Financial Report Package

June 2024

Prepared for

La Arboleda II Condominium

By

Excel Management Associates, Inc.

Income Statement - Operating

La Arboleda II Condominium

From 06/01/2024 to 06/30/2024

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	$236,209.26	$236,208.00	$1.26	$472,416.00
4025-00 Reserve Contribution	4,211.00	4,211.00	-	25,266.00	25,266.00	-	50,532.00
4030-00 Late Fees	175.00	-	175.00	900.00	-	900.00	-
4040-00 Fines/Violations	-	-	-	1,100.00	-	1,100.00	-
4060-00 Interest Income - Operating	1.16	-	1.16	8.02	-	8.02	-
Total ASSESSMENT INCOME	$43,755.37	$43,579.00	$176.37	$263,483.28	$261,474.00	$2,009.28	$522,948.00
Total OPERATING INCOME	**$43,755.37**	**$43,579.00**	**$176.37**	**$263,483.28**	**$261,474.00**	**$2,009.28**	**$522,948.00**
OPERATING EXPENSE							
ADMINISTRATIVE							
5010-00 Bad Debt Expense	143.57	150.00	6.43	143.57	900.00	756.43	1,800.00
5015-00 Bank Charges	21.00	22.00	1.00	126.00	132.00	6.00	264.00
5025-00 Legal & Professional Services	-	90.00	90.00	-	540.00	540.00	1,080.00
5030-00 Licenses & Permits	50.35	112.00	61.65	2,918.47	672.00	(2,246.47)	1,344.00
5031-00 Annual Fire Dept. Inspection Permit	-	79.00	79.00	-	474.00	474.00	948.00
5035-00 Management Expense	1,188.00	1,188.00	-	7,128.00	7,128.00	-	14,256.00
5040-00 Payroll Services	1,279.90	1,300.00	20.10	7,509.26	7,800.00	290.74	15,600.00
5041-00 Payroll Taxes/Services	83.50	205.00	121.50	539.25	1,230.00	690.75	2,460.00
5045-00 Printing & Postage	51.62	114.00	62.38	863.48	684.00	(179.48)	1,368.00
5050-00 Audit & Tax Preparation	-	245.00	245.00	175.00	1,470.00	1,295.00	2,940.00
5065-00 Insurance Expense	24,921.04	23,430.00	(1,491.04)	156,276.24	140,580.00	(15,696.24)	281,160.00
5085-00 Insurance- Workman's Compensation	-	100.00	100.00	-	600.00	600.00	1,200.00
Total ADMINISTRATIVE	$27,738.98	$27,035.00	($703.98)	$175,679.27	$162,210.00	($13,469.27)	$324,420.00
UTILITIES							
5710-00 Electricity	472.75	350.00	(122.75)	3,100.73	2,100.00	(1,000.73)	4,200.00
5740-00 Telephone	-	180.00	180.00	828.29	1,080.00	251.71	2,160.00
5750-00 Waste Removal	2,552.61	2,520.00	(32.61)	14,830.74	15,120.00	289.26	30,240.00
5760-00 Water & Sewer	943.93	5,520.00	4,576.07	27,911.99	33,120.00	5,208.01	66,240.00
Total UTILITIES	$3,969.29	$8,570.00	$4,600.71	$46,671.75	$51,420.00	$4,748.25	$102,840.00
REPAIRS & IMPROVEMENTS							
6015-00 Electrical Repairs	240.00	375.00	135.00	2,084.56	2,250.00	165.44	4,500.00
6055-00 General Repairs & Maintenance	1,461.20	717.00	(744.20)	10,908.51	4,302.00	(6,606.51)	8,604.00
6140-00 Roof Repairs	7,240.00	208.00	(7,032.00)	7,240.00	1,248.00	(5,992.00)	2,496.00
Total REPAIRS & IMPROVEMENTS	$8,941.20	$1,300.00	($7,641.20)	$20,233.07	$7,800.00	($12,433.07)	$15,600.00
CONTRACT & SUPPLIES							
6520-00 Fire Extinguisher Inspections	-	18.00	18.00	-	108.00	108.00	216.00
6545-00 Lake Maintenance	232.53	152.00	(80.53)	1,016.42	912.00	(104.42)	1,824.00
6550-00 Lawn Maintenance	600.00	1,100.00	500.00	3,350.00	6,600.00	3,250.00	13,200.00
6565-00 Parking Enforcement	200.00	100.00	(100.00)	1,200.00	600.00	(600.00)	1,200.00
6575-00 Pool Contract	350.00	355.00	5.00	2,100.00	2,130.00	30.00	4,260.00
6590-00 Shrub & Tree Maintenance	-	500.00	500.00	6,000.00	3,000.00	(3,000.00)	6,000.00
6598-00 Storage	-	38.00	38.00	180.00	228.00	48.00	456.00
6599-00 Supplies	1,663.56	200.00	(1,463.56)	2,751.51	1,200.00	(1,551.51)	2,400.00
Total CONTRACT & SUPPLIES	$3,046.09	$2,463.00	($583.09)	$16,597.93	$14,778.00	($1,819.93)	$29,556.00

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	$-	$25,266.00	$25,266.00	$-	$50,532.00
Total RESERVE ACCOUNT ACTIVITY	$4,211.00	$4,211.00	$-	$25,266.00	$25,266.00	$-	$50,532.00
Total OPERATING EXPENSE	**$47,906.56**	**$43,579.00**	**($4,327.56)**	**$284,448.02**	**$261,474.00**	**($22,974.02)**	**$522,948.00**
Net Income:	**($4,151.19)**	**$0.00**	**($4,151.19)**	**($20,964.74)**	**$0.00**	**($20,964.74)**	**$0.00**

Balance Sheet - Operating

La Arboleda II Condominium

End Date: 06/30/2024

Assets			
CASH- OPERATING			
10-1000-00	City National Bank- OPR 4036	$25,043.95	
10-1060-00	Petty Cash	50.00	
10-1070-00	Due to/from Operating	(140,781.51)	
Total CASH- OPERATING:			($115,687.56)
CASH - RESERVE			
12-1200-00	City National Bank- Reserve 5155	137,417.00	
12-1240-00	Due to/from Reserves	140,781.51	
Total CASH - RESERVE:			$278,198.51
ACCOUNTS RECEIVABLE			
14-1400-00	Accounts Receivable- Homeowner	26,494.60	
14-1420-00	Allowance for Doubtful Account	(1,000.00)	
Total ACCOUNTS RECEIVABLE:			$25,494.60
CURRENT ASSETS			
15-1500-00	Prepaid Insurance	82,877.20	
Total CURRENT ASSETS:			$82,877.20
Total Assets:			**$270,882.75**
Liabilities & Equity			
CURRENT LIABILITIES			
20-2000-00	Accounts Payable	37,438.84	
20-2020-00	Prepaid Assessments	14,700.37	
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:			$143,660.00
RESERVE CONTRIBUTIONS			
30-3010-00	Reserve- Interest	2,878.43	
30-3085-00	Painting Reserve	57,925.87	
30-3095-00	Pool Reserve	4,626.84	
30-3100-00	Resurfacing Reserve	(9,450.85)	
30-3105-00	Flat Roofing 700, 830, 850 Reserve	15,953.68	
30-3106-00	Flat Roofing 730, 770, 860, 870 Reserve	18,226.62	
30-3107-00	Flat Roofing 780-786	(105,749.36)	
30-3108-00	Tile Roofing Reserve	328,216.03	
30-3110-00	Flat Roofing 760,800,750 Reserve	(1,245.20)	
30-3111-00	Fat Roofing 716-742	833.35	
Total RESERVE CONTRIBUTIONS:			$312,215.41
EQUITY			

32-3210-00	Retained Earnings- Operating	($164,027.92)	
Total EQUITY:			($164,027.92)
	Net Income Gain / Loss	(20,964.74)	($20,964.74)
Total Liabilities & Equity:			**$270,882.75**

General Ledger Trial Balance

La Arboleda II Condominium

From: 10-1000-00 To: 80-8025-00 06/01/2024 to 06/30/2024

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1000-00	City National Bank- OPR 4036	$29,375.01	$42,179.40	$46,510.46	$25,043.95
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	$133,175.18	$4,241.82	$0.00	$137,417.00
12-1240-00	Due to/from Reserves	$140,781.51	$0.00	$0.00	$140,781.51
14-1400-00	Accounts Receivable- Homeowner	$24,727.80	$43,779.21	$42,012.41	$26,494.60
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	($35,156.31)	$55,419.43	$57,701.96	($37,438.84)
20-2020-00	Prepaid Assessments	($15,395.97)	$6,491.72	$5,796.12	($14,700.37)
20-2030-00	Deferred Comcast Income	($2,835.00)	$0.00	$0.00	($2,835.00)
20-2035-00	Due to Attorney	$1,437.60	$0.00	$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	($2,847.61)	$0.00	$30.82	($2,878.43)
30-3085-00	Painting Reserve	($56,986.76)	$0.00	$939.11	($57,925.87)
30-3095-00	Pool Reserve	($4,500.17)	$0.00	$126.67	($4,626.84)
30-3100-00	Resurfacing Reserve	$10,093.66	$0.00	$642.81	$9,450.85
30-3105-00	Flat Roofing 700, 830, 850 Reserve	($15,678.67)	$0.00	$275.01	($15,953.68)
30-3106-00	Flat Roofing 730, 770, 860, 870 Reserve	($17,847.13)	$0.00	$379.49	($18,226.62)
30-3107-00	Flat Roofing 780-786	$106,580.09	$0.00	$830.73	$105,749.36
30-3108-00	Tile Roofing Reserve	($327,626.48)	$0.00	$589.55	($328,216.03)
30-3110-00	Flat Roofing 760,800,750 Reserve	$1,506.16	$0.00	$260.96	$1,245.20
30-3111-00	Fat Roofing 716-742	($666.68)	$0.00	$166.67	($833.35)
32-3210-00	Retained Earnings- Operating	$164,027.92	$0.00	$0.00	$164,027.92
40-4000-00	Assessments- Member's	($196,841.05)	$4,211.00	$43,579.21	($236,209.26)
40-4025-00	Reserve Contribution	($21,055.00)	$0.00	$4,211.00	($25,266.00)
40-4030-00	Late Fees	($725.00)	$25.00	$200.00	($900.00)
40-4040-00	Fines/Violations	($1,100.00)	$0.00	$0.00	($1,100.00)
40-4060-00	Interest Income - Operating	($6.86)	$0.00	$1.16	($8.02)
50-5010-00	Bad Debt Expense	$0.00	$143.57	$0.00	$143.57
50-5015-00	Bank Charges	$105.00	$21.00	$0.00	$126.00
50-5030-00	Licenses & Permits	$2,868.12	$100.35	$50.00	$2,918.47

General Ledger Trial Balance

La Arboleda II Condominium

From: 10-1000-00 To: 80-8025-00 06/01/2024 to 06/30/2024

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
50-5035-00	Management Expense	$5,940.00	$1,188.00	$0.00	$7,128.00
50-5040-00	Payroll Services	$6,229.36	$2,179.90	$900.00	$7,509.26
50-5041-00	Payroll Taxes/Services	$455.75	$158.66	$75.16	$539.25
50-5045-00	Printing & Postage	$811.86	$51.62	$0.00	$863.48
50-5050-00	Audit & Tax Preparation	$175.00	$0.00	$0.00	$175.00
50-5065-00	Insurance Expense	$131,355.20	$24,921.04	$0.00	$156,276.24
57-5710-00	Electricity	$2,627.98	$472.75	$0.00	$3,100.73
57-5740-00	Telephone	$828.29	$0.00	$0.00	$828.29
57-5750-00	Waste Removal	$12,278.13	$2,552.61	$0.00	$14,830.74
57-5760-00	Water & Sewer	$26,968.06	$943.93	$0.00	$27,911.99
60-6015-00	Electrical Repairs	$1,844.56	$240.00	$0.00	$2,084.56
60-6055-00	General Repairs & Maintenance	$9,447.31	$1,461.20	$0.00	$10,908.51
60-6105-00	Plumbing Repairs	$0.00	$161.20	$161.20	$0.00
60-6140-00	Roof Repairs	$0.00	$8,220.00	$980.00	$7,240.00
65-6545-00	Lake Maintenance	$783.89	$232.53	$0.00	$1,016.42
65-6550-00	Lawn Maintenance	$2,750.00	$3,152.61	$2,552.61	$3,350.00
65-6565-00	Parking Enforcement	$1,000.00	$200.00	$0.00	$1,200.00
65-6575-00	Pool Contract	$1,750.00	$350.00	$0.00	$2,100.00
65-6590-00	Shrub & Tree Maintenance	$6,000.00	$0.00	$0.00	$6,000.00
65-6598-00	Storage	$180.00	$0.00	$0.00	$180.00
65-6599-00	Supplies	$1,087.95	$1,663.56	$0.00	$2,751.51
70-7000-00	General Reserves	$21,055.00	$4,211.00	$0.00	$25,266.00
70-7010-00	Reserve Transfers	$0.00	$4,211.00	$4,211.00	$0.00
	Totals:	**$0.00**	**$213,184.11**	**$213,184.11**	**$0.00**

Homeowner Aging Report Excluding Prepaid

La Arboleda II Condominium

End Date: 06/30/2024

Description		Current	Over 30	Over 60	Over 90	Balance
ARB7001 - Xenia Valdes Owner 700 Nw 106 Avenue Unit 1					**Last Payment:** $479.20 on 06/19/2024	
	Total:	**$479.20**	**$95.80**	**$0.00**	**$0.00**	**$575.00**
ARB7004 - Maria Cecilia Lopez Owner 700 Nw 106 Avenue Unit 4					**Last Payment:** $250.00 on 03/12/2024 **Collection Status:** 30 Day Letter	
	Total:	**$504.20**	**$504.20**	**$504.20**	**$219.79**	**$1,732.39**
ARB7101 - Jesus Trujillo & Ida Trujillo Owner 710 Nw 106 Avenue Unit 1					**Last Payment:** $561.52 on 02/27/2024	
	Total:	**$586.52**	**$586.52**	**$586.52**	**$243.12**	**$2,002.68**
ARB7122 - Dora Maria De Polanco Owner 712 Nw 106 Avenue Unit 2					**Last Payment:** $328.54 on 06/26/2024 **Collection Status:** 30 Day Letter	
	Total:	**$584.00**	**$437.84**	**$0.00**	**$0.00**	**$1,021.84**
ARB7143 - Dalila Del Pilar Allen Owner 714 Nw 106 Avenue Unit 3					**Last Payment:** $584.00 on 06/07/2024 **Collection Status:** Attorney	
	Total:	**$584.00**	**$584.00**	**$360.37**	**$0.00**	**$1,528.37**
ARB7203 - Estate Of Myriam Tobon Owner 720 Nw 106 Avenue Unit 3					**Last Payment:** $490.39 on 04/16/2024	
	Total:	**$515.39**	**$515.39**	**$515.39**	**$1,852.32**	**$3,398.49**
ARB7204 - Omar Betancourt & Carmen Betancourt Owner 720 Nw 106 Avenue Unit 4					**Last Payment:** $350.00 on 05/06/2024 **Collection Status:** Attorney	
	Total:	**$504.20**	**$479.20**	**$504.20**	**$1,282.60**	**$2,770.20**
ARB7302 - Silvia Marrero Owner 730 Nw 106 Avenue Unit 2					**Last Payment:** $480.00 on 05/15/2024	
	Total:	**$490.39**	**$490.39**	**$490.39**	**$1,116.82**	**$2,587.99**
ARB7501 - Hector M. Ruyol Jr. Owner 750 Nw 106 Avenue Unit 1					**Last Payment:** $462.33 on 06/19/2024	
	Total:	**$462.33**	**$77.57**	**$0.00**	**$0.00**	**$539.90**
ARB7502 - Melissa M. Delgado & Kevin Delgado Owner 750 Nw 106 Avenue Unit 2					**Last Payment:** $449.26 on 05/13/2024	
	Total:	**$474.26**	**$0.00**	**$0.00**	**$0.00**	**$474.26**
ARB7508 - Bertha Bagaria Owner 750 Nw 106 Avenue Unit 8					**Last Payment:** $449.26 on 06/17/2024	
	Total:	**$101.31**	**$0.00**	**$0.00**	**$0.00**	**$101.31**
ARB7603 - Angel Castro & Ana Castro Owner 760 Nw 106 Avenue Unit 3					**Last Payment:** $449.26 on 05/13/2024	
	Total:	**$474.26**	**$369.97**	**$0.00**	**$0.00**	**$844.23**
ARB7604 - Luis Bernardo Turuseta & Iliana Maria Gonzales Urquijo Owner 760 Nw 106 Avenue Unit 4					**Last Payment:** $419.00 on 06/28/2024	
	Total:	**$419.27**	**$8.58**	**$0.00**	**$0.00**	**$427.85**
ARB7703 - Ivania Morazan Owner 770 Nw 106 Avenue Unit 3					**Last Payment:** $365.92 on 06/15/2024	
	Total:	**$200.48**	**$0.00**	**$0.00**	**$0.00**	**$200.48**

Description		Current	Over 30	Over 60	Over 90	Balance
ARB7705 - Marber Holdings, Llc Owner 770 Nw 106 Avenue Unit 5						**Last Payment:** $434.27 on 06/12/2024
	Total:	**$434.27**	**$0.00**	**$0.00**	**$0.00**	**$434.27**
ARB7707 - Angel Parrilla & Sheila Leon Owner 770 Nw 106 Avenue Unit 7						**Last Payment:** $480.00 on 06/19/2024
	Total:	**$85.73**	**$0.00**	**$0.00**	**$0.00**	**$85.73**
ARB7708 - Joaquin Daniel Owner 770 Nw 106 Avenue Unit 8						**Last Payment:** $490.39 on 06/19/2024
	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 06/19/2024
	Total:	**($0.05)**	**$0.00**	**$0.00**	**$0.00**	**($0.05)**
ARB7864 - Alberto Laurel Owner 786 Nw 106 Avenue Unit 4						**Last Payment:** $1,172.00 on 04/25/2024
	Total:	**$609.00**	**$609.00**	**$0.00**	**$0.00**	**$1,218.00**
ARB8122 - Samara G. Glyn Owner 812 Nw 106 Avenue Unit 2						**Last Payment:** $448.43 on 06/01/2024
	Total:	**$406.71**	**$0.00**	**$0.00**	**$0.00**	**$406.71**
ARB8303 - Douglas J. Quintana Owner 830 Nw 106 Avenue Unit 3						**Last Payment:** $419.17 on 06/20/2024
	Total:	**$0.40**	**$0.00**	**$0.00**	**$0.00**	**$0.40**
ARB8304 - Alain Bello Rey & Yanira Rey Owner 830 Nw 106 Avenue Unit 4						**Last Payment:** $434.27 on 06/28/2024
	Total:	**$434.27**	**$459.27**	**$193.23**	**$0.00**	**$1,086.77**
ARB8306 - Alicia Aguilar Owner 830 Nw 106 Avenue Unit 6						**Last Payment:** $479.20 on 06/12/2024
	Total:	**$0.80**	**$0.00**	**$0.00**	**$0.00**	**$0.80**
ARB8307 - Juan M. Rodriguez Owner 830 Nw 106 Avenue Unit 7						**Last Payment:** $490.39 on 06/19/2024
	Total:	**$489.92**	**$0.00**	**$0.00**	**$0.00**	**$489.92**
ARB8308 - Oscar Benavides Owner 830 Nw 106 Avenue Unit 8						**Last Payment:** $434.27 on 06/20/2024
	Total:	**$73.74**	**$0.00**	**$0.00**	**$0.00**	**$73.74**
ARB8402 - Irma Fernandez Owner 840 Nw 106 Avenue Unit 2						**Last Payment:** $1,470.00 on 06/19/2024
	Total:	**($25.00)**	**$0.00**	**$0.00**	**$0.00**	**($25.00)**
ARB8403 - Darlene Burgos-Olivera Owner 840 Nw 106 Avenue Unit 3						**Last Payment:** $490.39 on 06/14/2024
	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 06/14/2024
	Total:	**$150.00**	**$0.00**	**$0.00**	**$0.00**	**$150.00**

Description		Current	Over 30	Over 60	Over 90	Balance
ARB8501 - Roberta Jorge Pelarigo Owner 850 Nw 106 Avenue Unit 1					**Last Payment:** $479.20 on 06/20/2024	
	Total:	**$162.95**	**$0.00**	**$0.00**	**$0.00**	**$162.95**
ARB8502 - Jose A. Polanco & Rosa Owner 850 Nw 106 Avenue Unit 2					**Last Payment:** $980.78 on 06/28/2024	
	Total:	**($25.00)**	**$0.00**	**$0.00**	**$0.00**	**($25.00)**
ARB8503 - Daniel Torres & Odalys Torres Owner 850 Nw 106 Avenue Unit 3					**Last Payment:** $490.39 on 06/19/2024	
	Total:	**$0.01**	**$0.00**	**$0.00**	**$0.00**	**$0.01**
ARB8504 - Mercy Levine Owner 850 Nw 106 Avenue Unit 4					**Last Payment:** $479.20 on 06/13/2024	
	Total:	**$7.48**	**$0.00**	**$0.00**	**$0.00**	**$7.48**
ARB8602 - Ricardo Blanco Cassana & Lida Arminda Elera De Blanco Previous Owner 860 Nw 106 Avenue Unit 2					**Last Payment:** $376.55 on 06/04/2024	
	Total:	**$490.39**	**$490.39**	**$339.25**	**$0.00**	**$1,320.03**
ARB8603 - Jeremy Ferry & Paulina Ferry Owner 860 Nw 106 Avenue Unit 3					**Last Payment:** $515.39 on 05/07/2024	
	Total:	**$515.39**	**$490.39**	**$490.39**	**$149.66**	**$1,645.83**
ARB8604 - Orlando Sendon & Margarita Sendon Owner 860 Nw 106 Avenue Unit 4					**Last Payment:** $479.20 on 06/05/2024	
	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 06/27/2024	
	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	$11,319.24	$6,327.11	$3,983.94	$4,864.31	$26,494.60

Description	Total
Assessment (Delinquent Fee) 2023	($0.52)
Assessment (Delinquent Fee) 2024	$458.58
Assessment 2023	($206.51)
Assessment 2024	$25,023.39
Owner Fines 2024	$1,100.00
Special Assessment 2023	$119.66
AR Total:	**$26,494.60**

Date	Check #	Payee		Amount
10-1000-00 City National Bank- OPR 4036				
06/04/2024	4023	EXCEL MANAGEMENT ASSOCIATES		$1,188.00
		Invoice #: 07194993		
		50-5035-00 Management services	$1,188.00	
06/04/2024	4024	EXCEL MANAGEMENT ASSOCIATES		$132.88
		Invoice #: 07195039		
		50-5045-00 April charges	$132.88	
06/04/2024	4025	SOLITUDE LAKE MANAGEMENT		$157.53
		Invoice #: PSI081471		
		65-6545-00 June service	$157.53	
06/04/2024	4026	SOUTH FLORIDA PARKING AUTHORITY		$200.00
		Invoice #: 1325		
		65-6565-00 June service	$200.00	
06/04/2024	4027	LAZARO GONZALEZ		$120.00
		Invoice #: 739571		
		60-6105-00 Install self closing shower valve- Pool area	$120.00	
06/04/2024	4028	LAZARO GONZALEZ		$41.20
		Invoice #: 323065		
		60-6105-00 Reimb. for self closing shower valve	$41.20	
06/04/2024	4029	AQUAZONE POOL AND SPA, INC.		$350.00
		Invoice #: 12098		
		65-6575-00 June service	$350.00	
06/04/2024	4030	IPFS CORPORATION		$24,921.04
		Invoice #: 11th. install D36548		
		50-5065-00 Acct# GAA-D36548	$24,921.04	
06/04/2024	4031	FPL		$474.35
		Invoice #: 51547 6/14/24		
		57-5710-00 Serv. to 05/24/2024	$474.35	
06/04/2024	4032	MIAMI-DADE WATER & SEWER		$917.01
		Invoice #: 4507644200 6/12/24		
		57-5760-00 Serv. to 05/14/2024	$917.01	
06/04/2024	4033	ALBA NUNEZ		$162.00
		Invoice #: 06042024		
		50-5040-00 122 hours for Cleaning Service	$162.00	
06/06/2024	0	ADP PAYROLL SERVICES		$461.75
		Invoice #: 06062024		
		50-5040-00 Payroll Services w/e 06/07/2024	$461.75	
06/06/2024	0	ADP PAYROLL SERVICES		$80.00
		Invoice #: 6/6/24		
		50-5040-00 Payroll taxes w/e 06/07/2024	$38.25	
		50-5041-00 Payroll taxes w/e 06/07/2024	$41.75	
06/10/2024	4034	AT&T		$138.05
		Invoice #: 308957821 6/18/24		
		57-5740-00 Serv. to 06/28/2024	$138.05	

Date	Check #	Payee			Amount
06/12/2024	4035	WASTE CONNECTIONS OF FLORIDA			$2,552.61
		Invoice #: 3279743W440			
		65-6550-00 June service		$2,552.61	
06/13/2024	4036	AT&T			$138.05
		Invoice #: 06-18-24			
		57-5740-00 Serv. to 06/28/2024		$138.05	
06/13/2024	4037	FLORIDA DEPARTMENT OF HEALTH	Voided on 6/13/2024 12:00:39PM		$0.00
		Invoice #: 131-BID-7241175			
		50-5030-00 Pool permit # 13-60-02802		$50.00	
06/14/2024	4038	LAZARO GONZALEZ			$650.00
		Invoice #: 06-12-24			
		65-6599-00 Materials for 3 lamps		$650.00	
06/14/2024	4039	LA ARBOLEDA II CONDO. ASSOC.			$4,211.00
		Invoice #: 6/2024			
		70-7000-00 June reserve		$4,211.00	
06/20/2024	0	ADP PAYROLL SERVICES			$461.75
		Invoice #: 06202024			
		50-5040-00 Payroll Services w/e 06/20/2024		$461.75	
06/20/2024	0	ADP PAYROLL SERVICES			$80.00
		Invoice #: 062024			
		50-5040-00 Payroll taxes w/e 06/21/2024		$38.25	
		50-5041-00 Payroll taxes w/e 06/21/2024		$41.75	
06/24/2024	4040	ENVIROTECH ROOFING GROUP	Voided on 6/24/2024 2:37:46PM		$0.00
		Invoice #: 800-4			
		60-6140-00 800-4 Tiles roof repair		$980.00	
06/24/2024	4041	ENVIROTECH ROOFING GROUP			$980.00
		Invoice #: 750-1			
		60-6140-00 750-1 Roof repair		$980.00	
06/24/2024	4042	ENVIROTECH ROOFING GROUP			$980.00
		Invoice #: 760-2			
		60-6140-00 760-2 Roof repair		$980.00	
06/24/2024	4043	LA ARBOLEDA II CONDO. ASSOC.			$4,211.00
		Invoice #: 4/2024			
		70-7000-00 April reserve		$4,211.00	
06/24/2024	4044	LAZARO GONZALEZ			$1,000.00
		Invoice #: 739572			
		60-6055-00 Seal windows		$1,000.00	
06/24/2024	4045	LAZARO GONZALEZ			$200.00
		Invoice #: 739570			
		60-6055-00 Garbage pick up and tree trimming		$200.00	
06/24/2024	4046	SUGIL ENGINEERING INC			$362.00
		Invoice #: SE2206-25			
		50-5030-00 B# 860 Building recertification		$362.00	
06/14/2024	0	ADP PAYROLL SERVICES			$58.95

Date	Check #	Payee		Amount
		Invoice #: 06142024		
		50-5040-00 Payroll Service	$58.95	
06/28/2024	0	ADP PAYROLL SERVICES		$58.95
		Invoice #: 062824		
		50-5040-00 Payroll Service	$58.95	
06/17/2024	0	CITY NATIONAL BANK		$21.00
		50-5015-00 Bank Adjustment - Monthly service fee; Monthly service fee	$21.00	
06/19/2024	0	AMAZON.COM		$21.39
		Invoice #: 61424		
		65-6599-00 Dog waste can liners	$21.39	
06/19/2024	0	AMAZON.COM		$99.60
		Invoice #: 6242024		
		65-6599-00 Waste roll bags	$99.60	
06/26/2024	0	FLORIDA DEPARTMENT OF HEALTH		$50.35
		Invoice #: 131-BID-7241175		
		50-5030-00 Pool permit # 13-60-02802	$50.35	
		Account Totals **# Checks:**	**34**	**$45,480.46**
		Association Totals **# Checks:**	**34**	**$45,480.46**

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 Ro E_Pena@Bellsouth.Net,leidy896@yahoo.com	830 Nw 106 Avenue Unit 1 Miami, FL 33172	($30.99)
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	($2,942.34)
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	($515.39)
ARB8402	Irma Fernandez Irma.0614@Yahoo.Com	840 Nw 106 Avenue Unit 2 Miami, FL 33172	($259.56)
ARB8502	Jose A. Polanco & Rosa Josepolanco@Comcast.net	850 Nw 106 Avenue Unit 2 Miami, FL 33172	($465.39)
ARB7303	Maria Teresa Romero & Fernando Solis Matero1955@Gmail.Com,Fsolispintor@Gmail.Com	730 Nw 106 Avenue Unit 3 Miami, FL 33172	($622.29)
ARB7443	Ruth Arguello-Zampieri Rzampieri28@Hotmail.Com	744 Nw 106 Avenue Unit 3 Miami, FL 33172	($562.00)
ARB8143	Angeles A. Mendoza Amentio@Bellsouth.Net,Miguel.Mil@Hotmail.Com	814 Nw 106 Avenue Unit 3 Miami, FL 33172	($637.80)
ARB7304	Ovidio Jasso Anapaolajasso@Hotmail.Com	730 Nw 106 Avenue Unit 4 Miami, FL 33172	($2,509.11)
ARB7704	Martha Solis	770 Nw 106 Avenue Unit 4 Miami, FL 33172	($230.89)
ARB7464	Surekha Joshi drsaliljoshi@gmail.com	746 Nw 106 Avenue Unit 4 Miami, FL 33172	($312.86)
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)
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	($2,773.98)
	La Arboleda II Condominium Total	**23**	**($14,700.37)**

Bank Account Reconciliation

La Arboleda II Condominium

City National Bank- OPR 4036 (End: 06/30/2024)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
12/31/2023		Beginning Balance		1000	($2,252.94)
02/13/2024		Return - Account Closed	10405 - Move or Return Paymer	0	($479.20)
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)
03/04/2024		LAZARO GONZALEZ		3968	($541.32)
04/17/2024		AQUAZONE POOL AND SPA, INC.		3996	($350.00)
06/04/2024		AQUAZONE POOL AND SPA, INC.		4029	($350.00)
06/24/2024		LA ARBOLEDA II CONDO. ASSOC.		4043	($4,211.00)
06/24/2024		ENVIROTECH ROOFING GROUP		4041	($980.00)
06/24/2024		ENVIROTECH ROOFING GROUP		4042	($980.00)
06/24/2024		SUGIL ENGINEERING INC		4046	($362.00)
			Total Uncleared		**($11,464.86)**
Cleared Items					
Credits					
05/31/2024	06/03/2024	Deposit from batch 12813	12813 - Scanned Checks	723	$434.27
06/03/2024	06/04/2024	Deposit from batch 12834	12834 - Online Payment	725	$867.70
06/04/2024	06/05/2024	Deposit from batch 12844	12844 - Online Payment	727	$490.39
06/04/2024	06/04/2024	Deposit from batch 12849	12849 - Scanned Checks	726	$2,507.00
06/05/2024	06/06/2024	Deposit from batch 12885	12885 - Online Payment	729	$958.40
06/05/2024	06/06/2024	Deposit from batch 12888	12888 - Online Payment	730	$1,123.04
06/05/2024	06/06/2024	Deposit from batch 12779	12779 - ACH Payment	728	$2,674.79
06/06/2024	06/06/2024	Deposit from batch 12903	12903 - Auto Payment	731	$561.52
06/07/2024	06/07/2024	Deposit from batch 12907	12907 - Scanned Checks	732	$2,521.32
06/07/2024	06/07/2024	Deposit from batch 12937	12937 - Scanned Checks	733	$4,546.32
06/10/2024	06/11/2024	Deposit from batch 12939	12939 - Online Payment	735	$927.63
06/10/2024	06/10/2024	Deposit from batch 12945	12945 - Scanned Checks	734	$1,328.93
06/11/2024	06/11/2024	Deposit from batch 12974	12974 - Auto Payment	736	$584.00
06/12/2024	06/12/2024	Deposit from batch 12982	12982 - Auto Payment	737	$913.47
06/13/2024	06/13/2024	Deposit from batch 13013	13013 - Revo-Credit Card	739	$893.54
06/13/2024	06/13/2024	Deposit from batch 12989	12989 - Scanned Checks	738	$2,538.19
06/14/2024	06/14/2024	Deposit from batch 13026	13026 - Scanned Checks	740	$479.20
06/14/2024	06/17/2024	Deposit from batch 13008	13008 - Online Payment	741	$561.52
06/17/2024	06/17/2024	Deposit from batch 13038	13038 - Scanned Checks	742	$1,033.26
06/17/2024	06/18/2024	Deposit from batch 13031	13031 - Online Payment	743	$1,754.83
06/18/2024	06/18/2024	Deposit from batch 13069	13069 - Auto Payment	744	$909.66
06/20/2024	06/20/2024	Deposit from batch 13104	13104 - Auto Payment	749	$1,794.97
06/20/2024	06/20/2024	Deposit from batch 13074	13074 - Scanned Checks	747	$2,435.99
06/20/2024	06/20/2024	Deposit from batch 13073	13073 - Scanned Checks	746	$4,260.84
06/20/2024	06/21/2024	Deposit from batch 13082	13082 - Online Payment	748	$462.33
06/21/2024	06/24/2024	Deposit from batch 13105	13105 - Online Payment	750	$419.27
06/26/2024	06/27/2024	Deposit from batch 13161	13161 - Online Payment	752	$419.27
06/26/2024	06/26/2024	Deposit from batch 13163	13163 - Scanned Checks	751	$762.81
06/27/2024	06/27/2024	Deposit from batch 13191	13191 - Auto Payment	753	$584.00
06/28/2024	06/28/2024	Interest			$1.16
06/28/2024	06/28/2024	Deposit from batch 13205	13205 - Scanned Checks	755	$419.00

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
06/28/2024	06/28/2024	Deposit from batch 13200	13200 - Scanned Checks	754	$1,415.05
			Total Cleared Credits		**$41,583.67**
Debits					
04/17/2024	06/20/2024	SOLITUDE LAKE MANAGEMENT		3991	($157.54)
04/17/2024	06/13/2024	EXCEL MANAGEMENT ASSOCIATES		3990	($126.43)
05/17/2024	06/11/2024	AQUAZONE POOL AND SPA, INC.		4019	($350.00)
05/30/2024	06/05/2024	MAYROD LANDSCAPING INC.		4022	($550.00)
05/30/2024	06/07/2024	LAZARO GONZALEZ		4020	($216.09)
06/04/2024	06/05/2024	IPFS CORPORATION		4030	($24,921.04)
06/04/2024	06/13/2024	EXCEL MANAGEMENT ASSOCIATES		4023	($1,188.00)
06/04/2024	06/06/2024	MIAMI-DADE WATER & SEWER		4032	($917.01)
06/04/2024	06/06/2024	FPL		4031	($474.35)
06/04/2024	06/17/2024	SOUTH FLORIDA PARKING AUTHORITY		4026	($200.00)
06/04/2024	06/13/2024	ALBA NUNEZ		4033	($162.00)
06/04/2024	06/20/2024	SOLITUDE LAKE MANAGEMENT		4025	($157.53)
06/04/2024	06/13/2024	EXCEL MANAGEMENT ASSOCIATES		4024	($132.88)
06/04/2024	06/14/2024	LAZARO GONZALEZ		4027	($120.00)
06/04/2024	06/14/2024	LAZARO GONZALEZ		4028	($41.20)
06/06/2024	06/07/2024	ADP PAYROLL SERVICES		0	($461.75)
06/06/2024	06/07/2024	ADP PAYROLL SERVICES		0	($80.00)
06/10/2024	06/17/2024	AT&T		4034	($138.05)
06/12/2024	06/13/2024	WASTE CONNECTIONS OF FLORIDA		4035	($2,552.61)
06/13/2024	06/13/2024	AT&T		4036	($138.05)
06/14/2024	06/24/2024	LA ARBOLEDA II CONDO. ASSOC.		4039	($4,211.00)
06/14/2024	06/24/2024	LAZARO GONZALEZ		4038	($650.00)
06/14/2024	06/14/2024	ADP PAYROLL SERVICES		0	($58.95)
06/17/2024	06/17/2024	CITY NATIONAL BANK		0	($21.00)
06/19/2024	06/19/2024	AMAZON.COM		0	($99.60)
06/19/2024	06/19/2024	AMAZON.COM		0	($21.39)
06/20/2024	06/20/2024	ADP PAYROLL SERVICES		0	($461.75)
06/20/2024	06/20/2024	ADP PAYROLL SERVICES		0	($80.00)
06/24/2024	06/26/2024	LAZARO GONZALEZ		4044	($1,000.00)
06/24/2024	06/26/2024	LAZARO GONZALEZ		4045	($200.00)
06/26/2024	06/26/2024	FLORIDA DEPARTMENT OF HEALTH		0	($50.35)
06/28/2024	06/28/2024	ADP PAYROLL SERVICES		0	($58.95)
			Total Cleared Debits		**($39,997.52)**

City National Bank- OPR 4036 Summary

Ending Account Balance:	$ 25,043.95
Uncleared Items:	($11,464.86)
Adjusted Balance:	$ 36,508.81
Bank Ending Balance:	$ 36,508.81
Difference:	$-

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
06/24/2024	06/24/2024	Misc Scanned Deposit		109	$4,211.00
06/28/2024	06/28/2024	Interest			$30.82
			Total Cleared Credits		**$4,241.82**

City National Bank- Reserve 5155 Summary

Ending Account Balance:	$ 137,417.00
Uncleared Items:	$-
Adjusted Balance:	$ 137,417.00
Bank Ending Balance:	$ 137,417.00
Difference:	$-

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt

City National Bank- S/A 9331 Summary

Ending Account Balance:	$ -
Uncleared Items:	$-
Adjusted Balance:	$ -
Bank Ending Balance:	$ -
Difference:	$-

Account: XXXXX4036

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:10058 / 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:	$34,922.66
Last Statement:	May 31, 2024	Ending Balance:	$36,508.81
This Statement:	June 28, 2024	Average Ledger Balance:	$30,360.46
		Low Balance:	$13,750.98
		Interest Earned This Period:	$1.16
		Interest Earned 2024:	$8.02
		Days In Period:	28
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
05-31	Beginning balance			34,922.66
06-03	La Arboleda Ii C Onlinepay 12806	434.27		35,356.93
06-04	Icl Deposit	2,507.00		37,863.93
06-04	La Arboleda Ii C Onlinepay 12834	867.70		38,731.63
06-05	La Arboleda Ii C Onlinepay 12844	490.39		39,222.02
06-05	Ipfs800-584-9969 Ipfspmtgaa D36548		24,921.04	14,300.98
06-05	Check # 4022		550.00	13,750.98
06-06	Icl Deposit	561.52		14,312.50
06-06	La Arboleda Ii C Onlinepay 12885	958.40		15,270.90
06-06	La Arboleda Ii C Onlinepay 12888	1,123.04		16,393.94
06-06	La Arboleda Ii C Assn Dues 6	2,674.79		19,068.73
06-06	Fpl Direct Debit Elec Pymt 5154771538 Webi		474.35	18,594.38
06-06	Mdws M-dwasdpmt 000001637436491		917.01	17,677.37
06-07	Icl Deposit	2,521.32		20,198.69
06-07	Icl Deposit	4,546.32		24,745.01

Continued on the next page

[1] From May 1, 2024, through September 30, 2024, applicants who apply for a Small Business Administration (SBA) 7(a) loan through City National Bank of Florida (CNB) and are approved for funding of the loan by the SBA may receive a fee waiver of up to $2,500 toward associated lender packaging fees. Valid for loan amounts from $30,000 up to and including $5,000,000. Complete loans packages must be received by 11:59 PM ET on September 30, 2024, and close by 11:59 PM ET on December 31, 2024. The waiver of packaging fees will be applied upon closing of the loan. The applicant is responsible for any additional closing costs associated with the loan. Limit one fee waiver promotion per legal entity. Promotion subject to change and may be withdrawn without notice. Promotion cannot be applied toward other non-SBA lending products offered by CNB.

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
06-07	Adp - Tax Adp - Tax 744071158509A00		80.00	24,665.01
06-07	Adp Wage Pay Wage Pay 7430576786046Lm		461.75	24,203.26
06-07	Check # 4020		216.09	23,987.17
06-10	Icl Deposit	1,328.93		25,316.10
06-11	Icl Deposit	584.00		25,900.10
06-11	La Arboleda Ii C Onlinepay 12939	927.63		26,827.73
06-11	Check # 4019		350.00	26,477.73
06-12	Icl Deposit	913.47		27,391.20
06-13	Icl Deposit	2,538.19		29,929.39
06-13	Net Setlmt 5/3 Bankcard Sys 5/3 Bankcard Net Setlmt 4445057332561 Rev	893.54		30,822.93
06-13	Att Payment 296929003Myw4u		138.05	30,684.88
06-13	Waste Connection Web_pay 84232757061224		2,552.61	28,132.27
06-13	Check # 3990		126.43	28,005.84
06-13	Check # 4024		132.88	27,872.96
06-13	Check # 4033		162.00	27,710.96
06-13	Check # 4023		1,188.00	26,522.96
06-14	Icl Deposit	479.20		27,002.16
06-14	Adp Payroll Fees Adp Fees 926233370178		58.95	26,943.21
06-14	Check # 4028		41.20	26,902.01
06-14	Check # 4027		120.00	26,782.01
06-17	Icl Deposit	1,033.26		27,815.27
06-17	La Arboleda Ii C Onlinepay 13008	561.52		28,376.79
06-17	Att Payment 030753002Myw4x		138.05	28,238.74
06-17	Check # 4026		200.00	28,038.74
06-17	Monthly Service Fee		21.00	28,017.74
06-18	Icl Deposit	909.66		28,927.40
06-18	La Arboleda Ii C Onlinepay 13031	1,754.83		30,682.23
06-18	Amazon Marketpla Internet 043000094670546		21.39	30,660.84
06-18	Amazon Marketpla Internet 043000094685986		99.60	30,561.24
06-20	Icl Deposit	1,794.97		32,356.21
06-20	Icl Deposit	2,435.99		34,792.20
06-20	Icl Deposit	4,260.84		39,053.04
06-20	Adp - Tax Adp - Tax 557091217036A00		80.00	38,973.04
06-20	Adp Wage Pay Wage Pay 5720570806016Lm		461.75	38,511.29
06-20	Check # 4025		157.53	38,353.76
06-20	Check # 3991		157.54	38,196.22
06-21	La Arboleda Ii C Onlinepay 13082	462.33		38,658.55
06-24	La Arboleda Ii C Onlinepay 13105	419.27		39,077.82
06-24	Check # 4038		650.00	38,427.82
06-24	Check # 4039		4,211.00	34,216.82
06-26	Icl Deposit	762.81		34,979.63
06-26	Doh-eh Doh Eh Onl 98206306		50.35	34,929.28
06-26	Check # 4045		200.00	34,729.28
06-26	Check # 4044		1,000.00	33,729.28
06-27	Icl Deposit	584.00		34,313.28
06-27	La Arboleda Ii C Onlinepay 13161	419.27		34,732.55
06-28	Icl Deposit	419.00		35,151.55
06-28	Icl Deposit	1,415.05		36,566.60
06-28	Adp Payroll Fees Adp Fees 927633965561		58.95	36,507.65
06-28	Interest	1.16		36,508.81
06-28	Ending totals	41,583.67	39,997.52	36,508.81

Checks

Number	Date	Amount	Number	Date	Amount

* Skip In Check Sequence

Continued on the next page

Checks

Number	Date	Amount	Number	Date	Amount
3990	06-13	126.43	4026	06-17	200.00
3991*	06-20	157.54	4027	06-14	120.00
4019	06-11	350.00	4028*	06-14	41.20
4020*	06-07	216.09	4033*	06-13	162.00
4022	06-05	550.00	4038	06-24	650.00
4023	06-13	1,188.00	4039*	06-24	4,211.00
4024	06-13	132.88	4044	06-26	1,000.00
4025	06-20	157.53	4045	06-26	200.00

* Skip In Check Sequence

Continued on the next page

Check # 3990 Amount: $126.43 Date: 06/13/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3990
PAY One Hundred Twenty-Six And 43/100 Dollars
DATE 04/17/2024 AMOUNT ****$126.43
TO THE ORDER OF EXCEL MANAGEMENT ASSOCIATES
2510 NW 97 AVENUE, SUITE 200
DORAL, FL 33172
Memo: February Printing and postage
Authorized Signature

Check # 3990 Amount: $126.43 Date: 06/13/2024

Check # 3991 Amount: $157.54 Date: 06/20/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3991
PAY One Hundred Fifty-Seven And 54/100 Dollars
DATE 04/17/2024 AMOUNT ****$157.54
TO THE ORDER OF SOLITUDE LAKE MANAGEMENT
1320 Brookwood Drive
SUITE H
Little Rock, AR 72202
Memo: April service
Authorized Signature

Check # 3991 Amount: $157.54 Date: 06/20/2024

Check # 4019 Amount: $350.00 Date: 06/11/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 4019
PAY Three Hundred Fifty And 00/100 Dollars
DATE 05/17/2024 AMOUNT ****$350.00
TO THE ORDER OF AQUAZONE POOL AND SPA, INC.
1312 SW 139 Court
Miami, FL 33184
Memo: May Pool service
Authorized Signature

Check # 4019 Amount: $350.00 Date: 06/11/2024

Check # 4020 Amount: $216.09 Date: 06/07/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 4020
PAY Two Hundred Sixteen And 09/100 Dollars
DATE 05/30/2024 AMOUNT ****$216.09
TO THE ORDER OF LAZARO GONZALEZ
275 NW 82 COURT
MIAMI, FL 33126
Memo: Reimb. for lamps
Authorized Signature

Check # 4020 Amount: $216.09 Date: 06/07/2024

Check # 4022 Amount: $550.00 Date: 06/05/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 4022
PAY Five Hundred Fifty And 00/100 Dollars
DATE 05/30/2024 AMOUNT ****$550.00
TO THE ORDER OF MAYROD LANDSCAPING INC.
140 SW 142nd AVE.
MIAMI, FL 33184
Memo: Cut 5/13/2024
Authorized Signature

Check # 4022 Amount: $550.00 Date: 06/05/2024

Check # 4023 Amount: $1,188.00 Date: 06/13/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 4023
PAY One Thousand, One Hundred Eighty-Eight And 00/100 Dollars
DATE 06/04/2024 AMOUNT ****$1,188.00
TO THE ORDER OF EXCEL MANAGEMENT ASSOCIATES
2510 NW 97 AVENUE, SUITE 200
DORAL, FL 33172
Memo: Management services
Authorized Signature

Check # 4023 Amount: $1,188.00 Date: 06/13/2024

Check # 4024 Amount: $132.88 Date: 06/13/2024

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

City National Bank Miami, FL

Check Number: 4024

PAY One Hundred Thirty-Two And 88/100 Dollars

DATE 06/04/2024 AMOUNT ****$132.88

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

Memo: April charges

Authorized Signature

⑈0000004024⑈ ⑆066004367⑆0431904036⑈ ⑈0000013288⑈

Check # 4024 Amount: $132.88 Date: 06/13/2024

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4025 Amount: $157.53 Date: 06/20/2024

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

City National Bank Miami, FL

Check Number: 4025

PAY One Hundred Fifty-Seven And 53/100 Dollars

DATE 06/04/2024 AMOUNT ****$157.53

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

Memo: June service

Authorized Signature

⑈0000004025⑈ ⑆066004367⑆0431904036⑈ ⑈0000015753⑈

Check # 4025 Amount: $157.53 Date: 06/20/2024

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

0091548539
2024-06-20

Check # 4026 Amount: $200.00 Date: 06/17/2024

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

City National Bank Miami, FL

Check Number: 4026

PAY Two Hundred And 00/100 Dollars

DATE 06/04/2024 AMOUNT ****$200.00

TO THE ORDER OF SOUTH FLORIDA PARKING AUTHORITY
15476 Nw 77th Ct
UNIT 433
Miami Lakes, FL 33016

Memo: June service

Authorized Signature

⑈0000004026⑈ ⑆066004367⑆0431904036⑈ ⑈0000020000⑈

Check # 4026 Amount: $200.00 Date: 06/17/2024

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

0092321694
2024-06-17

Check # 4027 Amount: $120.00 Date: 06/14/2024

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

City National Bank Miami, FL

Check Number: 4027

PAY One Hundred Twenty And 00/100 Dollars

DATE 06/04/2024 AMOUNT ****$120.00

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

Memo: Install self closing shower valve- Pool area

Authorized Signature

⑈0000004027⑈ ⑆066004367⑆0431904036⑈ ⑈0000012000⑈

Check # 4027 Amount: $120.00 Date: 06/14/2024

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

0092292693
2024-06-14

Check # 4028 Amount: $41.20 Date: 06/14/2024

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

City National Bank Miami, FL

Check Number: 4028

PAY Forty-One And 20/100 Dollars

DATE 06/04/2024 AMOUNT ****$41.20

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

Memo: Reimb. for self closing shower valve

Authorized Signature

⑈0000004028⑈ ⑆066004367⑆0431904036⑈ ⑈0000004120⑈

Check # 4028 Amount: $41.20 Date: 06/14/2024

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

0092292694
2024-06-14

Check # 4033 Amount: $162.00 Date: 06/13/2024

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

City National Bank Miami, FL

Check Number: 4033

PAY One Hundred Sixty-Two And 00/100 Dollars

DATE 06/04/2024 AMOUNT ****$162.00

TO THE ORDER OF ALBA NUNEZ
2853 Sw 27 Ct
Miami, FL 33133

Memo: 122 hours for Cleaning Service

Authorized Signature

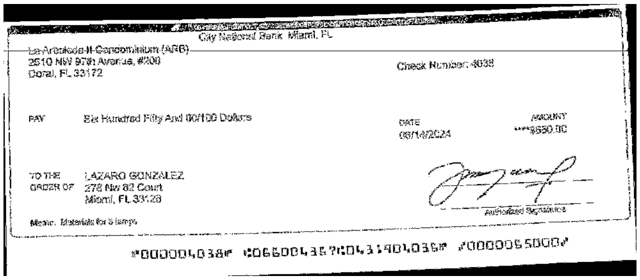
⑈0000004033⑈ ⑆066004367⑆0431904036⑈ ⑈0000016200⑈

Check # 4033 Amount: $162.00 Date: 06/13/2024

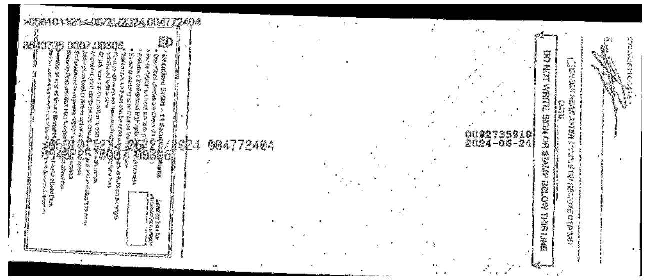
DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

0092219558
2024-06-13

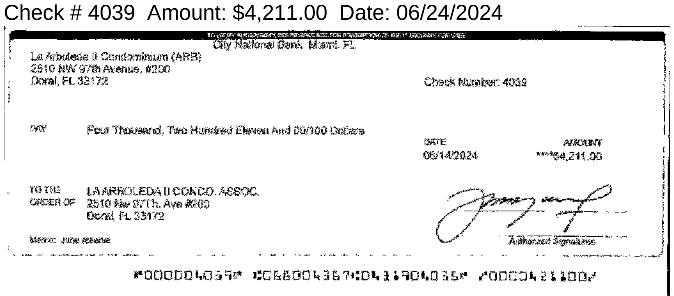
Check # 4038 Amount: $650.00 Date: 06/24/2024


City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 4038
PAY Six Hundred Fifty And 00/100 Dollars
DATE 06/14/2024
AMOUNT ****$650.00
TO THE ORDER OF LAZARO GONZALEZ
278 Nw 82 Court
Miami, FL 33126
Authorized Signature
Memo: Materials for 5 lamps
⑈000004038⑈ ⑆066004367⑆0431904036⑈ ⑈0000065000⑈

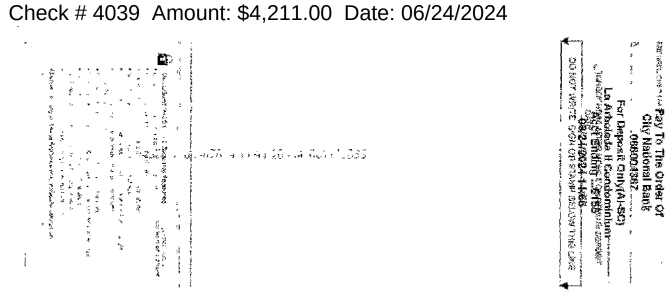
Check # 4038 Amount: $650.00 Date: 06/24/2024



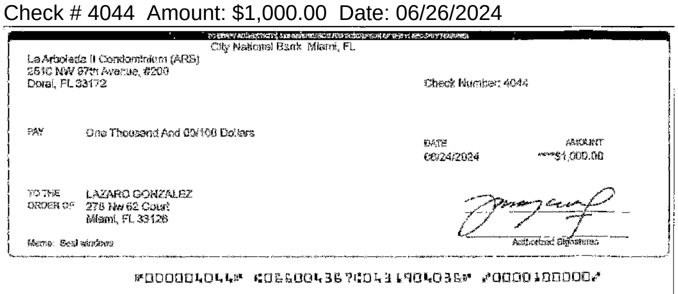
Check # 4039 Amount: $4,211.00 Date: 06/24/2024


City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 4039
PAY Four Thousand, Two Hundred Eleven And 00/100 Dollars
DATE 06/14/2024
AMOUNT ****$4,211.00
TO THE ORDER OF LA ARBOLEDA II CONDO. ASSOC.
2510 Nw 97Th. Ave #200
Doral, FL 33172
Authorized Signature
Memo: June reserve
⑈000004039⑈ ⑆066004367⑆0431904036⑈ ⑈0000421100⑈

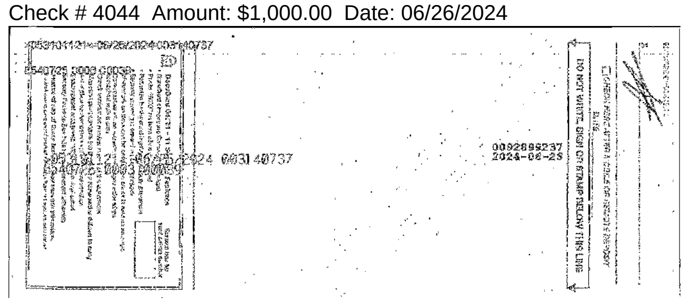
Check # 4039 Amount: $4,211.00 Date: 06/24/2024



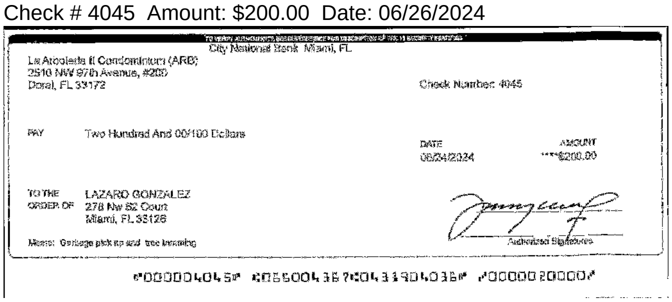
Check # 4044 Amount: $1,000.00 Date: 06/26/2024


City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 4044
PAY One Thousand And 00/100 Dollars
DATE 06/24/2024
AMOUNT ****$1,000.00
TO THE ORDER OF LAZARO GONZALEZ
278 Nw 82 Court
Miami, FL 33126
Authorized Signature
Memo: Seal windows
⑈000004044⑈ ⑆066004367⑆0431904036⑈ ⑈0000100000⑈

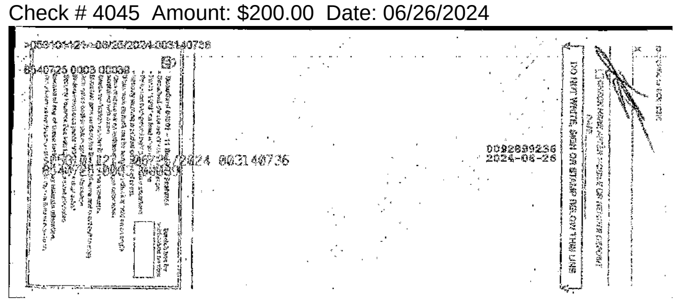
Check # 4044 Amount: $1,000.00 Date: 06/26/2024



Check # 4045 Amount: $200.00 Date: 06/26/2024


City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 4045
PAY Two Hundred And 00/100 Dollars
DATE 06/24/2024
AMOUNT ****$200.00
TO THE ORDER OF LAZARO GONZALEZ
278 Nw 82 Court
Miami, FL 33126
Authorized Signatures
Memo: Garbage pick up and tree trimming
⑈000004045⑈ ⑆066004367⑆0431904036⑈ ⑈0000020000⑈

Check # 4045 Amount: $200.00 Date: 06/26/2024



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:10059 / 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:	$133,175.18
Last Statement:	May 31, 2024	Ending Balance:	$137,417.00
This Statement:	June 28, 2024	Average Ledger Balance:	$133,927.14
		Low Balance:	$133,175.18
		Interest Earned This Period:	$30.82
		Interest Earned 2024:	$210.22
		Days In Period:	28
		Annual Percentage Yield Earned:	0.30%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
05-31	Beginning balance			133,175.18
06-24	Icl Deposit	4,211.00		137,386.18
06-28	Interest	30.82		137,417.00
06-28	Ending totals	4,241.82	0.00	137,417.00

[1] From May 1, 2024, through September 30, 2024, applicants who apply for a Small Business Administration (SBA) 7(a) loan through City National Bank of Florida (CNB) and are approved for funding of the loan by the SBA may receive a fee waiver of up to $2,500 toward associated lender packaging fees. Valid for loan amounts from $30,000 up to and including $5,000,000. Complete loans packages must be received by 11:59 PM ET on September 30, 2024, and close by 11:59 PM ET on December 31, 2024. The waiver of packaging fees will be applied upon closing of the loan. The applicant is responsible for any additional closing costs associated with the loan. Limit one fee waiver promotion per legal entity. Promotion subject to change and may be withdrawn without notice. Promotion cannot be applied toward other non-SBA lending products offered by CNB.