Financial Report Package

January 2025

Prepared for

La Arboleda II Condominium

By

Excel Management Associates, Inc.

Income Statement - Operating

La Arboleda II Condominium

From 01/01/2025 to 01/31/2025

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	$39,162.21	$39,162.00	$0.21	$39,162.21	$39,162.00	$0.21	$469,944.00
4025-00 Reserve Contribution	4,417.00	4,417.00	-	4,417.00	4,417.00	-	53,004.00
4030-00 Late Fees	75.00	-	75.00	75.00	-	75.00	-
4060-00 Interest Income - Operating	1.62	-	1.62	1.62	-	1.62	-
Total ASSESSMENT INCOME	$43,655.83	$43,579.00	$76.83	$43,655.83	$43,579.00	$76.83	$522,948.00
Total OPERATING INCOME	**$43,655.83**	**$43,579.00**	**$76.83**	**$43,655.83**	**$43,579.00**	**$76.83**	**$522,948.00**
OPERATING EXPENSE							
ADMINISTRATIVE							
5010-00 Bad Debt Expense	-	150.00	150.00	-	150.00	150.00	1,800.00
5015-00 Bank Charges	33.00	22.00	(11.00)	33.00	22.00	(11.00)	264.00
5025-00 Legal & Professional Services	-	90.00	90.00	-	90.00	90.00	1,080.00
5030-00 Licenses & Permits	507.50	112.00	(395.50)	507.50	112.00	(395.50)	1,344.00
5031-00 Annual Fire Dept. Inspection Permit	-	79.00	79.00	-	79.00	79.00	948.00
5035-00 Management Expense	-	1,188.00	1,188.00	-	1,188.00	1,188.00	14,256.00
5040-00 Payroll Services	2,009.68	1,300.00	(709.68)	2,009.68	1,300.00	(709.68)	15,600.00
5041-00 Payroll Taxes/Services	150.30	205.00	54.70	150.30	205.00	54.70	2,460.00
5045-00 Printing & Postage	-	114.00	114.00	-	114.00	114.00	1,368.00
5050-00 Audit & Tax Preparation	-	245.00	245.00	-	245.00	245.00	2,940.00
5065-00 Insurance Expense	24,993.23	23,000.00	(1,993.23)	24,993.23	23,000.00	(1,993.23)	276,000.00
5085-00 Insurance- Workman's Compensation	-	100.00	100.00	-	100.00	100.00	1,200.00
Total ADMINISTRATIVE	$27,693.71	$26,605.00	($1,088.71)	$27,693.71	$26,605.00	($1,088.71)	$319,260.00
UTILITIES							
5710-00 Electricity	678.32	350.00	(328.32)	678.32	350.00	(328.32)	4,200.00
5740-00 Telephone	132.70	180.00	47.30	132.70	180.00	47.30	2,160.00
5750-00 Waste Removal	2,679.11	2,520.00	(159.11)	2,679.11	2,520.00	(159.11)	30,240.00
5760-00 Water & Sewer	15,914.35	5,520.00	(10,394.35)	15,914.35	5,520.00	(10,394.35)	66,240.00
Total UTILITIES	$19,404.48	$8,570.00	($10,834.48)	$19,404.48	$8,570.00	($10,834.48)	$102,840.00
REPAIRS & IMPROVEMENTS							
6015-00 Electrical Repairs	-	375.00	375.00	-	375.00	375.00	4,500.00
6055-00 General Repairs & Maintenance	3,000.00	941.00	(2,059.00)	3,000.00	941.00	(2,059.00)	11,292.00
6140-00 Roof Repairs	900.00	208.00	(692.00)	900.00	208.00	(692.00)	2,496.00
Total REPAIRS & IMPROVEMENTS	$3,900.00	$1,524.00	($2,376.00)	$3,900.00	$1,524.00	($2,376.00)	$18,288.00
CONTRACT & SUPPLIES							
6520-00 Fire Extinguisher Inspections	-	18.00	18.00	-	18.00	18.00	216.00
6545-00 Lake Maintenance	-	152.00	152.00	-	152.00	152.00	1,824.00
6550-00 Lawn Maintenance	600.00	1,100.00	500.00	600.00	1,100.00	500.00	13,200.00
6565-00 Parking Enforcement	125.00	100.00	(25.00)	125.00	100.00	(25.00)	1,200.00
6575-00 Pool Contract	-	355.00	355.00	-	355.00	355.00	4,260.00
6590-00 Shrub & Tree Maintenance	200.00	500.00	300.00	200.00	500.00	300.00	6,000.00
6598-00 Storage	90.00	38.00	(52.00)	90.00	38.00	(52.00)	456.00
6599-00 Supplies	87.18	200.00	112.82	87.18	200.00	112.82	2,400.00
Total CONTRACT & SUPPLIES	$1,102.18	$2,463.00	$1,360.82	$1,102.18	$2,463.00	$1,360.82	$29,556.00

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
RESERVE ACCOUNT ACTIVITY							
7000-00 General Reserves	$4,417.00	$4,417.00	$-	$4,417.00	$4,417.00	$-	$53,004.00
Total RESERVE ACCOUNT ACTIVITY	$4,417.00	$4,417.00	$-	$4,417.00	$4,417.00	$-	$53,004.00
Total OPERATING EXPENSE	**$56,517.37**	**$43,579.00**	**($12,938.37)**	**$56,517.37**	**$43,579.00**	**($12,938.37)**	**$522,948.00**
Net Income:	**($12,861.54)**	**$0.00**	**($12,861.54)**	**($12,861.54)**	**$0.00**	**($12,861.54)**	**$0.00**

Balance Sheet - Operating

La Arboleda II Condominium

End Date: 01/31/2025

Assets			
CASH- OPERATING			
10-1000-00	City National Bank- OPR 4036	$28,701.84	
10-1060-00	Petty Cash	50.00	
10-1070-00	Due to/from Operating	(140,781.51)	
Total CASH- OPERATING:			($112,029.67)
CASH - RESERVE			
12-1200-00	City National Bank- Reserve 5155	156,346.62	
12-1240-00	Due to/from Reserves	140,781.51	
Total CASH - RESERVE:			$297,128.13
ACCOUNTS RECEIVABLE			
14-1400-00	Accounts Receivable- Homeowner	18,896.41	
14-1420-00	Allowance for Doubtful Account	(1,000.00)	
Total ACCOUNTS RECEIVABLE:			$17,896.41
CURRENT ASSETS			
15-1500-00	Prepaid Insurance	82,877.20	
Total CURRENT ASSETS:			$82,877.20
Total Assets:			**$285,872.07**
Liabilities & Equity			
CURRENT LIABILITIES			
20-2000-00	Accounts Payable	48,700.37	
20-2020-00	Prepaid Assessments	13,509.83	
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:			$153,730.99
RESERVE CONTRIBUTIONS			
30-3010-00	Reserve- Interest	3,139.93	
30-3085-00	Painting Reserve	65,424.65	
30-3095-00	Pool Reserve	5,638.15	
30-3100-00	Resurfacing Reserve	(4,313.80)	
30-3105-00	Flat Roofing 700, 830, 850 Reserve	18,129.47	
30-3106-00	Flat Roofing 730, 770, 860, 870 Reserve	9,722.00	
30-3107-00	Flat Roofing 780-786	(98,838.05)	
30-3108-00	Tile Roofing Reserve	332,955.76	
30-3110-00	Flat Roofing 760,800,750 Reserve	856.61	
30-3111-00	Fat Roofing 716-742	2,166.71	
Total RESERVE CONTRIBUTIONS:			$334,881.43
EQUITY			

32-3210-00	Retained Earnings- Operating	($164,027.92)	
Total EQUITY:			($164,027.92)
	Net Income Gain / Loss	(12,861.54)	($12,861.54)
Total Liabilities & Equity:			**$311,722.96**

General Ledger Trial Balance

La Arboleda II Condominium

From: 10-1000-00 To: 80-8025-00 01/01/2025 to 01/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1000-00	City National Bank- OPR 4036	$32,448.22	$42,511.86	$46,258.24	$28,701.84
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	$151,890.74	$4,455.88	$0.00	$156,346.62
12-1240-00	Due to/from Reserves	$140,781.51	$0.00	$0.00	$140,781.51
14-1400-00	Accounts Receivable- Homeowner	$16,953.51	$44,158.41	$42,215.51	$18,896.41
14-1420-00	Allowance for Doubtful Account	($1,000.00)	$0.00	$0.00	($1,000.00)
15-1500-00	Prepaid Insurance	$82,877.20	$0.00	$0.00	$82,877.20
20-2000-00	Accounts Payable	($37,962.04)	$57,402.59	$68,140.92	($48,700.37)
20-2020-00	Prepaid Assessments	($13,190.10)	$5,434.97	$5,754.70	($13,509.83)
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	($3,101.05)	$0.00	$38.88	($3,139.93)
30-3085-00	Painting Reserve	($64,499.64)	$0.00	$925.01	($65,424.65)
30-3095-00	Pool Reserve	($5,513.53)	$0.00	$124.62	($5,638.15)
30-3100-00	Resurfacing Reserve	$4,951.18	$0.00	$637.38	$4,313.80
30-3105-00	Flat Roofing 700, 830, 850 Reserve	($17,878.75)	$0.00	$250.72	($18,129.47)
30-3106-00	Flat Roofing 730, 770, 860, 870 Reserve	($9,393.57)	$0.00	$328.43	($9,722.00)
30-3107-00	Flat Roofing 780-786	$99,934.25	$0.00	$1,096.20	$98,838.05
30-3108-00	Tile Roofing Reserve	($332,342.88)	$0.00	$612.88	($332,955.76)
30-3110-00	Flat Roofing 760,800,750 Reserve	($581.52)	$0.00	$275.09	($856.61)
30-3111-00	Fat Roofing 716-742	($2,000.04)	$0.00	$166.67	($2,166.71)
32-3210-00	Retained Earnings- Operating	$164,027.92	$0.00	$0.00	$164,027.92
40-4000-00	Assessments- Member's	$0.00	$4,417.00	$43,579.21	($39,162.21)
40-4025-00	Reserve Contribution	$0.00	$0.00	$4,417.00	($4,417.00)
40-4030-00	Late Fees	$0.00	$25.00	$100.00	($75.00)
40-4060-00	Interest Income - Operating	$0.00	$0.00	$1.62	($1.62)
50-5015-00	Bank Charges	$0.00	$33.00	$0.00	$33.00
50-5030-00	Licenses & Permits	$0.00	$507.50	$0.00	$507.50
50-5040-00	Payroll Services	$0.00	$2,071.62	$61.94	$2,009.68
50-5041-00	Payroll Taxes/Services	$0.00	$150.30	$0.00	$150.30

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
50-5065-00	Insurance Expense	$0.00	$24,993.23	$0.00	$24,993.23
57-5710-00	Electricity	$0.00	$678.32	$0.00	$678.32
57-5740-00	Telephone	$0.00	$132.70	$0.00	$132.70
57-5750-00	Waste Removal	$0.00	$2,679.11	$0.00	$2,679.11
57-5760-00	Water & Sewer	$0.00	$15,914.35	$0.00	$15,914.35
60-6055-00	General Repairs & Maintenance	$0.00	$7,500.00	$4,500.00	$3,000.00
60-6140-00	Roof Repairs	$0.00	$900.00	$0.00	$900.00
65-6550-00	Lawn Maintenance	$0.00	$600.00	$0.00	$600.00
65-6565-00	Parking Enforcement	$0.00	$250.00	$125.00	$125.00
65-6590-00	Shrub & Tree Maintenance	$0.00	$200.00	$0.00	$200.00
65-6598-00	Storage	$0.00	$90.00	$0.00	$90.00
65-6599-00	Supplies	$0.00	$87.18	$0.00	$87.18
65-6600-00	Waste Removal Expense	$0.00	$2,552.61	$2,552.61	$0.00
70-7000-00	General Reserves	$0.00	$4,417.00	$0.00	$4,417.00
70-7010-00	Reserve Transfers	$0.00	$4,417.00	$4,417.00	$0.00
	Totals:	**($25,850.89)**	**$226,579.63**	**$226,579.63**	**($25,850.89)**

Homeowner Aging Report Excluding Prepaid

La Arboleda II Condominium

End Date: 01/31/2025

Description		Current	Over 30	Over 60	Over 90	Balance
ARB7004 - Maria Castellon Owner 700 Nw 106 Avenue Unit 4						**Last Payment:** $119.00 on 01/16/2025
	Total:	**$504.20**	**$25.00**	**$504.20**	**$1,873.39**	**$2,906.79**
ARB7143 - Dalila Del Pilar Allen Owner 714 Nw 106 Avenue Unit 3						**Last Payment:** $584.00 on 01/10/2025
	Total:	**$91.94**	**$0.00**	**$0.00**	**$0.00**	**$91.94**
ARB7302 - Silvia Marrero Owner 730 Nw 106 Avenue Unit 2						**Last Payment:** $480.00 on 01/20/2025
	Total:	**$490.39**	**$0.00**	**$490.39**	**$919.94**	**$1,900.72**
ARB7464 - Surekha Joshi Owner 746 Nw 106 Avenue Unit 4						**Last Payment:** $448.43 on 01/10/2025
	Total:	**$584.00**	**$0.00**	**$52.13**	**$0.00**	**$636.13**
ARB7501 - Hector M. Ruyol Jr. Owner 750 Nw 106 Avenue Unit 1						**Last Payment:** $462.33 on 01/16/2025
	Total:	**$462.33**	**$0.00**	**$77.57**	**$0.00**	**$539.90**
ARB7508 - Bertha Bagaria Owner 750 Nw 106 Avenue Unit 8						**Last Payment:** $449.26 on 01/15/2025
	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:** Attorney
	Total:	**$459.27**	**$25.00**	**$459.27**	**$2,271.35**	**$3,214.89**
ARB7604 - Luis Bernardo Turuseta & Iliana Maria Gonzales Urquijo Owner 760 Nw 106 Avenue Unit 4						**Last Payment:** $419.27 on 01/16/2025
	Total:	**$419.27**	**$0.00**	**$8.85**	**$0.00**	**$428.12**
ARB7605 - Omayra Leon & Gloria Gonzalez Owner 760 Nw 106 Avenue Unit 5						**Last Payment:** $434.27 on 12/03/2024
	Total:	**$434.27**	**$0.00**	**$0.00**	**$0.00**	**$434.27**
ARB7703 - Lourdes & Juan Diego Montoya Owner 770 Nw 106 Avenue Unit 3						**Last Payment:** $471.20 on 01/15/2025
	Total:	**$23.70**	**$0.00**	**$0.00**	**$0.00**	**$23.70**
ARB7705 - Arboleda 5 LLC Owner 770 Nw 106 Avenue Unit 5						**Last Payment:** $434.27 on 01/16/2025
	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 01/16/2025
	Total:	**$80.13**	**$0.00**	**$0.00**	**$0.00**	**$80.13**
ARB7801 - Century Invest Llc Owner 780 Nw 106 Avenue Unit 1						**Last Payment:** $561.52 on 01/05/2025
	Total:	**$561.52**	**$0.00**	**$438.48**	**$0.00**	**$1,000.00**
ARB7822 - Rafael Orfila & Nelly Sanabria Owner 782 Nw 106 Avenue Unit 2						**Last Payment:** $584.00 on 01/14/2025
	Total:	**($0.05)**	**$0.00**	**$0.00**	**$0.00**	**($0.05)**

Homeowner Aging Report Excluding Prepaid

La Arboleda II Condominium

End Date: 01/31/2025

Description		Current	Over 30	Over 60	Over 90	Balance
ARB8005 - Damaris Rodriguez Owner 800 Nw 106 Avenue Unit 5						**Last Payment:** $462.00 on 01/14/2025
	Total:	**$0.33**	**$0.00**	**$0.00**	**$0.00**	**$0.33**
ARB8122 - Samara G. Glyn Owner 812 Nw 106 Avenue Unit 2						**Last Payment:** $448.43 on 01/01/2025
	Total:	**$584.00**	**$0.00**	**$584.00**	**$187.70**	**$1,355.70**
ARB8302 - German A. Triana Owner 830 Nw 106 Avenue Unit 2						**Last Payment:** $119.27 on 01/16/2025
	Total:	**$275.00**	**$0.00**	**$0.00**	**$0.00**	**$275.00**
ARB8303 - Douglas J. Quintana Owner 830 Nw 106 Avenue Unit 3						**Last Payment:** $419.27 on 01/16/2025
	Total:	**$1.00**	**$0.00**	**$0.00**	**$0.00**	**$1.00**
ARB8304 - Alain Bello Rey & Yanira Rey Owner 830 Nw 106 Avenue Unit 4						**Last Payment:** $434.27 on 12/30/2024
	Total:	**$434.27**	**$0.00**	**$459.27**	**$677.50**	**$1,571.04**
ARB8306 - Alicia Aguilar Owner 830 Nw 106 Avenue Unit 6						**Last Payment:** $479.20 on 01/10/2025
	Total:	**$0.80**	**$0.00**	**$0.00**	**$0.00**	**$0.80**
ARB8307 - Juan M. Rodriguez Owner 830 Nw 106 Avenue Unit 7						**Last Payment:** $499.39 on 01/16/2025
	Total:	**($0.46)**	**$0.00**	**$0.00**	**$0.00**	**($0.46)**
ARB8402 - Irma Fernandez Owner 840 Nw 106 Avenue Unit 2						**Last Payment:** $490.39 on 01/15/2025
	Total:	**($25.00)**	**$0.00**	**$0.00**	**$0.00**	**($25.00)**
ARB8403 - Darlene Burgos-Olivera Owner 840 Nw 106 Avenue Unit 3						**Last Payment:** $490.39 on 01/16/2025
	Total:	**$490.39**	**$25.00**	**$0.00**	**$0.00**	**$515.39**
ARB8404 - Aida Rosa Pico Owner 840 Nw 106 Avenue Unit 4						**Last Payment:** $479.20 on 01/15/2025
	Total:	**$150.00**	**$0.00**	**$0.00**	**$0.00**	**$150.00**
ARB8501 - Roberta Jorge Pelarigo Owner 850 Nw 106 Avenue Unit 1						**Last Payment:** $479.20 on 01/14/2025
	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:** $510.00 on 01/24/2025
	Total:	**($19.61)**	**$0.00**	**$0.00**	**$0.00**	**($19.61)**
ARB8503 - Daniel Torres & Odalys Torres Owner 850 Nw 106 Avenue Unit 3						**Last Payment:** $490.39 on 01/14/2025
	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 01/06/2025 **Collection Status:** 30 Day Letter
	Total:	**$504.20**	**$25.00**	**$504.20**	**$1,025.64**	**$2,059.04**

Homeowner Aging Report Excluding Prepaid

La Arboleda II Condominium

End Date: 01/31/2025

Description		Current	Over 30	Over 60	Over 90	Balance
ARB8603 - Jeremy Ferry & Paulina Ferry Owner 860 Nw 106 Avenue Unit 3						**Last Payment:** $515.39 on 12/30/2024
	Total:	**$440.39**	**$0.00**	**$0.00**	**$0.00**	**$440.39**
ARB8604 - Orlando Sendon & Margarita Sendon Owner 860 Nw 106 Avenue Unit 4						**Last Payment:** $479.20 on 01/05/2025
	Total:	**$96.23**	**$0.00**	**$0.00**	**$0.00**	**$96.23**
ARB8722 - Carlos Cardo Owner 872 Nw 106 Avenue Unit 2						**Last Payment:** $584.00 on 01/15/2025
	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 01/22/2025
	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	**$8,262.53**	**$100.00**	**$3,578.36**	**$6,955.52**	**$18,896.41**

Description	Total
Assessment (Delinquent Fee) 2023	($25.51)
Assessment (Delinquent Fee) 2024	$299.00
Assessment (Delinquent Fee) 2025	$100.00
Assessment 2024	$10,258.88
Assessment 2025	$8,239.04
NSF Fees 2024	$25.00
AR Total:	**$18,896.41**

Account No:	Homeowner Name	Address	Balance
ARB7701	Paterno Escarilla Jr & Julieta Escarilla	770 Nw 106 Avenue Unit 1 Miami, FL 33172	($0.20)
ARB8101	Francisco Pena & Gladys Pena Gbrito@Comcast.Net,janetrodriguez174@yahoo.co	810 Nw 106 Avenue Unit 1 Miami, FL 33172	($0.50)
ARB8301	Mary Leidy Rodriguez Macias & Laura Gonzalez Rc E_Pena@Bellsouth.Net,leidy896@yahoo.com	830 Nw 106 Avenue Unit 1 Miami, FL 33172	($333.45)
ARB8401	Jesus Menendez & Sandra Menendez Jmenendez@Myfloridare.Com	840 Nw 106 Avenue Unit 1 Miami, FL 33172	($87.38)
ARB7122	Dora Maria De Polanco dmpolanco@gmail.com,darkisrod@aol.com	712 Nw 106 Avenue Unit 2 Miami, FL 33172	($609.00)
ARB7422	Rafael A. Rodriguez Rrodrig94010@Hotmail.Com,Drodriguez@Ar-Suppl	742 Nw 106 Avenue Unit 2 Miami, FL 33172	($658.97)
ARB7602	Gonzalo Rincon & Carmen Rincon gonzalo_rincon@yahoo.com	760 Nw 106 Avenue Unit 2 Miami, FL 33172	($278.97)
ARB7702	Maria Guerra Mariamanzon@Hotmail.Com	770 Nw 106 Avenue Unit 2 Miami, FL 33172	($5,398.29)
ARB8002	Ileana Herrera Pontillo ileana.herrera@me.com	800 Nw 106 Avenue Unit 2 Miami, FL 33172	($56.00)
ARB8402	Irma Fernandez Irma.0614@Yahoo.Com	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	($904.18)
ARB7303	Maria Teresa Romero & Fernando Solis Matero1955@Gmail.Com,Fsolispintor@Gmail.Com	730 Nw 106 Avenue Unit 3 Miami, FL 33172	($238.02)
ARB7164	Ramiro Pedraza	716 Nw 106 Avenue Unit 4 Miami, FL 33172	($584.00)
ARB7304	Ovidio Jasso Anapaolajasso@Hotmail.Com	730 Nw 106 Avenue Unit 4 Miami, FL 33172	($2,076.38)
ARB7704	Martha Solis miaf60@icloud.com	770 Nw 106 Avenue Unit 4 Miami, FL 33172	($230.89)
ARB7505	Alexis Rodriguez & Maria Rodriguez Maitalex@Bellsouth.Net	750 Nw 106 Avenue Unit 5 Miami, FL 33172	($388.16)
ARB7306	Javier Nunez nunezjavier@bellsouth.net	730 Nw 106 Avenue Unit 6 Miami, FL 33172	($236.86)
ARB7506	Santiago Lopez Muriel Santy1513@Hotmail.Com	750 Nw 106 Avenue Unit 6 Miami, FL 33172	($274.50)
ARB7507	Hiram Cruz Hiramcruzsr@Aol.Com	750 Nw 106 Avenue Unit 7 Miami, FL 33172	($419.27)
ARB8307	Juan M. Rodriguez Wazi09@Bellsouth.Net	830 Nw 106 Avenue Unit 7 Miami, FL 33172	($8.90)
ARB7608	Gustavo Adolfo Jimenez gustavojimenez100@gmail.com	760 Nw 106 Avenue Unit 8 Miami, FL 33172	($4.02)
ARB75010	Julia, Luz Polanco Gill & Jose Polanco Gill juliempolanco@hotmail.com	750 Nw 106 Avenue Unit 10 Miami, FL 33172	($462.33)
	La Arboleda II Condominium Total	**22**	**($13,509.83)**

Date	Check #	Payee		Amount
10-1000-00 City National Bank- OPR 4036				
01/02/2025	0	ADP PAYROLL SERVICES		$554.10
		Invoice #: 01/03/2025		
		50-5040-00 Payroll Services	$554.10	
01/02/2025	0	ADP PAYROLL SERVICES		$96.00
		Invoice #: 1325		
		50-5040-00 Payroll Services	$45.90	
		50-5041-00 Payroll Taxes/Services	$50.10	
01/06/2025	0	FPL		$581.06
		Invoice #: 1Acc-01/13/25		
		57-5710-00 Electricity	$581.06	
01/06/2025	4173	WASTE CONNECTIONS OF FLORIDA		$2,552.61
		Invoice #: 3394946W440		
		65-6600-00 Waste Removal Expense	$2,552.61	
01/06/2025	4174	MIAMI-DADE WATER & SEWER		$1,377.01
		Invoice #: 4507 1/13/25		
		57-5760-00 Water & Sewer	$1,377.01	
01/06/2025	4175	IPFS CORPORATION		$24,993.23
		Invoice #: 6h.install 1/2025		
		50-5065-00 Insurance Expense	$24,993.23	
01/03/2025	0	MIAMI DADE COUNTY REGULATORY		$147.50
		Invoice #: I2025108265		
		50-5030-00 Licenses & Permits	$147.50	
01/06/2025	4176	DEPARTMENT OF BUSINESS & PROFESSIONAL REG		$360.00
		Invoice #: 720050		
		50-5030-00 Licenses & Permits	$360.00	
01/08/2025	4177	EXCEL MANAGEMENT ASSOCIATES		$90.00
		Invoice #: 07195414		
		65-6598-00 Storage	$90.00	
01/08/2025	4178	EXCEL MANAGEMENT ASSOCIATES		$75.02
		Invoice #: 07195389		
		50-5045-00 Printing & Postage	$75.02	
01/08/2025	4179	LA ARBOLEDA II CONDO. ASSOC.		$4,417.00
		Invoice #: 1/2025		
		70-7010-00 Reserve Transfers	$4,417.00	
01/08/2025	4180	SOUTH FLORIDA PARKING AUTHORITY		$125.00
		Invoice #: 1862		
		65-6565-00 Parking Enforcement	$125.00	
01/08/2025	4181	WASTE CONNECTIONS OF FLORIDA		$126.50
		Invoice #: 3406855W440		
		57-5750-00 Waste Removal	$126.50	
01/08/2025	4182	ALFREDO MONTOYA		$45.00
		Invoice #: 12302024		
		60-6055-00 General Repairs & Maintenance	$45.00	

Date	Check #	Payee		Amount
01/08/2025	4183	MCDO HOME SERVICES CROUP		$612.00
		Invoice #: 23095		
		60-6055-00 General Repairs & Maintenance	$612.00	
01/16/2025	0	ADP PAYROLL SERVICES		$554.10
		Invoice #: 01162025		
		50-5040-00 Payroll Services	$554.10	
01/16/2025	0	ADP PAYROLL SERVICES		$96.00
		Invoice #: 011625		
		50-5040-00 Payroll Services	$45.90	
		50-5041-00 Payroll Taxes/Services	$50.10	
01/20/2025	0	AT&T		$132.70
		Invoice #: 308957821 1/18/25		
		57-5740-00 Telephone	$132.70	
01/24/2025	4184	MCDO HOME SERVICES CROUP		$1,500.00
		Invoice #: 24002		
		60-6055-00 General Repairs & Maintenance	$1,500.00	
01/27/2025	4185	SUGIL ENGINEERING INC		$712.50
		Invoice #: 770 SE2308-45		
		50-5030-00 Licenses & Permits	$712.50	
01/27/2025	4186	ENVIROTECH ROOFING GROUP		$900.00
		Invoice #: 750-8 Inv. 3608		
		60-6140-00 Roof Repairs	$900.00	
01/27/2025	4187	EXCEL MANAGEMENT ASSOCIATES		$390.62
		Invoice #: 07195474		
		50-5045-00 Printing & Postage	$390.62	
01/27/2025	4188	EXCEL MANAGEMENT ASSOCIATES		$636.13
		Invoice #: 07195450		
		50-5045-00 Printing & Postage	$438.96	
		65-6599-00 Supplies	$197.17	
01/27/2025	4189	SUGIL ENGINEERING INC		$712.50
		Invoice #: 750 SE2308-43		
		50-5030-00 Licenses & Permits	$712.50	
01/27/2025	4190	SUGIL ENGINEERING INC		$712.50
		Invoice #: 830 SE2308-48		
		50-5030-00 Licenses & Permits	$712.50	
01/27/2025	4191	MCDO HOME SERVICES CROUP		$1,500.00
		Invoice #: 24002		
		60-6055-00 General Repairs & Maintenance	$1,500.00	
01/28/2025	4192	MAYROD LANDSCAPING INC.		$600.00
		Invoice #: 01132025		
		65-6550-00 Lawn Maintenance	$600.00	
01/28/2025	4193	MAYROD LANDSCAPING INC.		$200.00
		Invoice #: 11325		
		65-6590-00 Shrub & Tree Maintenance	$200.00	

Date	Check #	Payee		Amount
01/30/2025	0	ADP PAYROLL SERVICES		$554.10
		Invoice #: 01302025		
		50-5040-00 Payroll Services	$554.10	
01/30/2025	0	ADP PAYROLL SERVICES		$96.00
		Invoice #: 13025		
		50-5040-00 Payroll Services	$45.90	
		50-5041-00 Payroll Taxes/Services	$50.10	
01/10/2025	0	ADP PAYROLL SERVICES		$61.94
		Invoice #: 01102025		
		50-5040-00 Payroll Services	$61.94	
01/24/2025	0	ADP PAYROLL SERVICES		$61.94
		Invoice #: 012425		
		50-5040-00 Payroll Services	$61.94	
01/29/2025	0	ADP PAYROLL SERVICES		$85.80
		Invoice #: 012925		
		50-5040-00 Payroll Services	$85.80	
01/08/2025	0	CITY NATIONAL BANK		$12.00
		50-5015-00 Bank Adjustment - Deposited item returned fee; Deposited item returned fee	$12.00	
01/15/2025	0	CITY NATIONAL BANK		$21.00
		50-5015-00 Bank Adjustment - Monthly service fee; Monthly service fee	$21.00	
01/22/2025	0	AMAZON.COM		$48.67
		Invoice #: 0969760		
		65-6599-00 Supplies	$48.67	
01/17/2025	0	AMAZON.COM		$38.51
		Invoice #: 6205068		
		65-6599-00 Supplies	$38.51	

Account Totals	**# Checks:**	**37**	**$45,779.04**
Association Totals	**# Checks:**	**37**	**$45,779.04**

Bank Account Reconciliation

La Arboleda II Condominium

City National Bank- OPR 4036 (End: 01/31/2025)

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)
01/08/2025		ALFREDO MONTOYA		4182	($45.00)
01/27/2025		SUGIL ENGINEERING INC		4185	($712.50)
01/27/2025		SUGIL ENGINEERING INC		4189	($712.50)
01/27/2025		SUGIL ENGINEERING INC		4190	($712.50)
01/27/2025		MCDO HOME SERVICES CROUP		4191	($1,500.00)
01/27/2025		ENVIROTECH ROOFING GROUP		4186	($900.00)
01/28/2025		MAYROD LANDSCAPING INC.		4192	($600.00)
01/28/2025		MAYROD LANDSCAPING INC.		4193	($200.00)
01/31/2025		Deposit from batch 15890	15890 - Online Payment	968	$419.27
			Total Uncleared		**($8,653.77)**
Cleared Items					
Credits					
12/31/2024	01/03/2025	Deposit from batch 15411	15411 - Online Payment	940	$419.27
01/02/2025	01/04/2025	Deposit from batch 15414	15414 - Online Payment	941	$1,373.09
01/03/2025	01/07/2025	Deposit from batch 15429	15429 - Online Payment	943	$909.66
01/03/2025	01/08/2025	Deposit from batch 15363	15363 - ACH Payment	942	$3,715.51
01/06/2025	01/07/2025	Deposit from batch 15484	15484 - Auto Payment	946	$584.00
01/06/2025	01/08/2025	Deposit from batch 15452	15452 - Online Payment	945	$2,530.70
01/06/2025	01/07/2025	Deposit from batch 15462	15462 - Scanned Checks	944	$5,903.13
01/07/2025	01/08/2025	Deposit from batch 15499	15499 - Auto Payment	948	$462.33
01/07/2025	01/09/2025	Deposit from batch 15485	15485 - Online Payment	947	$939.65
01/08/2025	01/09/2025	Deposit from batch 15505	15505 - Scanned Checks	949	$434.27
01/08/2025	01/10/2025	Deposit from batch 15501	15501 - Online Payment	950	$928.46
01/08/2025	01/10/2025	Deposit from batch 15536	15536 - Auto Payment	951	$1,145.52
01/09/2025	01/11/2025	Deposit from batch 15528	15528 - Online Payment	952	$598.25
01/10/2025	01/11/2025	Deposit from batch 15564	15564 - Auto Payment	955	$479.20
01/10/2025	01/14/2025	Deposit from batch 15539	15539 - Online Payment	953	$877.63
01/10/2025	01/11/2025	Deposit from batch 15541	15541 - Scanned Checks	954	$3,498.30
01/13/2025	01/15/2025	Deposit from batch 15565	15565 - Online Payment	956	$561.52
01/14/2025	01/15/2025	Deposit from batch 15618	15618 - Auto Payment	958	$1,525.53
01/14/2025	01/15/2025	Deposit from batch 15592	15592 - Scanned Checks	957	$4,284.19
01/15/2025	01/16/2025	Deposit from batch 15641	15641 - Auto Payment	960	$490.39
01/15/2025	01/16/2025	Deposit from batch 15626	15626 - Scanned Checks	959	$2,474.05
01/16/2025	01/17/2025	Deposit from batch 15658	15658 - Auto Payment	962	$1,272.81
01/16/2025	01/17/2025	Deposit from batch 15657	15657 - Scanned Checks	961	$3,569.91
01/21/2025	01/22/2025	Deposit from batch 15671	15671 - Scanned Checks	963	$1,064.00
01/22/2025	01/23/2025	Deposit from batch 15707	15707 - Auto Payment	964	$584.00
01/24/2025	01/25/2025	Deposit from batch 15721	15721 - Scanned Checks	965	$838.54
01/29/2025	01/30/2025	Deposit from batch 15775	15775 - Auto Payment	966	$462.33
01/30/2025	01/31/2025	Deposit from batch 15888	15888 - Auto Payment	967	$584.00
01/31/2025	01/31/2025	Interest			$1.62

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
			Total Cleared Credits		**$42,511.86**
Debits					
09/10/2024	01/25/2025	EXCEL MANAGEMENT ASSOCIATES		4101	($114.00)
12/10/2024	01/07/2025	JUST JURIST LAW FIRM		4154	($400.00)
12/10/2024	01/11/2025	AQUAZONE POOL AND SPA, INC.		4158	($350.00)
12/10/2024	01/07/2025	JUST JURIST LAW FIRM		4155	($25.00)
12/11/2024	01/11/2025	AQUAZONE POOL AND SPA, INC.		4166	($350.00)
01/02/2025	01/04/2025	ADP PAYROLL SERVICES		0	($96.00)
01/02/2025	01/04/2025	ADP PAYROLL SERVICES		0	($554.10)
01/03/2025	01/07/2025	MIAMI DADE COUNTY REGULATORY		0	($147.50)
01/06/2025	01/08/2025	IPFS CORPORATION		4175	($24,993.23)
01/06/2025	01/13/2025	WASTE CONNECTIONS OF FLORIDA		4173	($2,552.61)
01/06/2025	01/14/2025	MIAMI-DADE WATER & SEWER		4174	($1,377.01)
01/06/2025	01/14/2025	FPL		0	($581.06)
01/06/2025	01/11/2025	DEPARTMENT OF BUSINESS & PROFESSIONAL REG.		4176	($360.00)
01/08/2025	01/28/2025	LA ARBOLEDA II CONDO. ASSOC.		4179	($4,417.00)
01/08/2025	01/18/2025	MCDO HOME SERVICES CROUP		4183	($612.00)
01/08/2025	01/08/2025	Return Ck#250 - Account Closed	15540 - Move or Return Paymer	0	($479.20)
01/08/2025	01/13/2025	WASTE CONNECTIONS OF FLORIDA		4181	($126.50)
01/08/2025	01/17/2025	SOUTH FLORIDA PARKING AUTHORITY		4180	($125.00)
01/08/2025	01/16/2025	EXCEL MANAGEMENT ASSOCIATES		4177	($90.00)
01/08/2025	01/16/2025	EXCEL MANAGEMENT ASSOCIATES		4178	($75.02)
01/08/2025	01/08/2025	CITY NATIONAL BANK		0	($12.00)
01/10/2025	01/10/2025	ADP PAYROLL SERVICES		0	($61.94)
01/15/2025	01/15/2025	CITY NATIONAL BANK		0	($21.00)
01/16/2025	01/18/2025	ADP PAYROLL SERVICES		0	($554.10)
01/16/2025	01/18/2025	ADP PAYROLL SERVICES		0	($96.00)
01/17/2025	01/17/2025	AMAZON.COM		0	($38.51)
01/20/2025	01/22/2025	AT&T		0	($132.70)
01/22/2025	01/22/2025	AMAZON.COM		0	($48.67)
01/24/2025	01/29/2025	MCDO HOME SERVICES CROUP		4184	($1,500.00)
01/24/2025	01/24/2025	ADP PAYROLL SERVICES		0	($61.94)
01/27/2025	01/31/2025	EXCEL MANAGEMENT ASSOCIATES		4188	($636.13)
01/27/2025	01/31/2025	EXCEL MANAGEMENT ASSOCIATES		4187	($390.62)
01/29/2025	01/29/2025	ADP PAYROLL SERVICES		0	($85.80)
01/30/2025	01/31/2025	ADP PAYROLL SERVICES		0	($554.10)
01/30/2025	01/31/2025	ADP PAYROLL SERVICES		0	($96.00)
			Total Cleared Debits		**($42,114.74)**

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

City National Bank- OPR 4036 Summary

Ending Account Balance:	$ 28,701.84
Uncleared Items:	($8,653.77)
Adjusted Balance:	$ 37,355.61
Bank Ending Balance:	$ 37,355.61
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:9533 / T: / S:

LA ARBOLEDA II CONDOMINIUM ASSOC INC
OPERATING ACCOUNT
CO EXCEL MANAGEMENT
2510 NW 97 AVE SUITE 200
DORAL FL 33172-1407

For additional locations and hours, please visit citynational.com

NMLS 412469
Member FDIC
EQUAL HOUSING LENDER

Association Interest Checking

Account Summary

Account:	XXXXX4036	Beginning Balance:	$36,958.49
Last Statement:	December 31, 2024	Ending Balance:	$37,355.61
This Statement:	January 31, 2025	Average Ledger Balance:	$38,208.20
		Low Balance:	$26,640.35
		Interest Earned This Period:	$1.62
		Interest Earned 2025:	$1.62
		Days In Period:	31
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
12-31	Beginning balance			36,958.49
01-02	La Arboleda Ii C Onlinepay 15411	419.27		37,377.76
01-03	La Arboleda Ii C Onlinepay 15414	1,373.09		38,750.85
01-03	Adp Tax Adp Tax Ra6lm 010301A01		96.00	38,654.85
01-03	Adp Wage Pay Wage Pay 9398327579856Lm		554.10	38,100.75
01-06	Icl Deposit	584.00		38,684.75
01-06	Icl Deposit	5,903.13		44,587.88
01-06	La Arboleda Ii C Onlinepay 15429	909.66		45,497.54
01-06	Mdcbuildings Purchase La Arboleda Ii		147.50	45,350.04
01-06	Check # 4155		25.00	45,325.04
01-06	Check # 4154		400.00	44,925.04
01-07	Icl Deposit	462.33		45,387.37
01-07	La Arboleda Ii C Onlinepay 15452	2,530.70		47,918.07
01-07	La Arboleda Ii C Assn Dues 6	3,715.51		51,633.58
01-07	Ipfs800-584-9969 Ipfspmtgaa D55906		24,993.23	26,640.35
01-08	Icl Deposit	434.27		27,074.62

Continued on the next page

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
01-08	Icl Deposit	1,145.52		28,220.14
01-08	La Arboleda Ii C Onlinepay 15485	939.65		29,159.79
01-08	Charge Back Item Check 250		479.20	28,680.59
01-08	Deposited Item Returned Fee		12.00	28,668.59
01-09	La Arboleda Ii C Onlinepay 15501	928.46		29,597.05
01-10	Icl Deposit	479.20		30,076.25
01-10	Icl Deposit	3,498.30		33,574.55
01-10	La Arboleda Ii C Onlinepay 15528	598.25		34,172.80
01-10	Adp Payroll Fees Adp Fees 930036293670		61.94	34,110.86
01-10	Dbpr Dbpr 202591611882		360.00	33,750.86
01-10	Check # 4158		350.00	33,400.86
01-10	Check # 4166		350.00	33,050.86
01-13	La Arboleda Ii C Onlinepay 15539	877.63		33,928.49
01-13	Fpl Direct Debit Elec Pymt 5154771538 Webi		581.06	33,347.43
01-13	Mdws M-dwasdpmt 000001695282257		1,377.01	31,970.42
01-13	Waste Connection Web_pay 92437415011025		2,679.11	29,291.31
01-14	Icl Deposit	1,525.53		30,816.84
01-14	Icl Deposit	4,284.19		35,101.03
01-14	La Arboleda Ii C Onlinepay 15565	561.52		35,662.55
01-15	Icl Deposit	490.39		36,152.94
01-15	Icl Deposit	2,474.05		38,626.99
01-15	Check # 4178		75.02	38,551.97
01-15	Check # 4177		90.00	38,461.97
01-15	Monthly Service Fee		21.00	38,440.97
01-16	Icl Deposit	1,272.81		39,713.78
01-16	Icl Deposit	3,569.91		43,283.69
01-16	Check # 4180		125.00	43,158.69
01-17	Amazon Business Internet 043000094296130		38.51	43,120.18
01-17	Adp Tax Adp Tax Ra6lm 011702A01		96.00	43,024.18
01-17	Adp Wage Pay Wage Pay 7340713058306Lm		554.10	42,470.08
01-17	Check # 4183		612.00	41,858.08
01-21	Icl Deposit	1,064.00		42,922.08
01-21	Att Payment 150937002Myw9q		132.70	42,789.38
01-22	Icl Deposit	584.00		43,373.38
01-22	Amazon Business Internet 043000091749276		48.67	43,324.71
01-24	Icl Deposit	838.54		44,163.25
01-24	Adp Payroll Fees Adp Fees 929336773201		61.94	44,101.31
01-24	Check # 4101		114.00	43,987.31
01-27	Check # 4179		4,417.00	39,570.31
01-28	Check # 4184		1,500.00	38,070.31
01-29	Icl Deposit	462.33		38,532.64
01-29	Adp Payroll Fees Adp Fees 929236136808		85.80	38,446.84
01-30	Icl Deposit	584.00		39,030.84
01-30	Check # 4187		390.62	38,640.22
01-30	Check # 4188		636.13	38,004.09
01-31	Adp Tax Adp Tax Ra6lm 013103A01		96.00	37,908.09
01-31	Adp Wage Pay Wage Pay 5010831307506Lm		554.10	37,353.99
01-31	Interest	1.62		37,355.61
01-31	Ending totals	42,511.86	42,114.74	37,355.61

Checks

Number	Date	Amount	Number	Date	Amount
4101*	01-24	114.00	4166*	01-10	350.00
4154	01-06	400.00	4177	01-15	90.00
4155*	01-06	25.00	4178	01-15	75.02
4158*	01-10	350.00	4179	01-27	4,417.00

* Skip In Check Sequence

Continued on the next page

Checks

Number	Date	Amount	Number	Date	Amount
4180*	01-16	125.00	4187	01-30	390.62
4183	01-17	612.00	4188	01-30	636.13
4184*	01-28	1,500.00			

* Skip In Check Sequence

Continued on the next page

Check # 4101 Amount: $114.00 Date: 01/24/2025

City National Bank Miami, FL

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

Check Number: 4101

PAY One Hundred Fourteen And 00/100 Dollars

DATE 09/10/2024 AMOUNT ****$114.00

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

Memo: July charges

Authorized Signatures
Void After 90 Days

⑈0000004101⑈ ⑆066004367⑆0431904036⑈ ⑇0000011400⑇

Check # 4101 Amount: $114.00 Date: 01/24/2025

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Excel Management Op

Check # 4154 Amount: $400.00 Date: 01/06/2025

City National Bank Miami, FL

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

Check Number: 4154

PAY Four Hundred And 00/100 Dollars

DATE 12/10/2024 AMOUNT ****$400.00

TO THE ORDER OF JUST JURIST LAW FIRM
13818 SW 152nd Street
PMB # 144
Miami, FL 33177-1164

Memo: Valdes -Preparing first demand letter

Authorized Signatures
Void After 90 Days

⑈0000004154⑈ ⑆066004367⑆0431904036⑈ ⑇0000040000⑇

Check # 4154 Amount: $400.00 Date: 01/06/2025

M&T Bank
Cust: 710000005263631
Account: 9891030968
Returns RT Number: 022300016
Item Date: 01/04/2025
0092813124
2025-01-06

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

FOR DEPOSIT ONLY
JUST JURIST LAW FIRM, PLLC
REMOTE DEPOSIT

Check # 4155 Amount: $25.00 Date: 01/06/2025

City National Bank Miami, FL

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

Check Number: 4155

PAY Twenty-Five And 00/100 Dollars

DATE 12/10/2024 AMOUNT ****$25.00

TO THE ORDER OF JUST JURIST LAW FIRM
13818 SW 152nd Street
PMB # 144
Miami, FL 33177-1164

Memo: -Valdes -Copies and postage

Authorized Signatures
Void After 90 Days

⑈0000004155⑈ ⑆066004367⑆0431904036⑈ ⑇0000002500⑇

Check # 4155 Amount: $25.00 Date: 01/06/2025

M&T Bank
Cust: 710000005263631
Account: 9891030968
Returns RT Number: 022300016
Item Date: 01/04/2025
0092813123
2025-01-06

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

FOR DEPOSIT ONLY
JUST JURIST LAW FIRM, PLLC
REMOTE DEPOSIT

Check # 4158 Amount: $350.00 Date: 01/10/2025

City National Bank Miami, FL

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

Check Number: 4158

PAY Three Hundred Fifty And 00/100 Dollars

DATE 12/10/2024 AMOUNT ****$350.00

TO THE ORDER OF AQUAZONE POOL AND SPA, INC.
1312 Sw 139 Court
Miami, FL 33184

Memo: Pool service 11/24

Authorized Signatures
Void After 90 Days

⑈0000004158⑈ ⑆066004367⑆0431904036⑈ ⑇0000035000⑇

Check # 4158 Amount: $350.00 Date: 01/10/2025

0092114836
2025-01-10

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

FOR DEPOSIT ONLY
AQUAZONE POOL AND SPA, INC.

Check # 4166 Amount: $350.00 Date: 01/10/2025

City National Bank Miami, FL

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

Check Number: 4166

PAY Three Hundred Fifty And 00/100 Dollars

DATE 12/11/2024 AMOUNT ****$350.00

TO THE ORDER OF AQUAZONE POOL AND SPA, INC.
1312 Sw 139 Court
Miami, FL 33184

Memo: Pool service December service

Authorized Signatures
Void After 90 Days

⑈0000004166⑈ ⑆066004367⑆0431904036⑈ ⑇0000035000⑇

Check # 4166 Amount: $350.00 Date: 01/10/2025

0092114837
2025-01-10

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

FOR DEPOSIT ONLY
AQUAZONE POOL AND SPA, INC.

Check # 4177 Amount: $90.00 Date: 01/15/2025

City National Bank Miami, FL

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

Check Number: 4177

PAY Ninety And 00/100 Dollars

DATE 01/08/2025 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

⑈0000004177⑈ ⑆066004367⑆0431904036⑈ ⑇0000009000⑇

Check # 4177 Amount: $90.00 Date: 01/15/2025

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Excel Management Op

Check # 4178 Amount: $75.02 Date: 01/15/2025

City National Bank Miami, FL

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

Check Number: 4178

PAY Seventy-Five And 02/100 Dollars.

DATE 01/08/2025 AMOUNT ****$75.02

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

Memo: Printing & postage

Authorized Signatures
Void After 90 Days

⑈0000004178⑈ ⑆066004367⑆0431904036⑈ ⑉0000007502⑉

Check # 4178 Amount: $75.02 Date: 01/15/2025

For RDC at CNB Only
Excel Management Op

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4179 Amount: $4,417.00 Date: 01/27/2025

City National Bank Miami, FL

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

Check Number: 4179

PAY Four Thousand, Four Hundred Seventeen And 00/100 Dollars

DATE 01/08/2025 AMOUNT ****$4,417.00

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

Memo: January reserve

Authorized Signatures
Void After 90 Days

⑈0000004179⑈ ⑆066004367⑆0431904036⑈ ⑉0000441700⑉

Check # 4179 Amount: $4,417.00 Date: 01/27/2025

Pay To The Order Of
City National Bank
066004367
For Deposit Only(Al-SC)
La Arboleda II Condominium
Acct Ending ...5155
01/27/2025 14:56

Check # 4180 Amount: $125.00 Date: 01/16/2025

City National Bank Miami, FL

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

Check Number: 4180

PAY One Hundred Twenty-Five And 00/100 Dollars

DATE 01/08/2025 AMOUNT ****$125.00

TO THE ORDER OF SOUTH FLORIDA PARKING AUTHORITY
15476 Nw 77Th. Ct
UNIT 433
Miami Lakes, FL 33016

Memo: January service

Authorized Signatures
Void After 90 Days

⑈0000004180⑈ ⑆066004367⑆0431904036⑈ ⑉0000012500⑉

Check # 4180 Amount: $125.00 Date: 01/16/2025

For Deposit Only - IPMG

0092438669
2025-01-16

PAY TO THE ORDER OF
JPMORGAN CHASE BANK N.A.
SOUTH FLORIDA PARKING AUTH DEPOSIT

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4183 Amount: $612.00 Date: 01/17/2025

City National Bank Miami, FL

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

Check Number: 4183

PAY Six Hundred Twelve And 00/100 Dollars.

DATE 01/08/2025 AMOUNT ****$612.00

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

Memo: Install new garden irrigation

Authorized Signatures
Void After 90 Days

⑈0000004183⑈ ⑆066004367⑆0431904036⑈ ⑉0000061200⑉

Check # 4183 Amount: $612.00 Date: 01/17/2025

0091529840
2025-01-17

Check # 4184 Amount: $1,500.00 Date: 01/28/2025

City National Bank Miami, FL

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

Check Number: 4184

PAY One Thousand, Five Hundred And 00/100 Dollars

DATE 01/24/2025 AMOUNT ****$1,500.00

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

Memo: Paint and repair damaged wood and exited trash area

Authorized Signatures
Void After 90 Days

⑈0000004184⑈ ⑆066004367⑆0431904036⑈ ⑉0000150000⑉

Check # 4184 Amount: $1,500.00 Date: 01/28/2025

0091036540
2025-01-28

01423 12809

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4187 Amount: $390.62 Date: 01/30/2025

City National Bank Miami, FL

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

Check Number: 4187

PAY Three Hundred Ninety And 62/100 Dollars

DATE 01/27/2025 AMOUNT ****$390.62

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

Memo: December charges

Authorized Signatures
Void After 90 Days

⑈0000004187⑈ ⑆066004367⑆0431904036⑈ ⑉0000039062⑉

Check # 4187 Amount: $390.62 Date: 01/30/2025

For RDC at CNB Only
Excel Management Op

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4188 Amount: $636.13 Date: 01/30/2025

City National Bank Miami, FL

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

Check Number: 4188

PAY Six Hundred Thirty-Six And 13/100 Dollars

DATE 01/27/2025

AMOUNT ****$636.13

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

Memo: Nov. charges & reimb. for supplies

Authorized Signatures
Void After 90 Days

⑈000004188⑈ ⑆066004367⑆043190403б⑈ ⑈0000063613⑈

Check # 4188 Amount: $636.13 Date: 01/30/2025

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

For RDC at CNB Only
Excel Management

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
01/27/2025	01/28/2025	Misc Scanned Deposit		123	$4,417.00
01/31/2025	01/31/2025	Interest			$38.88
			Total Cleared Credits		**$4,455.88**

City National Bank- Reserve 5155 Summary

Ending Account Balance:	$ 156,346.62
Uncleared Items:	$-
Adjusted Balance:	$ 156,346.62
Bank Ending Balance:	$ 156,346.62
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

P:9534 / 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:	$151,890.74
Last Statement:	December 31, 2024	Ending Balance:	$156,346.62
This Statement:	January 31, 2025	Average Ledger Balance:	$152,603.15
		Low Balance:	$151,890.74
		Interest Earned This Period:	$38.88
		Interest Earned 2025:	$38.88
		Days In Period:	31
		Annual Percentage Yield Earned:	0.30%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
12-31	Beginning balance			151,890.74
01-27	Icl Deposit	4,417.00		156,307.74
01-31	Interest	38.88		156,346.62
01-31	Ending totals	4,455.88	0.00	156,346.62