEZ		3946	($530.00)
02/01/2024	02/01/2024	ADP PAYROLL SERVICES		0	($461.75)
02/01/2024	02/05/2024	LAZARO GONZALEZ		3948	($425.75)
02/01/2024	02/05/2024	LAZARO GONZALEZ		3947	($365.63)
02/01/2024	02/13/2024	EXCEL MANAGEMENT ASSOCIATES		3943	($273.05)
02/01/2024	02/01/2024	ADP PAYROLL SERVICES		0	($80.00)
02/09/2024	02/09/2024	ADP PAYROLL SERVICES		0	($58.95)
02/15/2024	02/21/2024	LAZARO GONZALEZ		3957	($770.00)
02/15/2024	02/16/2024	ADP PAYROLL SERVICES		0	($461.75)
02/15/2024	02/21/2024	LAZARO GONZALEZ		3958	($250.00)
02/15/2024	02/21/2024	LAZARO GONZALEZ		3959	($163.15)
02/15/2024	02/29/2024	SOLITUDE LAKE MANAGEMENT		3956	($152.94)
02/15/2024	02/16/2024	AT&T		3961	($138.05)
02/15/2024	02/16/2024	ADP PAYROLL SERVICES		0	($80.00)
02/16/2024	02/16/2024	CITY NATIONAL BANK		0	($21.00)
02/23/2024	02/23/2024	ADP PAYROLL SERVICES		0	($58.95)
			Total Cleared Debits		**($52,045.48)**

City National Bank- OPR 4036 Summary

Ending Account Balance:	$ 36,276.63
Uncleared Items:	($5,341.54)
Adjusted Balance:	$ 41,618.17
Bank Ending Balance:	$ 41,618.17
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:10372 / 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:	$46,178.60
Last Statement:	January 31, 2024	Ending Balance:	$41,618.17
This Statement:	February 29, 2024	Average Ledger Balance:	$29,158.21
		Low Balance:	$20,279.75
		Interest Earned This Period:	$1.16
		Interest Earned 2024:	$2.87
		Days In Period:	29
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
01-31	Beginning balance			46,178.60
02-01	Adp - Tax Adp - Tax 405057994386A00		80.00	46,098.60
02-01	Adp Wage Pay Wage Pay 4400720233186Lm		461.75	45,636.85
02-02	Icl Deposit	584.00		46,220.85
02-02	La Arboleda Ii C Onlinepay 10207	448.43		46,669.28
02-02	Ipfs800-584-9969 Ipfspmtgaa D36548		24,921.04	21,748.24
02-05	Icl Deposit	434.27		22,182.51
02-05	Icl Deposit	958.40		23,140.91
02-05	La Arboleda Ii C Onlinepay 10214	434.27		23,575.18
02-05	Check # 3947		365.63	23,209.55
02-05	Check # 3948		425.75	22,783.80
02-05	Check # 3946		530.00	22,253.80
02-05	Check # 3945		740.00	21,513.80
02-06	La Arboleda Ii C Onlinepay 10226	561.52		22,075.32
02-06	La Arboleda Ii C Onlinepay 10222	1,753.79		23,829.11
02-06	La Arboleda Ii C Assn Dues 6	2,255.52		26,084.63

Continued on the next page

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
02-07	Icl Deposit	479.20		26,563.83
02-07	Icl Deposit	5,274.01		31,837.84
02-07	Mdws M-dwasdpmt 000001605344301		14.80	31,823.04
02-07	Mdws M-dwasdpmt 000001605343379		428.29	31,394.75
02-07	Mdws M-dwasdpmt 000001605344315		585.08	30,809.67
02-07	Mdws M-dwasdpmt 000001605344289		939.53	29,870.14
02-07	Mdws M-dwasdpmt 000001605344325		1,092.02	28,778.12
02-07	Mdws M-dwasdpmt 000001605343384		1,495.63	27,282.49
02-07	Mdws M-dwasdpmt 000001605344311		1,788.77	25,493.72
02-07	Mdws M-dwasdpmt 000001605344319		2,284.66	23,209.06
02-07	Mdws M-dwasdpmt 000001605344305		2,929.31	20,279.75
02-08	Icl Deposit	584.00		20,863.75
02-09	Icl Deposit	1,418.85		22,282.60
02-09	La Arboleda Ii C Onlinepay 10313	479.20		22,761.80
02-09	Adp Payroll Fees Adp Fees 430058928036		58.95	22,702.85
02-12	Icl Deposit	4,622.59		27,325.44
02-12	La Arboleda Ii C Onlinepay 10335	561.52		27,886.96
02-12	Check # 3918		780.00	27,106.96
02-12	Check # 3944		4,211.00	22,895.96
02-13	La Arboleda Ii C Onlinepay 10369	650.07		23,546.03
02-13	Check # 3943		273.05	23,272.98
02-13	Check # 3949		550.00	22,722.98
02-13	Check # 3942		1,188.00	21,534.98
02-14	Icl Deposit	490.39		22,025.37
02-14	Icl Deposit	1,875.00		23,900.37
02-14	Icl Deposit	4,934.02		28,834.39
02-14	Waste Connection Web_pay 80068050021324		2,431.38	26,403.01
02-15	Icl Deposit	584.00		26,987.01
02-15	La Arboleda Ii C Onlinepay 10408	479.20		27,466.21
02-15	Fpl Direct Debit Elec Pymt 5154771538 Webi		605.00	26,861.21
02-15	Monthly Service Fee		21.00	26,840.21
02-16	Net Setlmt 5/3 Bankcard Sys 5/3 Bankcard Net Setlmt 4445057332561 Rev	500.00		27,340.21
02-16	La Arboleda Ii C Onlinepay 10442	561.52		27,901.73
02-16	La Arboleda Ii C Onlinepay 10440	815.18		28,716.91
02-16	Adp - Tax Adp - Tax 525092553308A00		80.00	28,636.91
02-16	Att Payment 342909003Myw9o		138.05	28,498.86
02-16	Adp Wage Pay Wage Pay 7160919177696Lm		461.75	28,037.11
02-20	Icl Deposit	1,707.08		29,744.19
02-20	Icl Deposit	5,337.63		35,081.82
02-20	La Arboleda Ii C Onlinepay 10464	449.26		35,531.08
02-20	Check # 3959		163.15	35,367.93
02-20	Check # 3958		250.00	35,117.93
02-20	Check # 3957		770.00	34,347.93
02-22	La Arboleda Ii C Onlinepay 11493	479.20		34,827.13
02-22	Check # 3917		770.00	34,057.13
02-23	Icl Deposit	328.54		34,385.67
02-23	Icl Deposit	584.00		34,969.67
02-23	La Arboleda Ii C Onlinepay 11503	1,339.72		36,309.39
02-23	Adp Payroll Fees Adp Fees 445071173216		58.95	36,250.44
02-26	Icl Deposit	462.33		36,712.77
02-26	La Arboleda Ii C Onlinepay 11513	474.26		37,187.03
02-27	Icl Deposit	561.52		37,748.55
02-27	La Arboleda Ii C Onlinepay 11539	419.27		38,167.82
02-27	Net Setlmt 5/3 Bankcard Sys 5/3 Bankcard Net Setlmt 4445057332561 Rev	479.20		38,647.02
02-28	Icl Deposit	584.00		39,231.02
02-28	Check # 3956		152.94	39,078.08

Continued on the next page

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
02-29	Icl Deposit	462.33		39,540.41
02-29	Icl Deposit	2,076.60		41,617.01
02-29	Interest	1.16		41,618.17
02-29	Ending totals	47,485.05	52,045.48	41,618.17

Checks

Number	Date	Amount	Number	Date	Amount
3917	02-22	770.00	3947	02-05	365.63
3918*	02-12	780.00	3948	02-05	425.75
3942	02-13	1,188.00	3949*	02-13	550.00
3943	02-13	273.05	3956	02-28	152.94
3944	02-12	4,211.00	3957	02-20	770.00
3945	02-05	740.00	3958	02-20	250.00
3946	02-05	530.00	3959	02-20	163.15

* Skip In Check Sequence

Continued on the next page

Check # 3917 Amount: $770.00 Date: 02/22/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3917
PAY Seven Hundred Seventy And 00/100 Dollars
DATE 12/15/2023 AMOUNT ***$770.00
TO THE ORDER OF ENVIROTECH ROOFING GROUP
13400 Sw 38 St.
Miami, FL 33175
Memo: 334-1 roof repair of tiles.
Authorized Signature
⑈00000039 17⑈ ⑆066004367⑆0431904036⑈ ⑈0000077000⑈

Check # 3917 Amount: $770.00 Date: 02/22/2024

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE
FOR DEPOSIT ONLY
0091770873
2024-02-22
Georgia Primary Bank

Check # 3918 Amount: $780.00 Date: 02/12/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3918
PAY Seven Hundred Eighty And 00/100 Dollars
DATE 12/18/2023 AMOUNT ***$780.00
TO THE ORDER OF ENVIROTECH ROOFING GROUP
13400 Sw 38 St.
Miami, FL 33175
Memo: Roof Repair Clubhouse. Tear off roof material on damaged area, fix, and install new materials.
Authorized Signature
⑈00000039 18⑈ ⑆066004367⑆0431904036⑈ ⑈0000078000⑈

Check # 3918 Amount: $780.00 Date: 02/12/2024

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE
0092162909
2024-02-12

Check # 3942 Amount: $1,188.00 Date: 02/13/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3942
PAY One Thousand, One Hundred Eighty-Eight And 00/100 Dollars
DATE 02/01/2024 AMOUNT ***$1,188.00
TO THE ORDER OF EXCEL MANAGEMENT ASSOCIATES
2510 NW 97 AVENUE, SUITE 200
DORAL, FL 33172
Memo: February Management Services
Authorized Signature
⑈00000039 42⑈ ⑆066004367⑆0431904036⑈ ⑈0000118800⑈

Check # 3942 Amount: $1,188.00 Date: 02/13/2024

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 3943 Amount: $273.05 Date: 02/13/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3943
PAY Two Hundred Seventy-Three And 05/100 Dollars
DATE 02/01/2024 AMOUNT ***$273.05
TO THE ORDER OF EXCEL MANAGEMENT ASSOCIATES
2510 NW 97 AVENUE, SUITE 200
DORAL, FL 33172
Memo: Printing and postage
Authorized Signature
⑈00000039 43⑈ ⑆066004367⑆0431904036⑈ ⑈0000027305⑈

Check # 3943 Amount: $273.05 Date: 02/13/2024

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 3944 Amount: $4,211.00 Date: 02/12/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3944
PAY Four Thousand, Two Hundred Eleven And 00/100 Dollars
DATE 02/01/2024 AMOUNT ***$4,211.00
TO THE ORDER OF LA ARBOLEDA II CONDO. ASSOC
2510 Nw 97Th. Ave #200
Doral, FL 33172
Memo: February reserve
Authorized Signature
⑈00000039 44⑈ ⑆066004367⑆0431904036⑈ ⑈0000421100⑈

Check # 3944 Amount: $4,211.00 Date: 02/12/2024

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

Check # 3945 Amount: $740.00 Date: 02/05/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3945
PAY Seven Hundred Forty And 00/100 Dollars
DATE 02/01/2024 AMOUNT ***$740.00
TO THE ORDER OF LAZARO GONZALEZ
275 Nw 82 Court
Miami, FL 33126
Memo: [illegible]
Authorized Signature
⑈00000039 45⑈ ⑆066004367⑆0431904036⑈ ⑈0000074000⑈

Check # 3945 Amount: $740.00 Date: 02/05/2024

>053101121<02022024<008317328
0092709510
2024-02-05
DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 3946 Amount: $530.00 Date: 02/05/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3946
PAY Five Hundred Thirty And 00/100 Dollars
DATE 02/01/2024 AMOUNT ***$530.00
TO THE ORDER OF LAZARO GONZALEZ
276 Nw 82 Court
Miami, FL 33126
Memo: Pest control 650-2; fence construction 840-1; faucet replacement hose unit 830-4 and 830-8
Authorized Signature
⑈00003946⑈ ⑆066004367⑆0431904036⑈ ⑈0000053000⑈

Check # 3946 Amount: $530.00 Date: 02/05/2024

0092708512
2024-02-05
008317330
DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 3947 Amount: $365.63 Date: 02/05/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3947
PAY Three Hundred Sixty-Five And 63/100 Dollars
DATE 02/01/2024 AMOUNT ***$365.63
TO THE ORDER OF LAZARO GONZALEZ
276 NW 82 COURT
MIAMI, FL 33126
Memo: Last part of reimbursement for Lazaro for the purchase of supplies. He received a check for $400.
Authorized Signature
⑈00003947⑈ ⑆066004367⑆0431904036⑈ ⑈0000036563⑈

Check # 3947 Amount: $365.63 Date: 02/05/2024

0092708511
2024-02-05
008317329
DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 3948 Amount: $425.75 Date: 02/05/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3948
PAY Four Hundred Twenty-Five And 75/100 Dollars
DATE 02/01/2024 AMOUNT ***$425.75
TO THE ORDER OF LAZARO GONZALEZ
276 NW 82 COURT
MIAMI, FL 33126
Memo: Reimbursement for elevator lamp supplies
Authorized Signature
⑈00003948⑈ ⑆066004367⑆0431904036⑈ ⑈0000042575⑈

Check # 3948 Amount: $425.75 Date: 02/05/2024

0092708509
2024-02-05
008317327
DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 3949 Amount: $550.00 Date: 02/13/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3949
PAY Five Hundred Fifty And 00/100 Dollars
DATE 02/01/2024 AMOUNT ***$550.00
TO THE ORDER OF Mayford Landscaping, Inc
1240 SW 142nd Avenue
Miami, FL 33184-2784
Memo: Lawn Service on 1/16/24
Authorized Signature
⑈00003949⑈ ⑆066004367⑆0431904036⑈ ⑈0000055000⑈

Check # 3949 Amount: $550.00 Date: 02/13/2024

PAY TO THE ORDER OF BANK OF AMERICA
0092243436
2024-02-13
DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 3956 Amount: $152.94 Date: 02/28/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3956
PAY One Hundred Fifty-Two And 94/100 Dollars
DATE 02/15/2024 AMOUNT ***$152.94
TO THE ORDER OF SOLITUDE LAKE MANAGEMENT
1320 Brookwood Drive
SUITE H
Little Rock, AR 72202
Memo: February service
Authorized Signature
⑈00003956⑈ ⑆066004367⑆0431904036⑈ ⑈0000015294⑈

Check # 3956 Amount: $152.94 Date: 02/28/2024

0091103712
2024-02-28
DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

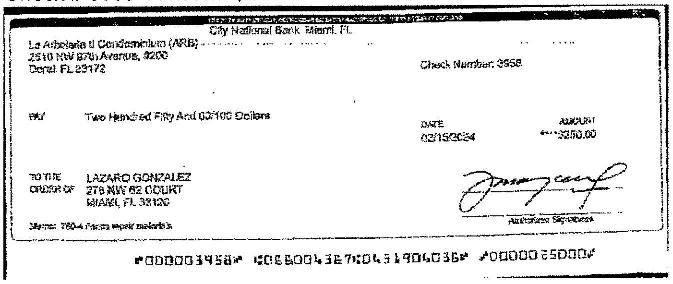
Check # 3957 Amount: $770.00 Date: 02/20/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3957
PAY Seven Hundred Seventy And 00/100 Dollars
DATE 02/15/2024 AMOUNT ***$770.00
TO THE ORDER OF LAZARO GONZALEZ
276 Nw 82 Court
Miami, FL 33126
Memo: [illegible]
Authorized Signature
⑈00003957⑈ ⑆066004367⑆0431904036⑈ ⑈0000077000⑈

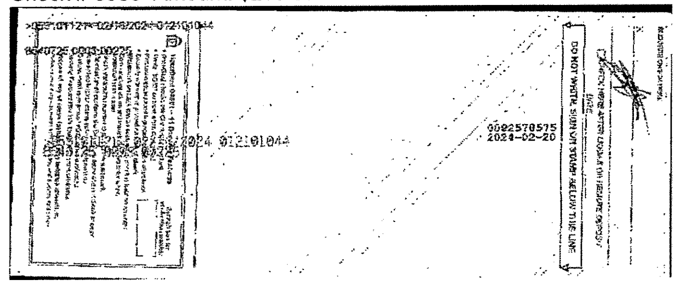
Check # 3957 Amount: $770.00 Date: 02/20/2024

0092578573
2024-02-20
812101842
DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

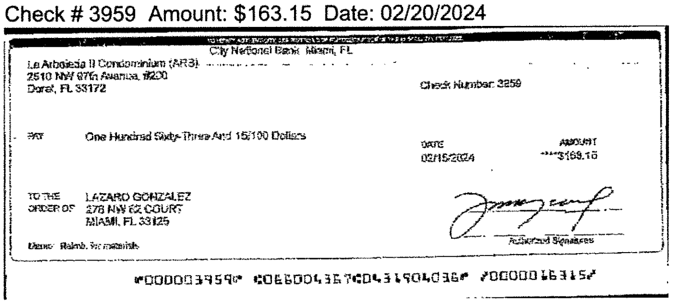
Check # 3958 Amount: $250.00 Date: 02/20/2024



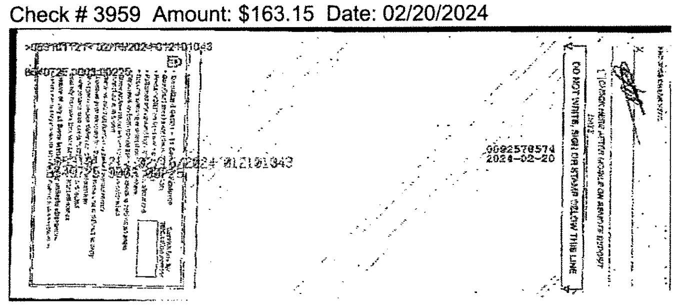
Check # 3958 Amount: $250.00 Date: 02/20/2024



Check # 3959 Amount: $163.15 Date: 02/20/2024



Check # 3959 Amount: $163.15 Date: 02/20/2024



Bank Account Reconciliation

La Arboleda II Condominium

City National Bank- Reserve 5155 (End: 02/29/2024)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
02/12/2024	02/12/2024	Misc Scanned Deposit		103	$4,211.00
02/29/2024	02/29/2024	Interest			$34.48
			Total Cleared Credits		**$4,245.48**
Debits					
02/01/2024	02/12/2024	ENVIROTECH ROOFING GROUP		1074	($11,900.00)
02/23/2024	02/23/2024	LA ARBOLEDA II CONDO. ASSOC.		0	($1,437.60)
			Total Cleared Debits		**($13,337.60)**

City National Bank- Reserve 5155 Summary

Ending Account Balance:	$ 140,998.02
Uncleared Items:	$-
Adjusted Balance:	$ 140,998.02
Bank Ending Balance:	$ 140,998.02
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:10373 / 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:	$150,090.14
Last Statement:	January 31, 2024	Ending Balance:	$140,998.02
This Statement:	February 29, 2024	Average Ledger Balance:	$144,673.21
		Low Balance:	$140,963.54
		Interest Earned This Period:	$34.48
		Interest Earned 2024:	$74.24
		Days In Period:	29
		Annual Percentage Yield Earned:	0.30%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
01-31	Beginning balance			150,090.14
02-12	Icl Deposit	4,211.00		154,301.14
02-12	Rtn Item La Arboleda Ii C Achplus Rtn 1592199439		479.20	153,821.94
02-12	Check # 1074		11,900.00	141,921.94
02-16	Rtn Item La Arboleda Ii C Achplus Rtn 1592199439		479.20	141,442.74
02-23	Rtn Item La Arboleda Ii C Achplus Rtn 1592199439		479.20	140,963.54
02-29	Interest	34.48		140,998.02
02-29	Ending totals	4,245.48	13,337.60	140,998.02

Checks

Number	Date	Amount	Number	Date	Amount

* Skip In Check Sequence

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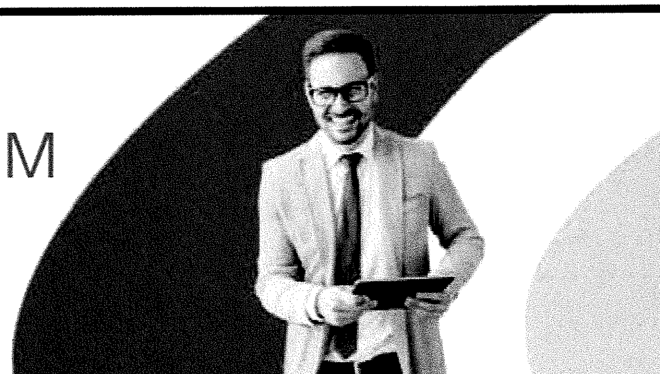

Checks

Number	Date	Amount	Number	Date	Amount
1074	02-12	11,900.00			

* Skip In Check Sequence

Continued on the next page

Check # 1074 Amount: $11,900.00 Date: 02/12/2024

City National Bank Miami, FL

La Arboleda II Condominium (ARB)
3810 NW 97th Avenue, #200
Doral, FL 33172

Check Number: 1074

PAY Eleven Thousand, Nine Hundred And 00/100 Dollars

DATE 02/01/2024

AMOUNT ***$11,900.00

TO THE ORDER OF ENVIROTECH ROOFING GROUP
13400 Sw 36 St
Miami, FL 33175

Memo: 2nd, 3rd, and final payment for work on flat roof 340 NW 108 Ave

Authorized Signature

⑈000001074⑈ ⑆066004367⑆0431905155⑈ ⑇0001190000⑇

Check # 1074 Amount: $11,900.00 Date: 02/12/2024

0092162910
2024-02-12

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE