Financial Report Package

December 2024

Prepared for

La Arboleda II Condominium

By

Excel Management Associates, Inc.

Income Statement - Operating

La Arboleda II Condominium

From 12/01/2024 to 12/31/2024

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	$472,418.52	$472,416.00	$2.52	$472,416.00
4025-00 Reserve Contribution	4,211.00	4,211.00	-	50,532.00	50,532.00	-	50,532.00
4030-00 Late Fees	100.00	-	100.00	1,701.26	-	1,701.26	-
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	1.47	-	1.47	18.06	-	18.06	-
4090-00 Misc Income	-	-	-	50.00	-	50.00	-
Total ASSESSMENT INCOME	$43,680.68	$43,579.00	$101.68	$527,444.84	$522,948.00	$4,496.84	$522,948.00
Total OPERATING INCOME	**$43,680.68**	**$43,579.00**	**$101.68**	**$527,444.84**	**$522,948.00**	**$4,496.84**	**$522,948.00**
OPERATING EXPENSE							
ADMINISTRATIVE							
5010-00 Bad Debt Expense	-	150.00	150.00	151.05	1,800.00	1,648.95	1,800.00
5015-00 Bank Charges	33.00	22.00	(11.00)	336.00	264.00	(72.00)	264.00
5025-00 Legal & Professional Services	-	90.00	90.00	1,900.00	1,080.00	(820.00)	1,080.00
5030-00 Licenses & Permits	114.58	112.00	(2.58)	20,040.49	1,344.00	(18,696.49)	1,344.00
5031-00 Annual Fire Dept. Inspection Pe	-	79.00	79.00	1,121.56	948.00	(173.56)	948.00
5035-00 Management Expense	1,088.00	1,188.00	100.00	14,156.00	14,256.00	100.00	14,256.00
5040-00 Payroll Services	1,487.44	1,300.00	(187.44)	15,106.10	15,600.00	493.90	15,600.00
5041-00 Payroll Taxes/Services	113.85	205.00	91.15	1,039.10	2,460.00	1,420.90	2,460.00
5045-00 Printing & Postage	390.62	114.00	(276.62)	2,239.09	1,368.00	(871.09)	1,368.00
5050-00 Audit & Tax Preparation	-	245.00	245.00	2,675.00	2,940.00	265.00	2,940.00
5065-00 Insurance Expense	24,993.23	23,430.00	(1,563.23)	281,242.39	281,160.00	(82.39)	281,160.00
5085-00 Insurance- Workman's Compen	-	100.00	100.00	621.00	1,200.00	579.00	1,200.00
Total ADMINISTRATIVE	$28,220.72	$27,035.00	($1,185.72)	$340,627.78	$324,420.00	($16,207.78)	$324,420.00
UTILITIES							
5710-00 Electricity	581.06	350.00	(231.06)	6,235.20	4,200.00	(2,035.20)	4,200.00
5740-00 Telephone	132.70	180.00	47.30	1,663.18	2,160.00	496.82	2,160.00
5750-00 Waste Removal	2,805.61	2,520.00	(285.61)	30,399.40	30,240.00	(159.40)	30,240.00
5760-00 Water & Sewer	1,377.01	5,520.00	4,142.99	59,774.89	66,240.00	6,465.11	66,240.00
Total UTILITIES	$4,896.38	$8,570.00	$3,673.62	$98,072.67	$102,840.00	$4,767.33	$102,840.00
REPAIRS & IMPROVEMENTS							
6015-00 Electrical Repairs	-	375.00	375.00	2,484.56	4,500.00	2,015.44	4,500.00
6055-00 General Repairs & Maintenance	1,490.00	717.00	(773.00)	17,594.47	8,604.00	(8,990.47)	8,604.00
6140-00 Roof Repairs	-	208.00	208.00	12,040.00	2,496.00	(9,544.00)	2,496.00
Total REPAIRS & IMPROVEMENTS	$1,490.00	$1,300.00	($190.00)	$32,119.03	$15,600.00	($16,519.03)	$15,600.00

	Current Period			Year-to-date			Annual
Description	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Budget**
CONTRACT & SUPPLIES							
6520-00 Fire Extinguisher Inspections	$-	$18.00	$18.00	$250.00	$216.00	($34.00)	$216.00
6545-00 Lake Maintenance	-	152.00	152.00	1,416.42	1,824.00	407.58	1,824.00
6550-00 Lawn Maintenance	600.00	1,100.00	500.00	8,750.00	13,200.00	4,450.00	13,200.00
6565-00 Parking Enforcement	125.00	100.00	(25.00)	1,825.00	1,200.00	(625.00)	1,200.00
6575-00 Pool Contract	350.00	355.00	5.00	4,200.00	4,260.00	60.00	4,260.00
6590-00 Shrub & Tree Maintenance	300.00	500.00	200.00	9,900.00	6,000.00	(3,900.00)	6,000.00
6598-00 Storage	-	38.00	38.00	360.00	456.00	96.00	456.00
6599-00 Supplies	96.23	200.00	103.77	5,242.83	2,400.00	(2,842.83)	2,400.00
Total CONTRACT & SUPPLIES	$1,471.23	$2,463.00	$991.77	$31,944.25	$29,556.00	($2,388.25)	$29,556.00
RESERVE ACCOUNT ACTIVITY							
7000-00 General Reserves	4,211.00	4,211.00	-	50,532.00	50,532.00	-	50,532.00
Total RESERVE ACCOUNT ACTIVITY	$4,211.00	$4,211.00	$-	$50,532.00	$50,532.00	$-	$50,532.00
Total OPERATING EXPENSE	**$40,289.33**	**$43,579.00**	**$3,289.67**	**$553,295.73**	**$522,948.00**	**($30,347.73)**	**$522,948.00**
Net Income:	**$3,391.35**	**$0.00**	**$3,391.35**	**($25,850.89)**	**$0.00**	**($25,850.89)**	**$0.00**

Balance Sheet - Operating

La Arboleda II Condominium

End Date: 12/31/2024

Assets			
CASH- OPERATING			
10-1000-00	City National Bank- OPR 4036	$32,448.22	
10-1060-00	Petty Cash	50.00	
10-1070-00	Due to/from Operating	(140,781.51)	
Total CASH- OPERATING:			($108,283.29)
CASH - RESERVE			
12-1200-00	City National Bank- Reserve 5155	151,890.74	
12-1240-00	Due to/from Reserves	140,781.51	
Total CASH - RESERVE:			$292,672.25
ACCOUNTS RECEIVABLE			
14-1400-00	Accounts Receivable- Homeowner	16,953.51	
14-1420-00	Allowance for Doubtful Account	(1,000.00)	
Total ACCOUNTS RECEIVABLE:			$15,953.51
CURRENT ASSETS			
15-1500-00	Prepaid Insurance	82,877.20	
Total CURRENT ASSETS:			$82,877.20
Total Assets:			**$283,219.67**
Liabilities & Equity			
CURRENT LIABILITIES			
20-2000-00	Accounts Payable	37,962.04	
20-2020-00	Prepaid Assessments	13,190.10	
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:			$142,672.93
RESERVE CONTRIBUTIONS			
30-3010-00	Reserve- Interest	3,101.05	
30-3085-00	Painting Reserve	64,499.64	
30-3095-00	Pool Reserve	5,513.53	
30-3100-00	Resurfacing Reserve	(4,951.18)	
30-3105-00	Flat Roofing 700, 830, 850 Reserve	17,878.75	
30-3106-00	Flat Roofing 730, 770, 860, 870 Reserve	9,393.57	
30-3107-00	Flat Roofing 780-786	(99,934.25)	
30-3108-00	Tile Roofing Reserve	332,342.88	
30-3110-00	Flat Roofing 760,800,750 Reserve	581.52	
30-3111-00	Fat Roofing 716-742	2,000.04	
Total RESERVE CONTRIBUTIONS:			$330,425.55
EQUITY			

32-3210-00	Retained Earnings- Operating	($164,027.92)	
Total EQUITY:			($164,027.92)
	Net Income Gain / Loss	(25,850.89)	
			($25,850.89)
Total Liabilities & Equity:			**$283,219.67**

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1000-00	City National Bank- OPR 4036	$26,270.70	$53,825.90	$47,648.38	$32,448.22
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	$146,203.76	$5,686.98	$0.00	$151,890.74
12-1240-00	Due to/from Reserves	$140,781.51	$0.00	$0.00	$140,781.51
14-1400-00	Accounts Receivable- Homeowner	$21,691.76	$44,158.41	$48,896.66	$16,953.51
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	($41,638.57)	$53,690.19	$50,013.66	($37,962.04)
20-2020-00	Prepaid Assessments	($10,028.65)	$6,487.11	$9,648.56	($13,190.10)
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	($3,062.07)	$0.00	$38.98	($3,101.05)
30-3085-00	Painting Reserve	($63,560.53)	$0.00	$939.11	($64,499.64)
30-3095-00	Pool Reserve	($5,386.86)	$0.00	$126.67	($5,513.53)
30-3100-00	Resurfacing Reserve	$5,593.99	$0.00	$642.81	$4,951.18
30-3105-00	Flat Roofing 700, 830, 850 Reserve	($17,603.74)	$0.00	$275.01	($17,878.75)
30-3106-00	Flat Roofing 730, 770, 860, 870 Reserve	($9,014.08)	$0.00	$379.49	($9,393.57)
30-3107-00	Flat Roofing 780-786	$100,764.98	$0.00	$830.73	$99,934.25
30-3108-00	Tile Roofing Reserve	($331,753.33)	$0.00	$589.55	($332,342.88)
30-3110-00	Flat Roofing 760,800,750 Reserve	($320.56)	$0.00	$260.96	($581.52)
30-3111-00	Fat Roofing 716-742	($1,833.37)	$0.00	$166.67	($2,000.04)
32-3210-00	Retained Earnings- Operating	$164,027.92	$0.00	$0.00	$164,027.92
40-4000-00	Assessments- Member's	($433,050.31)	$4,211.00	$43,579.21	($472,418.52)
40-4025-00	Reserve Contribution	($46,321.00)	$0.00	$4,211.00	($50,532.00)
40-4030-00	Late Fees	($1,601.26)	$0.00	$100.00	($1,701.26)
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	($16.59)	$0.00	$1.47	($18.06)
40-4090-00	Misc Income	($50.00)	$0.00	$0.00	($50.00)

EMA

General Ledger Trial Balance

La Arboleda II Condominium

From: 10-1000-00 To: 80-8025-00 12/01/2024 to 12/31/2024

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
50-5010-00	Bad Debt Expense	$151.05	$0.00	$0.00	$151.05
50-5015-00	Bank Charges	$303.00	$33.00	$0.00	$336.00
50-5025-00	Legal & Professional Services	$1,900.00	$0.00	$0.00	$1,900.00
50-5030-00	Licenses & Permits	$19,925.91	$114.58	$0.00	$20,040.49
50-5031-00	Annual Fire Dept. Inspection Permit	$1,121.56	$0.00	$0.00	$1,121.56
50-5035-00	Management Expense	$13,068.00	$1,088.00	$0.00	$14,156.00
50-5040-00	Payroll Services	$13,618.66	$1,971.86	$484.42	$15,106.10
50-5041-00	Payroll Taxes/Services	$925.25	$189.01	$75.16	$1,039.10
50-5045-00	Printing & Postage	$1,848.47	$390.62	$0.00	$2,239.09
50-5050-00	Audit & Tax Preparation	$2,675.00	$0.00	$0.00	$2,675.00
50-5065-00	Insurance Expense	$256,249.16	$24,993.23	$0.00	$281,242.39
50-5085-00	Insurance- Workman's Compensation	$621.00	$0.00	$0.00	$621.00
57-5710-00	Electricity	$5,654.14	$581.06	$0.00	$6,235.20
57-5740-00	Telephone	$1,530.48	$132.70	$0.00	$1,663.18
57-5750-00	Waste Removal	$27,593.79	$5,484.72	$2,679.11	$30,399.40
57-5760-00	Water & Sewer	$58,397.88	$1,377.01	$0.00	$59,774.89
60-6015-00	Electrical Repairs	$2,484.56	$0.00	$0.00	$2,484.56
60-6055-00	General Repairs & Maintenance	$16,104.47	$1,490.00	$0.00	$17,594.47
60-6140-00	Roof Repairs	$12,040.00	$0.00	$0.00	$12,040.00
65-6520-00	Fire Extinguisher Inspections	$250.00	$0.00	$0.00	$250.00
65-6545-00	Lake Maintenance	$1,416.42	$0.00	$0.00	$1,416.42
65-6550-00	Lawn Maintenance	$8,150.00	$600.00	$0.00	$8,750.00
65-6565-00	Parking Enforcement	$1,700.00	$125.00	$0.00	$1,825.00
65-6575-00	Pool Contract	$3,850.00	$350.00	$0.00	$4,200.00
65-6590-00	Shrub & Tree Maintenance	$9,600.00	$300.00	$0.00	$9,900.00
65-6598-00	Storage	$360.00	$0.00	$0.00	$360.00
65-6599-00	Supplies	$5,146.60	$637.55	$541.32	$5,242.83
70-7000-00	General Reserves	$46,321.00	$4,211.00	$0.00	$50,532.00
70-7010-00	Reserve Transfers	$0.00	$4,211.00	$4,211.00	$0.00
	Totals:	**$0.00**	**$216,339.93**	**$216,339.93**	**$0.00**

Homeowner Aging Report

La Arboleda II Condominium

End Date: 12/31/2024

Filters: Minimum Balance - 0 ACH Only - No

Description		Current	Over 30	Over 60	Over 90	Balance
ARB8306 - Alicia Aguilar - Owner						**Last Payment:** $479.20 on 12/02/2024
	Total:	**$0.80**	**$0.00**	**$0.00**	**$0.00**	**$0.80**
ARB8601 - Alberto Alberto - Owner						**Last Payment:** $479.20 on 12/06/2024
	Total:	**$504.20**	**$504.20**	**$25.00**	**$521.44**	**$1,554.84**
ARB7143 - Dalila Del Pilar Allen - Owner						**Last Payment:** $584.00 on 12/10/2024
	Total:	**$91.94**	**$0.00**	**$0.00**	**$0.00**	**$91.94**
ARB7705 - Arboleda 5 LLC - Owner						**Last Payment:** $434.27 on 12/03/2024
	Total:	**$434.27**	**$0.00**	**$0.00**	**$0.00**	**$434.27**
ARB7508 - Bertha Bagaria - Owner						**Last Payment:** $449.26 on 12/17/2024
	Total:	**$101.31**	**$0.00**	**$0.00**	**$0.00**	**$101.31**
ARB7204 - Carmen Betancourt - Owner						**Last Payment:** $5,172.15 on 12/13/2024
	Total:	**$119.05**	**$0.00**	**$0.00**	**$0.00**	**$119.05**
ARB8403 - Darlene Burgos-Olivera - Owner						**Last Payment:** $490.39 on 11/21/2024
	Total:	**$515.39**	**$0.00**	**$0.00**	**$0.00**	**$515.39**
ARB8722 - Carlos Cardo - Owner						**Last Payment:** $584.00 on 12/17/2024
	Total:	**($1.00)**	**$0.00**	**$0.00**	**$0.00**	**($1.00)**
ARB7004 - Maria Castellon - Owner						**Last Payment:** $205.00 on 11/07/2024
	Total:	**$504.20**	**$504.20**	**$25.00**	**$2,019.19**	**$3,052.59**

Homeowner Aging Report

La Arboleda II Condominium

End Date: 12/31/2024

Filters: Minimum Balance - 0 ACH Only - No

Description		Current	Over 30	Over 60	Over 90	Balance
ARB7801 - Century Invest Llc - Owner						**Last Payment:** $561.52 on 12/05/2024
	Total:	**$561.52**	**$438.48**	**$0.00**	**$0.00**	**$1,000.00**
ARB7507 - Hiram Cruz - Owner						**Last Payment:** $419.27 on 12/31/2024
	Total:	**($419.27)**	**$0.00**	**$0.00**	**$0.00**	**($419.27)**
ARB7122 - Dora Maria De Polanco - Owner						**Last Payment:** $328.54 on 12/24/2024
	Total:	**($864.46)**	**$0.00**	**$0.00**	**$0.00**	**($864.46)**
ARB7701 - Paterno Escarilla Jr & Julieta Escarilla - Owner						**Last Payment:** $434.27 on 12/03/2024
	Total:	**($0.20)**	**$0.00**	**$0.00**	**$0.00**	**($0.20)**
ARB7203 - Estate Of Myriam Tobon - Owner						**Last Payment:** $515.39 on 11/21/2024
	Total:	**($388.85)**	**$0.00**	**$0.00**	**$0.00**	**($388.85)**
ARB8402 - Irma Fernandez - Owner						**Last Payment:** $490.39 on 12/13/2024
	Total:	**($284.56)**	**$0.00**	**$0.00**	**$0.00**	**($284.56)**
ARB8603 - Jeremy Ferry & Paulina Ferry - Owner						**Last Payment:** $515.39 on 12/30/2024
	Total:	**($75.00)**	**$0.00**	**$0.00**	**$0.00**	**($75.00)**
ARB8122 - Samara G. Glyn - Owner						**Last Payment:** $448.43 on 12/01/2024
	Total:	**$584.00**	**$584.00**	**$0.00**	**$52.13**	**$1,220.13**
ARB7702 - Maria Guerra - Owner						**Last Payment:** $5,888.68 on 12/03/2024
	Total:	**($5,888.68)**	**$0.00**	**$0.00**	**$0.00**	**($5,888.68)**

Homeowner Aging Report

La Arboleda II Condominium

End Date: 12/31/2024

Filters: Minimum Balance - 0 ACH Only - No

Description		Current	Over 30	Over 60	Over 90	Balance
ARB8002 - Ileana Herrera Pontillo - Owner						**Last Payment:** $449.26 on 12/10/2024
	Total:	**($56.00)**	**$0.00**	**$0.00**	**$0.00**	**($56.00)**
ARB7304 - Ovidio Jasso - Owner						**Last Payment:** $3,000.00 on 10/29/2024
	Total:	**($2,566.77)**	**$0.00**	**$0.00**	**$0.00**	**($2,566.77)**
ARB7608 - Gustavo Adolfo Jimenez - Owner						**Last Payment:** $463.00 on 12/03/2024
	Total:	**($3.35)**	**$0.00**	**$0.00**	**$0.00**	**($3.35)**
ARB7464 - Surekha Joshi - Owner						**Last Payment:** $448.43 on 12/10/2024
	Total:	**$500.56**	**$0.00**	**$0.00**	**$0.00**	**$500.56**
ARB7864 - Alberto Laurel - Owner						**Last Payment:** $584.00 on 12/03/2024
	Total:	**$584.00**	**$25.00**	**$0.00**	**$0.00**	**$609.00**
ARB7302 - Silvia Marrero - Owner						**Last Payment:** $480.00 on 12/24/2024
	Total:	**$490.39**	**$490.39**	**$0.00**	**$909.55**	**$1,890.33**
ARB8401 - Jesus Menendez & Sandra Menendez - Owner						**Last Payment:** $479.20 on 12/13/2024
	Total:	**($87.38)**	**$0.00**	**$0.00**	**$0.00**	**($87.38)**
ARB7703 - Lourdes & Juan Diego Montoya - Owner						**Last Payment:** $471.50 on 12/10/2024
	Total:	**$15.70**	**$0.00**	**$0.00**	**$0.00**	**$15.70**
ARB7506 - Santiago Lopez Muriel - Owner						**Last Payment:** $434.27 on 12/13/2024
	Total:	**($274.50)**	**$0.00**	**$0.00**	**$0.00**	**($274.50)**

Description		Current	Over 30	Over 60	Over 90	Balance
ARB7306 - Javier Nunez - Owner						**Last Payment:** $419.27 on 12/09/2024
	Total:	**($236.86)**	**$0.00**	**$0.00**	**$0.00**	**($236.86)**
ARB7822 - Rafael Orfila & Nelly Sanabria - Owner						**Last Payment:** $584.00 on 12/13/2024
	Total:	**($0.05)**	**$0.00**	**$0.00**	**$0.00**	**($0.05)**
ARB7601 - Yuny Nieves De Pane - Owner						**Last Payment:** $893.54 on 06/12/2024
	Total:	**$459.27**	**$459.27**	**$25.00**	**$1,812.08**	**$2,755.62**
ARB7707 - Angel Parrilla & Sheila Leon - Owner						**Last Payment:** $480.00 on 12/24/2024
	Total:	**$80.93**	**$0.00**	**$0.00**	**$0.00**	**$80.93**
ARB8501 - Roberta Jorge Pelarigo - Owner						**Last Payment:** $479.20 on 12/13/2024
	Total:	**$163.13**	**$0.00**	**$0.00**	**$0.00**	**$163.13**
ARB8101 - Francisco Pena & Gladys Pena - Owner						**Last Payment:** $200.52 on 12/06/2024
	Total:	**($0.50)**	**$0.00**	**$0.00**	**$0.00**	**($0.50)**
ARB8404 - Aida Rosa Pico - Owner						**Last Payment:** $479.20 on 12/17/2024
	Total:	**$150.00**	**$0.00**	**$0.00**	**$0.00**	**$150.00**
ARB8502 - Jose A. Polanco & Rosa - Owner						**Last Payment:** $490.39 on 12/13/2024
	Total:	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
ARB8303 - Douglas J. Quintana - Owner						**Last Payment:** $419.17 on 12/18/2024
	Total:	**$1.00**	**$0.00**	**$0.00**	**$0.00**	**$1.00**

Description		Current	Over 30	Over 60	Over 90	Balance
ARB8304 - Alain Bello Rey & Yanira Rey - Owner						**Last Payment:** $434.27 on 12/30/2024
	Total:	**$434.27**	**$459.27**	**$0.00**	**$243.23**	**$1,136.77**
ARB7602 - Gonzalo Rincon & Carmen Rincon - Owner						**Last Payment:** $462.33 on 12/03/2024
	Total:	**($278.97)**	**$0.00**	**$0.00**	**$0.00**	**($278.97)**
ARB7505 - Alexis Rodriguez & Maria Rodriguez - Owner						**Last Payment:** $419.27 on 12/10/2024
	Total:	**($388.16)**	**$0.00**	**$0.00**	**$0.00**	**($388.16)**
ARB8743 - Arturo Rodriguez & Sara Rodriguez - Owner						**Last Payment:** $584.00 on 12/19/2024
	Total:	**$522.30**	**$0.00**	**$0.00**	**$0.00**	**$522.30**
ARB8307 - Juan M. Rodriguez - Owner						**Last Payment:** $490.39 on 12/13/2024
	Total:	**($0.36)**	**$0.00**	**$0.00**	**$0.00**	**($0.36)**
ARB7422 - Rafael A. Rodriguez - Owner						**Last Payment:** $584.00 on 12/03/2024
	Total:	**($74.97)**	**$0.00**	**$0.00**	**$0.00**	**($74.97)**
ARB8301 - Mary Leidy Rodriguez Macias & Laura Gonzalez Rodriguez - Owner						**Last Payment:** $434.27 on 12/03/2024
	Total:	**($333.45)**	**$0.00**	**$0.00**	**$0.00**	**($333.45)**
ARB7303 - Maria Teresa Romero & Fernando Solis - Owner						**Last Payment:** $434.27 on 12/10/2024
	Total:	**($238.02)**	**$0.00**	**$0.00**	**$0.00**	**($238.02)**
ARB7501 - Hector M. Ruyol Jr. - Owner						**Last Payment:** $462.33 on 12/24/2024
	Total:	**$462.33**	**$77.57**	**$0.00**	**$0.00**	**$539.90**

Homeowner Aging Report

La Arboleda II Condominium

End Date: 12/31/2024

Filters: Minimum Balance - 0 ACH Only - No

Description		Current	Over 30	Over 60	Over 90	Balance
ARB8604 - Orlando Sendon & Margarita Sendon - Owner						**Last Payment:** $479.20 on 12/05/2024
	Total:	**$96.23**	**$0.00**	**$0.00**	**$0.00**	**$96.23**
ARB7704 - Martha Solis - Owner						**Last Payment:** $419.27 on 12/13/2024
	Total:	**($230.89)**	**$0.00**	**$0.00**	**$0.00**	**($230.89)**
ARB8503 - Daniel Torres & Odalys Torres - Owner						**Last Payment:** $490.39 on 12/13/2024
	Total:	**$0.01**	**$0.00**	**$0.00**	**$0.00**	**$0.01**
ARB8302 - German A. Triana - Owner						**Last Payment:** $419.27 on 12/13/2024
	Total:	**($25.00)**	**$0.00**	**$0.00**	**$0.00**	**($25.00)**
ARB7604 - Luis Bernardo Turuseta & Iliana Maria Gonzales Urquijo - Owner						**Last Payment:** $419.27 on 12/24/2024
	Total:	**$419.27**	**$8.85**	**$0.00**	**$0.00**	**$428.12**
ARB7001 - Xenia Rosa Valdes - Owner - Automatic ACH						**Last Payment:** $1,937.60 on 11/18/2024
	Total:	**($50.00)**	**$0.00**	**$0.00**	**$0.00**	**($50.00)**
ARB7607 - Miriam Viera - Owner						**Last Payment:** $449.26 on 12/30/2024
	Total:	**($449.26)**	**$0.00**	**$0.00**	**$0.00**	**($449.26)**

Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
La Arboleda II Condominium	**($5,420.44)**	**$3,551.23**	**$75.00**	**$5,557.62**	**$3,763.41**

Description	Total
Assessment (Delinquent Fee) 2023	($25.51)
Assessment (Delinquent Fee) 2024	$349.00
Assessment 2024	$16,605.02
NSF Fees 2024	$25.00
PrePaid	($13,190.10)
AR Total:	**$16,953.51**

Account No:	Homeowner Name	Address	Balance
ARB7001	Xenia Rosa Valdes	700 Nw 106 Avenue Unit 1 Miami, FL 33172	($50.00)
ARB7701	Paterno Escarilla Jr & Julieta Escarilla	770 Nw 106 Avenue Unit 1 Miami, FL 33172	($0.20)
ARB8101	Francisco Pena & Gladys Pena	810 Nw 106 Avenue Unit 1 Miami, FL 33172	($0.50)
ARB8301	Mary Leidy Rodriguez Macias & Laura Gonzalez Rodriguez	830 Nw 106 Avenue Unit 1 Miami, FL 33172	($333.45)
ARB8401	Jesus Menendez & Sandra Menendez	840 Nw 106 Avenue Unit 1 Miami, FL 33172	($87.38)
ARB7122	Dora Maria De Polanco	712 Nw 106 Avenue Unit 2 Miami, FL 33172	($864.46)
ARB7422	Rafael A. Rodriguez	742 Nw 106 Avenue Unit 2 Miami, FL 33172	($74.97)
ARB7602	Gonzalo Rincon & Carmen Rincon	760 Nw 106 Avenue Unit 2 Miami, FL 33172	($278.97)
ARB7702	Maria Guerra	770 Nw 106 Avenue Unit 2 Miami, FL 33172	($5,888.68)
ARB8002	Ileana Herrera Pontillo	800 Nw 106 Avenue Unit 2 Miami, FL 33172	($56.00)
ARB8302	German A. Triana	830 Nw 106 Avenue Unit 2 Miami, FL 33172	($25.00)
ARB8402	Irma Fernandez	840 Nw 106 Avenue Unit 2 Miami, FL 33172	($259.56)
ARB7203	Estate Of Myriam Tobon	720 Nw 106 Avenue Unit 3 Miami, FL 33172	($388.85)
ARB7303	Maria Teresa Romero & Fernando Solis	730 Nw 106 Avenue Unit 3 Miami, FL 33172	($238.02)
ARB8603	Jeremy Ferry & Paulina Ferry	860 Nw 106 Avenue Unit 3 Miami, FL 33172	($75.00)
ARB7304	Ovidio Jasso	730 Nw 106 Avenue Unit 4 Miami, FL 33172	($2,566.77)
ARB7704	Martha Solis	770 Nw 106 Avenue Unit 4 Miami, FL 33172	($230.89)
ARB7505	Alexis Rodriguez & Maria Rodriguez	750 Nw 106 Avenue Unit 5 Miami, FL 33172	($388.16)
ARB7306	Javier Nunez	730 Nw 106 Avenue Unit 6 Miami, FL 33172	($236.86)
ARB7506	Santiago Lopez Muriel	750 Nw 106 Avenue Unit 6 Miami, FL 33172	($274.50)
ARB7507	Hiram Cruz	750 Nw 106 Avenue Unit 7 Miami, FL 33172	($419.27)
ARB7607	Miriam Viera	760 Nw 106 Avenue Unit 7 Miami, FL 33172	($449.26)
ARB7608	Gustavo Adolfo Jimenez	760 Nw 106 Avenue Unit 8 Miami, FL 33172	($3.35)
		La Arboleda II Condominium Total **23**	**($13,190.10)**

Cash Disbursement

La Arboleda II Condominium

12/01/2024 - 12/31/2024

Date	Check #	Payee		Amount
10-1000-00 City National Bank- OPR 4036				
12/02/2024	4148	IPFS CORPORATION		$24,993.23
		Invoice #: 5th.install 12/2024		
		50-5065-00 Insurance Expense	$24,993.23	
12/03/2024	4149	CASH		$274.82
		Invoice #: 12032024		
		65-6599-00 Supplies	$274.82	
12/03/2024	4150	MAYROD LANDSCAPING INC.		$800.00
		Invoice #: 111924		
		65-6590-00 Shrub & Tree Maintenance	$800.00	
12/05/2024	0	ADP PAYROLL SERVICES		$122.16
		Invoice #: 12524		
		50-5040-00 Payroll Services	$58.41	
		50-5041-00 Payroll Taxes/Services	$63.75	
12/09/2024	4151	FPL		$543.97
		Invoice #: 51547 12/13/24		
		57-5710-00 Electricity	$543.97	
12/09/2024	4152	MIAMI-DADE WATER & SEWER		$1,063.25
		Invoice #: 45076 12/12/24		
		57-5760-00 Water & Sewer	$1,063.25	
12/10/2024	4153	EXCEL MANAGEMENT ASSOCIATES		$1,088.00
		Invoice #: 07195351		
		50-5035-00 Management Expense	$1,088.00	
12/10/2024	4154	JUST JURIST LAW FIRM		$400.00
		Invoice #: 1217		
		50-5025-00 Legal & Professional Services	$400.00	
12/10/2024	4155	JUST JURIST LAW FIRM		$25.00
		Invoice #: 1213		
		50-5045-00 Printing & Postage	$25.00	
12/10/2024	4156	LA ARBOLEDA II CONDO. ASSOC.		$4,211.00
		Invoice #: 12/2024		
		70-7010-00 Reserve Transfers	$4,211.00	
12/10/2024	4157	MAYROD LANDSCAPING INC.		$600.00
		Invoice #: 11/19/2024		
		65-6550-00 Lawn Maintenance	$600.00	
12/10/2024	4158	AQUAZONE POOL AND SPA, INC.		$350.00
		Invoice #: 13600		
		65-6575-00 Pool Contract	$350.00	
12/10/2024	4159	ENVIROTECH ROOFING GROUP		$2,400.00
		Invoice #: 800-4 9/23/24		
		60-6140-00 Roof Repairs	$2,400.00	
12/11/2024	4160	AT&T		$132.70
		Invoice #: 308957821 12/19/24		
		57-5740-00 Telephone	$132.70	

Cash Disbursement

La Arboleda II Condominium

12/01/2024 - 12/31/2024

Date	Check #	Payee		Amount
12/11/2024	4161	WASTE CONNECTIONS OF FLORIDA		$2,805.61
		Invoice #: 3378638W440		
		57-5750-00 Waste Removal	$2,805.61	
12/09/2024	0	MIAMI DADE COUNTY REGULATORY		$114.58
		Invoice #: 780-780		
		50-5030-00 Licenses & Permits	$114.58	
12/11/2024	4162	SOUTH FLORIDA PARKING AUTHORITY		$125.00
		Invoice #: 1781		
		65-6565-00 Parking Enforcement	$125.00	
12/11/2024	4163	SOUTH FLORIDA PARKING AUTHORITY		$125.00
		Invoice #: 1549		
		65-6565-00 Parking Enforcement	$125.00	
12/11/2024	4164	SOUTH FLORIDA PARKING AUTHORITY		$125.00
		Invoice #: 1480		
		65-6565-00 Parking Enforcement	$125.00	
12/11/2024	4165	METRO DADE FIRE AND SAFETY,CO.		$250.00
		Invoice #: 52891		
		65-6520-00 Fire Extinguisher Inspections	$250.00	
12/11/2024	4166	AQUAZONE POOL AND SPA, INC.		$350.00
		Invoice #: 13751		
		65-6575-00 Pool Contract	$350.00	
12/12/2024				$1,437.00
		12-1200-00 Transfer to City National Bank- Reserve 51; Return payment	$1,437.00	
12/18/2024	4167	MAYROD LANDSCAPING INC.		$600.00
		Invoice #: 12/16/24		
		65-6550-00 Lawn Maintenance	$600.00	
12/18/2024	4168	MAYROD LANDSCAPING INC.		$300.00
		Invoice #: 12162024		
		65-6590-00 Shrub & Tree Maintenance	$300.00	
12/18/2024	4169	EXCEL MANAGEMENT ASSOCIATES		$362.73
		Invoice #: WG78225861		
		65-6599-00 Supplies	$362.73	
12/19/2024	0	ADP PAYROLL SERVICES		$554.10
		Invoice #: 12192024		
		50-5040-00 Payroll Services	$554.10	
12/19/2024	0	ADP PAYROLL SERVICES		$96.00
		Invoice #: 121924		
		50-5040-00 Payroll Services	$45.90	
		50-5041-00 Payroll Taxes/Services	$50.10	
12/05/2024	0	ADP PAYROLL SERVICES		$705.15
		Invoice #: 12052024		
		50-5040-00 Payroll Services	$705.15	
12/27/2024	4170	ALFREDO MONTOYA		$220.00

Date	Check #	Payee		Amount
		Invoice #: 12262024		
		60-6055-00 General Repairs & Maintenance	$220.00	
12/27/2024	4172	MCDO HOME SERVICES CROUP		$613.00
		Invoice #: 23095		
		60-6055-00 General Repairs & Maintenance; Install new garden irrigation	$613.00	
12/16/2024	0	CITY NATIONAL BANK		$21.00
		50-5015-00 Bank Adjustment - Monthly service fee; Monthly service fee	$21.00	
12/10/2024	0	CITY NATIONAL BANK		$12.00
		50-5015-00 Bank Adjustment - NSF service fee; NSF service fee	$12.00	
12/13/2024	0	ADP PAYROLL SERVICES		$61.94
		Invoice #: 12132014		
		50-5040-00 Payroll Services	$61.94	
12/27/2024	0	ADP PAYROLL SERVICES		$61.94
		Invoice #: 122724		
		50-5040-00 Payroll Services	$61.94	

Account Totals	**# Checks:**	**33**	**$45,944.18**
Association Totals	**# Checks:**	**33**	**$45,944.18**

Bank Account Reconciliation

La Arboleda II Condominium

City National Bank- OPR 4036 (End: 12/31/2024)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
12/31/2023		Beginning Balance		1000	($2,252.94)
09/10/2024		EXCEL MANAGEMENT ASSOCIATES		4101	($114.00)
12/10/2024		JUST JURIST LAW FIRM		4154	($400.00)
12/10/2024		AQUAZONE POOL AND SPA, INC.		4158	($350.00)
12/10/2024		JUST JURIST LAW FIRM		4155	($25.00)
12/11/2024		AQUAZONE POOL AND SPA, INC.		4166	($350.00)
12/31/2024		Deposit from batch 15411	15411 - Online Payment	940	$419.27
			Total Uncleared		**($3,072.67)**
Cleared Items					
Credits					
12/02/2024	12/03/2024	Deposit from batch 14958	14958 - Auto Payment	911	$479.20
12/02/2024	12/04/2024	Deposit from batch 14936	14936 - Online Payment	910	$867.70
12/03/2024	12/05/2024	Deposit from batch 14959	14959 - Online Payment	914	$969.59
12/03/2024	12/04/2024	Deposit from batch 14995	14995 - Auto Payment	915	$995.79
12/03/2024	12/04/2024	Deposit from batch 14972	14972 - Scanned Checks	913	$1,028.27
12/03/2024	12/04/2024	Deposit from batch 14963	14963 - Scanned Checks	912	$8,700.82
12/04/2024	12/05/2024	Deposit from batch 15008	15008 - Auto Payment	917	$584.00
12/04/2024	12/06/2024	Deposit from batch 14996	14996 - Online Payment	916	$969.16
12/05/2024	12/07/2024	Deposit from batch 15050	15050 - Revo-Credit Card	920	$449.26
12/05/2024	12/07/2024	Deposit from batch 15009	15009 - Online Payment	918	$2,081.44
12/05/2024	12/10/2024	Deposit from batch 14937	14937 - ACH Payment	919	$3,715.51
12/06/2024	12/10/2024	Deposit from batch 15020	15020 - Online Payment	922	$449.26
12/06/2024	12/07/2024	Deposit from batch 15034	15034 - Scanned Checks	921	$2,985.52
12/09/2024	12/10/2024	Deposit from batch 15111	15111 - Auto Payment	924	$419.27
12/09/2024	12/11/2024	Deposit from batch 15070	15070 - Online Payment	923	$479.20
12/10/2024	12/12/2024	Deposit from batch 15114	15114 - Online Payment	926	$448.43
12/10/2024	12/12/2024	Deposit from batch 15157	15157 - Revo-Credit Card	927	$490.39
12/10/2024	12/11/2024	Deposit from batch 15117	15117 - Scanned Checks	925	$2,792.57
12/11/2024	12/13/2024	Deposit from batch 15150	15150 - Online Payment	928	$449.26
12/13/2024	12/14/2024	Deposit from batch 15208	15208 - Auto Payment	930	$479.20
12/13/2024	12/14/2024	Deposit from batch 15178	15178 - Scanned Checks	929	$11,489.36
12/16/2024	12/18/2024	Deposit from batch 15209	15209 - Online Payment	931	$1,010.78
12/17/2024	12/18/2024	Deposit from batch 15256	15256 - Auto Payment	933	$490.39
12/17/2024	12/18/2024	Deposit from batch 15230	15230 - Scanned Checks	932	$1,512.46
12/18/2024	12/19/2024	Deposit from batch 15266	15266 - Auto Payment	934	$419.17
12/19/2024	12/23/2024	Deposit from batch 15293	15293 - Auto Payment	935	$584.00
12/26/2024	12/27/2024	Deposit from batch 15354	15354 - Auto Payment	937	$462.33
12/26/2024	12/27/2024	Deposit from batch 15316	15316 - Scanned Checks	936	$3,487.93
12/30/2024	12/31/2024	Deposit from batch 15361	15361 - Online Payment	939	$449.26
12/30/2024	12/31/2024	Deposit from batch 15364	15364 - Scanned Checks	938	$1,899.32
12/31/2024	12/31/2024	Interest			$1.47
			Total Cleared Credits		**$51,640.31**
Debits					
02/13/2024	12/12/2024	Return - Account Closed	10405 - Move or Return Payment	0	($479.20)
02/17/2024	12/12/2024	Return - Unable to Locate Account	11477 - Move or Return Payment	0	($479.20)

Bank Account Reconciliation

La Arboleda II Condominium

City National Bank- OPR 4036 (End: 12/31/2024)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
02/24/2024	12/12/2024	Return - No Account/Unable to Locate Account 066004367|898086237892	11549 - Move or Return Payment	0	($479.20)
11/21/2024	12/04/2024	JAMIL J. SARABIA		4147	($300.00)
12/02/2024	12/05/2024	IPFS CORPORATION		4148	($24,993.23)
12/03/2024	12/06/2024	MAYROD LANDSCAPING INC.		4150	($800.00)
12/03/2024	12/05/2024	CASH		4149	($274.82)
12/05/2024	12/20/2024	ADP PAYROLL SERVICES		0	($705.15)
12/05/2024	12/07/2024	ADP PAYROLL SERVICES		0	($122.16)
12/09/2024	12/13/2024	MIAMI-DADE WATER & SEWER		4152	($1,063.25)
12/09/2024	12/14/2024	FPL		4151	($543.97)
12/09/2024	12/12/2024	MIAMI DADE COUNTY REGULATORY		0	($114.58)
12/10/2024	12/27/2024	LA ARBOLEDA II CONDO. ASSOC.		4156	($4,211.00)
12/10/2024	12/18/2024	ENVIROTECH ROOFING GROUP		4159	($2,400.00)
12/10/2024	12/17/2024	EXCEL MANAGEMENT ASSOCIATES		4153	($1,088.00)
12/10/2024	12/17/2024	MAYROD LANDSCAPING INC.		4157	($600.00)
12/10/2024	12/10/2024	CITY NATIONAL BANK		0	($12.00)
12/11/2024	12/13/2024	WASTE CONNECTIONS OF FLORIDA		4161	($2,805.61)
12/11/2024	12/27/2024	METRO DADE FIRE AND SAFETY,CO.		4165	($250.00)
12/11/2024	12/13/2024	AT&T		4160	($132.70)
12/11/2024	12/25/2024	SOUTH FLORIDA PARKING AUTHORITY		4162	($125.00)
12/11/2024	12/25/2024	SOUTH FLORIDA PARKING AUTHORITY		4163	($125.00)
12/11/2024	12/25/2024	SOUTH FLORIDA PARKING AUTHORITY		4164	($125.00)
12/12/2024	12/17/2024	Transfer to City National Bank- Reserve 51			($1,437.00)
12/13/2024	12/13/2024	Return CK#00254 - Account Closed	15173 - Move or Return Payment	0	($479.20)
12/13/2024	12/13/2024	ADP PAYROLL SERVICES		0	($61.94)
12/16/2024	12/16/2024	CITY NATIONAL BANK		0	($21.00)
12/18/2024	12/24/2024	MAYROD LANDSCAPING INC.		4168	($300.00)
12/18/2024	12/24/2024	MAYROD LANDSCAPING INC.		4167	($600.00)
12/18/2024	12/20/2024	EXCEL MANAGEMENT ASSOCIATES		4169	($362.73)
12/19/2024	12/20/2024	ADP PAYROLL SERVICES		0	($554.10)
12/19/2024	12/20/2024	ADP PAYROLL SERVICES		0	($96.00)
12/27/2024	12/31/2024	MCDO HOME SERVICES CROUP		4172	($613.00)
12/27/2024	12/31/2024	ALFREDO MONTOYA		4170	($220.00)
12/27/2024	12/27/2024	ADP PAYROLL SERVICES		0	($61.94)
			Total Cleared Debits		**($47,035.98)**

City National Bank- OPR 4036 Summary

Ending Account Balance:	$ 32,448.22
Uncleared Items:	($3,072.67)
Adjusted Balance:	$ 35,520.89
Bank Ending Balance:	$ 36,958.49
Difference:	($1,437.60)

City National Bank

Client Service

Online
citynational.com

CityTel
1-800-762-CITY (248

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

26625 2 AV 0.540 P:26625 / T:81 / 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:	$30,916.56
Last Statement:	November 29, 2024	Ending Balance:	$36,958.49
This Statement:	December 31, 2024	Average Ledger Balance:	$33,472.86
		Low Balance:	$18,973.88
		Interest Earned This Period:	$1.47
		Interest Earned 2024:	$18.06
		Days In Period:	32
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
11-29	Beginning balance			30,916.56
12-02	Icl Deposit	479.20		31,395.76
12-03	Icl Deposit	995.79		32,391.55
12-03	Icl Deposit	1,028.27		33,419.82
12-03	Icl Deposit	8,700.82		42,120.64
12-03	La Arboleda Ii C Onlinepay 14936	867.70		42,988.34
12-03	Check # 4147		300.00	42,688.34
12-04	Icl Deposit	584.00		43,272.34
12-04	La Arboleda Ii C Onlinepay 14959	969.59		44,241.93
12-04	Ipfs800-584-9969 Ipfspmtgaa D55906		24,993.23	19,248.70
12-04	Check # 4149		274.82	18,973.88
12-05	Net Setlmt 5/3 Bankcard Sys 5/3 Bankcard Net Setlmt 4445057332561 Rev	449.26		19,423.14
12-05	La Arboleda Ii C Onlinepay 14996	969.16		20,392.30
12-05	Check # 4150		800.00	19,592.30
12-06	Icl Deposit	2,985.52		22,577.82

Continued on the next page

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
12-06	La Arboleda Ii C Onlinepay 15009	2,081.44		24,659.26
12-06	Adp - Tax Adp - Tax 938433126005A00		122.16	24,537.10
12-06	Adp Wage Pay Wage Pay 9284359375066Lm		705.15	23,831.95
12-09	Icl Deposit	419.27		24,251.22
12-09	La Arboleda Ii C Onlinepay 15020	449.26		24,700.48
12-09	La Arboleda Ii C Assn Dues 6	3,715.51		28,415.99
12-10	Icl Deposit	2,792.57		31,208.56
12-10	La Arboleda Ii C Onlinepay 15070	479.20		31,687.76
12-10	Net Setlmt 5/3 Bankcard Sys 5/3 Bankcard Net Setlmt 4445057332561 Rev	490.39		32,178.15
12-10	Charge Back Item Check 254		479.20	31,698.95
12-10	Mdcbuildings Purchase La Arboleda Ii		114.58	31,584.37
12-10	Deposited Item Returned Fee		12.00	31,572.37
12-11	La Arboleda Ii C Onlinepay 15114	448.43		32,020.80
12-12	La Arboleda Ii C Onlinepay 15150	449.26		32,470.06
12-12	Att Payment 557517003Myw9c		132.70	32,337.36
12-12	Mdws M-dwasdpmt 000001687150378		1,063.25	31,274.11
12-12	Waste Connection Web_pay 91031599121124		2,805.61	28,468.50
12-13	Icl Deposit	479.20		28,947.70
12-13	Icl Deposit	11,489.36		40,437.06
12-13	Adp Payroll Fees Adp Fees 420075009530		61.94	40,375.12
12-13	Fpl Direct Debit Elec Pymt 5154771538 Webi		543.97	39,831.15
12-16	La Arboleda Ii C Cincxfer D492		1,437.00	38,394.15
12-16	Check # 4157		600.00	37,794.15
12-16	Check # 4153		1,088.00	36,706.15
12-16	Monthly Service Fee		21.00	36,685.15
12-17	Icl Deposit	490.39		37,175.54
12-17	Icl Deposit	1,512.46		38,688.00
12-17	La Arboleda Ii C Onlinepay 15209	1,010.78		39,698.78
12-17	Check # 4159		2,400.00	37,298.78
12-18	Icl Deposit	419.17		37,717.95
12-19	Icl Deposit	584.00		38,301.95
12-19	Adp - Tax Adp - Tax 604092742547A00		96.00	38,205.95
12-19	Adp Wage Pay Wage Pay 5580928064466Lm		554.10	37,651.85
12-19	Check # 4169		362.73	37,289.12
12-23	Check # 4168		300.00	36,989.12
12-23	Check # 4167		600.00	36,389.12
12-24	Check # 4162		125.00	36,264.12
12-24	Check # 4163		125.00	36,139.12
12-24	Check # 4164		125.00	36,014.12
12-26	Icl Deposit	462.33		36,476.45
12-26	Icl Deposit	3,487.93		39,964.38
12-26	Check # 4165		250.00	39,714.38
12-26	Check # 4156		4,211.00	35,503.38
12-27	Adp Payroll Fees Adp Fees 926235830131		61.94	35,441.44
12-30	Icl Deposit	1,899.32		37,340.76
12-30	Check # 4170		220.00	37,120.76
12-31	La Arboleda Ii C Onlinepay 15361	449.26		37,570.02
12-31	Check # 4172		613.00	36,957.02
12-31	Interest	1.47		36,958.49
12-31	Ending totals	51,640.31	45,598.38	36,958.49

Checks

Number	Date	Amount	Number	Date	Amount
4147*	12-03	300.00	4150*	12-05	800.00
4149	12-04	274.82	4153*	12-16	1,088.00

* Skip In Check Sequence

Continued on the next page

Checks

Number	Date	Amount	Number	Date	Amount
4156	12-26	4,211.00	4165*	12-26	250.00
4157*	12-16	600.00	4167	12-23	600.00
4159*	12-17	2,400.00	4168	12-23	300.00
4162	12-24	125.00	4169	12-19	362.73
4163	12-24	125.00	4170*	12-30	220.00
4164	12-24	125.00	4172	12-31	613.00

* Skip In Check Sequence

Continued on the next page

Check # 4147 Amount: $300.00 Date: 12/03/2024

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

City National Bank Miami, FL

Check Number: 4147

PAY Three Hundred And 00/100 Dollars

DATE 11/21/2024 AMOUNT ****$300.00

TO THE ORDER OF JAMIL J. SARABIA
9355 FONTAINEBLEAU BLVD. APT.C209
MIAMI, FL 33172

Memo: Janitorial service a week

Authorized Signatures
Void After 90 Days

⑈000004147⑈ ⑆066004367⑆0431904036⑈ ⑉0000030000⑉

Check # 4147 Amount: $300.00 Date: 12/03/2024

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

0092002045
2024-12-03

Check # 4149 Amount: $274.82 Date: 12/04/2024

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

City National Bank Miami, FL

Check Number 4149

PAY Two Hundred Seventy-Four And 82/100 Dollars

DATE 12/03/2024 AMOUNT ****$274.82

TO THE ORDER OF CASH

Memo: Remb. for supplies

Authorized Signatures
Void After 90 Days

⑈000004149⑈ ⑆066004367⑆0431904036⑈ ⑉0000027482⑉

Check # 4149 Amount: $274.82 Date: 12/04/2024

>311992904< - 0012
5815 – 181348587
12/03/2024 - 16:27:58

0092072771
2024-12-04

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4150 Amount: $800.00 Date: 12/05/2024

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

City National Bank Miami, FL

Check Number: 4150

PAY Eight Hundred And 00/100 Dollars

DATE 12/03/2024 AMOUNT ****$800.00

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

Memo Plants and labors

Authorized Signatures
Void After 90 Days

⑈000004150⑈ ⑆066004367⑆0431904036⑈ ⑉0000080000⑉

Check # 4150 Amount: $800.00 Date: 12/05/2024

Cash ID:726 Date:12/04/24 Seq#:0001
DeviceID:DFL20869 Trans#:1175

0092136218
2024-12-05

PAY TO THE ORDER OF
BANK OF AMERICA
MIAMI, FL 33185

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4153 Amount: $1,088.00 Date: 12/16/2024

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

City National Bank Miami, FL

Check Number: 4153

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

DATE 12/10/2024 AMOUNT ****$1,088.00

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

Memo: December service

Authorized Signatures
Void After 90 Days

⑈000004153⑈ ⑆066004367⑆0431904036⑈ ⑉0000108800⑉

Check # 4153 Amount: $1,088.00 Date: 12/16/2024

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4156 Amount: $4,211.00 Date: 12/26/2024

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

City National Bank Miami, FL

Check Number. 4156

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

DATE 12/10/2024 AMOUNT ****$4,211.00

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

Memo December reserve

Authorized Signatures
Void After 90 Days

⑈000004156⑈ ⑆066004367⑆0431904036⑈ ⑉0000421100⑉

Check # 4156 Amount: $4,211.00 Date: 12/26/2024

Pay To The Order Of
City National Bank
066004367
For Deposit Only(AI-SC)
La Arboleda II Condominium

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4157 Amount: $600.00 Date: 12/16/2024

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

City National Bank Miami, FL

Check Number: 4157

PAY Six Hundred And 00/100 Dollars

DATE 12/10/2024 AMOUNT ****$600.00

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

Memo. Cut 11/19/2024

Authorized Signatures
Void After 90 Days

⑈000004157⑈ ⑆066004367⑆0431904036⑈ ⑉0000060000⑉

Check # 4157 Amount: $600.00 Date: 12/16/2024

0092736227
2024-12-16

PAY TO THE ORDER OF
BANK OF AMERICA
MIAMI, FL 33185

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4159 Amount: $2,400.00 Date: 12/17/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number 4159
PAY Two Thousand, Four Hundred And 00/100 Dollars
DATE 12/10/2024 AMOUNT ****$2,400.00
TO THE ORDER OF ENVIROTECH ROOFING GROUP
13400 Sw 38 St.
Miami, FL 33175
Memo. 800-4 Final payment
Authorized Signatures
Void After 90 Days
⑈000004159⑈ ⑆066004367⑆0431904036⑈ ⑇0000240000⑇

Check # 4159 Amount: $2,400.00 Date: 12/17/2024

FOR DEPOSIT ONLY
THE COMMERCIAL BANK
JAGUEYCH LLC
0091820559
2024-12-17
FOR DEPOSIT ONLY
TCB-Jagueych
DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4162 Amount: $125.00 Date: 12/24/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 4162
PAY One Hundred Twenty-Five And 00/100 Dollars
DATE 12/11/2024 AMOUNT ****$125.00
TO THE ORDER OF SOUTH FLORIDA PARKING AUTHORITY
15476 Nw 77Th. Ct
UNIT 433
Miami Lakes, FL 33016
Memo. Parking enforcement December 2024
Authorized Signatures
Void After 90 Days
⑈000004162⑈ ⑆066004367⑆0431904036⑈ ⑇0000012500⑇

Check # 4162 Amount: $125.00 Date: 12/24/2024

For Deposit Only - JPMC
0092243442
2024-12-24
PAY TO THE ORDER OF
JPMORGAN CHASE BANK, N.A.
FOR DEPOSIT ONLY
SOUTH FLORIDA PARKING AUT
DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4163 Amount: $125.00 Date: 12/24/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 4163
PAY One Hundred Twenty-Five And 00/100 Dollars
DATE 12/11/2024 AMOUNT ****$125.00
TO THE ORDER OF SOUTH FLORIDA PARKING AUTHORITY
15476 Nw 77Th. Ct
UNIT 433
Miami Lakes, FL 33016
Memo. Parking enforcement 10/2024
Authorized Signatures
Void After 90 Days
⑈000004163⑈ ⑆066004367⑆0431904036⑈ ⑇0000012500⑇

Check # 4163 Amount: $125.00 Date: 12/24/2024

For Deposit Only - JPMC
0092243453
2024-12-24
DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4164 Amount: $125.00 Date: 12/24/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 4164
PAY One Hundred Twenty-Five And 00/100 Dollars
DATE 12/11/2024 AMOUNT ****$125.00
TO THE ORDER OF SOUTH FLORIDA PARKING AUTHORITY
15476 Nw 77Th. Ct
UNIT 433
Miami Lakes, FL 33016
Memo Parking enforcement 09/24
Authorized Signatures
Void After 90 Days
⑈000004164⑈ ⑆066004367⑆0431904036⑈ ⑇0000012500⑇

Check # 4164 Amount: $125.00 Date: 12/24/2024

For Deposit Only - JPMC
0092243503
2024-12-24
PAY TO THE ORDER OF
JPMORGAN CHASE BANK, N.A.
FOR DEPOSIT ONLY
SOUTH FLORIDA PARKING AUT
DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4165 Amount: $250.00 Date: 12/26/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 4165
PAY Two Hundred Fifty And 00/100 Dollars
DATE 12/11/2024 AMOUNT ****$250.00
TO THE ORDER OF METRO DADE FIRE AND SAFETY,CO.
2205 NW 23 AVE.
MIAMI, FL 33142
Memo: Fire extinguisher annual maintenance
Authorized Signatures
Void After 90 Days
⑈000004165⑈ ⑆066004367⑆0431904036⑈ ⑇0000025000⑇

Check # 4165 Amount: $250.00 Date: 12/26/2024

FIRST AMERICAN BANK
0071922777 10219 2 12/24/24
0091314411
2024-12-26
PAY TO THE ORDER OF
FIRST AMERICAN BANK
METRO DADE FIRE AND SAFETY INC.
DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4167 Amount: $600.00 Date: 12/23/2024

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 4167
PAY Six Hundred And 00/100 Dollars
DATE 12/18/2024 AMOUNT ****$600.00
TO THE ORDER OF MAYROD LANDSCAPING INC.
140 SW 142nd. AVE.
MIAMI, FL 33184
Memo Cut 12/18/24
Authorized Signatures
Void After 90 Days
⑈000004167⑈ ⑆066004367⑆0431904036⑈ ⑇0000060000⑇

Check # 4167 Amount: $600.00 Date: 12/23/2024

0092123705
2024-12-23
Date:12/20/24
PAY TO THE ORDER OF
BANK OF AMERICA
FOR DEPOSIT ONLY
DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4168 Amount: $300.00 Date: 12/23/2024

City National Bank Miami, FL

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

Check Number: 4168

PAY Three Hundred And 00/100 Dollars

DATE 12/18/2024 AMOUNT ****$300.00

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

Memo Tree trimming

Authorized Signatures
Void After 90 Days

⑈000004168⑈ ⑆066004367⑆0431904036⑈ ⑇0000030000⑇

Check # 4168 Amount: $300.00 Date: 12/23/2024

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

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

0092123704
2024-12-23

Date:12/20/24 Seq:0001

Device ID:DFL20822 Trans#:3230

Check # 4169 Amount: $362.73 Date: 12/19/2024

City National Bank Miami, FL

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

Check Number: 4169

PAY Three Hundred Sixty-Two And 73/100 Dollars

DATE 12/18/2024 AMOUNT ****$362.73

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

Memo: Reimb. expenses for step ladder

Authorized Signatures
Void After 90 Days

⑈000004169⑈ ⑆066004367⑆0431904036⑈ ⑇0000036273⑇

Check # 4169 Amount: $362.73 Date: 12/19/2024

Excel Management

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4170 Amount: $220.00 Date: 12/30/2024

City National Bank Miami, FL

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

Check Number: 4170

PAY Two Hundred Twenty And 00/100 Dollars

DATE 12/27/2024 AMOUNT ****$220.00

TO THE ORDER OF ALFREDO MONTOYA
P.O.Box 227452
Miami, FL 33122

Memo: Jobs in common areas

Authorized Signatures
Void After 90 Days

⑈000004170⑈ ⑆066004367⑆0431904036⑈ ⑇0000022000⑇

Check # 4170 Amount: $220.00 Date: 12/30/2024

DADE COUNTY FEDERAL CREDIT UNION
MIAMI, FL
TELLER#3353 BRANCH#1
DATE:12/27/2024 4:10 PM SEQ:1199020
>266080107<
MEMBER# 220074

0092457730
2024-12-30

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

220074

Check # 4172 Amount: $613.00 Date: 12/31/2024

City National Bank Miami, FL

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

Check Number: 4172

PAY Six Hundred Thirteen And 00/100 Dollars

DATE 12/27/2024 AMOUNT ****$613.00

TO THE ORDER OF MCDO HOME SERVICES GROUP
7905 NW 60 STREET
MIAMI, FL 33166

Memo D/ P install new garden irrigation

Authorized Signatures
Void After 90 Days

⑈000004172⑈ ⑆066004367⑆0431904036⑈ ⑇0000061300⑇

Check # 4172 Amount: $613.00 Date: 12/31/2024

20241230619596200121 04 1557

Regions Bank >062000019<

0092565095
2024-12-31

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Mcdo Home Svcs
#0142 312 809

Bank Account Reconciliation

La Arboleda II Condominium

City National Bank- Reserve 5155 (End: 12/31/2024)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
12/12/2024	12/17/2024	Transfer from City National Bank- OPR 4036			$1,437.00
12/26/2024	12/27/2024	Misc Scanned Deposit		121	$4,211.00
12/31/2024	12/31/2024	Interest			$38.98
			Total Cleared Credits		**$5,686.98**
Debits					
10/25/2024	12/05/2024	ENVIROTECH ROOFING GROUP		1080	($2,400.00)
10/25/2024	12/05/2024	ENVIROTECH ROOFING GROUP		1079	($1,600.00)
			Total Cleared Debits		**($4,000.00)**

City National Bank- Reserve 5155 Summary

Ending Account Balance:	$ 151,890.74
Uncleared Items:	$-
Adjusted Balance:	$ 151,890.74
Bank Ending Balance:	$ 151,890.74
Difference:	$-

City National Bank

Account: XXXXX5155

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

26163 1 AV 0.540 P:26163 / T:81 / 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:	$150,203.76
Last Statement:	November 29, 2024	Ending Balance:	$151,890.74
This Statement:	December 31, 2024	Average Ledger Balance:	$148,211.82
		Low Balance:	$146,203.76
		Interest Earned This Period:	$38.98
		Interest Earned 2024:	$432.84
		Days In Period:	32
		Annual Percentage Yield Earned:	0.30%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
11-29	Beginning balance			150,203.76
12-04	Check # 1079		1,600.00	148,603.76
12-04	Check # 1080		2,400.00	146,203.76
12-16	La Arboleda Ii C Cincxfer C492	1,437.00		147,640.76
12-26	Icl Deposit	4,211.00		151,851.76
12-31	Interest	38.98		151,890.74
12-31	Ending totals	5,686.98	4,000.00	151,890.74

Checks

Number	Date	Amount	Number	Date	Amount
1079	12-04	1,600.00	1080	12-04	2,400.00

* Skip In Check Sequence

Continued on the next page

Check # 1079 Amount: $1,600.00 Date: 12/04/2024

City National Bank Miami, FL

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

Check Number 1079

PAY One Thousand, Six Hundred And 00/100 Dollars

DATE 10/25/2024 AMOUNT ****$1,600.00

TO THE ORDER OF ENVIROTECH ROOFING GROUP
13400 Sw 38 St.
Miami, FL 33175

Memo: 730-3 Final roof payment

Authorized Signatures
Void After 90 Days

⑈000001079⑈ ⑆066004367⑆0431905155⑈ ⑉0000160000⑉

Check # 1079 Amount: $1,600.00 Date: 12/04/2024

Envirotech Roofing Group

FOR DEPOSIT ONLY
GPB-Jagueych
0091082795
2024-12-04

DO NOT WRITE, S21688124O BELOW THIS LINE

FOR DEPOSIT ONLY
Georgia Primary Bank
Jagueych LLC

Check # 1080 Amount: $2,400.00 Date: 12/04/2024

City National Bank Miami, FL

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

Check Number 1080

PAY Two Thousand, Four Hundred And 00/100 Dollars

DATE 10/25/2024 AMOUNT ****$2,400.00

TO THE ORDER OF ENVIROTECH ROOFING GROUP
13400 Sw 38 St.
Miami, FL 33175

Memo: 800-5 Second roof payment

Authorized Signatures
Void After 90 Days

⑈000001080⑈ ⑆066004367⑆0431905155⑈ ⑉0000240000⑉

Check # 1080 Amount: $2,400.00 Date: 12/04/2024

Envirotech Roofing Group

FOR DEPOSIT ONLY
GPB-Jagueych
0091082796
2024-12-04

DO NOT WRITE, S21688124 BELOW THIS LINE

FOR DEPOSIT ONLY
Georgia Primary Bank
Jagueych LLC