Financial Report Package

October 2024

Prepared for

La Arboleda II Condominium

By

Excel Management Associates, Inc.

Income Statement - Operating

La Arboleda II Condominium

From 10/01/2024 to 10/31/2024

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	$393,682.10	$393,680.00	$2.10	$472,416.00
4025-00 Reserve Contribution	4,211.00	4,211.00	-	42,110.00	42,110.00	-	50,532.00
4030-00 Late Fees	(23.74)	-	(23.74)	1,426.26	-	1,426.26	-
4040-00 Fines/Violations	1,000.00	-	1,000.00	2,100.00	-	2,100.00	-
4050-00 Legal Fees	-	-	-	600.00	-	600.00	-
4055-00 NSF Bank Fees	25.00	-	25.00	25.00	-	25.00	-
4060-00 Interest Income - Operating	1.35	-	1.35	15.50	-	15.50	-
4090-00 Misc Income	-	-	-	50.00	-	50.00	-
Total ASSESSMENT INCOME	$44,581.82	$43,579.00	$1,002.82	$440,008.86	$435,790.00	$4,218.86	$522,948.00
Total OPERATING INCOME	**$44,581.82**	**$43,579.00**	**$1,002.82**	**$440,008.86**	**$435,790.00**	**$4,218.86**	**$522,948.00**
OPERATING EXPENSE							
ADMINISTRATIVE							
5010-00 Bad Debt Expense	-	150.00	150.00	143.57	1,500.00	1,356.43	1,800.00
5015-00 Bank Charges	33.00	22.00	(11.00)	258.00	220.00	(38.00)	264.00
5025-00 Legal & Professional Services	1,500.00	90.00	(1,410.00)	1,500.00	900.00	(600.00)	1,080.00
5030-00 Licenses & Permits	-	112.00	112.00	13,500.91	1,120.00	(12,380.91)	1,344.00
5031-00 Annual Fire Dept. Inspection Pe	-	79.00	79.00	1,121.56	790.00	(331.56)	948.00
5035-00 Management Expense	1,188.00	1,188.00	-	11,880.00	11,880.00	-	14,256.00
5040-00 Payroll Services	1,313.88	1,300.00	(13.88)	12,694.78	13,000.00	305.22	15,600.00
5041-00 Payroll Taxes/Services	76.50	205.00	128.50	887.00	2,050.00	1,163.00	2,460.00
5045-00 Printing & Postage	-	114.00	114.00	1,309.49	1,140.00	(169.49)	1,368.00
5050-00 Audit & Tax Preparation	-	245.00	245.00	2,675.00	2,450.00	(225.00)	2,940.00
5065-00 Insurance Expense	24,993.23	23,430.00	(1,563.23)	231,255.93	234,300.00	3,044.07	281,160.00
5085-00 Insurance- Workman's Compen	621.00	100.00	(521.00)	621.00	1,000.00	379.00	1,200.00
Total ADMINISTRATIVE	$29,725.61	$27,035.00	($2,690.61)	$277,847.24	$270,350.00	($7,497.24)	$324,420.00
UTILITIES							
5710-00 Electricity	541.98	350.00	(191.98)	5,110.17	3,500.00	(1,610.17)	4,200.00
5740-00 Telephone	129.12	180.00	50.88	1,397.78	1,800.00	402.22	2,160.00
5750-00 Waste Removal	2,552.61	2,520.00	(32.61)	25,041.18	25,200.00	158.82	30,240.00
5760-00 Water & Sewer	15,221.16	5,520.00	(9,701.16)	57,334.63	55,200.00	(2,134.63)	66,240.00
Total UTILITIES	$18,444.87	$8,570.00	($9,874.87)	$88,883.76	$85,700.00	($3,183.76)	$102,840.00
REPAIRS & IMPROVEMENTS							
6015-00 Electrical Repairs	400.00	375.00	(25.00)	2,484.56	3,750.00	1,265.44	4,500.00
6055-00 General Repairs & Maintenance	730.00	717.00	(13.00)	15,756.72	7,170.00	(8,586.72)	8,604.00
6140-00 Roof Repairs	2,400.00	208.00	(2,192.00)	12,040.00	2,080.00	(9,960.00)	2,496.00
Total REPAIRS & IMPROVEMENTS	$3,530.00	$1,300.00	($2,230.00)	$30,281.28	$13,000.00	($17,281.28)	$15,600.00

Income Statement - Operating

La Arboleda II Condominium

From 10/01/2024 to 10/31/2024

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
CONTRACT & SUPPLIES							
6520-00 Fire Extinguisher Inspections	$-	$18.00	$18.00	$-	$180.00	$180.00	$216.00
6545-00 Lake Maintenance	200.00	152.00	(48.00)	1,416.42	1,520.00	103.58	1,824.00
6550-00 Lawn Maintenance	600.00	1,100.00	500.00	6,950.00	11,000.00	4,050.00	13,200.00
6565-00 Parking Enforcement	125.00	100.00	(25.00)	1,575.00	1,000.00	(575.00)	1,200.00
6575-00 Pool Contract	350.00	355.00	5.00	3,500.00	3,550.00	50.00	4,260.00
6590-00 Shrub & Tree Maintenance	1,600.00	500.00	(1,100.00)	8,800.00	5,000.00	(3,800.00)	6,000.00
6598-00 Storage	90.00	38.00	(52.00)	360.00	380.00	20.00	456.00
6599-00 Supplies	345.18	200.00	(145.18)	4,427.34	2,000.00	(2,427.34)	2,400.00
Total CONTRACT & SUPPLIES	$3,310.18	$2,463.00	($847.18)	$27,028.76	$24,630.00	($2,398.76)	$29,556.00
RESERVE ACCOUNT ACTIVITY							
7000-00 General Reserves	4,211.00	4,211.00	-	42,110.00	42,110.00	-	50,532.00
Total RESERVE ACCOUNT ACTIVITY	$4,211.00	$4,211.00	$-	$42,110.00	$42,110.00	$-	$50,532.00
Total OPERATING EXPENSE	**$59,221.66**	**$43,579.00**	**($15,642.66)**	**$466,151.04**	**$435,790.00**	**($30,361.04)**	**$522,948.00**
Net Income:	**($14,639.84)**	**$0.00**	**($14,639.84)**	**($26,142.18)**	**$0.00**	**($26,142.18)**	**$0.00**

Balance Sheet - Operating

La Arboleda II Condominium

End Date: 10/31/2024

Assets

CASH- OPERATING			
10-1000-00	City National Bank- OPR 4036	$26,941.01	
10-1060-00	Petty Cash	50.00	
10-1070-00	Due to/from Operating	(140,781.51)	
Total CASH- OPERATING:			($113,790.50)
CASH - RESERVE			
12-1200-00	City National Bank- Reserve 5155	141,957.66	
12-1240-00	Due to/from Reserves	140,781.51	
Total CASH - RESERVE:			$282,739.17
ACCOUNTS RECEIVABLE			
14-1400-00	Accounts Receivable- Homeowner	18,700.77	
14-1420-00	Allowance for Doubtful Account	(1,000.00)	
Total ACCOUNTS RECEIVABLE:			$17,700.77
CURRENT ASSETS			
15-1500-00	Prepaid Insurance	82,877.20	
Total CURRENT ASSETS:			$82,877.20
Total Assets:			**$269,526.64**

Liabilities & Equity

CURRENT LIABILITIES			
20-2000-00	Accounts Payable	32,957.83	
20-2020-00	Prepaid Assessments	13,288.65	
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:			$137,767.27
RESERVE CONTRIBUTIONS			
30-3010-00	Reserve- Interest	3,026.97	
30-3085-00	Painting Reserve	62,621.42	
30-3095-00	Pool Reserve	5,260.19	
30-3100-00	Resurfacing Reserve	(6,236.80)	
30-3105-00	Flat Roofing 700, 830, 850 Reserve	17,328.73	
30-3106-00	Flat Roofing 730, 770, 860, 870 Reserve	8,634.59	
30-3107-00	Flat Roofing 780-786	(101,595.71)	
30-3108-00	Tile Roofing Reserve	331,163.78	
30-3110-00	Flat Roofing 760,800,750 Reserve	59.60	
30-3111-00	Fat Roofing 716-742	1,666.70	
Total RESERVE CONTRIBUTIONS:			$321,929.47
EQUITY			

32-3210-00	Retained Earnings- Operating	($164,027.92)	
Total EQUITY:			($164,027.92)
	Net Income Gain / Loss	(26,142.18)	
			($26,142.18)
Total Liabilities & Equity:			**$269,526.64**

General Ledger Trial Balance

La Arboleda II Condominium

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

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1000-00	City National Bank- OPR 4036	$32,406.92	$55,316.95	$60,782.86	$26,941.01
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	$151,598.38	$4,248.76	$13,889.48	$141,957.66
12-1240-00	Due to/from Reserves	$140,781.51	$0.00	$0.00	$140,781.51
14-1400-00	Accounts Receivable- Homeowner	$21,898.51	$45,670.74	$48,868.48	$18,700.77
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	($44,860.77)	$78,667.76	$66,764.82	($32,957.83)
20-2020-00	Prepaid Assessments	($7,699.00)	$5,246.01	$10,835.66	($13,288.65)
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	($2,989.21)	$0.00	$37.76	($3,026.97)
30-3085-00	Painting Reserve	($61,682.31)	$0.00	$939.11	($62,621.42)
30-3095-00	Pool Reserve	($5,133.52)	$0.00	$126.67	($5,260.19)
30-3100-00	Resurfacing Reserve	$6,879.61	$0.00	$642.81	$6,236.80
30-3105-00	Flat Roofing 700, 830, 850 Reserve	($17,053.72)	$0.00	$275.01	($17,328.73)
30-3106-00	Flat Roofing 730, 770, 860, 870 Reserve	($9,855.10)	$1,600.00	$379.49	($8,634.59)
30-3107-00	Flat Roofing 780-786	$102,426.44	$0.00	$830.73	$101,595.71
30-3108-00	Tile Roofing Reserve	($330,574.23)	$0.00	$589.55	($331,163.78)
30-3110-00	Flat Roofing 760,800,750 Reserve	$201.36	$0.00	$260.96	($59.60)
30-3111-00	Fat Roofing 716-742	($1,500.03)	$0.00	$166.67	($1,666.70)
32-3210-00	Retained Earnings- Operating	$164,027.92	$0.00	$0.00	$164,027.92
40-4000-00	Assessments- Member's	($354,313.89)	$4,211.00	$43,579.21	($393,682.10)
40-4025-00	Reserve Contribution	($37,899.00)	$0.00	$4,211.00	($42,110.00)
40-4030-00	Late Fees	($1,450.00)	$148.74	$125.00	($1,426.26)
40-4040-00	Fines/Violations	($1,100.00)	$0.00	$1,000.00	($2,100.00)
40-4050-00	Legal Fees	($600.00)	$0.00	$0.00	($600.00)
40-4055-00	NSF Bank Fees	$0.00	$0.00	$25.00	($25.00)
40-4060-00	Interest Income - Operating	($14.15)	$0.00	$1.35	($15.50)
40-4090-00	Misc Income	($50.00)	$0.00	$0.00	($50.00)

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
50-5010-00	Bad Debt Expense	$143.57	$0.00	$0.00	$143.57
50-5015-00	Bank Charges	$225.00	$33.00	$0.00	$258.00
50-5025-00	Legal & Professional Services	$0.00	$1,500.00	$0.00	$1,500.00
50-5030-00	Licenses & Permits	$13,500.91	$0.00	$0.00	$13,500.91
50-5031-00	Annual Fire Dept. Inspection Permit	$1,121.56	$0.00	$0.00	$1,121.56
50-5035-00	Management Expense	$10,692.00	$1,188.00	$0.00	$11,880.00
50-5040-00	Payroll Services	$11,380.90	$2,213.88	$900.00	$12,694.78
50-5041-00	Payroll Taxes/Services	$810.50	$151.66	$75.16	$887.00
50-5045-00	Printing & Postage	$1,309.49	$0.00	$0.00	$1,309.49
50-5050-00	Audit & Tax Preparation	$2,675.00	$0.00	$0.00	$2,675.00
50-5065-00	Insurance Expense	$206,262.70	$24,993.23	$0.00	$231,255.93
50-5085-00	Insurance- Workman's Compensation	$0.00	$621.00	$0.00	$621.00
57-5710-00	Electricity	$4,568.19	$541.98	$0.00	$5,110.17
57-5740-00	Telephone	$1,268.66	$129.12	$0.00	$1,397.78
57-5750-00	Waste Removal	$22,488.57	$2,552.61	$0.00	$25,041.18
57-5760-00	Water & Sewer	$42,113.47	$15,221.16	$0.00	$57,334.63
60-6015-00	Electrical Repairs	$2,084.56	$400.00	$0.00	$2,484.56
60-6055-00	General Repairs & Maintenance	$15,026.72	$730.00	$0.00	$15,756.72
60-6140-00	Roof Repairs	$9,640.00	$2,400.00	$0.00	$12,040.00
65-6540-00	Janitorial Expense	$0.00	$190.00	$190.00	$0.00
65-6545-00	Lake Maintenance	$1,216.42	$200.00	$0.00	$1,416.42
65-6550-00	Lawn Maintenance	$6,350.00	$600.00	$0.00	$6,950.00
65-6565-00	Parking Enforcement	$1,450.00	$125.00	$0.00	$1,575.00
65-6575-00	Pool Contract	$3,150.00	$350.00	$0.00	$3,500.00
65-6590-00	Shrub & Tree Maintenance	$7,200.00	$1,600.00	$0.00	$8,800.00
65-6598-00	Storage	$270.00	$90.00	$0.00	$360.00
65-6599-00	Supplies	$4,082.16	$345.18	$0.00	$4,427.34
70-7000-00	General Reserves	$37,899.00	$4,211.00	$0.00	$42,110.00
70-7010-00	Reserve Transfers	$0.00	$4,211.00	$4,211.00	$0.00
	Totals:	**$0.00**	**$259,707.78**	**$259,707.78**	**$0.00**

Homeowner Aging Report

La Arboleda II Condominium

End Date: 10/31/2024

Description		Current	Over 30	Over 60	Over 90	Balance
ARB7001 - Xenia Rosa Valdes Owner						**Last Payment:** $100.00 on 10/15/2024
	Total:	**$504.20**	**$504.20**	**$0.00**	**$475.00**	**$1,483.40**
ARB7004 - Maria Castellon Owner						**Last Payment:** $430.00 on 09/17/2024
						Collection Attorney: JUST JURIST LAW FIRM
	Total:	**$504.20**	**$479.20**	**$25.00**	**$1,240.79**	**$2,249.19**
ARB7143 - Dalila Del Pilar Allen Owner						**Last Payment:** $584.00 on 10/15/2024
	Total:	**$91.94**	**$0.00**	**$0.00**	**$0.00**	**$91.94**
ARB7204 - Omar Betancourt & Carmen Betancourt Owner						**Last Payment:** $350.00 on 05/06/2024
						Collection Attorney: JUST JURIST LAW FIRM
	Total:	**$504.20**	**$504.20**	**$25.00**	**$3,753.60**	**$4,787.00**
ARB7302 - Silvia Marrero Owner						**Last Payment:** $480.00 on 10/21/2024
	Total:	**$490.39**	**$490.39**	**$0.00**	**$888.77**	**$1,869.55**
ARB7464 - Surekha Joshi Owner						**Last Payment:** $448.43 on 10/10/2024
	Total:	**$229.42**	**$0.00**	**$0.00**	**$0.00**	**$229.42**
ARB7501 - Hector M. Ruyol Jr. Owner						**Last Payment:** $462.33 on 10/21/2024
	Total:	**$462.33**	**$77.57**	**$0.00**	**$0.00**	**$539.90**
ARB7508 - Bertha Bagaria Owner						**Last Payment:** $449.26 on 10/15/2024
	Total:	**$101.31**	**$0.00**	**$0.00**	**$0.00**	**$101.31**
ARB7601 - Yuny Nieves De Pane Owner						**Last Payment:** $893.54 on 06/12/2024
	Total:	**$459.27**	**$459.27**	**$25.00**	**$893.54**	**$1,837.08**
ARB7604 - Luis Bernardo Turuseta & Iliana Maria Gonzales Urquijo Owner						**Last Payment:** $419.27 on 10/21/2024
	Total:	**$419.27**	**$33.85**	**$0.00**	**$0.00**	**$453.12**
ARB7705 - Arboleda 5 LLC Owner						**Last Payment:** $434.27 on 10/18/2024
	Total:	**$434.27**	**$0.00**	**$0.00**	**$0.00**	**$434.27**
ARB7707 - Angel Parrilla & Sheila Leon Owner						**Last Payment:** $480.00 on 10/15/2024
	Total:	**$82.53**	**$0.00**	**$0.00**	**$0.00**	**$82.53**
ARB7708 - Joaquin Daniel Owner						**Last Payment:** $490.39 on 10/15/2024
	Total:	**$44.50**	**$0.00**	**$0.00**	**$0.00**	**$44.50**
ARB7801 - Century Invest Llc Owner						**Last Payment:** $561.52 on 10/05/2024
	Total:	**$1,000.00**	**$0.00**	**$0.00**	**$0.00**	**$1,000.00**

Homeowner Aging Report

La Arboleda II Condominium

End Date: 10/31/2024

Description		Current	Over 30	Over 60	Over 90	Balance
ARB8122 - Samara G. Glyn Owner					**Last Payment:** $448.43 on 10/01/2024	
	Total:	**$584.00**	**$364.99**	**$0.00**	**$0.00**	**$948.99**
ARB8303 - Douglas J. Quintana Owner					**Last Payment:** $419.17 on 10/11/2024	
	Total:	**$0.80**	**$0.00**	**$0.00**	**$0.00**	**$0.80**
ARB8304 - Alain Bello Rey & Yanira Rey Owner					**Last Payment:** $434.27 on 10/30/2024	
	Total:	**$434.27**	**$434.27**	**$25.00**	**$218.23**	**$1,111.77**
ARB8306 - Alicia Aguilar Owner					**Last Payment:** $479.20 on 10/10/2024	
	Total:	**$0.80**	**$0.00**	**$0.00**	**$0.00**	**$0.80**
ARB8307 - Juan M. Rodriguez Owner					**Last Payment:** $490.29 on 10/17/2024	
	Total:	**$0.10**	**$0.00**	**$0.00**	**$0.00**	**$0.10**
ARB8404 - Aida Rosa Pico Owner					**Last Payment:** $479.20 on 10/15/2024	
	Total:	**$150.00**	**$0.00**	**$0.00**	**$0.00**	**$150.00**
ARB8501 - Roberta Jorge Pelarigo Owner					**Last Payment:** $479.20 on 10/25/2024	
	Total:	**$188.15**	**$0.00**	**$0.00**	**$0.00**	**$188.15**
ARB8503 - Daniel Torres & Odalys Torres Owner					**Last Payment:** $490.39 on 10/15/2024	
	Total:	**$0.01**	**$0.00**	**$0.00**	**$0.00**	**$0.01**
ARB8504 - Mercy Levine Owner					**Last Payment:** $479.20 on 10/17/2024	
	Total:	**$7.48**	**$0.00**	**$0.00**	**$0.00**	**$7.48**
ARB8601 - Alberto Alberto Owner					**Last Payment:** $479.20 on 10/15/2024	
	Total:	**$504.20**	**$42.24**	**$0.00**	**$0.00**	**$546.44**
ARB8604 - Orlando Sendon & Margarita Sendon Owner					**Last Payment:** $479.20 on 10/05/2024	
	Total:	**$96.23**	**$0.00**	**$0.00**	**$0.00**	**$96.23**
ARB8743 - Arturo Rodriguez & Sara Rodriguez Owner					**Last Payment:** $584.00 on 10/21/2024	
	Total:	**$522.30**	**$0.00**	**$0.00**	**$0.00**	**$522.30**

Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
La Arboleda II Condominium	**$7,816.17**	**$3,390.18**	**$100.00**	**$7,469.93**	**$18,776.28**

Description	Total
Assessment (Delinquent Fee)2024	$425.00
Assessment 2024	$16,226.28
NSF Fees 2024	$25.00
Owner Fines 2024	$2,100.00
AR Total:	**$18,776.28**

Cash Disbursement

La Arboleda II Condominium

10/01/2024 - 10/31/2024

Date	Check #	Payee		Amount
10-1000-00 City National Bank- OPR 4036				
10/01/2024	4109	IPFS CORPORATION		$24,993.23
		Invoice #: 3th.install 10/24		
		50-5065-00 Insurance Expense	$24,993.23	
10/01/2024	4110	WASTE CONNECTIONS OF FLORIDA		$2,552.61
		Invoice #: 3342168W440		
		57-5750-00 Waste Removal	$2,552.61	
10/01/2024	4111	FPL		$550.02
		Invoice #: 51547 10/15/2024		
		57-5710-00 Electricity	$550.02	
10/01/2024	4112	MIAMI-DADE WATER & SEWER		$890.20
		Invoice #: 4507 10/11/24		
		57-5760-00 Water & Sewer	$890.20	
10/07/2024	4113	EXCEL MANAGEMENT ASSOCIATES		$1,188.00
		Invoice #: 07195266		
		50-5035-00 Management Expense	$1,188.00	
10/07/2024	4114	EXCEL MANAGEMENT ASSOCIATES		$90.00
		Invoice #: 07195265		
		65-6598-00 Storage	$90.00	
10/07/2024	4115	EXCEL MANAGEMENT ASSOCIATES		$452.66
		Invoice #: 800 NW I2024138984		
		50-5030-00 Licenses & Permits	$452.66	
10/07/2024	4116	LA ARBOLEDA II CONDO. ASSOC.		$4,211.00
		Invoice #: 10/2024		
		70-7010-00 Reserve Transfers	$4,211.00	
10/07/2024	4117	MAYROD LANDSCAPING INC.		$600.00
		Invoice #: 9/30/24		
		65-6550-00 Lawn Maintenance	$600.00	
10/07/2024	4118	RAIDEL LANDSCAPING CORP.,		$800.00
		Invoice #: 10072024		
		65-6590-00 Shrub & Tree Maintenance; Tree trimming	$800.00	
10/07/2024	4119	SUGIL ENGINEERING INC		$1,375.00
		Invoice #: 730 NW 2308-41		
		50-5030-00 Licenses & Permits	$1,375.00	
10/10/2024	0	ADP PAYROLL SERVICES		$461.75
		Invoice #: 10/11/2024		
		50-5040-00 Payroll Services	$461.75	
10/10/2024	0	ADP PAYROLL SERVICES		$76.50
		Invoice #: 101124		
		50-5040-00 Payroll Services	$38.25	
		50-5041-00 Payroll Taxes/Services	$38.25	
10/11/2024	4120	AT&T		$164.27
		Invoice #: 308957821 10/20/24		
		57-5740-00 Telephone	$164.27	

Date	Check #	Payee		Amount
10/17/2024	4121	SERVI-SIGN & WINDOWS TINTING		$400.00
		Invoice #: 10/15/24		
		60-6015-00 Electrical Repairs	$400.00	
10/17/2024	4122	LAZARO GONZALEZ		$100.00
		Invoice #: 739583		
		65-6545-00 Lake Maintenance	$100.00	
10/17/2024	4123	LAZARO GONZALEZ		$280.00
		Invoice #: 739584		
		60-6055-00 General Repairs & Maintenance	$280.00	
10/17/2024	4124	LAZARO GONZALEZ		$190.00
		Invoice #: 10/11/2024		
		65-6540-00 Janitorial Expense	$190.00	
10/17/2024	4125	AQUAZONE POOL AND SPA, INC.		$350.00
		Invoice #: 13472		
		65-6575-00 Pool Contract	$350.00	
10/24/2024	0	ADP PAYROLL SERVICES		$461.75
		Invoice #: 10242024		
		50-5040-00 Payroll Services	$461.75	
10/24/2024	0	ADP PAYROLL SERVICES		$76.50
		Invoice #: 102424		
		50-5040-00 Payroll Services	$38.25	
		50-5041-00 Payroll Taxes/Services	$38.25	
10/25/2024	4126	CNA INSURANCE		$621.00
		Invoice #: 3030014706		
		50-5085-00 Insurance- Workman's Compensation	$621.00	
10/25/2024	4127	EXCEL MANAGEMENT ASSOCIATES		$726.64
		Invoice #: 07195301		
		50-5030-00 Licenses & Permits	$492.00	
		50-5045-00 Printing & Postage	$234.64	
10/25/2024	4128	LAZARO GONZALEZ		$345.18
		Invoice #: 10/24/24		
		65-6599-00 Supplies	$345.18	
10/25/2024	4130	RAIDEL LANDSCAPING CORP.,		$800.00
		Invoice #: 10072024		
		65-6590-00 Shrub & Tree Maintenance	$800.00	
10/25/2024	4131	ANGELINA GONZALEZ		$1,500.00
		Invoice #: 6002		
		50-5025-00 Legal & Professional Services	$1,500.00	
10/25/2024	4132	LAZARO GONZALEZ		$100.00
		Invoice #: 739585		
		65-6545-00 Lake Maintenance	$100.00	
10/25/2024	4133	LAZARO GONZALEZ		$450.00
		Invoice #: 739586		
		60-6055-00 General Repairs & Maintenance	$450.00	

Date	Check #	Payee				Amount
10/25/2024	4134	MIAMI-DADE WATER & SEWER				$13,871.93
		Invoice #: 8 accts. 11/7/2024				
		57-5760-00 Water & Sewer			$13,871.93	
10/04/2024	0	ADP PAYROLL SERVICES				$61.94
		Invoice #: 10042024				
		50-5040-00 Payroll Services			$61.94	
10/18/2024	0	ADP PAYROLL SERVICES				$61.94
		Invoice #: 10182024				
		50-5040-00 Payroll Services			$61.94	
10/16/2024	0	CITY NATIONAL BANK				$21.00
		50-5015-00 Bank Adjustment - Monthly service fee; Monthly service fee			$21.00	
10/18/2024	0	CITY NATIONAL BANK				$12.00
		50-5015-00 Bank Adjustment - Deposited item returned fee; Deposited item returned fee			$12.00	
			Account Totals	**# Checks:**	**33**	**$58,835.12**
12-1200-00 City National Bank- Reserve 5155						
10/07/2024	1077	ENVIROTECH ROOFING GROUP				$4,800.00
		Invoice #: 730 -3 20240923				
		30-3106-00 Flat Roofing 730, 770, 860, 870 Reserve			$4,800.00	
10/07/2024	1078	ENVIROTECH ROOFING GROUP				$5,089.48
		Invoice #: 730-3 09/18/24				
		30-3106-00 Flat Roofing 730, 770, 860, 870 Reserve			$5,089.48	
10/25/2024	1079	ENVIROTECH ROOFING GROUP				$1,600.00
		Invoice #: 730-3 Final				
		30-3106-00 Flat Roofing 730, 770, 860, 870 Reserve			$1,600.00	
10/25/2024	1080	ENVIROTECH ROOFING GROUP				$2,400.00
		Invoice #: 800-5 R-001				
		60-6140-00 Roof Repairs			$2,400.00	
			Account Totals	**# Checks:**	**4**	**$13,889.48**
			Association Totals	**# Checks:**	**37**	**$72,724.60**

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 Payment	0	($479.20)
02/17/2024		Return - Unable to Locate Account	11477 - Move or Return Payment	0	($479.20)
02/24/2024		Return - No Account/Unable to Locate Account 066004367|898086237892	11549 - Move or Return Payment	0	($479.20)
03/04/2024		LAZARO GONZALEZ		3968	($541.32)
09/10/2024		EXCEL MANAGEMENT ASSOCIATES		4101	($114.00)
10/25/2024		MIAMI-DADE WATER & SEWER		4134	($13,871.93)
10/25/2024		ANGELINA GONZALEZ		4131	($1,500.00)
10/25/2024		RAIDEL LANDSCAPING CORP.,		4130	($800.00)
10/25/2024		EXCEL MANAGEMENT ASSOCIATES		4127	($726.64)
10/25/2024		CNA INSURANCE		4126	($621.00)
			Total Uncleared		**($21,865.43)**
Cleared Items					
Credits					
09/30/2024	10/01/2024	Deposit from batch 14278	14278 - Online Payment	847	$419.27
10/01/2024	10/02/2024	Deposit from batch 14288	14288 - Online Payment	848	$448.43
10/01/2024	10/01/2024	Deposit from batch 14305	14305 - Auto Payment	849	$584.00
10/02/2024	10/02/2024	Deposit from batch 14331	14331 - Auto Payment	852	$561.52
10/02/2024	10/03/2024	Deposit from batch 14306	14306 - Online Payment	851	$909.66
10/02/2024	10/02/2024	Deposit from batch 14314	14314 - Scanned Checks	850	$2,321.65
10/03/2024	10/04/2024	Deposit from batch 14332	14332 - Online Payment	853	$434.27
10/03/2024	10/03/2024	Deposit from batch 14373	14373 - Revo-Credit Card	854	$490.39
10/04/2024	10/04/2024	Deposit from batch 14392	14392 - Revo-Credit Card	857	$449.26
10/04/2024	10/04/2024	Deposit from batch 14348	14348 - Scanned Checks	855	$2,273.07
10/05/2024	10/08/2024	Deposit from batch 14280	14280 - ACH Payment	856	$3,236.31
10/07/2024	10/08/2024	Deposit from batch 14387	14387 - Online Payment	859	$1,123.04
10/07/2024	10/08/2024	Deposit from batch 14385	14385 - Online Payment	858	$2,026.65
10/08/2024	10/09/2024	Deposit from batch 14395	14395 - Online Payment	860	$479.20
10/10/2024	10/10/2024	Deposit from batch 14413	14413 - Auto Payment	863	$479.20
10/10/2024	10/30/2024	Deposit from batch 14411	14411 - Auto Payment	861	$584.00
10/10/2024	10/11/2024	Deposit from batch 14408	14408 - Online Payment	862	$897.69
10/11/2024	10/11/2024	Deposit from batch 14421	14421 - Auto Payment	864	$838.44
10/15/2024	10/15/2024	Deposit from batch 14456	14456 - Auto Payment	867	$584.00
10/15/2024	10/16/2024	Deposit from batch 14420	14420 - Online Payment	866	$1,501.17
10/15/2024	10/15/2024	Deposit from batch 14430	14430 - Scanned Checks	865	$14,514.23
10/17/2024	10/17/2024	Deposit from batch 14493	14493 - Scanned Checks	870	$2,422.02
10/18/2024	10/18/2024	Deposit from batch 14506	14506 - Auto Payment	871	$924.66
10/21/2024	10/21/2024	Deposit from batch 14534	14534 - Auto Payment	873	$584.00
10/21/2024	10/21/2024	Deposit from batch 14514	14514 - Scanned Checks	872	$1,780.87
10/23/2024	10/23/2024	Deposit from batch 14573	14573 - Auto Payment	877	$434.27
10/25/2024	10/25/2024	Deposit from batch 14595	14595 - Auto Payment	879	$479.20
10/25/2024	10/25/2024	Deposit from batch 14582	14582 - Scanned Checks	878	$1,391.74
10/28/2024	10/28/2024	Deposit from batch 14606	14606 - Auto Payment	880	$462.33
10/29/2024	10/30/2024	Deposit from batch 14607	14607 - Online Payment	881	$3,000.00
10/30/2024	10/30/2024	Deposit from batch 14615	14615 - Scanned Checks	882	$6,486.27

Bank Account Reconciliation

La Arboleda II Condominium

City National Bank- OPR 4036 (End: 10/31/2024)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
10/31/2024	10/31/2024	Interest			$1.35
10/31/2024	10/31/2024	Deposit from batch 14644	14644 - Auto Payment	884	$561.52
10/31/2024	10/31/2024	Deposit from batch 14643	14643 - Auto Payment	883	$584.00
			Total Cleared Credits		**$54,267.68**
Debits					
09/30/2024	10/03/2024	AMAZON.COM		0	($53.49)
10/01/2024	10/03/2024	IPFS CORPORATION		4109	($24,993.23)
10/01/2024	10/03/2024	WASTE CONNECTIONS OF FLORIDA		4110	($2,552.61)
10/01/2024	10/03/2024	MIAMI-DADE WATER & SEWER		4112	($890.20)
10/01/2024	10/04/2024	FPL		4111	($550.02)
10/04/2024	10/04/2024	ADP PAYROLL SERVICES		0	($61.94)
10/07/2024	10/17/2024	LA ARBOLEDA II CONDO. ASSOC.		4116	($4,211.00)
10/07/2024	10/22/2024	SUGIL ENGINEERING INC		4119	($1,375.00)
10/07/2024	10/08/2024	EXCEL MANAGEMENT ASSOCIATES		4113	($1,188.00)
10/07/2024	10/15/2024	RAIDEL LANDSCAPING CORP.,		4118	($800.00)
10/07/2024	10/16/2024	MAYROD LANDSCAPING INC.		4117	($600.00)
10/07/2024	10/08/2024	EXCEL MANAGEMENT ASSOCIATES		4115	($452.66)
10/07/2024	10/08/2024	EXCEL MANAGEMENT ASSOCIATES		4114	($90.00)
10/10/2024	10/10/2024	ADP PAYROLL SERVICES		0	($461.75)
10/10/2024	10/10/2024	ADP PAYROLL SERVICES		0	($76.50)
10/11/2024	10/15/2024	AT&T		4120	($164.27)
10/16/2024	10/16/2024	CITY NATIONAL BANK		0	($21.00)
10/17/2024	10/22/2024	SERVI-SIGN & WINDOWS TINTING		4121	($400.00)
10/17/2024	10/28/2024	AQUAZONE POOL AND SPA, INC.		4125	($350.00)
10/17/2024	10/21/2024	LAZARO GONZALEZ		4123	($280.00)
10/17/2024	10/21/2024	LAZARO GONZALEZ		4124	($190.00)
10/17/2024	10/21/2024	LAZARO GONZALEZ		4122	($100.00)
10/18/2024	10/18/2024	Return Ck#252 - Account Closed	14513 - Move or Return Payment	0	($479.20)
10/18/2024	10/18/2024	ADP PAYROLL SERVICES		0	($61.94)
10/18/2024	10/18/2024	CITY NATIONAL BANK		0	($12.00)
10/24/2024	10/25/2024	ADP PAYROLL SERVICES		0	($461.75)
10/24/2024	10/25/2024	ADP PAYROLL SERVICES		0	($76.50)
10/25/2024	10/31/2024	LAZARO GONZALEZ		4128	($345.18)
10/25/2024	10/31/2024	LAZARO GONZALEZ		4132	($100.00)
10/25/2024	10/31/2024	LAZARO GONZALEZ		4133	($450.00)
			Total Cleared Debits		**($41,848.24)**

City National Bank- OPR 4036 Summary

Ending Account Balance:	$ 26,941.01
Uncleared Items:	($21,865.43)
Adjusted Balance:	$ 48,806.44
Bank Ending Balance:	$ 48,806.44
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:9821 / 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

Association Interest Checking

Account Summary

Account:	XXXXX4036	Beginning Balance:	$36,387.00
Last Statement:	September 30, 2024	Ending Balance:	$48,806.44
This Statement:	October 31, 2024	Average Ledger Balance:	$31,734.36
		Low Balance:	$13,632.39
		Interest Earned This Period:	$1.35
		Interest Earned 2024:	$15.50
		Days In Period:	31
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
09-30	Beginning balance			36,387.00
10-01	Icl Deposit	584.00		36,971.00
10-01	La Arboleda Ii C Onlinepay 14278	419.27		37,390.27
10-02	Icl Deposit	561.52		37,951.79
10-02	Icl Deposit	2,321.65		40,273.44
10-02	La Arboleda Ii C Onlinepay 14288	448.43		40,721.87
10-03	Net Setlmt 5/3 Bankcard Sys 5/3 Bankcard Net Setlmt 4445057332561 Rev	490.39		41,212.26
10-03	La Arboleda Ii C Onlinepay 14306	909.66		42,121.92
10-03	Amazon Business Internet 043000099672170		53.49	42,068.43
10-03	Mdws M-dwasdpmt 000001668463540		890.20	41,178.23
10-03	Waste Connection Web_pay 88472986100224		2,552.61	38,625.62
10-03	Ipfs800-584-9969 Ipfspmtgaa D55906		24,993.23	13,632.39
10-04	Icl Deposit	2,273.07		15,905.46
10-04	La Arboleda Ii C Onlinepay 14332	434.27		16,339.73

Continued on the next page

Important information relating to all interest-bearing checking, money market, and savings accounts.

If the balance of the account ends with a zero balance at the end of the related interest period, all interest otherwise due to you is forfeited and shall not be paid for such interest period. To avoid this loss of interest you must keep a balance in the account until interest is paid.

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
10-04	Net Setlmt 5/3 Bankcard Sys 5/3 Bankcard Net Setlmt 4445057332561 Rev	449.26		16,788.99
10-04	Adp Payroll Fees Adp Fees 929535052547		61.94	16,727.05
10-04	Fpl Direct Debit Elec Pymt 5154771538 Webi		550.02	16,177.03
10-08	La Arboleda Ii C Onlinepay 14387	1,123.04		17,300.07
10-08	La Arboleda Ii C Onlinepay 14385	2,026.65		19,326.72
10-08	La Arboleda Ii C Assn Dues 6	3,236.31		22,563.03
10-08	Check # 4114		90.00	22,473.03
10-08	Check # 4115		452.66	22,020.37
10-08	Check # 4113		1,188.00	20,832.37
10-09	Icl Deposit	584.00		21,416.37
10-09	La Arboleda Ii C Onlinepay 14395	479.20		21,895.57
10-10	Icl Deposit	479.20		22,374.77
10-10	Adp - Tax Adp - Tax 477560022903A00		76.50	22,298.27
10-10	Adp Wage Pay Wage Pay 5090937840356Lm		461.75	21,836.52
10-11	Icl Deposit	838.44		22,674.96
10-11	La Arboleda Ii C Onlinepay 14408	897.69		23,572.65
10-15	Icl Deposit	584.00		24,156.65
10-15	Icl Deposit	14,514.23		38,670.88
10-15	Att Payment 022291003Myw9t		164.27	38,506.61
10-15	Check # 4118		800.00	37,706.61
10-16	La Arboleda Ii C Onlinepay 14420	1,501.17		39,207.78
10-16	Check # 4117		600.00	38,607.78
10-16	Monthly Service Fee		21.00	38,586.78
10-17	Icl Deposit	2,422.02		41,008.80
10-17	Charge Back Item Check 252		479.20	40,529.60
10-17	Check # 4116		4,211.00	36,318.60
10-17	Deposited Item Returned Fee		12.00	36,306.60
10-18	Icl Deposit	924.66		37,231.26
10-18	Adp Payroll Fees Adp Fees 928835250001		61.94	37,169.32
10-21	Icl Deposit	584.00		37,753.32
10-21	Icl Deposit	1,780.87		39,534.19
10-21	Check # 4122		100.00	39,434.19
10-21	Check # 4124		190.00	39,244.19
10-21	Check # 4123		280.00	38,964.19
10-22	Check # 4121		400.00	38,564.19
10-22	Check # 4119		1,375.00	37,189.19
10-23	Icl Deposit	434.27		37,623.46
10-25	Icl Deposit	479.20		38,102.66
10-25	Icl Deposit	1,391.74		39,494.40
10-25	Adp - Tax Adp - Tax 465073654173A00		76.50	39,417.90
10-25	Adp Wage Pay Wage Pay 9385326639316Lm		461.75	38,956.15
10-28	Icl Deposit	462.33		39,418.48
10-28	Check # 4125		350.00	39,068.48
10-30	Icl Deposit	584.00		39,652.48
10-30	Icl Deposit	6,486.27		46,138.75
10-30	La Arboleda Ii C Onlinepay 14607	3,000.00		49,138.75
10-31	Icl Deposit	561.52		49,700.27
10-31	Check # 4132		100.00	49,600.27
10-31	Check # 4128		345.18	49,255.09
10-31	Check # 4133		450.00	48,805.09
10-31	Interest	1.35		48,806.44
10-31	Ending totals	54,267.68	41,848.24	48,806.44

Checks

Number	Date	Amount	Number	Date	Amount

* Skip In Check Sequence

Continued on the next page

Checks

Number	Date	Amount	Number	Date	Amount
4113	10-08	1,188.00	4122	10-21	100.00
4114	10-08	90.00	4123	10-21	280.00
4115	10-08	452.66	4124	10-21	190.00
4116	10-17	4,211.00	4125*	10-28	350.00
4117	10-16	600.00	4128*	10-31	345.18
4118	10-15	800.00	4132	10-31	100.00
4119*	10-22	1,375.00	4133	10-31	450.00
4121	10-22	400.00			

* Skip In Check Sequence

Continued on the next page

Check # 4113 Amount: $1,188.00 Date: 10/08/2024

City National Bank Miami, FL

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

Check Number: 4113

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

DATE 10/07/2024 AMOUNT ****$1,188.00

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

Memo: October Management Expense

Authorized Signatures
Void After 90 Days

000004113 066004367 0431904036 0000118800

Check # 4113 Amount: $1,188.00 Date: 10/08/2024

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4114 Amount: $90.00 Date: 10/08/2024

City National Bank Miami, FL

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

Check Number: 4114

PAY Ninety And 00/100 Dollars

DATE 10/07/2024 AMOUNT ****$90.00

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

Memo: Quarterly storage rental

Authorized Signatures
Void After 90 Days

000004114 066004367 0431904036 0000009000

Check # 4114 Amount: $90.00 Date: 10/08/2024

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4115 Amount: $452.66 Date: 10/08/2024

City National Bank Miami, FL

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

Check Number: 4115

PAY Four Hundred Fifty-Two And 66/100 Dollars

DATE 10/07/2024 AMOUNT ****$452.66

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

Memo: 500 NW 45 years recertifications refund

Authorized Signatures
Void After 90 Days

000004115 066004367 0431904036 0000045266

Check # 4115 Amount: $452.66 Date: 10/08/2024

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4116 Amount: $4,211.00 Date: 10/17/2024

City National Bank Miami, FL

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

Check Number: 4116

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

DATE 10/07/2024 AMOUNT ****$4,211.00

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

Memo: October Reserve Transfers

Authorized Signatures
Void After 90 Days

000004116 066004367 0431904036 0000421100

Check # 4116 Amount: $4,211.00 Date: 10/17/2024

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Pay To The Order Of City National Bank
For Deposit Only (A-SC)
La Arboleda II Condominium

Check # 4117 Amount: $600.00 Date: 10/16/2024

City National Bank Miami, FL

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

Check Number: 4117

PAY Six Hundred And 00/100 Dollars

DATE 10/07/2024 AMOUNT ****$800.00

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

Memo: Oct 2024

Authorized Signatures
Void After 90 Days

000004117 066004367 0431904036 0000060000

Check # 4117 Amount: $600.00 Date: 10/16/2024

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

0092439431
2024-10-16

Check # 4118 Amount: $800.00 Date: 10/15/2024

City National Bank Miami, FL

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

Check Number: 4118

PAY Eight Hundred And 00/100 Dollars

DATE 10/07/2024 AMOUNT ****$800.00

TO THE ORDER OF RAID[illegible] LANDSCAPING CORP.
P.O.BOX [illegible]
HIALEAH, FL 33013

Memo: O/P Tree trimming

Authorized Signatures
Void After 90 Days

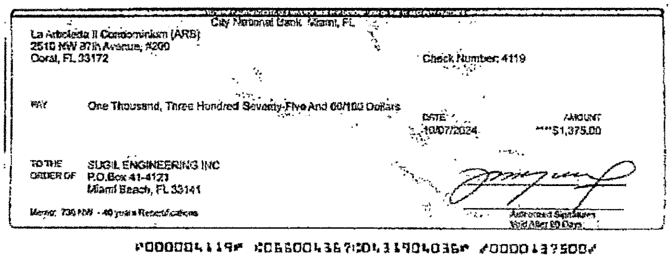
000004118 066004367 0431904036 0000080000

Check # 4118 Amount: $800.00 Date: 10/15/2024

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

0091331966
2024-10-15

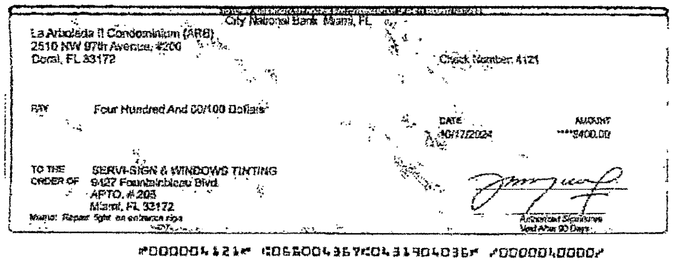
Check # 4119 Amount: $1,375.00 Date: 10/22/2024


La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
City National Bank Miami, FL
Check Number: 4119
PAY One Thousand, Three Hundred Seventy-Five And 00/100 Dollars
DATE 10/07/2024 AMOUNT ****$1,375.00
TO THE ORDER OF SUGIL ENGINEERING INC
P.O.Box 41-4123
Miami Beach, FL 33141
Memo: 730 NW - 40 years Recertification
Authorized Signatures
Void After 90 Days
⑈0000004119⑈ ⑆066004367⑆0431904036⑈ ⑉0000137500⑉

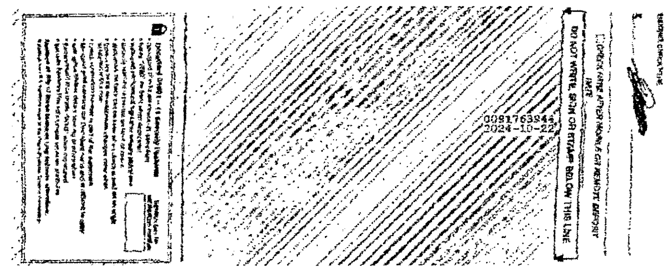
Check # 4119 Amount: $1,375.00 Date: 10/22/2024


For Deposit Only
0092742960
2024-10-22
DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

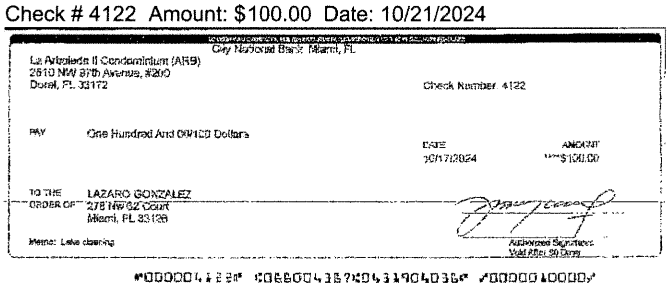
Check # 4121 Amount: $400.00 Date: 10/22/2024


La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
City National Bank Miami, FL
Check Number: 4121
PAY Four Hundred And 00/100 Dollars
DATE 10/17/2024 AMOUNT ****$400.00
TO THE ORDER OF SERVI-SIGN & WINDOWS TINTING
9427 Fountainbleau Blvd.
APTO. # 208
Miami, FL 33172
Memo: Repair light on entrance sign
Authorized Signatures
Void After 90 Days
⑈0000004121⑈ ⑆066004367⑆0431904036⑈ ⑉0000040000⑉

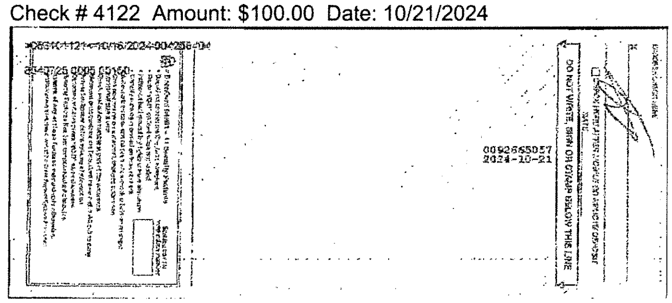
Check # 4121 Amount: $400.00 Date: 10/22/2024


0081763844
2024-10-22
DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

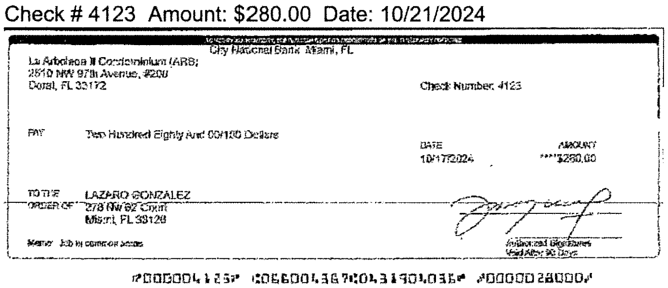
Check # 4122 Amount: $100.00 Date: 10/21/2024


La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
City National Bank Miami, FL
Check Number: 4122
PAY One Hundred And 00/100 Dollars
DATE 10/17/2024 AMOUNT ****$100.00
TO THE ORDER OF LAZARO GONZALEZ
278 NW 62 Court
Miami, FL 33126
Memo: Lake cleaning
Authorized Signatures
Void After 90 Days
⑈0000004122⑈ ⑆066004367⑆0431904036⑈ ⑉0000010000⑉

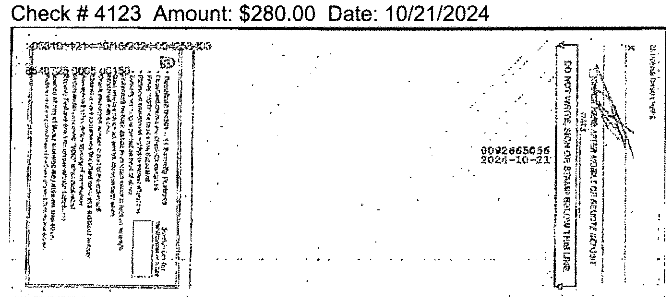
Check # 4122 Amount: $100.00 Date: 10/21/2024


0092665057
2024-10-21
DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

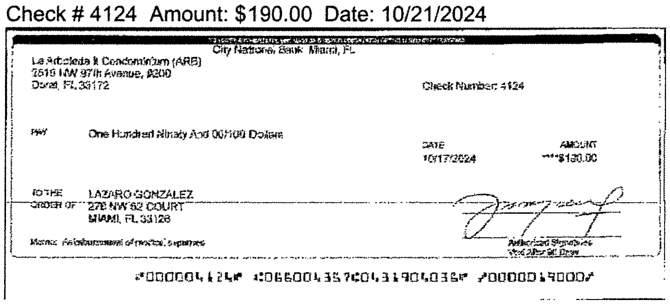
Check # 4123 Amount: $280.00 Date: 10/21/2024


La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
City National Bank Miami, FL
Check Number: 4123
PAY Two Hundred Eighty And 00/100 Dollars
DATE 10/17/2024 AMOUNT ****$280.00
TO THE ORDER OF LAZARO GONZALEZ
278 NW 62 Court
Miami, FL 33126
Memo: Job in common areas
Authorized Signatures
Void After 90 Days
⑈0000004123⑈ ⑆066004367⑆0431904036⑈ ⑉0000028000⑉

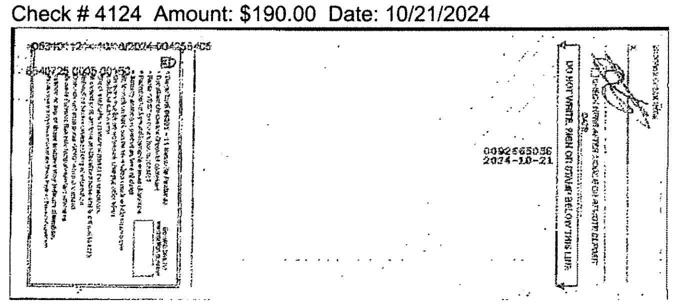
Check # 4123 Amount: $280.00 Date: 10/21/2024


0092665056
2024-10-21
DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

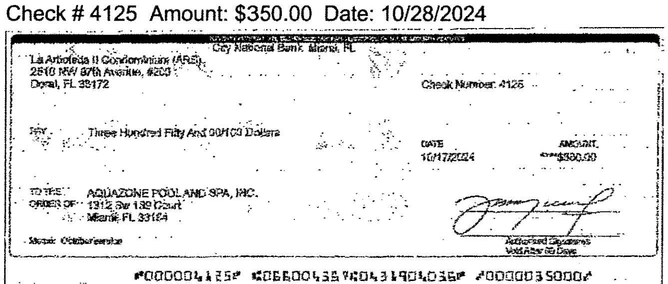
Check # 4124 Amount: $190.00 Date: 10/21/2024


La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
City National Bank Miami, FL
Check Number: 4124
PAY One Hundred Ninety And 00/100 Dollars
DATE 10/17/2024 AMOUNT ****$190.00
TO THE ORDER OF LAZARO GONZALEZ
278 NW 62 COURT
MIAMI, FL 33126
Memo: Reimbursement of medical expenses
Authorized Signatures
Void After 90 Days
⑈0000004124⑈ ⑆066004367⑆0431904036⑈ ⑉0000019000⑉

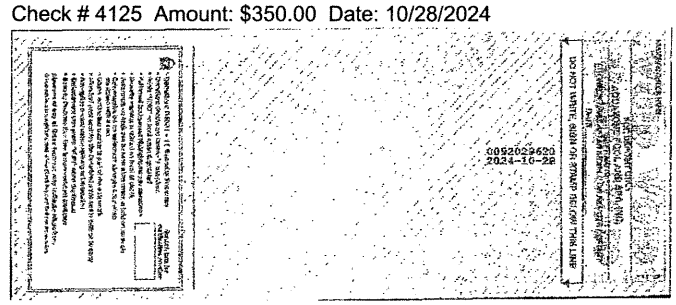
Check # 4124 Amount: $190.00 Date: 10/21/2024


0092665056
2024-10-21
DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4125 Amount: $350.00 Date: 10/28/2024


La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
City National Bank Miami, FL
Check Number: 4125
PAY Three Hundred Fifty And 00/100 Dollars
DATE 10/17/2024 AMOUNT ****$350.00
TO THE ORDER OF AQUAZONE POOL AND SPA, INC.
1312 Sw 132 Court
Miami, FL 33184
Memo: Octoberservice
Authorized Signatures
Void After 90 Days
⑈0000004125⑈ ⑆066004357⑆0431904036⑈ ⑉0000035000⑉

Check # 4125 Amount: $350.00 Date: 10/28/2024


0092022620
2024-10-28
DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4128 Amount: $345.18 Date: 10/31/2024

City National Bank Miami, FL

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

Check Number: 4128

PAY Three Hundred Forty-Five And 18/100 Dollars

DATE 10/25/2024 AMOUNT ****$345.18

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

Memo: Home depot supplies acub

Authorized Signature
Void After 90 Days

⑈0000041 28⑈ ⑆066004367⑆0431904036⑈ ⑈0000034518⑈

Check # 4128 Amount: $345.18 Date: 10/31/2024

0092257613
2024-10-31

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4132 Amount: $100.00 Date: 10/31/2024

City National Bank Miami, FL

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

Check Number: 4132

PAY One Hundred And 00/100 Dollars

DATE 10/25/2024 AMOUNT ****$100.00

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

Memo: October Lake Maintenance

Authorized Signature
Void After 90 Days

⑈0000041 32⑈ ⑆066004367⑆0431904036⑈ ⑈0000010000⑈

Check # 4132 Amount: $100.00 Date: 10/31/2024

0092257612
2024-10-31

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4133 Amount: $450.00 Date: 10/31/2024

City National Bank Miami, FL

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

Check Number: 4133

PAY Four Hundred Fifty And 00/100 Dollars

DATE 10/25/2024 AMOUNT ****$450.00

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

Memo: Jobs in common areas

Authorized Signature
Void After 90 Days

⑈0000041 33⑈ ⑆066004367⑆0431904036⑈ ⑈0000045000⑈

Check # 4133 Amount: $450.00 Date: 10/31/2024

0092257614
2024-10-31

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Bank Account Reconciliation

La Arboleda II Condominium

City National Bank- Reserve 5155 (End: 10/31/2024)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
10/25/2024		ENVIROTECH ROOFING GROUP		1080	($2,400.00)
10/25/2024		ENVIROTECH ROOFING GROUP		1079	($1,600.00)
			Total Uncleared		**($4,000.00)**
Cleared Items					
Credits					
10/17/2024	10/17/2024	Misc Scanned Deposit		117	$4,211.00
10/31/2024	10/31/2024	Interest			$37.76
			Total Cleared Credits		**$4,248.76**
Debits					
10/07/2024	10/15/2024	ENVIROTECH ROOFING GROUP		1078	($5,089.48)
10/07/2024	10/15/2024	ENVIROTECH ROOFING GROUP		1077	($4,800.00)
			Total Cleared Debits		**($9,889.48)**

City National Bank- Reserve 5155 Summary

Ending Account Balance:	$ 141,957.66
Uncleared Items:	($4,000.00)
Adjusted Balance:	$ 145,957.66
Bank Ending Balance:	$ 145,957.66
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:9822 / 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:	$151,598.38
Last Statement:	September 30, 2024	Ending Balance:	$145,957.66
This Statement:	October 31, 2024	Average Ledger Balance:	$148,212.69
		Low Balance:	$141,708.90
		Interest Earned This Period:	$37.76
		Interest Earned 2024:	$358.76
		Days In Period:	31
		Annual Percentage Yield Earned:	0.30%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
09-30	Beginning balance			151,598.38
10-15	Check # 1077		4,800.00	146,798.38
10-15	Check # 1078		5,089.48	141,708.90
10-17	Icl Deposit	4,211.00		145,919.90
10-31	Interest	37.76		145,957.66
10-31	Ending totals	4,248.76	9,889.48	145,957.66

Checks

Number	Date	Amount	Number	Date	Amount
1077	10-15	4,800.00	1078	10-15	5,089.48

* Skip In Check Sequence

Continued on the next page

Important information relating to all interest-bearing checking, money market, and savings accounts.

If the balance of the account ends with a zero balance at the end of the related interest period, all interest otherwise due to you is forfeited and shall not be paid for such interest period. To avoid this loss of interest you must keep a balance in the account until interest is paid.

Check # 1077 Amount: $4,800.00 Date: 10/15/2024

City National Bank Miami, FL

La Arboleda II Condominium (ARB)
2610 NW 87th Avenue, #200
Doral, FL 33172

Check Number: 1077

PAY: Four Thousand, Eight Hundred And 00/100 Dollars

DATE: 10/07/2024 AMOUNT: ***$4,800.00

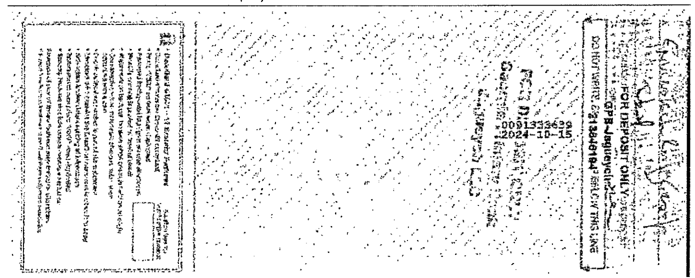
TO THE ORDER OF: ENVIROTECH ROOFING GROUP
12400 Sw 38 St.
Miami, FL 33175

Memo: 730-3 final payment roof replacement

Authorized Signatures
Void After 90 Days

⑈0000001077⑈ ⑆066004367⑆04311905155⑈ ⑇0000480000⑇

Check # 1077 Amount: $4,800.00 Date: 10/15/2024



Check # 1078 Amount: $5,089.48 Date: 10/15/2024

City National Bank Miami, FL

La Arboleda II Condominium (ARB)
2610 NW 87th Avenue, #200
Doral, FL 33172

Check Number: 1078

PAY: Five Thousand, Eighty-Nine And 48/100 Dollars

DATE: 10/07/2024 AMOUNT: ***$5,089.48

TO THE ORDER OF: ENVIROTECH ROOFING GROUP
12400 Sw 38 St.
Miami, FL 33175

Memo: 2nd payment roof replacement and conc...

Authorized Signatures
Void After 90 Days

⑈0000001078⑈ ⑆066004367⑆04311905155⑈ ⑇0000508948⑇

Check # 1078 Amount: $5,089.48 Date: 10/15/2024