Financial Report Package

July 2024

Prepared for

La Arboleda II Condominium

By

Excel Management Associates, Inc.

Income Statement - Operating

La Arboleda II Condominium

From 07/01/2024 to 07/31/2024

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessments- Member's	$39,368.21	$39,368.00	$0.21	$275,577.47	$275,576.00	$1.47	$472,416.00
4025-00 Reserve Contribution	4,211.00	4,211.00	-	29,477.00	29,477.00	-	50,532.00
4030-00 Late Fees	125.00	-	125.00	1,025.00	-	1,025.00	-
4040-00 Fines/Violations	-	-	-	1,100.00	-	1,100.00	-
4050-00 Legal Fees	600.00	-	600.00	600.00	-	600.00	-
4060-00 Interest Income - Operating	2.54	-	2.54	10.56	-	10.56	-
Total ASSESSMENT INCOME	$44,306.75	$43,579.00	$727.75	$307,790.03	$305,053.00	$2,737.03	$522,948.00
Total OPERATING INCOME	**$44,306.75**	**$43,579.00**	**$727.75**	**$307,790.03**	**$305,053.00**	**$2,737.03**	**$522,948.00**
OPERATING EXPENSE							
ADMINISTRATIVE							
5010-00 Bad Debt Expense	-	150.00	150.00	143.57	1,050.00	906.43	1,800.00
5015-00 Bank Charges	33.00	22.00	(11.00)	159.00	154.00	(5.00)	264.00
5025-00 Legal & Professional Services	-	90.00	90.00	-	630.00	630.00	1,080.00
5030-00 Licenses & Permits	338.08	112.00	(226.08)	3,256.55	784.00	(2,472.55)	1,344.00
5031-00 Annual Fire Dept. Inspection Permit	1,042.80	79.00	(963.80)	1,042.80	553.00	(489.80)	948.00
5035-00 Management Expense	1,188.00	1,188.00	-	8,316.00	8,316.00	-	14,256.00
5040-00 Payroll Services	1,123.88	1,300.00	176.12	8,633.14	9,100.00	466.86	15,600.00
5041-00 Payroll Taxes/Services	80.00	205.00	125.00	619.25	1,435.00	815.75	2,460.00
5045-00 Printing & Postage	-	114.00	114.00	863.48	798.00	(65.48)	1,368.00
5050-00 Audit & Tax Preparation	-	245.00	245.00	175.00	1,715.00	1,540.00	2,940.00
5065-00 Insurance Expense	-	23,430.00	23,430.00	156,276.24	164,010.00	7,733.76	281,160.00
5085-00 Insurance- Workman's Compensation	-	100.00	100.00	-	700.00	700.00	1,200.00
Total ADMINISTRATIVE	$3,805.76	$27,035.00	$23,229.24	$179,485.03	$189,245.00	$9,759.97	$324,420.00
UTILITIES							
5710-00 Electricity	467.54	350.00	(117.54)	3,568.27	2,450.00	(1,118.27)	4,200.00
5740-00 Telephone	138.05	180.00	41.95	966.34	1,260.00	293.66	2,160.00
5750-00 Waste Removal	2,552.61	2,520.00	(32.61)	17,383.35	17,640.00	256.65	30,240.00
5760-00 Water & Sewer	12,501.80	5,520.00	(6,981.80)	40,413.79	38,640.00	(1,773.79)	66,240.00
Total UTILITIES	$15,660.00	$8,570.00	($7,090.00)	$62,331.75	$59,990.00	($2,341.75)	$102,840.00
REPAIRS & IMPROVEMENTS							
6015-00 Electrical Repairs	-	375.00	375.00	2,084.56	2,625.00	540.44	4,500.00
6055-00 General Repairs & Maintenance	931.41	717.00	(214.41)	11,839.92	5,019.00	(6,820.92)	8,604.00
6140-00 Roof Repairs	4,800.00	208.00	(4,592.00)	12,040.00	1,456.00	(10,584.00)	2,496.00
Total REPAIRS & IMPROVEMENTS	$5,731.41	$1,300.00	($4,431.41)	$25,964.48	$9,100.00	($16,864.48)	$15,600.00
CONTRACT & SUPPLIES							
6520-00 Fire Extinguisher Inspections	-	18.00	18.00	-	126.00	126.00	216.00
6545-00 Lake Maintenance	100.00	152.00	52.00	1,116.42	1,064.00	(52.42)	1,824.00
6550-00 Lawn Maintenance	1,200.00	1,100.00	(100.00)	4,550.00	7,700.00	3,150.00	13,200.00
6565-00 Parking Enforcement	-	100.00	100.00	1,200.00	700.00	(500.00)	1,200.00
6575-00 Pool Contract	350.00	355.00	5.00	2,450.00	2,485.00	35.00	4,260.00
6590-00 Shrub & Tree Maintenance	-	500.00	500.00	6,000.00	3,500.00	(2,500.00)	6,000.00
6598-00 Storage	90.00	38.00	(52.00)	270.00	266.00	(4.00)	456.00
6599-00 Supplies	999.52	200.00	(799.52)	3,751.03	1,400.00	(2,351.03)	2,400.00
Total CONTRACT & SUPPLIES	$2,739.52	$2,463.00	($276.52)	$19,337.45	$17,241.00	($2,096.45)	$29,556.00

Income Statement - Operating

La Arboleda II Condominium

From 07/01/2024 to 07/31/2024

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	$-	$29,477.00	$29,477.00	$-	$50,532.00
Total RESERVE ACCOUNT ACTIVITY	$4,211.00	$4,211.00	$-	$29,477.00	$29,477.00	$-	$50,532.00
Total OPERATING EXPENSE	**$32,147.69**	**$43,579.00**	**$11,431.31**	**$316,595.71**	**$305,053.00**	**($11,542.71)**	**$522,948.00**
Net Income:	**$12,159.06**	**$0.00**	**$12,159.06**	**($8,805.68)**	**$0.00**	**($8,805.68)**	**$0.00**

Balance Sheet - Operating

La Arboleda II Condominium

End Date: 07/31/2024

Assets

CASH- OPERATING			
10-1000-00	City National Bank- OPR 4036	$65,076.47	
10-1060-00	Petty Cash	50.00	
10-1070-00	Due to/from Operating	(140,781.51)	
Total CASH- OPERATING:			($75,655.04)
CASH - RESERVE			
12-1200-00	City National Bank- Reserve 5155	141,665.58	
12-1240-00	Due to/from Reserves	140,781.51	
Total CASH - RESERVE:			$282,447.09
ACCOUNTS RECEIVABLE			
14-1400-00	Accounts Receivable- Homeowner	15,663.36	
14-1420-00	Allowance for Doubtful Account	(1,000.00)	
Total ACCOUNTS RECEIVABLE:			$14,663.36
CURRENT ASSETS			
15-1500-00	Prepaid Insurance	82,877.20	
Total CURRENT ASSETS:			$82,877.20
Total Assets:			**$304,332.61**

Liabilities & Equity

CURRENT LIABILITIES			
20-2000-00	Accounts Payable	52,112.13	
20-2020-00	Prepaid Assessments	12,858.30	
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:			$156,491.22
RESERVE CONTRIBUTIONS			
30-3010-00	Reserve- Interest	2,916.01	
30-3085-00	Painting Reserve	59,804.09	
30-3095-00	Pool Reserve	4,880.18	
30-3100-00	Resurfacing Reserve	(8,165.23)	
30-3105-00	Flat Roofing 700, 830, 850 Reserve	16,503.70	
30-3106-00	Flat Roofing 730, 770, 860, 870 Reserve	18,985.60	
30-3107-00	Flat Roofing 780-786	(104,087.90)	
30-3108-00	Tile Roofing Reserve	329,395.13	
30-3110-00	Flat Roofing 760,800,750 Reserve	(723.28)	
30-3111-00	Fat Roofing 716-742	1,166.69	
Total RESERVE CONTRIBUTIONS:			$320,674.99
EQUITY			

32-3210-00	Retained Earnings- Operating	($164,027.92)	
Total EQUITY:			($164,027.92)
	Net Income Gain / Loss	(8,805.68)	($8,805.68)
Total Liabilities & Equity:			**$304,332.61**

General Ledger Trial Balance

La Arboleda II Condominium

From: 10-1000-00 To: 80-8025-00 07/01/2024 to 07/31/2024

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1000-00	City National Bank- OPR 4036	$25,043.95	$58,373.86	$18,341.34	$65,076.47
10-1060-00	Petty Cash	$50.00	$0.00	$0.00	$50.00
10-1070-00	Due to/from Operating	($140,781.51)	$0.00	$0.00	($140,781.51)
12-1200-00	City National Bank- Reserve 5155	$137,417.00	$4,248.58	$0.00	$141,665.58
12-1240-00	Due to/from Reserves	$140,781.51	$0.00	$0.00	$140,781.51
14-1400-00	Accounts Receivable- Homeowner	$26,494.60	$44,475.03	$55,306.27	$15,663.36
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	($37,438.84)	$22,745.46	$37,418.75	($52,112.13)
20-2020-00	Prepaid Assessments	($14,700.37)	$7,578.30	$5,736.23	($12,858.30)
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	($2,878.43)	$0.00	$37.58	($2,916.01)
30-3085-00	Painting Reserve	($57,925.87)	$0.00	$1,878.22	($59,804.09)
30-3095-00	Pool Reserve	($4,626.84)	$0.00	$253.34	($4,880.18)
30-3100-00	Resurfacing Reserve	$9,450.85	$0.00	$1,285.62	$8,165.23
30-3105-00	Flat Roofing 700, 830, 850 Reserve	($15,953.68)	$0.00	$550.02	($16,503.70)
30-3106-00	Flat Roofing 730, 770, 860, 870 Reserve	($18,226.62)	$0.00	$758.98	($18,985.60)
30-3107-00	Flat Roofing 780-786	$105,749.36	$0.00	$1,661.46	$104,087.90
30-3108-00	Tile Roofing Reserve	($328,216.03)	$0.00	$1,179.10	($329,395.13)
30-3110-00	Flat Roofing 760,800,750 Reserve	$1,245.20	$0.00	$521.92	$723.28
30-3111-00	Fat Roofing 716-742	($833.35)	$0.00	$333.34	($1,166.69)
32-3210-00	Retained Earnings- Operating	$164,027.92	$0.00	$0.00	$164,027.92
40-4000-00	Assessments- Member's	($236,209.26)	$4,211.00	$43,579.21	($275,577.47)
40-4025-00	Reserve Contribution	($25,266.00)	$0.00	$4,211.00	($29,477.00)
40-4030-00	Late Fees	($900.00)	$0.00	$125.00	($1,025.00)
40-4040-00	Fines/Violations	($1,100.00)	$0.00	$0.00	($1,100.00)
40-4050-00	Legal Fees	$0.00	$0.00	$600.00	($600.00)
40-4060-00	Interest Income - Operating	($8.02)	$0.00	$2.54	($10.56)
50-5010-00	Bad Debt Expense	$143.57	$0.00	$0.00	$143.57
50-5015-00	Bank Charges	$126.00	$33.00	$0.00	$159.00

General Ledger Trial Balance

La Arboleda II Condominium

From: 10-1000-00 To: 80-8025-00 07/01/2024 to 07/31/2024

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
50-5030-00	Licenses & Permits	$2,918.47	$338.08	$0.00	$3,256.55
50-5031-00	Annual Fire Dept. Inspection Permit	$0.00	$1,042.80	$0.00	$1,042.80
50-5035-00	Management Expense	$7,128.00	$1,188.00	$0.00	$8,316.00
50-5040-00	Payroll Services	$7,509.26	$2,141.78	$1,017.90	$8,633.14
50-5041-00	Payroll Taxes/Services	$539.25	$155.16	$75.16	$619.25
50-5045-00	Printing & Postage	$863.48	$0.00	$0.00	$863.48
50-5050-00	Audit & Tax Preparation	$175.00	$0.00	$0.00	$175.00
50-5065-00	Insurance Expense	$156,276.24	$0.00	$0.00	$156,276.24
57-5710-00	Electricity	$3,100.73	$467.54	$0.00	$3,568.27
57-5740-00	Telephone	$828.29	$138.05	$0.00	$966.34
57-5750-00	Waste Removal	$14,830.74	$2,552.61	$0.00	$17,383.35
57-5760-00	Water & Sewer	$27,911.99	$12,501.80	$0.00	$40,413.79
60-6015-00	Electrical Repairs	$2,084.56	$0.00	$0.00	$2,084.56
60-6055-00	General Repairs & Maintenance	$10,908.51	$931.41	$0.00	$11,839.92
60-6140-00	Roof Repairs	$7,240.00	$4,800.00	$0.00	$12,040.00
65-6545-00	Lake Maintenance	$1,016.42	$100.00	$0.00	$1,116.42
65-6550-00	Lawn Maintenance	$3,350.00	$1,200.00	$0.00	$4,550.00
65-6565-00	Parking Enforcement	$1,200.00	$0.00	$0.00	$1,200.00
65-6575-00	Pool Contract	$2,100.00	$350.00	$0.00	$2,450.00
65-6590-00	Shrub & Tree Maintenance	$6,000.00	$0.00	$0.00	$6,000.00
65-6598-00	Storage	$180.00	$90.00	$0.00	$270.00
65-6599-00	Supplies	$2,751.51	$999.52	$0.00	$3,751.03
70-7000-00	General Reserves	$25,266.00	$4,211.00	$0.00	$29,477.00
70-7010-00	Reserve Transfers	$0.00	$4,211.00	$4,211.00	$0.00
	Totals:	**$0.00**	**$179,083.98**	**$179,083.98**	**$0.00**

Homeowner Aging Report Excluding Prepaid

La Arboleda II Condominium

End Date: 07/31/2024

Description		Current	Over 30	Over 60	Over 90	Balance
ARB7001 - Xenia Rosa Valdes Owner 700 Nw 106 Avenue Unit 1						**Last Payment:** $479.20 on 07/22/2024 **Collection Status:** 30 Day Letter
	Total:	**$479.20**	**$95.80**	**$0.00**	**$0.00**	**$575.00**
ARB7004 - Maria Castellon Owner 700 Nw 106 Avenue Unit 4						**Last Payment:** $670.00 on 07/31/2024 **Collection Status:** 30 Day Letter
	Total:	**$479.20**	**$504.20**	**$25.00**	**$133.19**	**$1,141.59**
ARB7122 - Dora Maria De Polanco Owner 712 Nw 106 Avenue Unit 2						**Last Payment:** $328.54 on 07/24/2024 **Collection Status:** 30 Day Letter
	Total:	**$584.00**	**$584.00**	**$0.00**	**$109.30**	**$1,277.30**
ARB7143 - Dalila Del Pilar Allen Owner 714 Nw 106 Avenue Unit 3						**Last Payment:** $1,436.43 on 07/26/2024
	Total:	**$91.94**	**$0.00**	**$0.00**	**$0.00**	**$91.94**
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**	**$504.20**	**$0.00**	**$2,266.00**	**$3,274.40**
ARB7302 - Silvia Marrero Owner 730 Nw 106 Avenue Unit 2						**Last Payment:** $480.00 on 07/22/2024
	Total:	**$490.39**	**$490.39**	**$0.00**	**$857.60**	**$1,838.38**
ARB7501 - Hector M. Ruyol Jr. Owner 750 Nw 106 Avenue Unit 1						**Last Payment:** $462.33 on 07/24/2024
	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 07/24/2024
	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:** $893.54 on 06/12/2024
	Total:	**$459.27**	**$0.00**	**$0.00**	**$0.00**	**$459.27**
ARB7603 - Ana Castro, Maria Martinez & Susan Green, Angel Castro Owner 760 Nw 106 Avenue Unit 3						**Last Payment:** $449.26 on 07/12/2024 **Collection Status:** 30 Day Letter
	Total:	**$449.26**	**$394.97**	**$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 07/26/2024
	Total:	**$419.27**	**$8.85**	**$0.00**	**$0.00**	**$428.12**
ARB7703 - Ivania Morazan Owner 770 Nw 106 Avenue Unit 3						**Last Payment:** $365.92 on 07/15/2024
	Total:	**$313.76**	**$0.00**	**$0.00**	**$0.00**	**$313.76**
ARB7705 - Marber Holdings, Llc Owner 770 Nw 106 Avenue Unit 5						**Last Payment:** $434.27 on 07/11/2024
	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 07/24/2024
	Total:	**$84.93**	**$0.00**	**$0.00**	**$0.00**	**$84.93**

Homeowner Aging Report Excluding Prepaid

La Arboleda II Condominium

End Date: 07/31/2024

Description		Current	Over 30	Over 60	Over 90	Balance
ARB7708 - Joaquin Daniel Owner 770 Nw 106 Avenue Unit 8						**Last Payment:** $490.39 on 07/12/2024
	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 07/22/2024
	Total:	**($0.05)**	**$0.00**	**$0.00**	**$0.00**	**($0.05)**
ARB8005 - Damaris Rodriguez Owner 800 Nw 106 Avenue Unit 5						**Last Payment:** $462.33 on 06/19/2024
	Total:	**$462.33**	**$0.00**	**$0.00**	**$0.00**	**$462.33**
ARB8122 - Samara G. Glyn Owner 812 Nw 106 Avenue Unit 2						**Last Payment:** $448.43 on 07/01/2024
	Total:	**$542.28**	**$0.00**	**$0.00**	**$0.00**	**$542.28**
ARB8303 - Douglas J. Quintana Owner 830 Nw 106 Avenue Unit 3						**Last Payment:** $419.17 on 07/19/2024
	Total:	**$0.50**	**$0.00**	**$0.00**	**$0.00**	**$0.50**
ARB8304 - Alain Bello Rey & Yanira Rey Owner 830 Nw 106 Avenue Unit 4						**Last Payment:** $434.27 on 07/31/2024
	Total:	**$434.27**	**$434.27**	**$25.00**	**$193.23**	**$1,086.77**
ARB8306 - Alicia Aguilar Owner 830 Nw 106 Avenue Unit 6						**Last Payment:** $479.20 on 07/08/2024
	Total:	**$0.80**	**$0.00**	**$0.00**	**$0.00**	**$0.80**
ARB8307 - Juan M. Rodriguez Owner 830 Nw 106 Avenue Unit 7						**Last Payment:** $490.38 on 07/03/2024
	Total:	**($0.46)**	**$0.00**	**$0.00**	**$0.00**	**($0.46)**
ARB8308 - Oscar Benavides Owner 830 Nw 106 Avenue Unit 8						**Last Payment:** $434.27 on 07/31/2024
	Total:	**$98.74**	**$0.00**	**$0.00**	**$0.00**	**$98.74**
ARB8402 - Irma Fernandez Owner 840 Nw 106 Avenue Unit 2						**Last Payment:** $490.39 on 07/24/2024
	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 07/24/2024 **Collection Status:** 30 Day Letter
	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 07/26/2024
	Total:	**$150.00**	**$0.00**	**$0.00**	**$0.00**	**$150.00**
ARB8501 - Roberta Jorge Pelarigo Owner 850 Nw 106 Avenue Unit 1						**Last Payment:** $479.00 on 07/17/2024
	Total:	**$163.15**	**$0.00**	**$0.00**	**$0.00**	**$163.15**
ARB8502 - Jose A. Polanco & Rosa Owner 850 Nw 106 Avenue Unit 2						**Last Payment:** $980.78 on 06/28/2024
	Total:	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

Homeowner Aging Report Excluding Prepaid

La Arboleda II Condominium

End Date: 07/31/2024

Description	Current	Over 30	Over 60	Over 90	Balance
ARB8503 - Daniel Torres & Odalys Torres Owner 850 Nw 106 Avenue Unit 3				**Last Payment:** $490.39 on 07/22/2024	
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 07/24/2024	
Total:	**$7.48**	**$0.00**	**$0.00**	**$0.00**	**$7.48**
ARB8602 - Reinaldo Gutierrez Jr Owner 860 Nw 106 Avenue Unit 2				**Last Payment:** $376.55 on 07/09/2024	
Total:	**$515.39**	**$0.00**	**$0.00**	**$0.00**	**$515.39**
ARB8604 - Orlando Sendon & Margarita Sendon Owner 860 Nw 106 Avenue Unit 4				**Last Payment:** $479.20 on 07/05/2024	
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 07/22/2024	
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	**$8,831.19**	**$3,222.85**	**$50.00**	**$3,559.32**	**$15,663.36**

Description	Total
Assessment (Delinquent Fee) 2023	($25.52)
Assessment (Delinquent Fee) 2024	$200.00
Assessment 2023	($275.33)
Assessment 2024	$14,756.88
Owner Fines 2024	$1,100.00
Special Assessment 2023	($92.67)
AR Total:	**$15,663.36**

Cash Disbursement

La Arboleda II Condominium

07/01/2024 - 07/31/2024

Date	Check #	Payee		Amount
10-1000-00 City National Bank- OPR 4036				
07/02/2024	4047	ENVIROTECH ROOFING GROUP		$480.00
		Invoice #: 3581		
		60-6140-00 784 Roof repairs	$480.00	
07/02/2024	4048	EXCEL MANAGEMENT ASSOCIATES		$90.00
		Invoice #: 07195067		
		65-6598-00 Quarterly Storage rental	$90.00	
07/02/2024	4049	EXCEL MANAGEMENT ASSOCIATES		$1,188.00
		Invoice #: 07195068		
		50-5035-00 July management services	$1,188.00	
07/02/2024	4050	LA ARBOLEDA II CONDO. ASSOC.		$4,211.00
		Invoice #: 07/01/24		
		70-7010-00 July Reserve	$4,211.00	
07/02/2024	4051	LAZARO GONZALEZ		$11.41
		Invoice #: 07-02-24		
		60-6055-00 Reimb. for supplies	$11.41	
07/02/2024	4052	LAZARO GONZALEZ		$240.00
		Invoice #: 739573		
		60-6015-00 Install 3 lamps	$240.00	
07/02/2024	4053	LAZARO GONZALEZ		$100.00
		Invoice #: 739574		
		60-6055-00 Throw away truck tires	$100.00	
07/02/2024	4054	LAZARO GONZALEZ		$75.00
		Invoice #: 739575		
		65-6545-00 Lake Cleaning	$75.00	
07/02/2024	4055	LAZARO GONZALEZ		$892.57
		65-6599-00 Reimb. for Supplies	$892.57	
07/02/2024	4056	Lopez Lawn Solution Corp		$600.00
		Invoice #: 6/2024		
		65-6550-00 Cut 6/25/2024	$600.00	
07/02/2024	4057	WASTE CONNECTIONS OF FLORIDA		$2,552.61
		Invoice #: 3295270W440		
		57-5750-00 July service	$2,552.61	
07/02/2024	4058	FPL		$472.75
		Invoice #: 06/25/24		
		57-5710-00 Serv. to 06/25/2024	$472.75	
07/02/2024	4059	MIAMI-DADE WATER & SEWER		$943.93
		Invoice #: 45078644200 7/11/24		
		57-5760-00 Serv. to 06/12/2024	$943.93	
07/05/2024	0	ADP PAYROLL SERVICES		$461.75
		Invoice #: 07032024		
		50-5040-00 Payroll Services 07/05/2024	$461.75	
07/05/2024	0	ADP PAYROLL SERVICES		$80.00

Date	Check #	Payee		Amount
		Invoice #: 7324		
		50-5040-00 Payroll taxes w/e 07/05/2024	$38.25	
		50-5041-00 Payroll taxes w/e 07/05/2024	$41.75	
07/18/2024	0	ADP PAYROLL SERVICES		$461.75
		Invoice #: 07182024		
		50-5040-00 Payroll Services w/e 07/19/2024	$461.75	
07/18/2024	0	ADP PAYROLL SERVICES		$76.50
		Invoice #: 71824		
		50-5040-00 Payroll taxes 7/18/2024	$38.25	
		50-5041-00 Payroll taxes 7/18/2024	$38.25	
07/19/2024	4060	EXCEL MANAGEMENT ASSOCIATES		$51.62
		Invoice #: 07195131		
		50-5045-00 June Printing & postage	$51.62	
07/19/2024	4061	LAZARO GONZALEZ		$180.00
		Invoice #: 739577		
		60-6055-00 Repairs in unit 740	$180.00	
07/19/2024	4062	LAZARO GONZALEZ		$86.52
		Invoice #: 07-17-24		
		65-6599-00 Home depot Reimb	$86.52	
07/19/2024	4063	AQUAZONE POOL AND SPA, INC.		$350.00
		Invoice #: 12298		
		65-6575-00 July Pool service	$350.00	
07/19/2024	4064	LAZARO GONZALEZ		$620.00
		Invoice #: 739576		
		60-6055-00 Jobs in common areas	$620.00	
07/19/2024	4065	EXCEL MANAGEMENT ASSOCIATES		$198.23
		Invoice #: 07195106		
		50-5045-00 May Printing and postage	$198.23	
07/12/2024	0	MIAMI DADE FIRE RESCUE DEPART		$820.62
		Invoice #: 11 permits-07/12/24		
		50-5031-00 11 life safety permits	$820.62	
07/26/2024	4066	LAZARO GONZALEZ		$713.00
		Invoice #: 07/26/24		
		65-6599-00 To buy paint	$713.00	
07/26/2024	4067	LAZARO GONZALEZ		$200.00
		Invoice #: 07-26-24		
		65-6599-00 Cleaning supplies	$200.00	
07/26/2024	4068	MAYROD LANDSCAPING INC.		$600.00
		Invoice #: 07-22-24		
		65-6550-00 Lawn service	$600.00	
07/30/2024	0	MIAMI DADE COUNTY REGULATORY		$338.08
		Invoice #: F2022011479		
		50-5030-00 B# 840 40 Year certification	$338.08	
07/12/2024	0	ADP PAYROLL SERVICES		$61.94

Cash Disbursement

La Arboleda II Condominium

07/01/2024 - 07/31/2024

Date	Check #	Payee		Amount
		Invoice #: 07122024		
		50-5040-00 Payroll Service	$61.94	
07/26/2024	0	ADP PAYROLL SERVICES		$61.94
		Invoice #: 072624		
		50-5040-00 Payroll Service	$61.94	
07/15/2024	0	CITY NATIONAL BANK		$21.00
		50-5015-00 Bank Adjustment - Monthly service fee; Monthly service fee	$21.00	
07/12/2024	0	CITY NATIONAL BANK		$12.00
		50-5015-00 Bank Adjustment - NSF service fee; NSF service fee	$12.00	
07/15/2024	0	MIAMI DADE FIRE RESCUE DEPART		$222.18
		Invoice #: 3 permit 7/12/2024		
		50-5031-00 Life safety permit	$222.18	
		Account Totals **# Checks:**	**33**	**$17,474.40**
		Association Totals **# Checks:**	**33**	**$17,474.40**

Bank Account Reconciliation

La Arboleda II Condominium

City National Bank- OPR 4036 (End: 07/31/2024)

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)
06/24/2024		SUGIL ENGINEERING INC		4046	($362.00)
07/19/2024		AQUAZONE POOL AND SPA, INC.		4063	($350.00)
07/26/2024		MAYROD LANDSCAPING INC.		4068	($600.00)
			Total Uncleared		**($5,543.86)**
Cleared Items					
Credits					
07/01/2024	07/02/2024	Deposit from batch 13208	13208 - Online Payment	756	$867.70
07/02/2024	07/03/2024	Deposit from batch 13215	13215 - Online Payment	759	$403.28
07/02/2024	07/02/2024	Deposit from batch 13220	13220 - Scanned Checks	758	$2,087.75
07/03/2024	07/05/2024	Deposit from batch 13245	13245 - Online Payment	762	$434.27
07/03/2024	07/03/2024	Deposit from batch 13252	13252 - Scanned Checks	761	$2,339.72
07/03/2024	07/03/2024	Deposit from batch 13251	13251 - Scanned Checks	760	$3,105.80
07/05/2024	07/05/2024	Deposit from batch 13287	13287 - Auto Payment	766	$584.00
07/05/2024	07/08/2024	Deposit from batch 13271	13271 - Online Payment	764	$1,123.04
07/05/2024	07/08/2024	Deposit from batch 13268	13268 - Online Payment	763	$1,911.12
07/08/2024	07/08/2024	Deposit from batch 13321	13321 - Revo-Credit Card	770	$923.52
07/08/2024	07/09/2024	Deposit from batch 13280	13280 - Online Payment	767	$928.46
07/08/2024	07/08/2024	Deposit from batch 13330	13330 - Auto Payment	772	$1,063.20
07/08/2024	07/09/2024	Deposit from batch 13198	13198 - ACH Payment	765	$2,674.79
07/09/2024	07/09/2024	Misc Scanned Deposit		768	$600.00
07/09/2024	07/09/2024	Deposit from batch 13298	13298 - Scanned Checks	771	$8,069.42
07/10/2024	07/11/2024	Deposit from batch 13327	13327 - Online Payment	773	$448.43
07/11/2024	07/11/2024	Deposit from batch 13363	13363 - Auto Payment	774	$995.79
07/12/2024	07/12/2024	Deposit from batch 13371	13371 - Scanned Checks	775	$4,517.98
07/15/2024	07/16/2024	Deposit from batch 13402	13402 - Online Payment	776	$1,376.70
07/16/2024	07/16/2024	Deposit from batch 13419	13419 - Auto Payment	777	$419.27
07/17/2024	07/17/2024	Deposit from batch 13424	13424 - Auto Payment	778	$479.00
07/19/2024	07/22/2024	Deposit from batch 13429	13429 - Online Payment	779	$1,827.00
07/21/2024	07/21/2024	Deposit from batch 13436	13436 - Auto Payment	780	$419.17
07/22/2024	07/22/2024	Deposit from batch 13462	13462 - Auto Payment	782	$584.00
07/22/2024	07/22/2024	Deposit from batch 13439	13439 - Scanned Checks	781	$4,305.98
07/23/2024	07/23/2024	Misc Scanned Deposit		783	$4,211.00
07/24/2024	07/24/2024	Deposit from batch 13488	13488 - Scanned Checks	786	$2,722.39
07/24/2024	07/24/2024	Deposit from batch 13487	13487 - Scanned Checks	785	$3,119.38
07/25/2024	07/27/2024	Deposit from batch 13491	13491 - Online Payment	787	$419.27
07/26/2024	07/27/2024	Deposit from batch 13509	13509 - Scanned Checks	788	$2,334.63
07/29/2024	07/30/2024	Deposit from batch 13534	13534 - Auto Payment	789	$584.00
07/31/2024	07/31/2024	Interest			$2.54
07/31/2024	07/31/2024	Deposit from batch 13575	13575 - Auto Payment	791	$896.60
07/31/2024	07/31/2024	Deposit from batch 13564	13564 - Scanned Checks	790	$1,104.27

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
			Total Cleared Credits		$57,883.47
Debits					
04/17/2024	07/01/2024	AQUAZONE POOL AND SPA, INC.		3996	($350.00)
06/04/2024	07/01/2024	AQUAZONE POOL AND SPA, INC.		4029	($350.00)
06/24/2024	07/23/2024	LA ARBOLEDA II CONDO. ASSOC.		4043	($4,211.00)
06/24/2024	07/15/2024	ENVIROTECH ROOFING GROUP		4041	($980.00)
06/24/2024	07/15/2024	ENVIROTECH ROOFING GROUP		4042	($980.00)
07/02/2024	07/23/2024	LA ARBOLEDA II CONDO. ASSOC.		4050	($4,211.00)
07/02/2024	07/10/2024	WASTE CONNECTIONS OF FLORIDA		4057	($2,552.61)
07/02/2024	07/05/2024	EXCEL MANAGEMENT ASSOCIATES		4049	($1,188.00)
07/02/2024	07/11/2024	MIAMI-DADE WATER & SEWER		4059	($943.93)
07/02/2024	07/05/2024	LAZARO GONZALEZ		4055	($892.57)
07/02/2024	07/09/2024	Lopez Lawn Solution Corp		4056	($600.00)
07/02/2024	07/15/2024	ENVIROTECH ROOFING GROUP		4047	($480.00)
07/02/2024	07/11/2024	FPL		4058	($472.75)
07/02/2024	07/05/2024	LAZARO GONZALEZ		4052	($240.00)
07/02/2024	07/05/2024	LAZARO GONZALEZ		4053	($100.00)
07/02/2024	07/05/2024	EXCEL MANAGEMENT ASSOCIATES		4048	($90.00)
07/02/2024	07/05/2024	LAZARO GONZALEZ		4054	($75.00)
07/02/2024	07/05/2024	LAZARO GONZALEZ		4051	($11.41)
07/05/2024	07/05/2024	ADP PAYROLL SERVICES		0	($461.75)
07/05/2024	07/05/2024	ADP PAYROLL SERVICES		0	($80.00)
07/12/2024	07/15/2024	MIAMI DADE FIRE RESCUE DEPART		0	($820.62)
07/12/2024	07/12/2024	Return - Payment Stopped	13400 - Move or Return Paymer	0	($376.55)
07/12/2024	07/12/2024	ADP PAYROLL SERVICES		0	($61.94)
07/12/2024	07/12/2024	CITY NATIONAL BANK		0	($12.00)
07/15/2024	07/15/2024	MIAMI DADE FIRE RESCUE DEPART		0	($222.18)
07/15/2024	07/15/2024	CITY NATIONAL BANK		0	($21.00)
07/18/2024	07/18/2024	ADP PAYROLL SERVICES		0	($461.75)
07/18/2024	07/18/2024	ADP PAYROLL SERVICES		0	($76.50)
07/19/2024	07/22/2024	LAZARO GONZALEZ		4064	($620.00)
07/19/2024	07/22/2024	EXCEL MANAGEMENT ASSOCIATES		4065	($198.23)
07/19/2024	07/22/2024	LAZARO GONZALEZ		4061	($180.00)
07/19/2024	07/22/2024	LAZARO GONZALEZ		4062	($86.52)
07/19/2024	07/22/2024	EXCEL MANAGEMENT ASSOCIATES		4060	($51.62)
07/26/2024	07/31/2024	LAZARO GONZALEZ		4066	($713.00)
07/26/2024	07/31/2024	LAZARO GONZALEZ		4067	($200.00)
07/26/2024	07/26/2024	ADP PAYROLL SERVICES		0	($61.94)
07/30/2024	07/30/2024	MIAMI DADE COUNTY REGULATORY		0	($338.08)
			Total Cleared Debits		($23,771.95)

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

City National Bank- OPR 4036 Summary

Ending Account Balance:	$ 65,076.47
Uncleared Items:	($5,543.86)
Adjusted Balance:	$ 70,620.33
Bank Ending Balance:	$ 70,620.33
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:9963 / 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:	$36,508.81
Last Statement:	June 28, 2024	Ending Balance:	$70,620.33
This Statement:	July 31, 2024	Average Ledger Balance:	$56,243.51
		Low Balance:	$35,808.81
		Interest Earned This Period:	$2.54
		Interest Earned 2024:	$10.56
		Days In Period:	33
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
06-28	Beginning balance			36,508.81
07-01	Check # 3996		350.00	36,158.81
07-01	Check # 4029		350.00	35,808.81
07-02	Icl Deposit	2,087.75		37,896.56
07-02	La Arboleda Ii C Onlinepay 13208	867.70		38,764.26
07-03	Icl Deposit	2,339.72		41,103.98
07-03	Icl Deposit	3,105.80		44,209.78
07-03	La Arboleda Ii C Onlinepay 13215	403.28		44,613.06
07-05	Icl Deposit	584.00		45,197.06
07-05	La Arboleda Ii C Onlinepay 13245	434.27		45,631.33
07-05	Adp - Tax Adp - Tax 609067859763A00		80.00	45,551.33
07-05	Adp Wage Pay Wage Pay 6040903264876Lm		461.75	45,089.58
07-05	Check # 4051		11.41	45,078.17
07-05	Check # 4054		75.00	45,003.17
07-05	Check # 4048		90.00	44,913.17
07-05	Check # 4053		100.00	44,813.17

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
07-05	Check # 4052		240.00	44,573.17
07-05	Check # 4055		892.57	43,680.60
07-05	Check # 4049		1,188.00	42,492.60
07-08	Icl Deposit	1,063.20		43,555.80
07-08	Net Setlmt 5/3 Bankcard Sys 5/3 Bankcard Net Setlmt 4445057332561 Rev	923.52		44,479.32
07-08	La Arboleda Ii C Onlinepay 13271	1,123.04		45,602.36
07-08	La Arboleda Ii C Onlinepay 13268	1,911.12		47,513.48
07-09	Icl Deposit	600.00		48,113.48
07-09	Icl Deposit	8,069.42		56,182.90
07-09	La Arboleda Ii C Onlinepay 13280	928.46		57,111.36
07-09	La Arboleda Ii C Assn Dues 6	2,674.79		59,786.15
07-09	Check # 4056		600.00	59,186.15
07-10	Waste Connection Web_pay 85403688070924		2,552.61	56,633.54
07-11	Icl Deposit	995.79		57,629.33
07-11	La Arboleda Ii C Onlinepay 13327	448.43		58,077.76
07-11	Charge Back Item Check 851453459		376.55	57,701.21
07-11	Fpl Direct Debit Elec Pymt 5154771538 Webi		472.75	57,228.46
07-11	Mdws M-dwasdpmt 000001646432494		943.93	56,284.53
07-11	Deposited Item Returned Fee		12.00	56,272.53
07-12	Icl Deposit	4,517.98		60,790.51
07-12	Adp Payroll Fees Adp Fees 792072894337		61.94	60,728.57
07-15	Mdcmdfrinspectio Purchase La Arboleda Ii		71.72	60,656.85
07-15	Mdcmdfrinspectio Purchase La Arboleda Ii		71.72	60,585.13
07-15	Mdcmdfrinspectio Purchase La Arboleda Ii		71.72	60,513.41
07-15	Mdcmdfrinspectio Purchase La Arboleda Ii		71.72	60,441.69
07-15	Mdcmdfrinspectio Purchase La Arboleda Ii		71.72	60,369.97
07-15	Mdcmdfrinspectio Purchase La Arboleda Ii		71.72	60,298.25
07-15	Mdcmdfrinspectio Purchase Arboleda Villag		71.72	60,226.53
07-15	Mdcmdfrinspectio Purchase La Arboleda Ii		71.72	60,154.81
07-15	Mdcmdfrinspectio Purchase La Arboleda Ii		75.24	60,079.57
07-15	Mdcmdfrinspectio Purchase La Arboleda Ii		75.24	60,004.33
07-15	Mdcmdfrinspectio Purchase La Arboleda Ii		78.76	59,925.57
07-15	Mdcmdfrinspectio Purchase La Arboleda Ii		78.76	59,846.81
07-15	Mdcmdfrinspectio Purchase La Arboleda Ii		78.76	59,768.05
07-15	Mdcmdfrinspectio Purchase La Arboleda Ii		82.28	59,685.77
07-15	Check # 4047		480.00	59,205.77
07-15	Check # 4041		980.00	58,225.77
07-15	Check # 4042		980.00	57,245.77
07-15	Monthly Service Fee		21.00	57,224.77
07-16	Icl Deposit	419.27		57,644.04
07-16	La Arboleda Ii C Onlinepay 13402	1,376.70		59,020.74
07-17	Icl Deposit	479.00		59,499.74
07-18	Adp - Tax Adp - Tax 942830984771A00		76.50	59,423.24
07-18	Adp Wage Pay Wage Pay 5020737799196Lm		461.75	58,961.49
07-19	Icl Deposit	419.17		59,380.66
07-22	Icl Deposit	584.00		59,964.66
07-22	Icl Deposit	4,305.98		64,270.64
07-22	La Arboleda Ii C Onlinepay 13429	1,827.00		66,097.64
07-22	Check # 4060		51.62	66,046.02
07-22	Check # 4062		86.52	65,959.50
07-22	Check # 4061		180.00	65,779.50
07-22	Check # 4065		198.23	65,581.27
07-22	Check # 4064		620.00	64,961.27
07-23	Icl Deposit	4,211.00		69,172.27
07-23	Check # 4043		4,211.00	64,961.27
07-23	Check # 4050		4,211.00	60,750.27

Continued on the next page

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
07-24	Icl Deposit	2,722.39		63,472.66
07-24	Icl Deposit	3,119.38		66,592.04
07-26	Icl Deposit	2,334.63		68,926.67
07-26	La Arboleda Ii C Onlinepay 13491	419.27		69,345.94
07-26	Adp Payroll Fees Adp Fees 925834101560		61.94	69,284.00
07-29	Icl Deposit	584.00		69,868.00
07-31	Icl Deposit	896.60		70,764.60
07-31	Icl Deposit	1,104.27		71,868.87
07-31	Mdcbuildings Purchase La Arboleda Ii		338.08	71,530.79
07-31	Check # 4067		200.00	71,330.79
07-31	Check # 4066		713.00	70,617.79
07-31	Interest	2.54		70,620.33
07-31	Ending totals	57,883.47	23,771.95	70,620.33

Checks

Number	Date	Amount	Number	Date	Amount
3996*	07-01	350.00	4053	07-05	100.00
4029*	07-01	350.00	4054	07-05	75.00
4041	07-15	980.00	4055	07-05	892.57
4042	07-15	980.00	4056*	07-09	600.00
4043*	07-23	4,211.00	4060	07-22	51.62
4047	07-15	480.00	4061	07-22	180.00
4048	07-05	90.00	4062*	07-22	86.52
4049	07-05	1,188.00	4064	07-22	620.00
4050	07-23	4,211.00	4065	07-22	198.23
4051	07-05	11.41	4066	07-31	713.00
4052	07-05	240.00	4067	07-31	200.00

* Skip In Check Sequence

Continued on the next page

Check # 3996 Amount: $350.00 Date: 07/01/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 3996
PAY Three Hundred Fifty And 00/100 Dollars
DATE 04/17/2024 AMOUNT ****$350.00
TO THE ORDER OF AQUAZONE POOL AND SPA, INC.
1312 Sw 139 Court
Miami, FL 33184
Memo: April service
Authorized Signature

⑈000003996⑈ ⑆066004367⑆04319040 36⑈ ⑈0000035000⑈

Check # 3996 Amount: $350.00 Date: 07/01/2024

FOR DEPOSIT ONLY
AQUAZONE POOL AND SPA, INC.
DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE
0092216097
2024-07-01

Check # 4029 Amount: $350.00 Date: 07/01/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 4029
PAY Three Hundred Fifty And 00/100 Dollars
DATE 06/04/2024 AMOUNT ****$350.00
TO THE ORDER OF AQUAZONE POOL AND SPA, INC.
1312 Sw 139 Court
Miami, FL 33184
Memo: June service
Authorized Signature

⑈000004029⑈ ⑆066004367⑆04319040 36⑈ ⑈0000035000⑈

Check # 4029 Amount: $350.00 Date: 07/01/2024

FOR DEPOSIT ONLY
AQUAZONE POOL AND SPA INC.
DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE
0092216096
2024-07-01

Check # 4041 Amount: $980.00 Date: 07/15/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 4041
PAY Nine Hundred Eighty And 00/100 Dollars
DATE 06/24/2024 AMOUNT ****$980.00
TO THE ORDER OF ENVIROTECH ROOFING GROUP
13400 Sw 33 St.
Miami, FL 33175
Memo: 7951 Roof repair
Authorized Signature

⑈000004041⑈ ⑆066004367⑆04319040 36⑈ ⑈0000098000⑈

Check # 4041 Amount: $980.00 Date: 07/15/2024

FOR DEPOSIT ONLY
Georgia Primary Bank
Jagueych LLC
FOR DEPOSIT ONLY
GPB-Jagueych
DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE
0091035107
2024-07-15

Check # 4042 Amount: $980.00 Date: 07/15/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 4042
PAY Nine Hundred Eighty And 00/100 Dollars
DATE 06/24/2024 AMOUNT ****$980.00
TO THE ORDER OF ENVIROTECH ROOFING GROUP
13400 Sw 33 St.
Miami, FL 33175
Memo: 7953 Roof repair
Authorized Signature

⑈000004042⑈ ⑆066004367⑆04319040 36⑈ ⑈0000098000⑈

Check # 4042 Amount: $980.00 Date: 07/15/2024

FOR DEPOSIT ONLY
Georgia Primary Bank
Jagueych LLC
FOR DEPOSIT ONLY
GPB-Jagueych
DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE
0091035108
2024-07-15

Check # 4043 Amount: $4,211.00 Date: 07/23/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 4043
PAY Four Thousand, Two Hundred Eleven And 00/100 Dollars
DATE 06/24/2024 AMOUNT ****$4,211.00
TO THE ORDER OF LA ARBOLEDA II CONDO. ASSOC
2510 Nw 97Th. Ave #200
Doral, FL 33172
Memo: April reserve
Authorized Signature

⑈000004043⑈ ⑆066004367⑆04319040 36⑈ ⑈0000421100⑈

Check # 4043 Amount: $4,211.00 Date: 07/23/2024

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

Check # 4047 Amount: $480.00 Date: 07/15/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 4047
PAY Four Hundred Eighty And 00/100 Dollars
DATE 07/02/2024 AMOUNT ****$480.00
TO THE ORDER OF ENVIROTECH ROOFING GROUP
13400 Sw 33 St.
Miami, FL 33175
Memo: 7924 Roof repairs
Authorized Signature

⑈000004047⑈ ⑆066004367⑆04319040 36⑈ ⑈0000048000⑈

Check # 4047 Amount: $480.00 Date: 07/15/2024

FOR DEPOSIT ONLY
Georgia Primary Bank
Jagueych LLC
FOR DEPOSIT ONLY
GPB-Jagueych
DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE
0091035109
2024-07-15

Check # 4048 Amount: $90.00 Date: 07/05/2024

City National Bank Miami, FL

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

Check Number: 4048

PAY Ninety And 00/100 Dollars

DATE 07/02/2024 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

⑈000004048⑈ ⑆066004367⑆0431904036⑈ ⑇0000009000⑇

Check # 4048 Amount: $90.00 Date: 07/05/2024

Check # 4049 Amount: $1,188.00 Date: 07/05/2024

City National Bank Miami, FL

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

Check Number: 4049

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

DATE 07/02/2024 AMOUNT ****$1,188.00

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

Memo: July management services

Authorized Signature

⑈000004049⑈ ⑆066004367⑆0431904036⑈ ⑇0000118800⑇

Check # 4049 Amount: $1,188.00 Date: 07/05/2024

Check # 4050 Amount: $4,211.00 Date: 07/23/2024

City National Bank Miami, FL

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

Check Number: 4050

PAY Four Thousand, Two Hundred Eleven And 00/100 Dollars

DATE 07/02/2024 AMOUNT ****$4,211.00

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

Memo: July Reserve

Authorized Signature

⑈000004050⑈ ⑆066004367⑆0431904036⑈ ⑇0000421100⑇

Check # 4050 Amount: $4,211.00 Date: 07/23/2024

Pay To The Order Of
City National Bank
For Deposit Only
La Arboleda II Condominium

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4051 Amount: $11.41 Date: 07/05/2024

City National Bank Miami, FL

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

Check Number: 4051

PAY Eleven And 41/100 Dollars

DATE 07/02/2024 AMOUNT ****$11.41

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

Authorized Signature

⑈000004051⑈ ⑆066004367⑆0431904036⑈ ⑇0000001141⑇

Check # 4051 Amount: $11.41 Date: 07/05/2024

0092510026
2024-07-05

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4052 Amount: $240.00 Date: 07/05/2024

City National Bank Miami, FL

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

Check Number: 4052

PAY Two Hundred Forty And 00/100 Dollars

DATE 07/02/2024 AMOUNT ****$240.00

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

Authorized Signature

⑈000004052⑈ ⑆066004367⑆0431904036⑈ ⑇0000024000⑇

Check # 4052 Amount: $240.00 Date: 07/05/2024

0092510027
2024-07-05

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4053 Amount: $100.00 Date: 07/05/2024

City National Bank Miami, FL

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

Check Number: 4053

PAY One Hundred And 00/100 Dollars

DATE 07/02/2024 AMOUNT ****$100.00

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

Authorized Signature

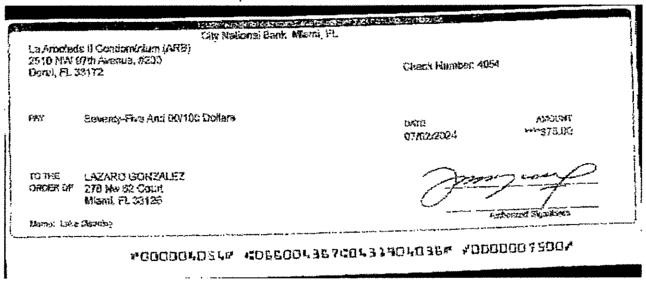
⑈000004053⑈ ⑆066004367⑆0431904036⑈ ⑇0000010000⑇

Check # 4053 Amount: $100.00 Date: 07/05/2024

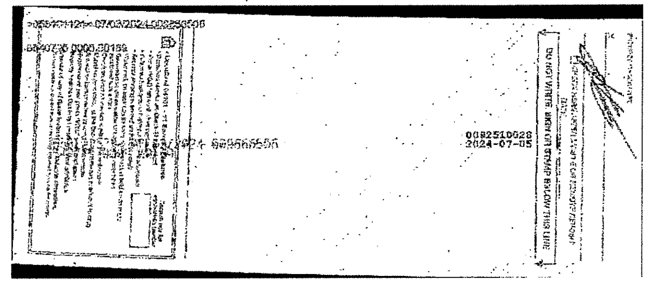
0092510025
2024-07-05

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

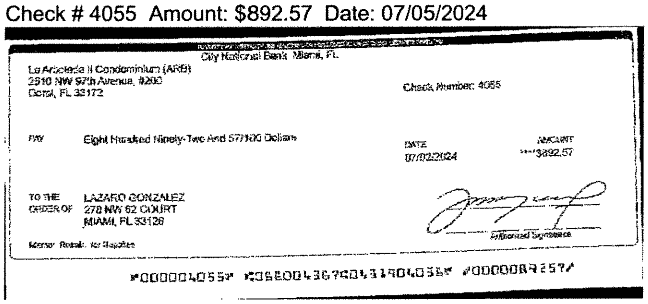
Check # 4054 Amount: $75.00 Date: 07/05/2024


City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 4054
PAY Seventy-Five And 00/100 Dollars
DATE 07/02/2024 AMOUNT ****$75.00
TO THE ORDER OF LAZARO GONZALEZ
278 Nw 62 Court
Miami, FL 33126
Authorized Signature
⑈000004054⑈ ⑆066004367⑆0431904036⑈ ⑇0000007500⑇

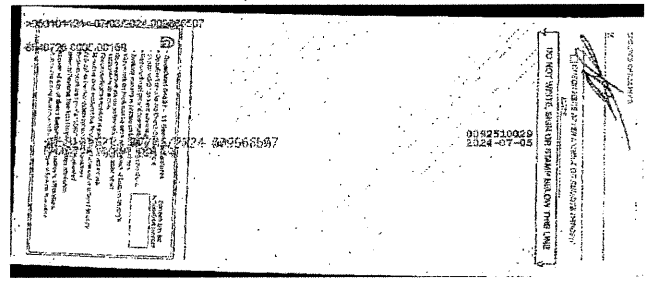
Check # 4054 Amount: $75.00 Date: 07/05/2024



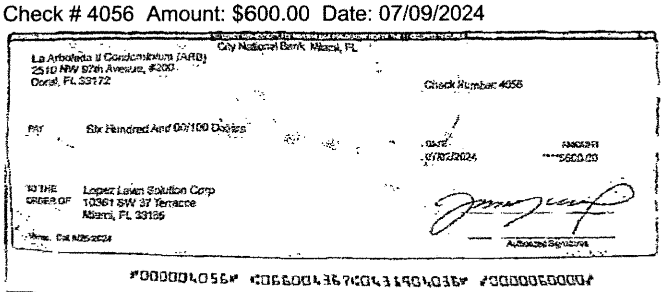
Check # 4055 Amount: $892.57 Date: 07/05/2024


City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 4055
PAY Eight Hundred Ninety-Two And 57/100 Dollars
DATE 07/02/2024 AMOUNT ****$892.57
TO THE ORDER OF LAZARO GONZALEZ
278 NW 62 COURT
MIAMI, FL 33126
Authorized Signature
⑈000004055⑈ ⑆066004367⑆0431904036⑈ ⑇0000089257⑇

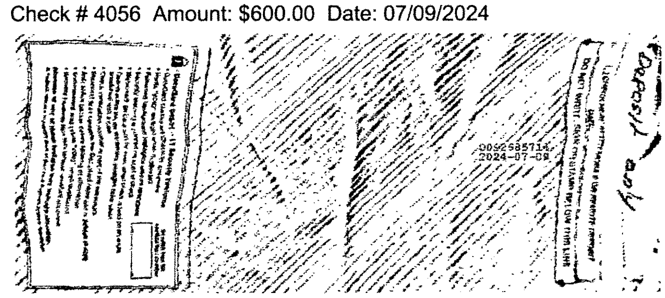
Check # 4055 Amount: $892.57 Date: 07/05/2024



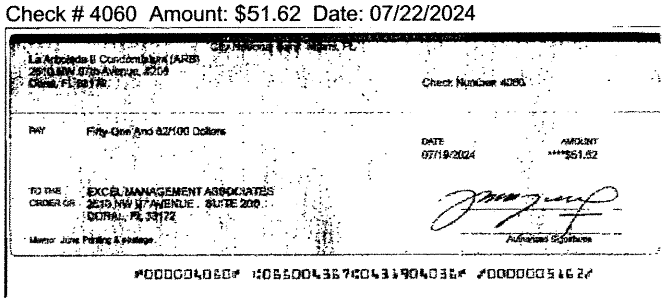
Check # 4056 Amount: $600.00 Date: 07/09/2024


City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 4056
PAY Six Hundred And 00/100 Dollars
DATE 07/02/2024 AMOUNT ****$600.00
TO THE ORDER OF Lopez Lawn Solution Corp
10361 SW 37 Terrace
Miami, FL 33165
Authorized Signature
⑈000004056⑈ ⑆066004367⑆0431904036⑈ ⑇0000060000⑇

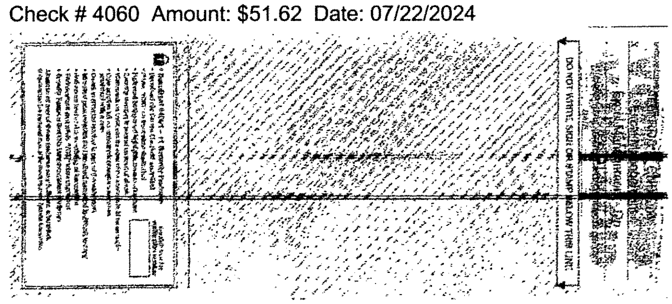
Check # 4056 Amount: $600.00 Date: 07/09/2024



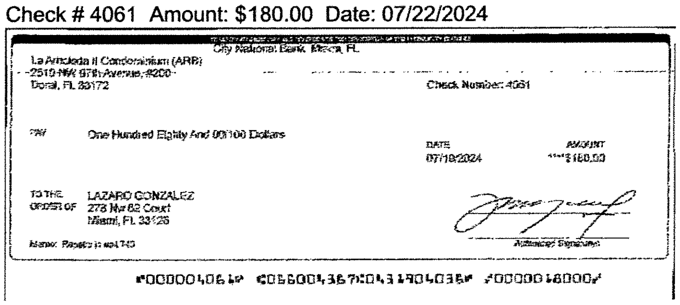
Check # 4060 Amount: $51.62 Date: 07/22/2024


City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 4060
PAY Fifty-One And 62/100 Dollars
DATE 07/19/2024 AMOUNT ****$51.62
TO THE ORDER OF EXCEL MANAGEMENT ASSOCIATES
2510 NW 97 AVENUE, SUITE 200
DORAL, FL 33172
Authorized Signature
⑈000004060⑈ ⑆066004367⑆0431904036⑈ ⑇0000005162⑇

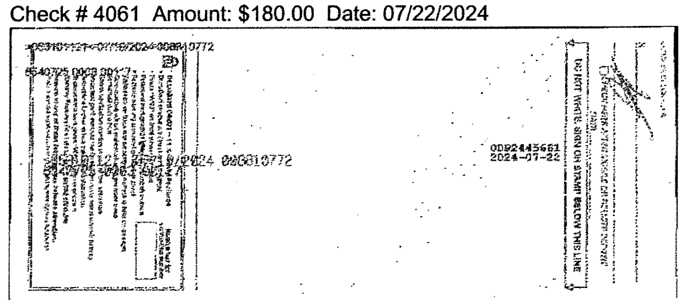
Check # 4060 Amount: $51.62 Date: 07/22/2024



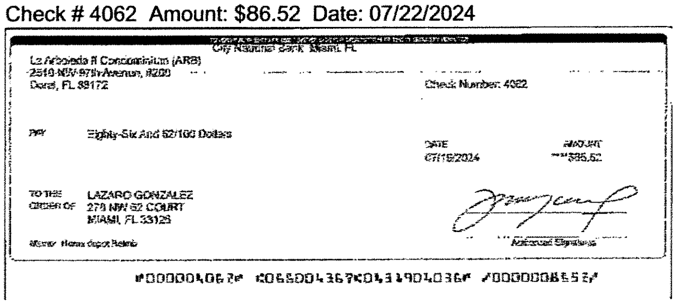
Check # 4061 Amount: $180.00 Date: 07/22/2024


City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 4061
PAY One Hundred Eighty And 00/100 Dollars
DATE 07/19/2024 AMOUNT ****$180.00
TO THE ORDER OF LAZARO GONZALEZ
278 Nw 62 Court
Miami, FL 33126
Authorized Signature
⑈000004061⑈ ⑆066004367⑆0431904036⑈ ⑇0000018000⑇

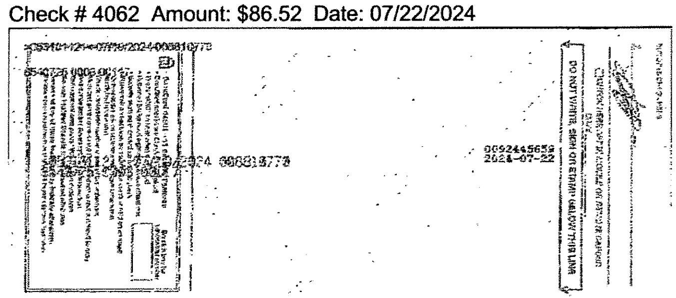
Check # 4061 Amount: $180.00 Date: 07/22/2024



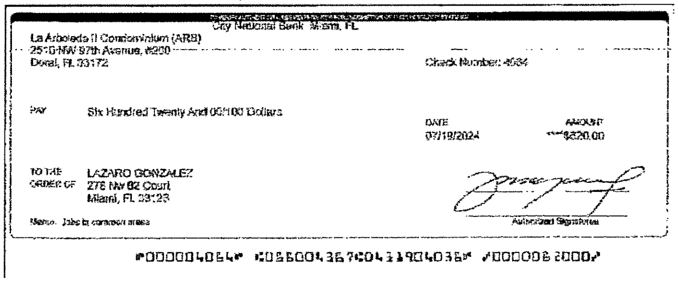
Check # 4062 Amount: $86.52 Date: 07/22/2024


City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 4062
PAY Eighty-Six And 52/100 Dollars
DATE 07/19/2024 AMOUNT ****$86.52
TO THE ORDER OF LAZARO GONZALEZ
278 NW 62 COURT
MIAMI, FL 33126
Authorized Signature
⑈000004062⑈ ⑆066004367⑆0431904036⑈ ⑇0000008652⑇

Check # 4062 Amount: $86.52 Date: 07/22/2024



Check # 4064 Amount: $620.00 Date: 07/22/2024



City National Bank Miami, FL

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

Check Number: 4064

PAY Six Hundred Twenty And 00/100 Dollars

DATE 07/19/2024 AMOUNT ***$620.00

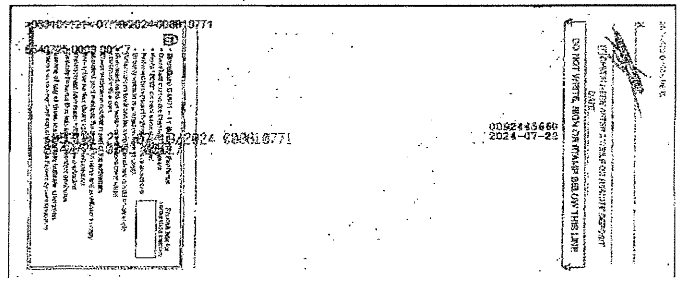
TO THE ORDER OF LAZARO GONZALEZ
278 NW 82 Court
Miami, FL 33123

Memo: Jobs in common areas

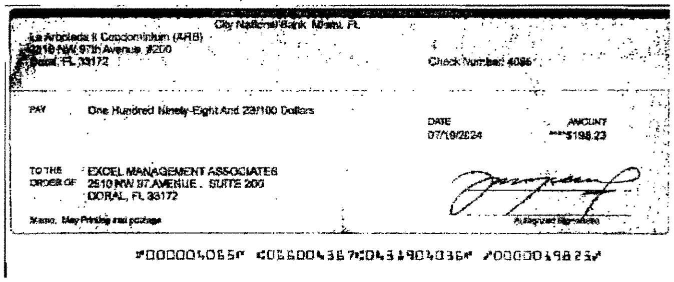
Authorized Signature

⑈0000004064⑈ ⑆066004367⑆0431904036⑈ ⑈0000062000⑈

Check # 4064 Amount: $620.00 Date: 07/22/2024



Check # 4065 Amount: $198.23 Date: 07/22/2024



City National Bank Miami, FL

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

Check Number: 4065

PAY One Hundred Ninety-Eight And 23/100 Dollars

DATE 07/19/2024 AMOUNT ***$198.23

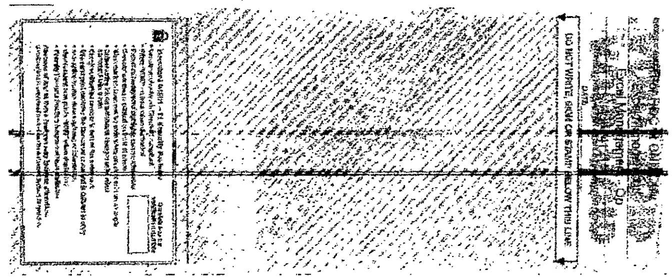
TO THE ORDER OF EXCEL MANAGEMENT ASSOCIATES
2510 NW 97 AVENUE . SUITE 200
DORAL, FL 33172

Memo: May Printing and postage

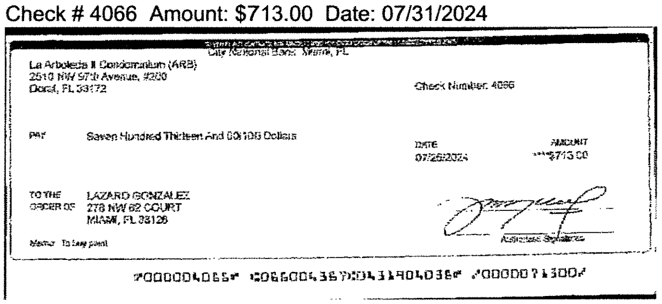
Authorized Signature

⑈0000004065⑈ ⑆066004367⑆0431904036⑈ ⑈0000019823⑈

Check # 4065 Amount: $198.23 Date: 07/22/2024



Check # 4066 Amount: $713.00 Date: 07/31/2024



City National Bank Miami, FL

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

Check Number: 4066

PAY Seven Hundred Thirteen And 00/100 Dollars

DATE 07/26/2024 AMOUNT ***$713.00

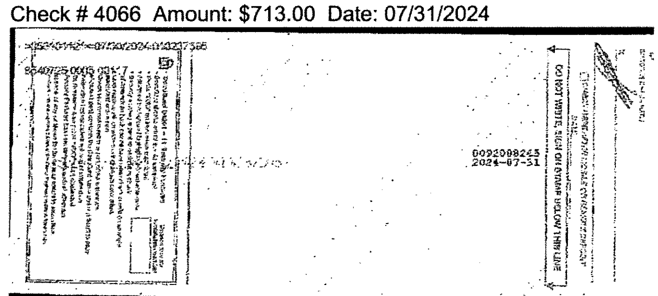
TO THE ORDER OF LAZARO GONZALEZ
278 NW 82 COURT
MIAMI, FL 33126

Memo: To buy paint

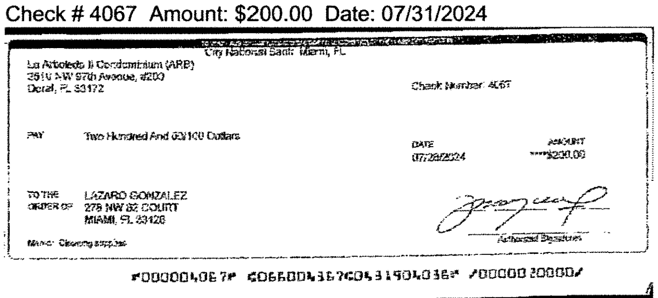
Authorized Signature

⑈0000004066⑈ ⑆066004367⑆0431904036⑈ ⑈0000071300⑈

Check # 4066 Amount: $713.00 Date: 07/31/2024



Check # 4067 Amount: $200.00 Date: 07/31/2024



City National Bank Miami, FL

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

Check Number: 4067

PAY Two Hundred And 00/100 Dollars

DATE 07/26/2024 AMOUNT ***$200.00

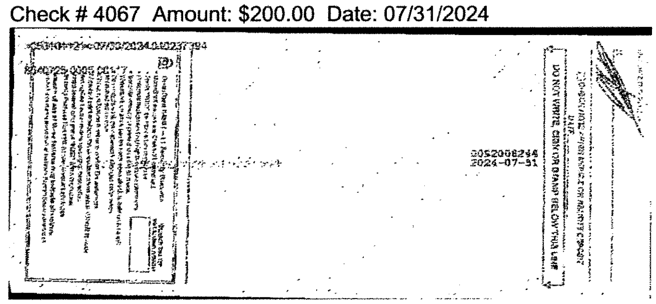
TO THE ORDER OF LAZARO GONZALEZ
278 NW 82 COURT
MIAMI, FL 33126

Memo: Cleaning supplies

Authorized Signature

⑈0000004067⑈ ⑆066004367⑆0431904036⑈ ⑈0000020000⑈

Check # 4067 Amount: $200.00 Date: 07/31/2024



Bank Account Reconciliation

La Arboleda II Condominium

City National Bank- Reserve 5155 (End: 07/31/2024)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
07/23/2024	07/23/2024	Misc Scanned Deposit		111	$4,211.00
07/31/2024	07/31/2024	Interest			$37.58
			Total Cleared Credits		**$4,248.58**

City National Bank- Reserve 5155 Summary

Ending Account Balance:	$ 141,665.58
Uncleared Items:	$-
Adjusted Balance:	$ 141,665.58
Bank Ending Balance:	$ 141,665.58
Difference:	$-

Account: XXXXX5155

City National Bank

Client Service

Online
citynational.com

CityTel
1-800-762-CITY (2489

Your Banking Center
HOA
P.O. Box 025620
Miami, FL 33102-5620

Telephone
305-577-7336
800-435-8839

Your Banking Center Hours
Lobby: Monday - Friday: 9:00am - 5:00pm

P:9964 / 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:	$137,417.00
Last Statement:	June 28, 2024	Ending Balance:	$141,665.58
This Statement:	July 31, 2024	Average Ledger Balance:	$138,565.45
		Low Balance:	$137,417.00
		Interest Earned This Period:	$37.58
		Interest Earned 2024:	$247.80
		Days In Period:	33
		Annual Percentage Yield Earned:	0.30%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
06-28	Beginning balance			137,417.00
07-23	Icl Deposit	4,211.00		141,628.00
07-31	Interest	37.58		141,665.58
07-31	Ending totals	4,248.58	0.00	141,665.58

[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.