Financial Report Package

September 2024

Prepared for

La Arboleda II Condominium

By

Excel Management Associates, Inc.

Income Statement - Operating

La Arboleda II Condominium

From 09/01/2024 to 09/30/2024

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	$354,313.89	$354,312.00	$1.89	$472,416.00
4025-00 Reserve Contribution	4,211.00	4,211.00	-	37,899.00	37,899.00	-	50,532.00
4030-00 Late Fees	150.00	-	150.00	1,450.00	-	1,450.00	-
4040-00 Fines/Violations	-	-	-	1,100.00	-	1,100.00	-
4050-00 Legal Fees	-	-	-	600.00	-	600.00	-
4060-00 Interest Income - Operating	1.57	-	1.57	14.15	-	14.15	-
4090-00 Misc Income	-	-	-	50.00	-	50.00	-
Total ASSESSMENT INCOME	$43,730.78	$43,579.00	$151.78	$395,427.04	$392,211.00	$3,216.04	$522,948.00
Total OPERATING INCOME	**$43,730.78**	**$43,579.00**	**$151.78**	**$395,427.04**	**$392,211.00**	**$3,216.04**	**$522,948.00**
OPERATING EXPENSE							
ADMINISTRATIVE							
5010-00 Bad Debt Expense	-	150.00	150.00	143.57	1,350.00	1,206.43	1,800.00
5015-00 Bank Charges	45.00	22.00	(23.00)	225.00	198.00	(27.00)	264.00
5025-00 Legal & Professional Services	-	90.00	90.00	-	810.00	810.00	1,080.00
5030-00 Licenses & Permits	1,107.98	112.00	(995.98)	13,008.91	1,008.00	(12,000.91)	1,344.00
5031-00 Annual Fire Dept. Inspection Permit	-	79.00	79.00	1,121.56	711.00	(410.56)	948.00
5035-00 Management Expense	1,188.00	1,188.00	-	10,692.00	10,692.00	-	14,256.00
5040-00 Payroll Services	1,123.88	1,300.00	176.12	11,380.90	11,700.00	319.10	15,600.00
5041-00 Payroll Taxes/Services	76.50	205.00	128.50	810.50	1,845.00	1,034.50	2,460.00
5045-00 Printing & Postage	-	114.00	114.00	1,074.85	1,026.00	(48.85)	1,368.00
5050-00 Audit & Tax Preparation	2,500.00	245.00	(2,255.00)	2,675.00	2,205.00	(470.00)	2,940.00
5065-00 Insurance Expense	24,993.23	23,430.00	(1,563.23)	206,262.70	210,870.00	4,607.30	281,160.00
5085-00 Insurance- Workman's Compensation	-	100.00	100.00	-	900.00	900.00	1,200.00
Total ADMINISTRATIVE	$31,034.59	$27,035.00	($3,999.59)	$247,394.99	$243,315.00	($4,079.99)	$324,420.00
UTILITIES							
5710-00 Electricity	550.02	350.00	(200.02)	4,568.19	3,150.00	(1,418.19)	4,200.00
5740-00 Telephone	164.27	180.00	15.73	1,268.66	1,620.00	351.34	2,160.00
5750-00 Waste Removal	2,552.61	2,520.00	(32.61)	22,488.57	22,680.00	191.43	30,240.00
5760-00 Water & Sewer	890.20	5,520.00	4,629.80	42,113.47	49,680.00	7,566.53	66,240.00
Total UTILITIES	$4,157.10	$8,570.00	$4,412.90	$70,438.89	$77,130.00	$6,691.11	$102,840.00
REPAIRS & IMPROVEMENTS							
6015-00 Electrical Repairs	-	375.00	375.00	2,084.56	3,375.00	1,290.44	4,500.00
6055-00 General Repairs & Maintenance	947.44	717.00	(230.44)	15,026.72	6,453.00	(8,573.72)	8,604.00
6140-00 Roof Repairs	2,400.00	208.00	(2,192.00)	9,640.00	1,872.00	(7,768.00)	2,496.00
Total REPAIRS & IMPROVEMENTS	$3,347.44	$1,300.00	($2,047.44)	$26,751.28	$11,700.00	($15,051.28)	$15,600.00

Income Statement - Operating

La Arboleda II Condominium

From 09/01/2024 to 09/30/2024

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
CONTRACT & SUPPLIES							
6520-00 Fire Extinguisher Inspections	$-	$18.00	$18.00	$-	$162.00	$162.00	$216.00
6545-00 Lake Maintenance	-	152.00	152.00	1,216.42	1,368.00	151.58	1,824.00
6550-00 Lawn Maintenance	1,200.00	1,100.00	(100.00)	6,350.00	9,900.00	3,550.00	13,200.00
6565-00 Parking Enforcement	-	100.00	100.00	1,325.00	900.00	(425.00)	1,200.00
6575-00 Pool Contract	350.00	355.00	5.00	3,150.00	3,195.00	45.00	4,260.00
6590-00 Shrub & Tree Maintenance	-	500.00	500.00	7,200.00	4,500.00	(2,700.00)	6,000.00
6598-00 Storage	-	38.00	38.00	270.00	342.00	72.00	456.00
6599-00 Supplies	53.49	200.00	146.51	4,082.16	1,800.00	(2,282.16)	2,400.00
Total CONTRACT & SUPPLIES	$1,603.49	$2,463.00	$859.51	$23,593.58	$22,167.00	($1,426.58)	$29,556.00
RESERVE ACCOUNT ACTIVITY							
7000-00 General Reserves	4,211.00	4,211.00	-	37,899.00	37,899.00	-	50,532.00
Total RESERVE ACCOUNT ACTIVITY	$4,211.00	$4,211.00	$-	$37,899.00	$37,899.00	$-	$50,532.00
Total OPERATING EXPENSE	**$44,353.62**	**$43,579.00**	**($774.62)**	**$406,077.74**	**$392,211.00**	**($13,866.74)**	**$522,948.00**
Net Income:	**($622.84)**	**$0.00**	**($622.84)**	**($10,650.70)**	**$0.00**	**($10,650.70)**	**$0.00**

Balance Sheet - Operating

La Arboleda II Condominium

End Date: 09/30/2024

Assets			
CASH- OPERATING			
10-1000-00	City National Bank- OPR 4036	$32,406.92	
10-1060-00	Petty Cash	50.00	
10-1070-00	Due to/from Operating	(140,781.51)	
Total CASH- OPERATING:			($108,324.59)
CASH - RESERVE			
12-1200-00	City National Bank- Reserve 5155	151,598.38	
12-1240-00	Due to/from Reserves	140,781.51	
Total CASH - RESERVE:			$292,379.89
ACCOUNTS RECEIVABLE			
14-1400-00	Accounts Receivable- Homeowner	21,898.51	
14-1420-00	Allowance for Doubtful Account	(1,000.00)	
Total ACCOUNTS RECEIVABLE:			$20,898.51
CURRENT ASSETS			
15-1500-00	Prepaid Insurance	82,877.20	
Total CURRENT ASSETS:			$82,877.20
Total Assets:			**$287,831.01**
Liabilities & Equity			
CURRENT LIABILITIES			
20-2000-00	Accounts Payable	44,009.13	
20-2020-00	Prepaid Assessments	7,699.00	
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:			$143,228.92
RESERVE CONTRIBUTIONS			
30-3010-00	Reserve- Interest	2,989.21	
30-3085-00	Painting Reserve	61,682.31	
30-3095-00	Pool Reserve	5,133.52	
30-3100-00	Resurfacing Reserve	(6,879.61)	
30-3105-00	Flat Roofing 700, 830, 850 Reserve	17,053.72	
30-3106-00	Flat Roofing 730, 770, 860, 870 Reserve	9,855.10	
30-3107-00	Flat Roofing 780-786	(102,426.44)	
30-3108-00	Tile Roofing Reserve	330,574.23	
30-3110-00	Flat Roofing 760,800,750 Reserve	(201.36)	
30-3111-00	Fat Roofing 716-742	1,500.03	
Total RESERVE CONTRIBUTIONS:			$319,280.71
EQUITY			

32-3210-00	Retained Earnings- Operating	($164,027.92)	
Total EQUITY:			($164,027.92)
	Net Income Gain / Loss	(10,650.70)	($10,650.70)
Total Liabilities & Equity:			**$287,831.01**

General Ledger Trial Balance

La Arboleda II Condominium

From: 10-1000-00 To: 80-8025-00 09/01/2024 to 09/30/2024

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1000-00	City National Bank- OPR 4036	$40,408.75	$38,594.10	$46,595.93	$32,406.92
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	$147,349.66	$4,248.72	$0.00	$151,598.38
12-1240-00	Due to/from Reserves	$140,781.51	$0.00	$0.00	$140,781.51
14-1400-00	Accounts Receivable- Homeowner	$20,114.01	$44,300.65	$42,516.15	$21,898.51
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	($35,353.56)	$53,531.30	$62,186.87	($44,009.13)
20-2020-00	Prepaid Assessments	($12,059.58)	$8,795.62	$4,435.04	($7,699.00)
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	($2,951.49)	$0.00	$37.72	($2,989.21)
30-3085-00	Painting Reserve	($60,743.20)	$0.00	$939.11	($61,682.31)
30-3095-00	Pool Reserve	($5,006.85)	$0.00	$126.67	($5,133.52)
30-3100-00	Resurfacing Reserve	$7,522.42	$0.00	$642.81	$6,879.61
30-3105-00	Flat Roofing 700, 830, 850 Reserve	($16,778.71)	$0.00	$275.01	($17,053.72)
30-3106-00	Flat Roofing 730, 770, 860, 870 Reserve	($19,365.09)	$9,889.48	$379.49	($9,855.10)
30-3107-00	Flat Roofing 780-786	$103,257.17	$0.00	$830.73	$102,426.44
30-3108-00	Tile Roofing Reserve	($329,984.68)	$0.00	$589.55	($330,574.23)
30-3110-00	Flat Roofing 760,800,750 Reserve	$462.32	$0.00	$260.96	$201.36
30-3111-00	Fat Roofing 716-742	($1,333.36)	$0.00	$166.67	($1,500.03)
32-3210-00	Retained Earnings- Operating	$164,027.92	$0.00	$0.00	$164,027.92
40-4000-00	Assessments- Member's	($314,945.68)	$4,211.00	$43,579.21	($354,313.89)
40-4025-00	Reserve Contribution	($33,688.00)	$0.00	$4,211.00	($37,899.00)
40-4030-00	Late Fees	($1,300.00)	$0.00	$150.00	($1,450.00)
40-4040-00	Fines/Violations	($1,100.00)	$0.00	$0.00	($1,100.00)
40-4050-00	Legal Fees	($600.00)	$0.00	$0.00	($600.00)
40-4060-00	Interest Income - Operating	($12.58)	$0.00	$1.57	($14.15)
40-4090-00	Misc Income	($50.00)	$0.00	$0.00	($50.00)
50-5010-00	Bad Debt Expense	$143.57	$0.00	$0.00	$143.57

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
50-5015-00	Bank Charges	$180.00	$45.00	$0.00	$225.00
50-5030-00	Licenses & Permits	$11,900.93	$1,357.98	$250.00	$13,008.91
50-5031-00	Annual Fire Dept. Inspection Permit	$1,121.56	$0.00	$0.00	$1,121.56
50-5035-00	Management Expense	$9,504.00	$1,188.00	$0.00	$10,692.00
50-5040-00	Payroll Services	$10,257.02	$2,023.88	$900.00	$11,380.90
50-5041-00	Payroll Taxes/Services	$734.00	$151.66	$75.16	$810.50
50-5045-00	Printing & Postage	$1,074.85	$0.00	$0.00	$1,074.85
50-5050-00	Audit & Tax Preparation	$175.00	$2,500.00	$0.00	$2,675.00
50-5065-00	Insurance Expense	$181,269.47	$24,993.23	$0.00	$206,262.70
57-5710-00	Electricity	$4,018.17	$550.02	$0.00	$4,568.19
57-5740-00	Telephone	$1,104.39	$164.27	$0.00	$1,268.66
57-5750-00	Waste Removal	$19,935.96	$2,552.61	$0.00	$22,488.57
57-5760-00	Water & Sewer	$41,223.27	$890.20	$0.00	$42,113.47
60-6015-00	Electrical Repairs	$2,084.56	$0.00	$0.00	$2,084.56
60-6055-00	General Repairs & Maintenance	$14,079.28	$947.44	$0.00	$15,026.72
60-6140-00	Roof Repairs	$7,240.00	$2,400.00	$0.00	$9,640.00
65-6545-00	Lake Maintenance	$1,216.42	$0.00	$0.00	$1,216.42
65-6550-00	Lawn Maintenance	$5,150.00	$1,200.00	$0.00	$6,350.00
65-6565-00	Parking Enforcement	$1,325.00	$0.00	$0.00	$1,325.00
65-6575-00	Pool Contract	$2,800.00	$350.00	$0.00	$3,150.00
65-6590-00	Shrub & Tree Maintenance	$7,200.00	$0.00	$0.00	$7,200.00
65-6598-00	Storage	$270.00	$0.00	$0.00	$270.00
65-6599-00	Supplies	$4,028.67	$53.49	$0.00	$4,082.16
65-6600-00	Waste Removal Expense	$0.00	$2,552.61	$2,552.61	$0.00
70-7000-00	General Reserves	$33,688.00	$4,211.00	$0.00	$37,899.00
70-7010-00	Reserve Transfers	$0.00	$4,211.00	$4,211.00	$0.00
	Totals:	**$0.00**	**$215,913.26**	**$215,913.26**	**$0.00**

Homeowner Aging Report Excluding Prepaid

La Arboleda II Condominium

End Date: 09/30/2024

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 09/09/2024 **Collection Status:** Attorney
	Total:	**$504.20**	**$479.20**	**$0.00**	**$95.80**	**$1,079.20**
ARB7004 - Maria Castellon Owner 700 Nw 106 Avenue Unit 4						**Last Payment:** $430.00 on 09/17/2024 **Collection Status:** Attorney
	Total:	**$479.20**	**$504.20**	**$0.00**	**$761.59**	**$1,744.99**
ARB7122 - Dora Maria De Polanco Owner 712 Nw 106 Avenue Unit 2						**Last Payment:** $328.54 on 09/24/2024 **Collection Status:** 30 Day Letter
	Total:	**$584.00**	**$584.00**	**$0.00**	**$620.22**	**$1,788.22**
ARB7143 - Dalila Del Pilar Allen Owner 714 Nw 106 Avenue Unit 3						**Last Payment:** $584.00 on 09/09/2024
	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**	**$25.00**	**$3,249.40**	**$4,282.80**
ARB7302 - Silvia Marrero Owner 730 Nw 106 Avenue Unit 2						**Last Payment:** $480.00 on 09/24/2024
	Total:	**$490.39**	**$490.39**	**$0.00**	**$878.38**	**$1,859.16**
ARB7464 - Surekha Joshi Owner 746 Nw 106 Avenue Unit 4						**Last Payment:** $448.43 on 09/10/2024
	Total:	**$93.85**	**$0.00**	**$0.00**	**$0.00**	**$93.85**
ARB7501 - Hector M. Ruyol Jr. Owner 750 Nw 106 Avenue Unit 1						**Last Payment:** $462.33 on 09/24/2024
	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 09/13/2024
	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 **Collection Status:** 30 Day Letter
	Total:	**$459.27**	**$459.27**	**$25.00**	**$434.27**	**$1,377.81**
ARB7604 - Luis Bernardo Turuseta & Iliana Maria Gonzales Urquijo Owner 760 Nw 106 Avenue Unit 4						**Last Payment:** $419.27 on 09/04/2024 **Collection Status:** 30 Day Letter
	Total:	**$419.27**	**$444.27**	**$0.00**	**$8.85**	**$872.39**
ARB7705 - Arboleda 5 LLC Owner 770 Nw 106 Avenue Unit 5						**Last Payment:** $434.27 on 09/05/2024 **Collection Status:** 30 Day Letter
	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 09/24/2024
	Total:	**$83.33**	**$0.00**	**$0.00**	**$0.00**	**$83.33**
ARB7708 - Joaquin Daniel Owner 770 Nw 106 Avenue Unit 8						**Last Payment:** $490.39 on 09/24/2024
	Total:	**$44.50**	**$0.00**	**$0.00**	**$0.00**	**$44.50**

Homeowner Aging Report Excluding Prepaid

La Arboleda II Condominium

End Date: 09/30/2024

Description		Current	Over 30	Over 60	Over 90	Balance
ARB7822 - Rafael Orfila & Nelly Sanabria Owner 782 Nw 106 Avenue Unit 2						**Last Payment:** $584.00 on 09/24/2024
	Total:	**($0.05)**	**$0.00**	**$0.00**	**$0.00**	**($0.05)**
ARB8122 - Samara G. Glyn Owner 812 Nw 106 Avenue Unit 2						**Last Payment:** $448.43 on 09/01/2024 **Collection Status:** 30 Day Letter
	Total:	**$584.00**	**$229.42**	**$0.00**	**$0.00**	**$813.42**
ARB8143 - Angeles A. Mendoza & Angela Ortiz Owner 814 Nw 106 Avenue Unit 3						**Last Payment:** $243.12 on 06/07/2024 **Collection Status:** 30 Day Letter
	Total:	**$586.52**	**$510.24**	**$0.00**	**$0.00**	**$1,096.76**
ARB8164 - Juana Garcia Owner 816 Nw 106 Avenue Unit 4						**Last Payment:** $584.00 on 08/12/2024
	Total:	**$584.00**	**$0.00**	**$0.00**	**$0.00**	**$584.00**
ARB8303 - Douglas J. Quintana Owner 830 Nw 106 Avenue Unit 3						**Last Payment:** $419.17 on 09/13/2024
	Total:	**$0.70**	**$0.00**	**$0.00**	**$0.00**	**$0.70**
ARB8304 - Alain Bello Rey & Yanira Rey Owner 830 Nw 106 Avenue Unit 4						**Last Payment:** $434.27 on 09/24/2024
	Total:	**$434.27**	**$459.27**	**$0.00**	**$218.23**	**$1,111.77**
ARB8306 - Alicia Aguilar Owner 830 Nw 106 Avenue Unit 6						**Last Payment:** $479.20 on 09/11/2024
	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 09/24/2024
	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 **Collection Status:** 30 Day Letter
	Total:	**$459.27**	**$459.27**	**$25.00**	**$73.74**	**$1,017.28**
ARB8402 - Irma Fernandez Owner 840 Nw 106 Avenue Unit 2						**Last Payment:** $490.39 on 08/05/2024
	Total:	**$205.83**	**$0.00**	**$0.00**	**$0.00**	**$205.83**
ARB8403 - Darlene Burgos-Olivera Owner 840 Nw 106 Avenue Unit 3						**Last Payment:** $490.39 on 09/24/2024
	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 09/13/2024
	Total:	**$150.00**	**$0.00**	**$0.00**	**$0.00**	**$150.00**
ARB8501 - Roberta Jorge Pelarigo Owner 850 Nw 106 Avenue Unit 1						**Last Payment:** $479.20 on 09/09/2024
	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 08/16/2024
	Total:	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

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 09/09/2024
	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 09/11/2024
	Total:	**$7.48**	**$0.00**	**$0.00**	**$0.00**	**$7.48**
ARB8601 - Alberto Alberto Owner 860 Nw 106 Avenue Unit 1						**Last Payment:** $479.20 on 09/11/2024
	Total:	**$42.24**	**$0.00**	**$0.00**	**$0.00**	**$42.24**
ARB8603 - Jeremy Ferry & Paulina Ferry Owner 860 Nw 106 Avenue Unit 3						**Last Payment:** $515.39 on 09/04/2024
	Total:	**$490.39**	**$0.00**	**$0.00**	**$0.00**	**$490.39**
ARB8604 - Orlando Sendon & Margarita Sendon Owner 860 Nw 106 Avenue Unit 4						**Last Payment:** $479.20 on 09/05/2024
	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 08/22/2024 **Collection Status:** 30 Day Letter
	Total:	**$609.00**	**$497.30**	**$0.00**	**$0.00**	**$1,106.30**

Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
La Arboleda II Condominium	$9,655.83	$5,827.20	$75.00	$6,340.48	$21,898.51

Description	Total
Assessment (Delinquent Fee) 2023	($25.51)
Assessment (Delinquent Fee) 2024	$450.00
Assessment 2023	($275.33)
Assessment 2024	$20,742.02
Owner Fines 2024	$1,100.00
Special Assessment 2023	($92.67)
AR Total:	**$21,898.51**

Cash Disbursement

La Arboleda II Condominium
09/01/2024 - 09/30/2024

Date	Check #	Payee		Amount
10-1000-00 City National Bank- OPR 4036				
09/03/2024	4094	IPFS CORPORATION		$24,993.23
		Invoice #: 2nd,install 9/24		
		50-5065-00 Acct# GAA-D55906	$24,993.23	
09/03/2024	4095	WASTE CONNECTIONS OF FLORIDA		$2,552.61
		Invoice #: 3326643W440		
		65-6600-00 Waste service 09/01/24-09/31/24	$2,552.61	
09/03/2024	4096	FPL		$449.90
		Invoice #: 51547 9/13/24		
		57-5710-00 Electricity 07/25/24-08/23/24	$449.90	
09/03/2024	4097	MIAMI-DADE WATER & SEWER		$809.48
		Invoice #: 4507 9/11/2024		
		57-5760-00 Water & sewer 07/15/24-08/13/24	$809.48	
09/04/2024	4098	EXCEL MANAGEMENT ASSOCIATES		$1,188.00
		Invoice #: 07195185		
		50-5035-00 September service	$1,188.00	
09/04/2024	4099	LA ARBOLEDA II CONDO. ASSOC.		$4,211.00
		Invoice #: 9/2024		
		70-7010-00 September reserve	$4,211.00	
09/04/2024	4100	PADRON, MONTORO & HARTNEY, LLP		$2,500.00
		Invoice #: 24157		
		50-5050-00 Reviewed financial and taxes 12/31/2023	$2,500.00	
09/10/2024	4101	EXCEL MANAGEMENT ASSOCIATES		$114.00
		Invoice #: 07195215		
		50-5045-00 July charges	$114.00	
09/10/2024	4102	AQUAZONE POOL AND SPA, INC.		$350.00
		Invoice #: 13274		
		65-6575-00 September service	$350.00	
09/10/2024	4103	SUGIL ENGINEERING INC		$3,626.00
		Invoice #: SE2205-26		
		50-5030-00 870 Building recertification	$363.00	
		Invoice #: SE2205-27		
		50-5030-00 B# 850 40 year recertification	$725.00	
		Invoice #: SE2206-25		
		50-5030-00 B# 860 Building recertification	$363.00	
		Invoice #: SE2207-39		
		50-5030-00 B# 710 40 year recertification	$725.00	
		Invoice #: SE2308-40		
		50-5030-00 B# 720 40 year recertification	$725.00	
		Invoice #: SE2308-42		
		50-5030-00 B#740 40 year recertification	$725.00	
09/10/2024	4104	AT&T		$138.05
		Invoice #: aug16		
		57-5740-00 Serv. to 09/28/2024	$138.05	

Date	Check #	Payee		Amount
09/12/2024	0	ADP PAYROLL SERVICES		$461.75
		Invoice #: 09122024		
		50-5040-00 Payroll Services W/E 09/13/2024	$461.75	
09/12/2024	0	ADP PAYROLL SERVICES		$76.50
		Invoice #: 91224		
		50-5040-00 Payroll taxes 9/12/2024	$38.25	
		50-5041-00 Payroll taxes 9/12/2024	$38.25	
09/17/2024	4105	EXCEL MANAGEMENT ASSOCIATES		$97.37
		Invoice #: 07195238		
		50-5045-00 July Printing & Postage	$97.37	
09/17/2024	4106	LAZARO GONZALEZ		$760.00
		Invoice #: 739582		
		60-6055-00 Rep. Fence 720-1, wall in unit 810 and repl. 2 water faucet 720-4 and 714	$760.00	
09/17/2024	4107	LAZARO GONZALEZ		$187.44
		Invoice #: 09172024		
		60-6055-00 Reimb. expenses for materials	$187.44	
09/17/2024	4108	MAYROD LANDSCAPING INC.		$600.00
		Invoice #: 2240909		
		65-6550-00 Cut 9/9/2024	$600.00	
09/26/2024	0	ADP PAYROLL SERVICES		$461.75
		Invoice #: 09/26/2024		
		50-5040-00 Payroll Services w/e 09/27/2024	$461.75	
09/26/2024	0	ADP PAYROLL SERVICES		$76.50
		Invoice #: 92624		
		50-5040-00 Payroll taxes w/e 09/27/2024	$38.25	
		50-5041-00 Payroll taxes w/e 09/27/2024	$38.25	
09/30/2024	0	AMAZON.COM		$53.49
		Invoice #: 20240930		
		65-6599-00 Dog waste station roll bags	$53.49	
09/26/2024	0	MIAMI DADE COUNTY REGULATORY		$338.08
		Invoice #: 750 I2024138987		
		50-5030-00 750 NW - 40 Year recertifications	$338.08	
09/26/2024	0	MIAMI DADE COUNTY REGULATORY		$452.66
		Invoice #: 760 NW I2024138701		
		50-5030-00 760 NW 40 years recertifications	$452.66	
09/26/2024	0	MIAMI DADE COUNTY REGULATORY		$114.58
		Invoice #: 770 NW I2024139181		
		50-5030-00 770 NW 40 years recertifications	$114.58	
09/24/2024	0	MIAMI DADE COUNTY REGULATORY		$403.13
		Invoice #: 830 I2023126707		
		50-5030-00 830-bldg7B7-1 40 yr recertification	$403.13	
09/24/2024	0	MIAMI DADE COUNTY REGULATORY		$403.13
		Invoice #: 780 I2023126732		
		50-5030-00 780-bldg1-2 40 yr recertification	$403.13	

Date	Check #	Payee		Amount
09/11/2024	0	CITY NATIONAL BANK		$12.00
		50-5015-00 EFT - Deposited item returned fee; Deposited item returned fee	$12.00	
09/13/2024	0	CITY NATIONAL BANK		$12.00
		50-5015-00 EFT - Deposited item Returned fee; Deposited item Returned fee	$12.00	
09/16/2024	0	CITY NATIONAL BANK		$21.00
		50-5015-00 EFT - Monthly service fee; Monthly service fee	$21.00	
09/06/2024	0	ADP PAYROLL SERVICES		$61.94
		Invoice #: 9/06/2024		
		50-5040-00 Payroll Service	$61.94	
09/20/2024	0	ADP PAYROLL SERVICES		$61.94
		Invoice #: 092024		
		50-5040-00 Payroll Service	$61.94	
		Account Totals **# Checks:**	**30**	**$45,587.53**
		Association Totals **# Checks:**	**30**	**$45,587.53**

Bank Account Reconciliation

La Arboleda II Condominium

City National Bank- OPR 4036 (End: 09/30/2024)

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)
09/10/2024		EXCEL MANAGEMENT ASSOCIATES		4101	($114.00)
09/30/2024		AMAZON.COM		0	($53.49)
09/30/2024		Deposit from batch 14278	14278 - Online Payment	847	$419.27
			Total Uncleared		**($3,980.08)**
Cleared Items					
Credits					
08/30/2024	09/03/2024	Deposit from batch 13920	13920 - Online Payment	823	$490.39
09/03/2024	09/04/2024	Deposit from batch 13941	13941 - Online Payment	824	$3,434.62
09/04/2024	09/04/2024	Deposit from batch 13983	13983 - Auto Payment	827	$515.39
09/04/2024	09/05/2024	Deposit from batch 13965	13965 - Online Payment	826	$1,293.49
09/04/2024	09/06/2024	Deposit from batch 13916	13916 - ACH Payment	828	$3,236.31
09/04/2024	09/04/2024	Deposit from batch 13968	13968 - Scanned Checks	825	$4,090.53
09/05/2024	09/05/2024	Deposit from batch 14003	14003 - Auto Payment	831	$995.79
09/05/2024	09/06/2024	Deposit from batch 13985	13985 - Online Payment	830	$1,123.04
09/05/2024	09/06/2024	Deposit from batch 13984	13984 - Online Payment	829	$1,881.92
09/06/2024	09/06/2024	Deposit from batch 14009	14009 - Auto Payment	832	$584.00
09/09/2024	09/10/2024	Deposit from batch 14016	14016 - Online Payment	834	$479.20
09/09/2024	09/09/2024	Deposit from batch 14049	14049 - Auto Payment	835	$898.47
09/09/2024	09/09/2024	Deposit from batch 14029	14029 - Scanned Checks	833	$5,138.43
09/10/2024	09/11/2024	Deposit from batch 14050	14050 - Online Payment	836	$448.43
09/11/2024	09/11/2024	Deposit from batch 14084	14084 - Auto Payment	838	$479.20
09/11/2024	09/11/2024	Deposit from batch 14064	14064 - Scanned Checks	837	$1,377.67
09/13/2024	09/13/2024	Deposit from batch 14119	14119 - Auto Payment	841	$419.17
09/13/2024	09/16/2024	Deposit from batch 14099	14099 - Online Payment	840	$449.26
09/13/2024	09/13/2024	Deposit from batch 14105	14105 - Scanned Checks	839	$928.46
09/16/2024	09/16/2024	Deposit from batch 14136	14136 - Auto Payment	843	$490.39
09/16/2024	09/17/2024	Deposit from batch 14120	14120 - Online Payment	842	$561.52
09/17/2024	09/17/2024	Deposit from batch 14141	14141 - Scanned Checks	844	$2,488.99
09/23/2024	09/23/2024	Deposit from batch 14197	14197 - Auto Payment	845	$896.60
09/24/2024	09/24/2024	Deposit from batch 14201	14201 - Scanned Checks	846	$5,962.38
09/30/2024	09/30/2024	Interest			$1.57
			Total Cleared Credits		**$38,665.22**
Debits					
06/24/2024	09/12/2024	SUGIL ENGINEERING INC		4046	($362.00)
08/29/2024	09/03/2024	LAZARO GONZALEZ		4092	($920.00)
08/29/2024	09/03/2024	LAZARO GONZALEZ		4093	($110.03)
09/03/2024	09/04/2024	IPFS CORPORATION		4094	($24,993.23)
09/03/2024	09/04/2024	WASTE CONNECTIONS OF FLORIDA		4095	($2,552.61)
09/03/2024	09/05/2024	MIAMI-DADE WATER & SEWER		4097	($809.48)
09/03/2024	09/05/2024	FPL		4096	($449.90)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
09/03/2024	09/03/2024	Return - 50.00 Incorrect amount	14532 - Move or Return Paymer	0	($50.00)
09/04/2024	09/26/2024	LA ARBOLEDA II CONDO. ASSOC.		4099	($4,211.00)
09/04/2024	09/10/2024	PADRON, MONTORO & HARTNEY, LLP		4100	($2,500.00)
09/04/2024	09/10/2024	EXCEL MANAGEMENT ASSOCIATES		4098	($1,188.00)
09/06/2024	09/06/2024	ADP PAYROLL SERVICES		0	($61.94)
09/10/2024	09/12/2024	SUGIL ENGINEERING INC		4103	($3,626.00)
09/10/2024	09/19/2024	AQUAZONE POOL AND SPA, INC.		4102	($350.00)
09/10/2024	09/11/2024	AT&T		4104	($138.05)
09/11/2024	09/13/2024	Return CK# 2222 - Insufficient Funds	14102 - Move or Return Paymer	0	($479.20)
09/11/2024	09/11/2024	CITY NATIONAL BANK		0	($12.00)
09/12/2024	09/12/2024	ADP PAYROLL SERVICES		0	($461.75)
09/12/2024	09/12/2024	ADP PAYROLL SERVICES		0	($76.50)
09/13/2024	09/13/2024	Return CK#00251 - Account Closed	14135 - Move or Return Paymer	0	($479.20)
09/13/2024	09/13/2024	CITY NATIONAL BANK		0	($12.00)
09/16/2024	09/16/2024	CITY NATIONAL BANK		0	($21.00)
09/17/2024	09/19/2024	LAZARO GONZALEZ		4106	($760.00)
09/17/2024	09/20/2024	MAYROD LANDSCAPING INC.		4108	($600.00)
09/17/2024	09/19/2024	LAZARO GONZALEZ		4107	($187.44)
09/17/2024	09/27/2024	EXCEL MANAGEMENT ASSOCIATES		4105	($97.37)
09/20/2024	09/20/2024	ADP PAYROLL SERVICES		0	($61.94)
09/24/2024	09/25/2024	MIAMI DADE COUNTY REGULATORY		0	($403.13)
09/24/2024	09/25/2024	MIAMI DADE COUNTY REGULATORY		0	($403.13)
09/26/2024	09/27/2024	ADP PAYROLL SERVICES		0	($461.75)
09/26/2024	09/27/2024	MIAMI DADE COUNTY REGULATORY		0	($452.66)
09/26/2024	09/27/2024	MIAMI DADE COUNTY REGULATORY		0	($338.08)
09/26/2024	09/27/2024	MIAMI DADE COUNTY REGULATORY		0	($114.58)
09/26/2024	09/27/2024	ADP PAYROLL SERVICES		0	($76.50)
			Total Cleared Debits		**($47,820.47)**

City National Bank- OPR 4036 Summary

Ending Account Balance:	$ 32,406.92
Uncleared Items:	($3,980.08)
Adjusted Balance:	$ 36,387.00
Bank Ending Balance:	$ 36,387.00
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:9846 / 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:	$45,542.25
Last Statement:	August 30, 2024	Ending Balance:	$36,387.00
This Statement:	September 30, 2024	Average Ledger Balance:	$36,882.96
		Low Balance:	$25,447.31
		Interest Earned This Period:	$1.57
		Interest Earned 2024:	$14.15
		Days In Period:	31
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
08-30	Beginning balance			45,542.25
09-03	La Arboleda Ii C Onlinepay 13920	490.39		46,032.64
09-03	Check#431904036 Processed $670.00 Should Be $620.00 Dep. Of 7/31/24 $1,104.27		50.00	45,982.64
09-03	Check # 4093		110.03	45,872.61
09-03	Check # 4092		920.00	44,952.61
09-04	Icl Deposit	515.39		45,468.00
09-04	Icl Deposit	4,090.53		49,558.53
09-04	La Arboleda Ii C Onlinepay 13941	3,434.62		52,993.15
09-04	Waste Connection Web_pay 87149538090324		2,552.61	50,440.54
09-04	Ipfs800-584-9969 Ipfspmtgaa D55906		24,993.23	25,447.31
09-05	Icl Deposit	995.79		26,443.10
09-05	La Arboleda Ii C Onlinepay 13965	1,293.49		27,736.59
09-05	Fpl Direct Debit Elec Pymt 5154771538 Webi		449.90	27,286.69
09-05	Mdws M-dwasdpmt 000001660959579		809.48	26,477.21

Continued on the next page

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
09-06	Icl Deposit	584.00		27,061.21
09-06	La Arboleda Ii C Onlinepay 13985	1,123.04		28,184.25
09-06	La Arboleda Ii C Onlinepay 13984	1,881.92		30,066.17
09-06	La Arboleda Ii C Assn Dues 6	3,236.31		33,302.48
09-06	Adp Payroll Fees Adp Fees 926934210686		61.94	33,240.54
09-09	Icl Deposit	898.47		34,139.01
09-09	Icl Deposit	5,138.43		39,277.44
09-10	La Arboleda Ii C Onlinepay 14016	479.20		39,756.64
09-10	Check # 4098		1,188.00	38,568.64
09-10	Check # 4100		2,500.00	36,068.64
09-11	Icl Deposit	479.20		36,547.84
09-11	Icl Deposit	1,377.67		37,925.51
09-11	La Arboleda Ii C Onlinepay 14050	448.43		38,373.94
09-11	Charge Back Item Check 2222		479.20	37,894.74
09-11	Att Payment 646322002Myw9o		138.05	37,756.69
09-11	Deposited Item Returned Fee		12.00	37,744.69
09-12	Adp - Tax Adp - Tax 568068628082A00		76.50	37,668.19
09-12	Adp Wage Pay Wage Pay 6160924616116Lm		461.75	37,206.44
09-12	Check # 4046		362.00	36,844.44
09-12	Check # 4103		3,626.00	33,218.44
09-13	Icl Deposit	419.17		33,637.61
09-13	Icl Deposit	928.46		34,566.07
09-13	Charge Back Item Check 251		479.20	34,086.87
09-13	Deposited Item Returned Fee		12.00	34,074.87
09-16	Icl Deposit	490.39		34,565.26
09-16	La Arboleda Ii C Onlinepay 14099	449.26		35,014.52
09-16	Monthly Service Fee		21.00	34,993.52
09-17	Icl Deposit	2,488.99		37,482.51
09-17	La Arboleda Ii C Onlinepay 14120	561.52		38,044.03
09-19	Check # 4107		187.44	37,856.59
09-19	Check # 4102		350.00	37,506.59
09-19	Check # 4106		760.00	36,746.59
09-20	Adp Payroll Fees Adp Fees 925934586418		61.94	36,684.65
09-20	Check # 4108		600.00	36,084.65
09-23	Icl Deposit	896.60		36,981.25
09-24	Icl Deposit	5,962.38		42,943.63
09-25	Mdcbuildings Purchase La Arboleda Ii		403.13	42,540.50
09-25	Mdcbuildings Purchase La Arboleda Ii		403.13	42,137.37
09-26	Check # 4099		4,211.00	37,926.37
09-27	Adp - Tax Adp - Tax 505096516630A00		76.50	37,849.87
09-27	Mdcbuildings Purchase La Arboleda Ii		114.58	37,735.29
09-27	Mdcbuildings Purchase La Arboleda Ii		338.08	37,397.21
09-27	Mdcbuildings Purchase La Arboleda Ii		452.66	36,944.55
09-27	Adp Wage Pay Wage Pay 4525614507966Lm		461.75	36,482.80
09-27	Check # 4105		97.37	36,385.43
09-30	Interest	1.57		36,387.00
09-30	Ending totals	38,665.22	47,820.47	36,387.00

Checks

Number	Date	Amount	Number	Date	Amount
4046*	09-12	362.00	4102	09-19	350.00
4092	09-03	920.00	4103*	09-12	3,626.00
4093*	09-03	110.03	4105	09-27	97.37
4098	09-10	1,188.00	4106	09-19	760.00
4099	09-26	4,211.00	4107	09-19	187.44
4100*	09-10	2,500.00	4108	09-20	600.00

* Skip In Check Sequence

Continued on the next page

Check # 4046 Amount: $362.00 Date: 09/12/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue; #200
Doral, FL 33172
Check Number: 4046
PAY Three Hundred Sixty-Two And 00/100 Dollars
DATE 08/24/2024 AMOUNT ***$362.00
TO THE ORDER OF SUGIL ENGINEERING INC
P.O.Box 41-4121
Miami Beach, FL 33141
Memo: O/P Bill 560 Building recertification
Authorized Signatures
⑈0000004046⑈ ⑆066004367⑆0431904036⑈ ⑈0000036200⑈

Check # 4046 Amount: $362.00 Date: 09/12/2024

For Deposit Only - JPMC
0092553984
2024-09-12
DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE
Sugil Engineering

Check # 4092 Amount: $920.00 Date: 09/03/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 4092
PAY Nine Hundred Twenty And 00/100 Dollars
DATE 08/29/2024 AMOUNT ***$920.00
TO THE ORDER OF LAZARO GONZALEZ
278 Nw 62 Court
Miami, FL 33126
Memo: Jobs in common areas
Authorized Signatures
⑈0000004092⑈ ⑆066004367⑆0431904036⑈ ⑈0000092000⑈

Check # 4092 Amount: $920.00 Date: 09/03/2024

2024 007226981
0092905905
2024-09-03
DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4093 Amount: $110.03 Date: 09/03/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 4093
PAY One Hundred Ten And 03/100 Dollars
DATE 08/29/2024 AMOUNT ***$110.03
TO THE ORDER OF LAZARO GONZALEZ
278 NW 62 COURT
MIAMI, FL 33126
Memo: Reimb. for supplies
Authorized Signatures
⑈0000004093⑈ ⑆066004367⑆0431904036⑈ ⑈0000011003⑈

Check # 4093 Amount: $110.03 Date: 09/03/2024

2024 007226982
0092905906
2024-09-03
DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4098 Amount: $1,188.00 Date: 09/10/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 4098
PAY One Thousand, One Hundred Eighty-Eight And 00/100 Dollars
DATE 09/04/2024 AMOUNT ***$1,188.00
TO THE ORDER OF EXCEL MANAGEMENT ASSOCIATES
2510 NW 97 AVENUE; SUITE 200
DORAL, FL 33172
Memo: September service
Authorized Signatures
Void After 90 Days
⑈0000004098⑈ ⑆066004367⑆0431904036⑈ ⑈0000118800⑈

Check # 4098 Amount: $1,188.00 Date: 09/10/2024

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4099 Amount: $4,211.00 Date: 09/26/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 4099
PAY Four Thousand, Two Hundred Eleven And 00/100 Dollars
DATE 09/04/2024 AMOUNT ***$4,211.00
TO THE ORDER OF LA ARBOLEDA II CONDO ASSOC.
2510 Nw 97Th. Ave.#200
Doral, FL 33172
Memo: September reserve
Authorized Signatures
Void After 90 Days
⑈0000004099⑈ ⑆066004367⑆0431904036⑈ ⑈0000421100⑈

Check # 4099 Amount: $4,211.00 Date: 09/26/2024

Pay To The Order Of
City National Bank
066004367
For Deposit Only (A-BC)
DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4100 Amount: $2,500.00 Date: 09/10/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 4100
PAY Two Thousand, Five Hundred And 00/100 Dollars
DATE 09/04/2024 AMOUNT ***$2,500.00
TO THE ORDER OF PADRON, MONTORO & HARTNEY, LLP
15353 SW 128TH. ST.
MIAMI, FL 33186
Memo: Reviewed Financial cert. invoice 12012023
Authorized Signatures
Void After 90 Days
⑈0000004100⑈ ⑆066004367⑆0431904036⑈ ⑈0000250000⑈

Check # 4100 Amount: $2,500.00 Date: 09/10/2024

>066004367<
CNB-London Square
2024-09-10
0571471411
Batch 257254700
DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4102 Amount: $350.00 Date: 09/19/2024

City National Bank Miami, FL

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

Check Number: 4102

PAY Three Hundred Fifty And 00/100 Dollars

DATE 09/10/2024 AMOUNT ****$350.00

TO THE ORDER OF AQUAZONE POOL AND SPA, INC.
1312 Sw 130 Court
Miami, FL 33184

Memo: September service

Authorized Signature
Void After 90 Days

⑈000004102⑈ ⑆066004367⑆04314904036⑈ ⑇0000035000⑇

Check # 4102 Amount: $350.00 Date: 09/19/2024

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

0092554923
2024-09-18

Check # 4103 Amount: $3,626.00 Date: 09/12/2024

City National Bank Miami, FL

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

Check Number: 4103

PAY Three Thousand, Six Hundred Twenty-Six And 00/100 Dollars

DATE 09/10/2024 AMOUNT ****$3,626.00

TO THE ORDER OF SUGIL ENGINEERING INC
P.O.Box 41-4121
Miami Beach, FL 33141

Memo: Multiple Invoices

Authorized Signature
Void After 90 Days

⑈000004103⑈ ⑆066004367⑆04314904036⑈ ⑇0000362600⑇

Check # 4103 Amount: $3,626.00 Date: 09/12/2024

For Deposit Only - PMC

Sugil Engineering

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

0092555159
2024-09-12

Check # 4105 Amount: $97.37 Date: 09/27/2024

City National Bank Miami, FL

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

Check Number: 4105

PAY Ninety-Seven And 37/100 Dollars

DATE 09/17/2024 AMOUNT ****$97.37

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

Memo: July Printing & Postage

Authorized Signature
Void After 90 Days

⑈000004105⑈ ⑆066004367⑆04314904036⑈ ⑇0000009737⑇

Check # 4105 Amount: $97.37 Date: 09/27/2024

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4106 Amount: $760.00 Date: 09/19/2024

City National Bank Miami, FL

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

Check Number: 4106

PAY Seven Hundred Sixty And 00/100 Dollars

DATE 09/17/2024 AMOUNT ****$760.00

TO THE ORDER OF LAZARO GONZALEZ
278 Nw 32 Court
Miami, FL 33125

Memo: Rep. Fence 726-1, unit in unit 410 and repl. 2 water faucet 725-4 and 714

Authorized Signature
Void After 90 Days

⑈000004106⑈ ⑆066004367⑆04314904036⑈ ⑇0000076000⑇

Check # 4106 Amount: $760.00 Date: 09/19/2024

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

0092556822
2024-09-19

Check # 4107 Amount: $187.44 Date: 09/19/2024

City National Bank Miami, FL

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

Check Number: 4107

PAY One Hundred Eighty-Seven And 44/100 Dollars

DATE 09/17/2024 AMOUNT ****$187.44

TO THE ORDER OF LAZARO GONZALEZ
278 NW 32 COURT
MIAMI, FL 33125

Memo: Reimb. expenses for materials

Authorized Signature
Void After 90 Days

⑈000004107⑈ ⑆066004367⑆04314904036⑈ ⑇0000018744⑇

Check # 4107 Amount: $187.44 Date: 09/19/2024

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

0092556823
2024-09-19

Check # 4108 Amount: $600.00 Date: 09/20/2024

City National Bank Miami, FL

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

Check Number: 4108

PAY Six Hundred And 00/100 Dollars

DATE 09/17/2024 AMOUNT ****$600.00

TO THE ORDER OF MAYROD LANDSCAPING INC.
140 SW 142nd. AVE.
MIAMI, FL 33184

Memo: Oct 9/6/2024

Authorized Signature
Void After 90 Days

⑈000004108⑈ ⑆066004367⑆04314904036⑈ ⑇0000060000⑇

Check # 4108 Amount: $600.00 Date: 09/20/2024

Date:09/19/24

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

PAY TO THE ORDER OF BANK OF AMERICA

0092023372
2024-09-20

Bank Account Reconciliation

La Arboleda II Condominium

City National Bank- Reserve 5155 (End: 09/30/2024)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
09/26/2024	09/26/2024	Misc Scanned Deposit		115	$4,211.00
09/30/2024	09/30/2024	Interest			$37.72
			Total Cleared Credits		**$4,248.72**

City National Bank- Reserve 5155 Summary

Ending Account Balance:	$ 151,598.38
Uncleared Items:	$-
Adjusted Balance:	$ 151,598.38
Bank Ending Balance:	$ 151,598.38
Difference:	$-

Account: XXXXX5155

City National Bank

Client Service

Online
citynational.com

CityTel
1-800-762-CITY (2489)

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

Telephone
305-577-7336
800-435-8839

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

P:9847 / 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:	$147,349.66
Last Statement:	August 30, 2024	Ending Balance:	$151,598.38
This Statement:	September 30, 2024	Average Ledger Balance:	$148,028.85
		Low Balance:	$147,349.66
		Interest Earned This Period:	$37.72
		Interest Earned 2024:	$321.00
		Days In Period:	31
		Annual Percentage Yield Earned:	0.30%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
08-30	Beginning balance			147,349.66
09-26	Icl Deposit	4,211.00		151,560.66
09-30	Interest	37.72		151,598.38
09-30	Ending totals	4,248.72	0.00	151,598.38