Financial Report Package

November 2024

Prepared for

La Arboleda II Condominium

By

Excel Management Associates, Inc.

Income Statement - Operating

La Arboleda II Condominium

From 11/01/2024 to 11/30/2024

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	$433,050.31	$433,048.00	$2.31	$472,416.00
4025-00 Reserve Contribution	4,211.00	4,211.00	-	46,321.00	46,321.00	-	50,532.00
4030-00 Late Fees	175.00	-	175.00	1,601.26	-	1,601.26	-
4040-00 Fines/Violations	-	-	-	2,100.00	-	2,100.00	-
4050-00 Legal Fees	-	-	-	600.00	-	600.00	-
4055-00 NSF Bank Fees	-	-	-	25.00	-	25.00	-
4060-00 Interest Income - Operating	1.09	-	1.09	16.59	-	16.59	-
4090-00 Misc Income	-	-	-	50.00	-	50.00	-
Total ASSESSMENT INCOME	$43,755.30	$43,579.00	$176.30	$483,764.16	$479,369.00	$4,395.16	$522,948.00
Total OPERATING INCOME	**$43,755.30**	**$43,579.00**	**$176.30**	**$483,764.16**	**$479,369.00**	**$4,395.16**	**$522,948.00**
OPERATING EXPENSE							
ADMINISTRATIVE							
5010-00 Bad Debt Expense	7.48	150.00	142.52	151.05	1,650.00	1,498.95	1,800.00
5015-00 Bank Charges	45.00	22.00	(23.00)	303.00	242.00	(61.00)	264.00
5025-00 Legal & Professional Services	400.00	90.00	(310.00)	1,900.00	990.00	(910.00)	1,080.00
5030-00 Licenses & Permits	-	112.00	112.00	13,500.91	1,232.00	(12,268.91)	1,344.00
5031-00 Annual Fire Dept. Inspection Permit	-	79.00	79.00	1,121.56	869.00	(252.56)	948.00
5035-00 Management Expense	1,188.00	1,188.00	-	13,068.00	13,068.00	-	14,256.00
5040-00 Payroll Services	985.82	1,300.00	314.18	13,680.60	14,300.00	619.40	15,600.00
5041-00 Payroll Taxes/Services	38.25	205.00	166.75	925.25	2,255.00	1,329.75	2,460.00
5045-00 Printing & Postage	25.00	114.00	89.00	1,334.49	1,254.00	(80.49)	1,368.00
5050-00 Audit & Tax Preparation	-	245.00	245.00	2,675.00	2,695.00	20.00	2,940.00
5065-00 Insurance Expense	24,993.23	23,430.00	(1,563.23)	256,249.16	257,730.00	1,480.84	281,160.00
5085-00 Insurance- Workman's Compensation	-	100.00	100.00	621.00	1,100.00	479.00	1,200.00
Total ADMINISTRATIVE	$27,682.78	$27,035.00	($647.78)	$305,530.02	$297,385.00	($8,145.02)	$324,420.00
UTILITIES							
5710-00 Electricity	543.97	350.00	(193.97)	5,654.14	3,850.00	(1,804.14)	4,200.00
5740-00 Telephone	132.70	180.00	47.30	1,530.48	1,980.00	449.52	2,160.00
5750-00 Waste Removal	2,552.61	2,520.00	(32.61)	27,593.79	27,720.00	126.21	30,240.00
5760-00 Water & Sewer	1,063.25	5,520.00	4,456.75	58,397.88	60,720.00	2,322.12	66,240.00
Total UTILITIES	$4,292.53	$8,570.00	$4,277.47	$93,176.29	$94,270.00	$1,093.71	$102,840.00
REPAIRS & IMPROVEMENTS							
6015-00 Electrical Repairs	-	375.00	375.00	2,484.56	4,125.00	1,640.44	4,500.00
6055-00 General Repairs & Maintenance	347.75	717.00	369.25	16,104.47	7,887.00	(8,217.47)	8,604.00
6140-00 Roof Repairs	-	208.00	208.00	12,040.00	2,288.00	(9,752.00)	2,496.00
Total REPAIRS & IMPROVEMENTS	$347.75	$1,300.00	$952.25	$30,629.03	$14,300.00	($16,329.03)	$15,600.00

Income Statement - Operating

La Arboleda II Condominium

From 11/01/2024 to 11/30/2024

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	$250.00	$18.00	($232.00)	$250.00	$198.00	($52.00)	$216.00
6545-00 Lake Maintenance	-	152.00	152.00	1,416.42	1,672.00	255.58	1,824.00
6550-00 Lawn Maintenance	1,200.00	1,100.00	(100.00)	8,150.00	12,100.00	3,950.00	13,200.00
6565-00 Parking Enforcement	125.00	100.00	(25.00)	1,700.00	1,100.00	(600.00)	1,200.00
6575-00 Pool Contract	350.00	355.00	5.00	3,850.00	3,905.00	55.00	4,260.00
6590-00 Shrub & Tree Maintenance	800.00	500.00	(300.00)	9,600.00	5,500.00	(4,100.00)	6,000.00
6598-00 Storage	-	38.00	38.00	360.00	418.00	58.00	456.00
6599-00 Supplies	522.09	200.00	(322.09)	4,949.43	2,200.00	(2,749.43)	2,400.00
Total CONTRACT & SUPPLIES	$3,247.09	$2,463.00	($784.09)	$30,275.85	$27,093.00	($3,182.85)	$29,556.00
RESERVE ACCOUNT ACTIVITY							
7000-00 General Reserves	4,211.00	4,211.00	-	46,321.00	46,321.00	-	50,532.00
Total RESERVE ACCOUNT ACTIVITY	$4,211.00	$4,211.00	$-	$46,321.00	$46,321.00	$-	$50,532.00
Total OPERATING EXPENSE	**$39,781.15**	**$43,579.00**	**$3,797.85**	**$505,932.19**	**$479,369.00**	**($26,563.19)**	**$522,948.00**
Net Income:	**$3,974.15**	**$0.00**	**$3,974.15**	**($22,168.03)**	**$0.00**	**($22,168.03)**	**$0.00**

Balance Sheet - Operating

La Arboleda II Condominium

End Date: 11/30/2024

Assets			
CASH- OPERATING			
10-1000-00	City National Bank- OPR 4036	$26,208.76	
10-1060-00	Petty Cash	50.00	
10-1070-00	Due to/from Operating	(140,781.51)	
Total CASH- OPERATING:			($114,522.75)
CASH - RESERVE			
12-1200-00	City National Bank- Reserve 5155	146,203.76	
12-1240-00	Due to/from Reserves	140,781.51	
Total CASH - RESERVE:			$286,985.27
ACCOUNTS RECEIVABLE			
14-1400-00	Accounts Receivable- Homeowner	21,691.76	
14-1420-00	Allowance for Doubtful Account	(1,000.00)	
Total ACCOUNTS RECEIVABLE:			$20,691.76
CURRENT ASSETS			
15-1500-00	Prepaid Insurance	82,877.20	
Total CURRENT ASSETS:			$82,877.20
Total Assets:			**$276,031.48**
Liabilities & Equity			
CURRENT LIABILITIES			
20-2000-00	Accounts Payable	34,502.42	
20-2020-00	Prepaid Assessments	10,028.65	
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:			$136,051.86
RESERVE CONTRIBUTIONS			
30-3010-00	Reserve- Interest	3,062.07	
30-3085-00	Painting Reserve	63,560.53	
30-3095-00	Pool Reserve	5,386.86	
30-3100-00	Resurfacing Reserve	(5,593.99)	
30-3105-00	Flat Roofing 700, 830, 850 Reserve	17,603.74	
30-3106-00	Flat Roofing 730, 770, 860, 870 Reserve	9,014.08	
30-3107-00	Flat Roofing 780-786	(100,764.98)	
30-3108-00	Tile Roofing Reserve	331,753.33	
30-3110-00	Flat Roofing 760,800,750 Reserve	320.56	
30-3111-00	Fat Roofing 716-742	1,833.37	
Total RESERVE CONTRIBUTIONS:			$326,175.57
EQUITY			

32-3210-00	Retained Earnings- Operating	($164,027.92)	
Total EQUITY:			($164,027.92)
	Net Income Gain / Loss	(22,168.03)	($22,168.03)
Total Liabilities & Equity:			**$276,031.48**

General Ledger Trial Balance

La Arboleda II Condominium

From: 10-1000-00 To: 80-8025-00 11/01/2024 to 11/30/2024

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1000-00	City National Bank- OPR 4036	$26,941.01	$38,425.29	$39,157.54	$26,208.76
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	$141,957.66	$4,246.10	$0.00	$146,203.76
12-1240-00	Due to/from Reserves	$140,781.51	$0.00	$0.00	$140,781.51
14-1400-00	Accounts Receivable- Homeowner	$18,700.77	$44,682.67	$41,691.68	$21,691.76
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	($32,957.83)	$42,882.66	$44,427.25	($34,502.42)
20-2020-00	Prepaid Assessments	($13,288.65)	$8,048.37	$4,788.37	($10,028.65)
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	($3,026.97)	$0.00	$35.10	($3,062.07)
30-3085-00	Painting Reserve	($62,621.42)	$0.00	$939.11	($63,560.53)
30-3095-00	Pool Reserve	($5,260.19)	$0.00	$126.67	($5,386.86)
30-3100-00	Resurfacing Reserve	$6,236.80	$0.00	$642.81	$5,593.99
30-3105-00	Flat Roofing 700, 830, 850 Reserve	($17,328.73)	$0.00	$275.01	($17,603.74)
30-3106-00	Flat Roofing 730, 770, 860, 870 Reserve	($8,634.59)	$0.00	$379.49	($9,014.08)
30-3107-00	Flat Roofing 780-786	$101,595.71	$0.00	$830.73	$100,764.98
30-3108-00	Tile Roofing Reserve	($331,163.78)	$0.00	$589.55	($331,753.33)
30-3110-00	Flat Roofing 760,800,750 Reserve	($59.60)	$0.00	$260.96	($320.56)
30-3111-00	Fat Roofing 716-742	($1,666.70)	$0.00	$166.67	($1,833.37)
32-3210-00	Retained Earnings- Operating	$164,027.92	$0.00	$0.00	$164,027.92
40-4000-00	Assessments- Member's	($393,682.10)	$4,211.00	$43,579.21	($433,050.31)
40-4025-00	Reserve Contribution	($42,110.00)	$0.00	$4,211.00	($46,321.00)
40-4030-00	Late Fees	($1,426.26)	$0.00	$175.00	($1,601.26)
40-4040-00	Fines/Violations	($2,100.00)	$0.00	$0.00	($2,100.00)
40-4050-00	Legal Fees	($600.00)	$0.00	$0.00	($600.00)
40-4055-00	NSF Bank Fees	($25.00)	$0.00	$0.00	($25.00)
40-4060-00	Interest Income - Operating	($15.50)	$0.00	$1.09	($16.59)
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	$7.48	$0.00	$151.05
50-5015-00	Bank Charges	$258.00	$45.00	$0.00	$303.00
50-5025-00	Legal & Professional Services	$1,500.00	$400.00	$0.00	$1,900.00
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	$11,880.00	$1,188.00	$0.00	$13,068.00
50-5040-00	Payroll Services	$12,694.78	$1,435.82	$450.00	$13,680.60
50-5041-00	Payroll Taxes/Services	$887.00	$75.83	$37.58	$925.25
50-5045-00	Printing & Postage	$1,309.49	$25.00	$0.00	$1,334.49
50-5050-00	Audit & Tax Preparation	$2,675.00	$0.00	$0.00	$2,675.00
50-5065-00	Insurance Expense	$231,255.93	$24,993.23	$0.00	$256,249.16
50-5085-00	Insurance- Workman's Compensation	$621.00	$0.00	$0.00	$621.00
57-5710-00	Electricity	$5,110.17	$543.97	$0.00	$5,654.14
57-5740-00	Telephone	$1,397.78	$132.70	$0.00	$1,530.48
57-5750-00	Waste Removal	$25,041.18	$2,552.61	$0.00	$27,593.79
57-5760-00	Water & Sewer	$57,334.63	$1,063.25	$0.00	$58,397.88
60-6015-00	Electrical Repairs	$2,484.56	$0.00	$0.00	$2,484.56
60-6055-00	General Repairs & Maintenance	$15,756.72	$347.75	$0.00	$16,104.47
60-6140-00	Roof Repairs	$12,040.00	$0.00	$0.00	$12,040.00
65-6520-00	Fire Extinguisher Inspections	$0.00	$250.00	$0.00	$250.00
65-6545-00	Lake Maintenance	$1,416.42	$0.00	$0.00	$1,416.42
65-6550-00	Lawn Maintenance	$6,950.00	$1,200.00	$0.00	$8,150.00
65-6565-00	Parking Enforcement	$1,575.00	$125.00	$0.00	$1,700.00
65-6575-00	Pool Contract	$3,500.00	$350.00	$0.00	$3,850.00
65-6590-00	Shrub & Tree Maintenance	$8,800.00	$800.00	$0.00	$9,600.00
65-6598-00	Storage	$360.00	$0.00	$0.00	$360.00
65-6599-00	Supplies	$4,427.34	$522.09	$0.00	$4,949.43
70-7000-00	General Reserves	$42,110.00	$4,211.00	$0.00	$46,321.00
70-7010-00	Reserve Transfers	$0.00	$4,211.00	$4,211.00	$0.00
	Totals:	**$0.00**	**$186,975.82**	**$186,975.82**	**$0.00**

Homeowner Aging Report Excluding Prepaid

La Arboleda II Condominium

End Date: 11/30/2024

Description		Current	Over 30	Over 60	Over 90	Balance
ARB7004 - Maria Castellon Owner 700 Nw 106 Avenue Unit 4 **Last Payment:** $205.00 on 11/07/2024 **Collection Status:** Attorney						
	Total:	**$504.20**	**$504.20**	**$479.20**	**$1,060.79**	**$2,548.39**
ARB7143 - Dalila Del Pilar Allen Owner 714 Nw 106 Avenue Unit 3 **Last Payment:** $584.00 on 11/18/2024						
	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**	**$504.20**	**$3,778.60**	**$5,291.20**
ARB7302 - Silvia Marrero Owner 730 Nw 106 Avenue Unit 2 **Last Payment:** $480.00 on 11/21/2024						
	Total:	**$490.39**	**$490.39**	**$490.39**	**$408.77**	**$1,879.94**
ARB7464 - Surekha Joshi Owner 746 Nw 106 Avenue Unit 4 **Last Payment:** $448.43 on 11/10/2024						
	Total:	**$364.99**	**$0.00**	**$0.00**	**$0.00**	**$364.99**
ARB7501 - Hector M. Ruyol Jr. Owner 750 Nw 106 Avenue Unit 1 **Last Payment:** $462.33 on 11/18/2024						
	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 11/18/2024						
	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**	**$459.27**	**$918.54**	**$2,296.35**
ARB7604 - Luis Bernardo Turuseta & Iliana Maria Gonzales Urquijo Owner 760 Nw 106 Avenue Unit 4 **Last Payment:** $419.27 on 10/21/2024 **Collection Status:** 30 Day Letter						
	Total:	**$419.27**	**$419.27**	**$33.85**	**$0.00**	**$872.39**
ARB7703 - Lourdes & Juan Diego Montoya Owner 770 Nw 106 Avenue Unit 3 **Last Payment:** $471.20 on 11/18/2024						
	Total:	**$8.00**	**$0.00**	**$0.00**	**$0.00**	**$8.00**
ARB7705 - Arboleda 5 LLC Owner 770 Nw 106 Avenue Unit 5 **Last Payment:** $434.27 on 11/08/2024 **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 11/18/2024						
	Total:	**$81.73**	**$0.00**	**$0.00**	**$0.00**	**$81.73**
ARB7708 - Joaquin Daniel Owner 770 Nw 106 Avenue Unit 8 **Last Payment:** $490.39 on 11/18/2024						
	Total:	**$44.50**	**$0.00**	**$0.00**	**$0.00**	**$44.50**
ARB7801 - Century Invest Llc Owner 780 Nw 106 Avenue Unit 1 **Last Payment:** $561.52 on 11/05/2024						
	Total:	**$561.52**	**$438.48**	**$0.00**	**$0.00**	**$1,000.00**

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 11/18/2024
	Total:	**($0.05)**	**$0.00**	**$0.00**	**$0.00**	**($0.05)**
ARB7864 - Alberto Laurel Owner 786 Nw 106 Avenue Unit 4						**Last Payment:** $584.00 on 10/25/2024
	Total:	**$609.00**	**$0.00**	**$0.00**	**$0.00**	**$609.00**
ARB8007 - Alba Acosta Owner 800 Nw 106 Avenue Unit 7						**Last Payment:** $449.26 on 11/18/2024
	Total:	**$449.26**	**$0.00**	**$0.00**	**$0.00**	**$449.26**
ARB8122 - Samara G. Glyn Owner 812 Nw 106 Avenue Unit 2						**Last Payment:** $448.43 on 11/01/2024 **Collection Status:** 30 Day Letter
	Total:	**$584.00**	**$500.56**	**$0.00**	**$0.00**	**$1,084.56**
ARB8303 - Douglas J. Quintana Owner 830 Nw 106 Avenue Unit 3						**Last Payment:** $419.17 on 11/12/2024
	Total:	**$0.90**	**$0.00**	**$0.00**	**$0.00**	**$0.90**
ARB8304 - Alain Bello Rey & Yanira Rey Owner 830 Nw 106 Avenue Unit 4						**Last Payment:** $434.27 on 10/30/2024
	Total:	**$459.27**	**$434.27**	**$434.27**	**$243.23**	**$1,571.04**
ARB8306 - Alicia Aguilar Owner 830 Nw 106 Avenue Unit 6						**Last Payment:** $479.20 on 11/01/2024
	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 11/18/2024
	Total:	**($0.36)**	**$0.00**	**$0.00**	**$0.00**	**($0.36)**
ARB8402 - Irma Fernandez Owner 840 Nw 106 Avenue Unit 2						**Last Payment:** $490.39 on 11/18/2024
	Total:	**($25.00)**	**$0.00**	**$0.00**	**$0.00**	**($25.00)**
ARB8404 - Aida Rosa Pico Owner 840 Nw 106 Avenue Unit 4						**Last Payment:** $479.20 on 11/18/2024
	Total:	**$150.00**	**$0.00**	**$0.00**	**$0.00**	**$150.00**
ARB8501 - Roberta Jorge Pelarigo Owner 850 Nw 106 Avenue Unit 1						**Last Payment:** $479.22 on 11/12/2024
	Total:	**$163.13**	**$0.00**	**$0.00**	**$0.00**	**$163.13**
ARB8502 - Jose A. Polanco & Rosa Owner 850 Nw 106 Avenue Unit 2						**Last Payment:** $980.78 on 10/15/2024
	Total:	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
ARB8503 - Daniel Torres & Odalys Torres Owner 850 Nw 106 Avenue Unit 3						**Last Payment:** $490.39 on 11/18/2024
	Total:	**$0.01**	**$0.00**	**$0.00**	**$0.00**	**$0.01**
ARB8601 - Alberto Alberto Owner 860 Nw 106 Avenue Unit 1						**Last Payment:** $479.20 on 11/07/2024
	Total:	**$504.20**	**$504.20**	**$42.24**	**$0.00**	**$1,050.64**

Description		Current	Over 30	Over 60	Over 90	Balance
ARB8603 - Jeremy Ferry & Paulina Ferry Owner 860 Nw 106 Avenue Unit 3						**Last Payment:** $490.39 on 10/15/2024
	Total:	**$465.39**	**$0.00**	**$0.00**	**$0.00**	**$465.39**
ARB8604 - Orlando Sendon & Margarita Sendon Owner 860 Nw 106 Avenue Unit 4						**Last Payment:** $479.20 on 11/05/2024
	Total:	**$96.23**	**$0.00**	**$0.00**	**$0.00**	**$96.23**
ARB8722 - Carlos Cardo Owner 872 Nw 106 Avenue Unit 2						**Last Payment:** $585.00 on 11/18/2024
	Total:	**($1.00)**	**$0.00**	**$0.00**	**$0.00**	**($1.00)**
ARB8743 - Arturo Rodriguez & Sara Rodriguez Owner 874 Nw 106 Avenue Unit 3						**Last Payment:** $584.00 on 11/13/2024 **Collection Status:** 30 Day Letter
	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	**$8,506.00**	**$4,332.41**	**$2,443.42**	**$6,409.93**	**$21,691.76**

Description	Total
Assessment (Delinquent Fee) 2023	($25.51)
Assessment (Delinquent Fee) 2024	$449.00
Assessment 2024	$19,704.79
NSF Fees 2024	$25.00
Owner Fines 2024	$1,538.48
AR Total:	**$21,691.76**

Date	Check #	Payee		Amount
10-1000-00 City National Bank- OPR 4036				
11/04/2024	4135	IPFS CORPORATION		$24,993.23
		Invoice #: 4th.install 11/2024		
		50-5065-00 Insurance Expense	$24,993.23	
11/07/2024	0	ADP PAYROLL SERVICES		$461.75
		Invoice #: 11082024		
		50-5040-00 Payroll Services	$461.75	
11/07/2024	0	ADP PAYROLL SERVICES		$76.50
		Invoice #: 11724		
		50-5040-00 Payroll Services	$38.25	
		50-5041-00 Payroll Taxes/Services	$38.25	
11/07/2024	4136	AT&T		$129.12
		Invoice #: 308957821 11/19/24		
		57-5740-00 Telephone	$129.12	
11/07/2024	4137	WASTE CONNECTIONS OF FLORIDA		$2,552.61
		Invoice #: 3363155WW440		
		57-5750-00 Waste Removal	$2,552.61	
11/07/2024	4138	FPL		$541.98
		Invoice #: 1Acc-820-11/14/24		
		57-5710-00 Electricity	$541.98	
11/07/2024	4139	MIAMI-DADE WATER & SEWER		$1,349.23
		Invoice #: 4507644 11/13/2024		
		57-5760-00 Water & Sewer	$1,349.23	
11/08/2024	4140	EXCEL MANAGEMENT ASSOCIATES		$1,188.00
		Invoice #: 07195324		
		50-5035-00 Management Expense	$1,188.00	
11/08/2024	4141	LA ARBOLEDA II CONDO. ASSOC.		$4,211.00
		Invoice #: 1909		
		70-7010-00 Reserve Transfers	$4,211.00	
11/08/2024	4142	SOUTH FLORIDA PARKING AUTHORITY		$125.00
		Invoice #: 1705		
		65-6565-00 Parking Enforcement	$125.00	
11/08/2024	4143	MAYROD LANDSCAPING INC.		$600.00
		Invoice #: 10-16/24		
		65-6550-00 Lawn Maintenance	$600.00	
11/08/2024	4144	MAYROD LANDSCAPING INC.		$600.00
		Invoice #: 20241104		
		65-6550-00 Lawn Maintenance	$600.00	
11/08/2024	4145	ELIO'S LOCKSMITH CORP.		$347.75
		Invoice #: 099316		
		60-6055-00 General Repairs & Maintenance	$347.75	
11/12/2024	4146	CASH		$522.09
		Invoice #: 11122024		
		65-6599-00 Supplies	$522.09	

Date	Check #	Payee		Amount
11/21/2024	4147	JAMIL J. SARABIA		$300.00
		Invoice #: 11212024		
		50-5040-00 Payroll Services; Janitorial service one weeks	$300.00	
11/01/2024	0	ADP PAYROLL SERVICES		$61.94
		Invoice #: 110124		
		50-5040-00 Payroll Services	$61.94	
11/15/2024	0	ADP PAYROLL SERVICES		$61.94
		Invoice #: 111524		
		50-5040-00 Payroll Services	$61.94	
11/29/2024	0	ADP PAYROLL SERVICES		$61.94
		Invoice #: 112924		
		50-5040-00 Payroll Services	$61.94	
11/12/2024	0	CITY NATIONAL BANK		$12.00
		50-5015-00 Bank Adjustment - Deposited item returned fee; Deposited item returned fee	$12.00	
11/15/2024	0	CITY NATIONAL BANK		$21.00
		50-5015-00 Bank Adjustment - Monthly service fee; Monthly service fee	$21.00	
11/20/2024	0	CITY NATIONAL BANK		$12.00
		50-5015-00 Bank Adjustment - Deposited item returned fee; Deposited item returned fee	$12.00	

Account Totals	**# Checks:**	**21**	**$38,229.08**
Association Totals	**# Checks:**	**21**	**$38,229.08**

Bank Account Reconciliation

La Arboleda II Condominium

City National Bank- OPR 4036 (End: 11/30/2024)

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)
11/21/2024		JAMIL J. SARABIA		4147	($300.00)
11/29/2024		ADP PAYROLL SERVICES		0	($61.94)
			Total Uncleared		**($4,707.80)**
Cleared Items					
Credits					
11/01/2024	11/01/2024	Deposit from batch 14655	14655 - Auto Payment	886	$479.20
11/01/2024	11/04/2024	Deposit from batch 14647	14647 - Online Payment	885	$1,358.09
11/04/2024	11/04/2024	Deposit from batch 14709	14709 - Revo-Credit Card	889	$449.26
11/04/2024	11/05/2024	Deposit from batch 14656	14656 - Online Payment	887	$853.54
11/04/2024	11/07/2024	Deposit from batch 14608	14608 - ACH Payment	888	$3,715.51
11/05/2024	11/07/2024	Deposit from batch 14679	14679 - Online Payment	892	$1,123.04
11/05/2024	11/07/2024	Deposit from batch 14678	14678 - Online Payment	891	$1,407.66
11/05/2024	11/05/2024	Deposit from batch 14681	14681 - Scanned Checks	890	$2,817.72
11/07/2024	11/08/2024	Deposit from batch 14744	14744 - Auto Payment	894	$584.00
11/07/2024	11/08/2024	Deposit from batch 14728	14728 - Scanned Checks	893	$1,163.40
11/08/2024	11/09/2024	Deposit from batch 14753	14753 - Auto Payment	896	$434.27
11/08/2024	11/13/2024	Deposit from batch 14746	14746 - Online Payment	895	$928.46
11/12/2024	11/14/2024	Deposit from batch 14754	14754 - Online Payment	897	$448.43
11/12/2024	11/13/2024	Deposit from batch 14758	14758 - Auto Payment	898	$898.39
11/13/2024	11/15/2024	Deposit from batch 14760	14760 - Online Payment	899	$561.52
11/13/2024	11/14/2024	Deposit from batch 14771	14771 - Auto Payment	900	$1,003.27
11/15/2024	11/19/2024	Deposit from batch 14777	14777 - Online Payment	901	$449.26
11/18/2024	11/19/2024	Deposit from batch 14794	14794 - Scanned Checks	903	$4,483.17
11/18/2024	11/19/2024	Deposit from batch 14793	14793 - Scanned Checks	902	$11,526.82
11/20/2024	11/21/2024	Deposit from batch 14866	14866 - Auto Payment	904	$462.33
11/21/2024	11/22/2024	Deposit from batch 14869	14869 - Scanned Checks	906	$480.00
11/21/2024	11/22/2024	Deposit from batch 14868	14868 - Scanned Checks	905	$1,005.78
11/26/2024	11/29/2024	Deposit from batch 14904	14904 - Online Payment	908	$419.27
11/26/2024	11/27/2024	Deposit from batch 14928	14928 - Auto Payment	909	$584.00
11/26/2024	11/27/2024	Deposit from batch 14907	14907 - Scanned Checks	907	$787.81
11/29/2024	11/30/2024	Interest			$1.09
			Total Cleared Credits		**$38,425.29**
Debits					
10/25/2024	11/06/2024	MIAMI-DADE WATER & SEWER		4134	($13,871.93)
10/25/2024	11/05/2024	ANGELINA GONZALEZ		4131	($1,500.00)
10/25/2024	11/13/2024	RAIDEL LANDSCAPING CORP.,		4130	($800.00)
10/25/2024	11/01/2024	EXCEL MANAGEMENT ASSOCIATES		4127	($726.64)
10/25/2024	11/05/2024	CNA INSURANCE		4126	($621.00)
11/01/2024	11/01/2024	ADP PAYROLL SERVICES		0	($61.94)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
11/04/2024	11/05/2024	IPFS CORPORATION		4135	($24,993.23)
11/07/2024	11/09/2024	WASTE CONNECTIONS OF FLORIDA		4137	($2,552.61)
11/07/2024	11/13/2024	MIAMI-DADE WATER & SEWER		4139	($1,349.23)
11/07/2024	11/13/2024	FPL		4138	($541.98)
11/07/2024	11/09/2024	ADP PAYROLL SERVICES		0	($461.75)
11/07/2024	11/13/2024	AT&T		4136	($129.12)
11/07/2024	11/09/2024	ADP PAYROLL SERVICES		0	($76.50)
11/08/2024	11/22/2024	LA ARBOLEDA II CONDO. ASSOC.		4141	($4,211.00)
11/08/2024	11/14/2024	EXCEL MANAGEMENT ASSOCIATES		4140	($1,188.00)
11/08/2024	11/14/2024	MAYROD LANDSCAPING INC.		4143	($600.00)
11/08/2024	11/14/2024	MAYROD LANDSCAPING INC.		4144	($600.00)
11/08/2024	11/19/2024	ELIO'S LOCKSMITH CORP.		4145	($347.75)
11/08/2024	11/19/2024	SOUTH FLORIDA PARKING AUTHORITY		4142	($125.00)
11/12/2024	11/14/2024	CASH		4146	($522.09)
11/12/2024	11/12/2024	Return - Account Closed	14856 - Move or Return Paymer	0	($479.20)
11/12/2024	11/12/2024	CITY NATIONAL BANK		0	($12.00)
11/15/2024	11/15/2024	ADP PAYROLL SERVICES		0	($61.94)
11/15/2024	11/15/2024	CITY NATIONAL BANK		0	($21.00)
11/20/2024	11/27/2024	Return - Ck#1905 Insufficient Funds	14926 - Move or Return Paymer	0	($449.26)
11/20/2024	11/20/2024	CITY NATIONAL BANK		0	($12.00)
			Total Cleared Debits		**($56,315.17)**

City National Bank- OPR 4036 Summary

Ending Account Balance:	$ 26,208.76
Uncleared Items:	($4,707.80)
Adjusted Balance:	$ 30,916.56
Bank Ending Balance:	$ 30,916.56
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:9793 / 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:	$48,806.44
Last Statement:	October 31, 2024	Ending Balance:	$30,916.56
This Statement:	November 29, 2024	Average Ledger Balance:	$27,460.33
		Low Balance:	$15,383.46
		Interest Earned This Period:	$1.09
		Interest Earned 2024:	$16.59
		Days In Period:	29
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
10-31	Beginning balance			48,806.44
11-01	Icl Deposit	479.20		49,285.64
11-01	Adp Payroll Fees Adp Fees 743059378647		61.94	49,223.70
11-01	Check # 4127		726.64	48,497.06
11-04	Net Setlmt 5/3 Bankcard Sys 5/3 Bankcard Net Setlmt 4445057332561 Rev	449.26		48,946.32
11-04	La Arboleda Ii C Onlinepay 14647	1,358.09		50,304.41
11-05	Icl Deposit	2,817.72		53,122.13
11-05	La Arboleda Ii C Onlinepay 14656	853.54		53,975.67
11-05	Check # 4131		1,500.00	52,475.67
11-05	Cna Ach Prem-pymt 3030014706		621.00	51,854.67
11-05	Ipfs800-584-9969 Ipfspmtgaa D55906		24,993.23	26,861.44
11-06	La Arboleda Ii C Onlinepay 14679	1,123.04		27,984.48
11-06	La Arboleda Ii C Onlinepay 14678	1,407.66		29,392.14
11-06	La Arboleda Ii C Assn Dues 6	3,715.51		33,107.65
11-06	Mdws M-dwasdpmt 000001677401358		14.35	33,093.30

Continued on the next page

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
11-06	Mdws M-dwasdpmt 000001677401226		974.27	32,119.03
11-06	Mdws M-dwasdpmt 000001677401180		1,001.38	31,117.65
11-06	Mdws M-dwasdpmt 000001677401382		1,539.59	29,578.06
11-06	Mdws M-dwasdpmt 000001677401214		2,038.81	27,539.25
11-06	Mdws M-dwasdpmt 000001677401378		2,575.05	24,964.20
11-06	Mdws M-dwasdpmt 000001677401373		2,628.58	22,335.62
11-06	Mdws M-dwasdpmt 000001677401369		3,099.90	19,235.72
11-07	Icl Deposit	584.00		19,819.72
11-07	Icl Deposit	1,163.40		20,983.12
11-08	Icl Deposit	434.27		21,417.39
11-08	Adp - Tax Adp - Tax 531072383674A00		76.50	21,340.89
11-08	Adp Wage Pay Wage Pay 9436329378946Lm		461.75	20,879.14
11-08	Waste Connection Web_pay 89836420110724		2,552.61	18,326.53
11-12	Icl Deposit	898.39		19,224.92
11-12	La Arboleda Ii C Onlinepay 14746	928.46		20,153.38
11-12	Charge Back Item Check 253		479.20	19,674.18
11-12	Att Payment 890613002Myw9v		129.12	19,545.06
11-12	Fpl Direct Debit Elec Pymt 5154771538 Webi		541.98	19,003.08
11-12	Mdws M-dwasdpmt 000001678286197		1,349.23	17,653.85
11-12	Check # 4130		800.00	16,853.85
11-12	Deposited Item Returned Fee		12.00	16,841.85
11-13	Icl Deposit	1,003.27		17,845.12
11-13	La Arboleda Ii C Onlinepay 14754	448.43		18,293.55
11-13	Check # 4146		522.09	17,771.46
11-13	Check # 4143		600.00	17,171.46
11-13	Check # 4144		600.00	16,571.46
11-13	Check # 4140		1,188.00	15,383.46
11-14	La Arboleda Ii C Onlinepay 14760	561.52		15,944.98
11-15	Adp Payroll Fees Adp Fees 927835084177		61.94	15,883.04
11-15	Monthly Service Fee		21.00	15,862.04
11-18	Icl Deposit	4,483.17		20,345.21
11-18	Icl Deposit	11,526.82		31,872.03
11-18	La Arboleda Ii C Onlinepay 14777	449.26		32,321.29
11-18	Check # 4142		125.00	32,196.29
11-18	Check # 4145		347.75	31,848.54
11-20	Icl Deposit	462.33		32,310.87
11-20	Charge Back Item Check 1905		449.26	31,861.61
11-20	Deposited Item Returned Fee		12.00	31,849.61
11-21	Icl Deposit	480.00		32,329.61
11-21	Icl Deposit	1,005.78		33,335.39
11-21	Check # 4141		4,211.00	29,124.39
11-26	Icl Deposit	584.00		29,708.39
11-26	Icl Deposit	787.81		30,496.20
11-27	La Arboleda Ii C Onlinepay 14904	419.27		30,915.47
11-29	Interest	1.09		30,916.56
11-29	Ending totals	38,425.29	56,315.17	30,916.56

Checks

Number	Date	Amount	Number	Date	Amount
4127*	11-01	726.64	4142	11-18	125.00
4130	11-12	800.00	4143	11-13	600.00
4131*	11-05	1,500.00	4144	11-13	600.00
4140	11-13	1,188.00	4145	11-18	347.75
4141	11-21	4,211.00	4146	11-13	522.09

* Skip In Check Sequence

Continued on the next page

Check # 4127 Amount: $726.64 Date: 11/01/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 4127
PAY Seven Hundred Twenty-Six And 64/100 Dollars
DATE 10/25/2024 AMOUNT ****$726.64
TO THE ORDER OF EXCEL MANAGEMENT ASSOCIATES
2510 NW 97 AVENUE , SUITE 200
DORAL, FL 33172
Memo: Sept. Charges & reimb. MDC B# 800 40 year recertification
Authorized Signatures
Void After 90 Days
⑈0000004127⑈ ⑆066004367⑆0431904036⑈ ⑇0000072664⑇

Check # 4127 Amount: $726.64 Date: 11/01/2024

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE
CUTLER CREEK VILLAGE TOWNHOUSE

Check # 4130 Amount: $800.00 Date: 11/12/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 4130
PAY Eight Hundred And 00/100 Dollars
DATE 10/25/2024 AMOUNT ****$800.00
TO THE ORDER OF RAIDEL LANDSCAPING CORP.,
P.O.BOX 139095
HIALEAH, FL 33013
Memo: Tree trimming
Authorized Signatures
Void After 90 Days
⑈0000004130⑈ ⑆066004367⑆0431904036⑈ ⑇0000080000⑇

Check # 4130 Amount: $800.00 Date: 11/12/2024

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE
0092829624
2024-11-12

Check # 4131 Amount: $1,500.00 Date: 11/05/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 4131
PAY One Thousand, Five Hundred And 00/100 Dollars
DATE 10/25/2024 AMOUNT ****$1,500.00
TO THE ORDER OF ANGELINA GONZALEZ
865 NW 136 AVENUE
MIAMI, FL 33182
Memo: Legalization of gutter grate
Authorized Signatures
Void After 90 Days
⑈0000004131⑈ ⑆066004367⑆0431904036⑈ ⑇0000150000⑇

Check # 4131 Amount: $1,500.00 Date: 11/05/2024

>066004367<
CNB-Bird Road
2024-11-05
0390565860
Batch 263671312
DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4140 Amount: $1,188.00 Date: 11/13/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 4140
PAY One Thousand, One Hundred Eighty-Eight And 00/100 Dollars
DATE 11/08/2024 AMOUNT ****$1,188.00
TO THE ORDER OF EXCEL MANAGEMENT ASSOCIATES
2510 NW 97 AVENUE , SUITE 200
DORAL, FL 33172
Memo: Nov. Management Expense
Authorized Signatures
Void After 90 Days
⑈0000004140⑈ ⑆066004367⑆0431904036⑈ ⑇0000118800⑇

Check # 4140 Amount: $1,188.00 Date: 11/13/2024

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE
Excel Management

Check # 4141 Amount: $4,211.00 Date: 11/21/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 4141
PAY Four Thousand, Two Hundred Eleven And 00/100 Dollars
DATE 11/08/2024 AMOUNT ****$4,211.00
TO THE ORDER OF LA ARBOLEDA II CONDO. ASSOC.
2510 Nw 97Th Ave.#200
Doral, FL 33172
Memo: Nov Reserve Transfers
Authorized Signatures
Void After 90 Days
⑈0000004141⑈ ⑆066004367⑆0431904036⑈ ⑇0000421100⑇

Check # 4141 Amount: $4,211.00 Date: 11/21/2024

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 # 4142 Amount: $125.00 Date: 11/18/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 4142
PAY One Hundred Twenty-Five And 00/100 Dollars
DATE 11/08/2024 AMOUNT ****$125.00
TO THE ORDER OF SOUTH FLORIDA PARKING AUTHORITY
15476 Nw 77Th Ct
UNIT 433
Miami Lakes, FL 33016
Memo: November Parking Enforcement
Authorized Signatures
Void After 90 Days
⑈0000004142⑈ ⑆066004367⑆0431904036⑈ ⑇0000012500⑇

Check # 4142 Amount: $125.00 Date: 11/18/2024

For Deposit Only JPMC
0092180587
2024-11-18
DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4143 Amount: $600.00 Date: 11/13/2024

City National Bank Miami, FL

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

Check Number: 4143

PAY Six Hundred And 00/100 Dollars

DATE 11/08/2024 AMOUNT ****$600.00

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

Memo: Serv. 10/16/2024

Authorized Signatures
Void After 90 Days

⑈0000004143⑈ ⑆066004367⑆0431904036⑈ ⑇0000060000⑇

Check # 4143 Amount: $600.00 Date: 11/13/2024

PAY TO THE ORDER OF
BANK OF AMERICA
MIAMI, FL 33185-5830
FOR DEPOSIT ONLY

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

0092934193
2024-11-13

CashID:765 Date:11/12/24 Seq#:0003
CorrelationID:9841112150410 DeviceID:DFL21B94

Check # 4144 Amount: $600.00 Date: 11/13/2024

City National Bank Miami, FL

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

Check Number: 4144

PAY Six Hundred And 00/100 Dollars

DATE 11/08/2024 AMOUNT ****$600.00

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

Memo: Service 11/4/2024

Authorized Signatures
Void After 90 Days

⑈0000004144⑈ ⑆066004367⑆0431904036⑈ ⑇0000060000⑇

Check # 4144 Amount: $600.00 Date: 11/13/2024

PAY TO THE ORDER OF
BANK OF AMERICA
MIAMI, FL 33185-5830
FOR DEPOSIT ONLY

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

0092934192
2024-11-13

CashID:763 Date:11/12/24 Seq#:0002
CorrelationID:9841112150410 DeviceID:DFL21B94

Check # 4145 Amount: $347.75 Date: 11/18/2024

City National Bank Miami, FL

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

Check Number: 4145

PAY Three Hundred Forty-Seven And 75/100 Dollars

DATE 11/08/2024 AMOUNT ****$347.75

TO THE ORDER OF ELIO'S LOCKSMITH CORP.
11345 West Flagler Street
Miami, FL 33174

Memo: Change doors closer

Authorized Signatures
Void After 90 Days

⑈0000004145⑈ ⑆066004367⑆0431904036⑈ ⑇0000034775⑇

Check # 4145 Amount: $347.75 Date: 11/18/2024

>267087769<
InterAmerican Bk 885
2024-11-15
0014112770
Batch

0091171378
2024-11-18

2945 galvarez

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4146 Amount: $522.09 Date: 11/13/2024

City National Bank Miami, FL

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

Check Number: 4146

PAY Five Hundred Twenty-Two And 09/100 Dollars

DATE 11/12/2024 AMOUNT ****$522.09

TO THE ORDER OF CASH

Memo: Reimb. for maintenance supplies

Authorized Signatures
Void After 90 Days

⑈0000004146⑈ ⑆066004367⑆0431904036⑈ ⑇0000052209⑇

Check # 4146 Amount: $522.09 Date: 11/13/2024

>311992904< - 0012
6115 – 179796699
11/12/2024 - 15:32:44

0092940970
2024-11-13

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

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					
11/21/2024	11/22/2024	Misc Scanned Deposit		119	$4,211.00
11/29/2024	11/30/2024	Interest			$35.10
			Total Cleared Credits		**$4,246.10**

City National Bank- Reserve 5155 Summary

Ending Account Balance:	$ 146,203.76
Uncleared Items:	($4,000.00)
Adjusted Balance:	$ 150,203.76
Bank Ending Balance:	$ 150,203.76
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:9794 / 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:	$145,957.66
Last Statement:	October 31, 2024	Ending Balance:	$150,203.76
This Statement:	November 29, 2024	Average Ledger Balance:	$147,264.52
		Low Balance:	$145,957.66
		Interest Earned This Period:	$35.10
		Interest Earned 2024:	$393.86
		Days In Period:	29
		Annual Percentage Yield Earned:	0.30%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
10-31	Beginning balance			145,957.66
11-21	Icl Deposit	4,211.00		150,168.66
11-29	Interest	35.10		150,203.76
11-29	Ending totals	4,246.10	0.00	150,203.76