

Financial Report Package

February 2025

Prepared for

La Arboleda II Condominium

By

Excel Management Associates, Inc.



Income Statement - Operating

La Arboleda II Condominium

From 02/01/2025 to 02/28/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessments- Member's	\$39,162.21	\$39,162.00	\$0.21	\$78,324.42	\$78,324.00	\$0.42	\$469,944.00
4025-00 Reserve Contribution	4,417.00	4,417.00	-	8,834.00	8,834.00	-	53,004.00
4030-00 Late Fees	175.00	-	175.00	250.00	-	250.00	-
4060-00 Interest Income - Operating	1.11	-	1.11	2.73	-	2.73	-
Total ASSESSMENT INCOME	\$43,755.32	\$43,579.00	\$176.32	\$87,411.15	\$87,158.00	\$253.15	\$522,948.00
Total OPERATING INCOME	\$43,755.32	\$43,579.00	\$176.32	\$87,411.15	\$87,158.00	\$253.15	\$522,948.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5010-00 Bad Debt Expense	320.04	150.00	(170.04)	320.04	300.00	(20.04)	1,800.00
5015-00 Bank Charges	21.00	22.00	1.00	54.00	44.00	(10.00)	264.00
5025-00 Legal & Professional Services	-	90.00	90.00	-	180.00	180.00	1,080.00
5030-00 Licenses & Permits	-	112.00	112.00	507.50	224.00	(283.50)	1,344.00
5031-00 Annual Fire Dept. Inspection Permit	-	79.00	79.00	-	158.00	158.00	948.00
5035-00 Management Expense	1,200.00	1,188.00	(12.00)	1,200.00	2,376.00	1,176.00	14,256.00
5040-00 Payroll Services	1,323.88	1,300.00	(23.88)	3,333.56	2,600.00	(733.56)	15,600.00
5041-00 Payroll Taxes/Services	100.20	205.00	104.80	250.50	410.00	159.50	2,460.00
5045-00 Printing & Postage	-	114.00	114.00	-	228.00	228.00	1,368.00
5050-00 Audit & Tax Preparation	-	245.00	245.00	-	490.00	490.00	2,940.00
5065-00 Insurance Expense	24,993.23	23,000.00	(1,993.23)	49,986.46	46,000.00	(3,986.46)	276,000.00
5085-00 Insurance- Workman's Compensation	-	100.00	100.00	-	200.00	200.00	1,200.00
Total ADMINISTRATIVE	\$27,958.35	\$26,605.00	(\$1,353.35)	\$55,652.06	\$53,210.00	(\$2,442.06)	\$319,260.00
UTILITIES							
5710-00 Electricity	643.33	350.00	(293.33)	1,321.65	700.00	(621.65)	4,200.00
5740-00 Telephone	132.70	180.00	47.30	265.40	360.00	94.60	2,160.00
5750-00 Waste Removal	2,696.36	2,520.00	(176.36)	5,375.47	5,040.00	(335.47)	30,240.00
5760-00 Water & Sewer	835.06	5,520.00	4,684.94	16,749.41	11,040.00	(5,709.41)	66,240.00
Total UTILITIES	\$4,307.45	\$8,570.00	\$4,262.55	\$23,711.93	\$17,140.00	(\$6,571.93)	\$102,840.00
REPAIRS & IMPROVEMENTS							
6015-00 Electrical Repairs	-	375.00	375.00	-	750.00	750.00	4,500.00
6055-00 General Repairs & Maintenance	4,960.00	941.00	(4,019.00)	7,960.00	1,882.00	(6,078.00)	11,292.00
6140-00 Roof Repairs	-	208.00	208.00	900.00	416.00	(484.00)	2,496.00
Total REPAIRS & IMPROVEMENTS	\$4,960.00	\$1,524.00	(\$3,436.00)	\$8,860.00	\$3,048.00	(\$5,812.00)	\$18,288.00
CONTRACT & SUPPLIES							
6520-00 Fire Extinguisher Inspections	-	18.00	18.00	-	36.00	36.00	216.00
6545-00 Lake Maintenance	-	152.00	152.00	-	304.00	304.00	1,824.00
6550-00 Lawn Maintenance	600.00	1,100.00	500.00	1,200.00	2,200.00	1,000.00	13,200.00
6565-00 Parking Enforcement	125.00	100.00	(25.00)	250.00	200.00	(50.00)	1,200.00
6575-00 Pool Contract	350.00	355.00	5.00	350.00	710.00	360.00	4,260.00
6590-00 Shrub & Tree Maintenance	-	500.00	500.00	200.00	1,000.00	800.00	6,000.00
6598-00 Storage	-	38.00	38.00	90.00	76.00	(14.00)	456.00
6599-00 Supplies	676.02	200.00	(476.02)	763.20	400.00	(363.20)	2,400.00
Total CONTRACT & SUPPLIES	\$1,751.02	\$2,463.00	\$711.98	\$2,853.20	\$4,926.00	\$2,072.80	\$29,556.00



Income Statement - Operating

La Arboleda II Condominium

From 02/01/2025 to 02/28/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE ACCOUNT ACTIVITY							
7000-00 General Reserves	\$4,417.00	\$4,417.00	\$-	\$8,834.00	\$8,834.00	\$-	\$53,004.00
Total RESERVE ACCOUNT ACTIVITY	\$4,417.00	\$4,417.00	\$-	\$8,834.00	\$8,834.00	\$-	\$53,004.00
Total OPERATING EXPENSE	\$43,393.82	\$43,579.00	\$185.18	\$99,911.19	\$87,158.00	(\$12,753.19)	\$522,948.00
Net Income:	\$361.50	\$0.00	\$361.50	(\$12,500.04)	\$0.00	(\$12,500.04)	\$0.00

**Balance Sheet - Operating**

La Arboleda II Condominium

End Date: 02/28/2025

Assets**CASH- OPERATING**

10-1000-00	City National Bank- OPR 4036	\$20,405.66	
10-1060-00	Petty Cash	50.00	
10-1070-00	Due to/from Operating	(140,781.51)	
Total CASH- OPERATING:			<u>(\$120,325.85)</u>

CASH - RESERVE

12-1200-00	City National Bank- Reserve 5155	160,799.67	
12-1240-00	Due to/from Reserves	140,781.51	
Total CASH - RESERVE:			<u>\$301,581.18</u>

ACCOUNTS RECEIVABLE

14-1400-00	Accounts Receivable- Homeowner	12,444.72	
14-1420-00	Allowance for Doubtful Account	(1,000.00)	
Total ACCOUNTS RECEIVABLE:			<u>\$11,444.72</u>

CURRENT ASSETS

15-1500-00	Prepaid Insurance	82,877.20	
Total CURRENT ASSETS:			<u>\$82,877.20</u>

Total Assets:**\$275,577.25****Liabilities & Equity****CURRENT LIABILITIES**

20-2000-00	Accounts Payable	34,396.09	
20-2020-00	Prepaid Assessments	12,704.74	
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:			<u>\$138,621.62</u>

RESERVE CONTRIBUTIONS

30-3010-00	Reserve- Interest	3,175.98	
30-3085-00	Painting Reserve	66,349.66	
30-3095-00	Pool Reserve	5,762.77	
30-3100-00	Resurfacing Reserve	(3,676.42)	
30-3105-00	Flat Roofing 700, 830, 850 Reserve	18,380.19	
30-3106-00	Flat Roofing 730, 770, 860, 870 Reserve	10,050.43	
30-3107-00	Flat Roofing 780-786	(97,741.85)	
30-3108-00	Tile Roofing Reserve	333,568.64	
30-3110-00	Flat Roofing 760,800,750 Reserve	1,131.70	
30-3111-00	Fat Roofing 716-742	2,333.38	
Total RESERVE CONTRIBUTIONS:			<u>\$339,334.48</u>

EQUITY



Balance Sheet - Operating

La Arboleda II Condominium

End Date: 02/28/2025

32-3210-00	Retained Earnings- Operating	(\$164,027.92)	
Total EQUITY:			<u>(\$164,027.92)</u>
	Net Income Gain / Loss	<u>(12,500.04)</u>	
			<u>(\$12,500.04)</u>
Total Liabilities & Equity:			<u>\$301,428.14</u>



General Ledger Trial Balance

La Arboleda II Condominium

From: 10-1000-00 To: 80-8025-00 02/01/2025 to 02/28/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1000-00	City National Bank- OPR 4036	\$28,701.84	\$49,081.88	\$57,378.06	\$20,405.66
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	\$156,346.62	\$4,453.05	\$0.00	\$160,799.67
12-1240-00	Due to/from Reserves	\$140,781.51	\$0.00	\$0.00	\$140,781.51
14-1400-00	Accounts Receivable- Homeowner	\$18,896.41	\$43,754.21	\$50,205.90	\$12,444.72
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	(\$48,700.37)	\$64,724.36	\$50,420.08	(\$34,396.09)
20-2020-00	Prepaid Assessments	(\$13,509.83)	\$6,502.18	\$5,697.09	(\$12,704.74)
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	(\$3,139.93)	\$0.00	\$36.05	(\$3,175.98)
30-3085-00	Painting Reserve	(\$65,424.65)	\$0.00	\$925.01	(\$66,349.66)
30-3095-00	Pool Reserve	(\$5,638.15)	\$0.00	\$124.62	(\$5,762.77)
30-3100-00	Resurfacing Reserve	\$4,313.80	\$0.00	\$637.38	\$3,676.42
30-3105-00	Flat Roofing 700, 830, 850 Reserve	(\$18,129.47)	\$0.00	\$250.72	(\$18,380.19)
30-3106-00	Flat Roofing 730, 770, 860, 870 Reserve	(\$9,722.00)	\$0.00	\$328.43	(\$10,050.43)
30-3107-00	Flat Roofing 780-786	\$98,838.05	\$0.00	\$1,096.20	\$97,741.85
30-3108-00	Tile Roofing Reserve	(\$332,955.76)	\$0.00	\$612.88	(\$333,568.64)
30-3110-00	Flat Roofing 760,800,750 Reserve	(\$856.61)	\$0.00	\$275.09	(\$1,131.70)
30-3111-00	Fat Roofing 716-742	(\$2,166.71)	\$0.00	\$166.67	(\$2,333.38)
32-3210-00	Retained Earnings- Operating	\$164,027.92	\$0.00	\$0.00	\$164,027.92
40-4000-00	Assessments- Member's	(\$39,162.21)	\$4,417.00	\$43,579.21	(\$78,324.42)
40-4025-00	Reserve Contribution	(\$4,417.00)	\$0.00	\$4,417.00	(\$8,834.00)
40-4030-00	Late Fees	(\$75.00)	\$0.00	\$175.00	(\$250.00)
40-4060-00	Interest Income - Operating	(\$1.62)	\$0.00	\$1.11	(\$2.73)
50-5010-00	Bad Debt Expense	\$0.00	\$320.04	\$0.00	\$320.04
50-5015-00	Bank Charges	\$33.00	\$21.00	\$0.00	\$54.00
50-5030-00	Licenses & Permits	\$507.50	\$0.00	\$0.00	\$507.50
50-5035-00	Management Expense	\$0.00	\$1,200.00	\$0.00	\$1,200.00



General Ledger Trial Balance

La Arboleda II Condominium

From: 10-1000-00 To: 80-8025-00 02/01/2025 to 02/28/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
50-5040-00	Payroll Services	\$2,009.68	\$1,415.68	\$91.80	\$3,333.56
50-5041-00	Payroll Taxes/Services	\$150.30	\$262.34	\$162.14	\$250.50
50-5065-00	Insurance Expense	\$24,993.23	\$24,993.23	\$0.00	\$49,986.46
57-5710-00	Electricity	\$678.32	\$643.33	\$0.00	\$1,321.65
57-5740-00	Telephone	\$132.70	\$132.70	\$0.00	\$265.40
57-5750-00	Waste Removal	\$2,679.11	\$2,696.36	\$0.00	\$5,375.47
57-5760-00	Water & Sewer	\$15,914.35	\$835.06	\$0.00	\$16,749.41
60-6055-00	General Repairs & Maintenance	\$3,000.00	\$4,960.00	\$0.00	\$7,960.00
60-6140-00	Roof Repairs	\$900.00	\$0.00	\$0.00	\$900.00
65-6550-00	Lawn Maintenance	\$600.00	\$600.00	\$0.00	\$1,200.00
65-6565-00	Parking Enforcement	\$125.00	\$125.00	\$0.00	\$250.00
65-6575-00	Pool Contract	\$0.00	\$350.00	\$0.00	\$350.00
65-6590-00	Shrub & Tree Maintenance	\$200.00	\$0.00	\$0.00	\$200.00
65-6598-00	Storage	\$90.00	\$0.00	\$0.00	\$90.00
65-6599-00	Supplies	\$87.18	\$676.02	\$0.00	\$763.20
65-6600-00	Waste Removal Expense	\$0.00	\$2,696.36	\$2,696.36	\$0.00
70-7000-00	General Reserves	\$4,417.00	\$4,417.00	\$0.00	\$8,834.00
70-7010-00	Reserve Transfers	\$0.00	\$4,417.00	\$4,417.00	\$0.00
Totals:		(\$25,850.89)	\$223,693.80	\$223,693.80	(\$25,850.89)



Homeowner Aging Report Excluding Prepaid

La Arboleda II Condominium

End Date: 02/28/2025

Description	Current	Over 30	Over 60	Over 90	Balance
ARB7004 - Maria Castellon Owner 700 Nw 106 Avenue Unit 4				Last Payment: \$2,523.39 on 02/03/2025 Collection Status: 30 Day Letter	
Total:	\$479.20	\$383.40	\$0.00	\$0.00	\$862.60
ARB7143 - Dalila Del Pilar Allen Owner 714 Nw 106 Avenue Unit 3				Last Payment: \$584.00 on 02/06/2025	
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 02/28/2025	
Total:	\$490.39	\$490.39	\$490.39	\$439.94	\$1,911.11
ARB7501 - Hector M. Ruyol Jr. Owner 750 Nw 106 Avenue Unit 1				Last Payment: \$462.33 on 02/19/2025	
Total:	\$299.19	\$0.00	\$0.00	\$0.00	\$299.19
ARB7508 - Bertha Bagaria Owner 750 Nw 106 Avenue Unit 8				Last Payment: \$449.26 on 02/19/2025	
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	\$459.27	\$459.27	\$2,296.35	\$3,674.16
ARB7604 - Luis Bernardo Turuseta & Iliana Maria Gonzales Urquijo Owner 760 Nw 106 Avenue Unit 4				Last Payment: \$419.27 on 02/24/2025	
Total:	\$419.27	\$8.85	\$0.00	\$0.00	\$428.12
ARB7607 - Miriam Viera Owner 760 Nw 106 Avenue Unit 7				Last Payment: \$449.26 on 12/30/2024	
Total:	\$474.26	\$0.00	\$0.00	\$0.00	\$474.26
ARB7608 - Gustavo Adolfo Jimenez Owner 760 Nw 106 Avenue Unit 8				Last Payment: \$463.00 on 01/06/2025	
Total:	\$483.31	\$0.00	\$0.00	\$0.00	\$483.31
ARB7703 - Lourdes & Juan Diego Montoya Owner 770 Nw 106 Avenue Unit 3				Last Payment: \$471.20 on 02/14/2025	
Total:	\$31.70	\$0.00	\$0.00	\$0.00	\$31.70
ARB7705 - Arboleda 5 LLC Owner 770 Nw 106 Avenue Unit 5				Last Payment: \$434.24 on 02/12/2025	
Total:	\$434.27	\$0.03	\$0.00	\$0.00	\$434.30
ARB7801 - Century Invest Llc Owner 780 Nw 106 Avenue Unit 1				Last Payment: \$561.52 on 02/05/2025	
Total:	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
ARB8005 - Damaris Rodriguez Owner 800 Nw 106 Avenue Unit 5				Last Payment: \$462.33 on 02/14/2025	
Total:	\$0.33	\$0.00	\$0.00	\$0.00	\$0.33
ARB8303 - Douglas J. Quintana Owner 830 Nw 106 Avenue Unit 3				Last Payment: \$419.27 on 02/13/2025	
Total:	\$1.00	\$0.00	\$0.00	\$0.00	\$1.00



Homeowner Aging Report Excluding Prepaid

La Arboleda II Condominium

End Date: 02/28/2025

Description	Current	Over 30	Over 60	Over 90	Balance
ARB8304 - Alain Bello Rey & Yanira Rey Owner 830 Nw 106 Avenue Unit 4					Last Payment: \$434.27 on 02/28/2025
Total:	\$434.27	\$434.27	\$268.23	\$0.00	\$1,136.77
ARB8306 - Alicia Aguilar Owner 830 Nw 106 Avenue Unit 6					Last Payment: \$479.20 on 02/12/2025
Total:	\$0.80	\$0.00	\$0.00	\$0.00	\$0.80
ARB8403 - Darlene Burgos-Olivera Owner 840 Nw 106 Avenue Unit 3					Last Payment: \$490.39 on 01/16/2025 Collection Status: 30 Day Letter
Total:	\$515.39	\$490.39	\$25.00	\$0.00	\$1,030.78
ARB8404 - Aida Rosa Pico Owner 840 Nw 106 Avenue Unit 4					Last Payment: \$479.20 on 02/19/2025
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 02/18/2025
Total:	\$188.13	\$0.00	\$0.00	\$0.00	\$188.13
ARB8502 - Jose A. Polanco & Rosa Owner 850 Nw 106 Avenue Unit 2					Last Payment: \$510.00 on 01/24/2025
Total:	\$515.39	\$5.39	\$0.00	\$0.00	\$520.78
ARB8503 - Daniel Torres & Odalys Torres Owner 850 Nw 106 Avenue Unit 3					Last Payment: \$490.39 on 02/19/2025
Total:	\$0.01	\$0.00	\$0.00	\$0.00	\$0.01
ARB8601 - Alberto Alberto Owner 860 Nw 106 Avenue Unit 1					Last Payment: \$2,438.24 on 02/06/2025
Total:	\$100.00	\$0.00	\$0.00	\$0.00	\$100.00
ARB8604 - Orlando Sendon & Margarita Sendon Owner 860 Nw 106 Avenue Unit 4					Last Payment: \$479.20 on 02/05/2025
Total:	\$96.23	\$0.00	\$0.00	\$0.00	\$96.23
ARB8743 - Arturo Rodriguez & Sara Rodriguez Owner 874 Nw 106 Avenue Unit 3					Last Payment: \$584.00 on 02/18/2025
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	\$6,312.96	\$2,271.99	\$1,242.89	\$2,736.29	\$12,564.13

Description	Total
Assessment (Delinquent Fee) 2024	\$175.00
Assessment (Delinquent Fee) 2025	\$175.00
Assessment 2024	\$3,804.18
Assessment 2025	\$8,409.95
AR Total:	\$12,564.13



Date	Check #	Payee	Amount
10-1000-00 City National Bank- OPR 4036			
02/03/2025	4194	IPFS CORPORATION	\$24,993.23
		Invoice #: 7th. install 1/2025	
		50-5065-00 Insurance Expense	\$24,993.23
02/06/2025	4195	MIAMI-DADE WATER & SEWER	\$14,865.35
		Invoice #: 8 accts. 2/7/25	
		57-5760-00 Water & Sewer	\$14,865.35
02/07/2025	4196	MCDO HOME SERVICES CROUP	\$1,138.00
		Invoice #: 23007	
		60-6055-00 General Repairs & Maintenance	\$1,138.00
02/10/2025	4197	EXCEL MANAGEMENT ASSOCIATES	\$1,200.00
		Invoice #: 07195500	
		50-5035-00 Management Expense	\$1,200.00
02/10/2025	4198	LA ARBOLEDA II CONDO. ASSOC.	\$4,417.00
		Invoice #: 02/01/25	
		70-7010-00 Reserve Transfers	\$4,417.00
02/10/2025	4199	SOUTH FLORIDA PARKING AUTHORITY	\$125.00
		Invoice #: 1937	
		65-6565-00 Parking Enforcement	\$125.00
02/10/2025	4200	AT&T	\$132.70
		Invoice #: 01/28/25	
		57-5740-00 Telephone	\$132.70
02/10/2025	4201	WASTE CONNECTIONS OF FLORIDA	\$2,696.36
		Invoice #: 3410915W440	
		65-6600-00 Waste Removal Expense	\$2,696.36
02/10/2025	4202	FPL	\$678.32
		Invoice #: 51547 2/14/25	
		57-5710-00 Electricity	\$678.32
02/10/2025	4203	MIAMI-DADE WATER & SEWER	\$1,049.00
		Invoice #: 4507 2/13/25	
		57-5760-00 Water & Sewer	\$1,049.00
02/11/2025	4204	MAYROD LANDSCAPING INC.	\$600.00
		Invoice #: 021025	
		65-6550-00 Lawn Maintenance	\$600.00
02/13/2025	0	ADP PAYROLL SERVICES	\$554.10
		Invoice #: 02132025	
		50-5040-00 Payroll Services	\$554.10
02/13/2025	0	ADP PAYROLL SERVICES	\$96.00
		Invoice #: 021325	
		50-5040-00 Payroll Services	\$45.90
		50-5041-00 Payroll Taxes/Services	\$50.10
02/14/2025	4205	SUNNY SOUTH PAINT	\$676.02
		Invoice #: 100837706	
		65-6599-00 Supplies	\$676.02



Date	Check #	Payee	Amount
02/21/2025	4206	EXCEL MANAGEMENT ASSOCIATES	\$495.00
		Invoice #: 07195530	
		60-6055-00 General Repairs & Maintenance	\$495.00
02/21/2025	4207	AQUAZONE POOL AND SPA, INC.	\$350.00
		Invoice #: 14114	
		65-6575-00 Pool Contract	\$350.00
02/21/2025	4208	MCDO HOME SERVICES CROUP	\$1,707.00
		Invoice #: 23007	
		60-6055-00 General Repairs & Maintenance	\$1,707.00
02/26/2025	4209	MCDO HOME SERVICES CROUP	\$810.00
		Invoice #: 23006	
		60-6055-00 General Repairs & Maintenance	\$810.00
02/27/2025	0	ADP PAYROLL SERVICES	\$554.10
		Invoice #: 022725	
		50-5040-00 Payroll Services	\$554.10
02/27/2025	0	ADP PAYROLL SERVICES	\$96.00
		Invoice #: 22725	
		50-5040-00 Payroll Services	\$45.90
		50-5041-00 Payroll Taxes/Services	\$50.10
02/07/2025	0	ADP PAYROLL SERVICES	\$61.94
		Invoice #: 020725	
		50-5040-00 Payroll Services	\$61.94
02/21/2025	0	ADP PAYROLL SERVICES	\$61.94
		Invoice #: 022125	
		50-5040-00 Payroll Services	\$61.94
02/18/2025	0	CITY NATIONAL BANK	\$21.00
		50-5015-00 EFT - Monthly service fee; Monthly service fee	\$21.00
		Account Totals	# Checks: 23 \$57,378.06
		Association Totals	# Checks: 23 \$57,378.06

**Bank Account Reconciliation**

La Arboleda II Condominium

City National Bank- OPR 4036 (End: 02/28/2025)

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 Paymer	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		MCDO HOME SERVICES CROUP		4191	(\$1,500.00)
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)
02/21/2025		AQUAZONE POOLAND SPA, INC.		4207	(\$350.00)
02/26/2025		MCDO HOME SERVICES CROUP		4209	(\$810.00)
02/28/2025		Deposit from batch 16253	16253 - Online Payment	994	\$479.20
Total Uncleared					(\$8,053.84)
Cleared Items					
Credits					
01/31/2025	02/04/2025	Deposit from batch 15890	15890 - Online Payment	968	\$419.27
02/03/2025	02/05/2025	Deposit from batch 15944	15944 - Revo-Credit Card	971	\$490.39
02/03/2025	02/05/2025	Deposit from batch 15898	15898 - Online Payment	970	\$2,761.95
02/03/2025	02/04/2025	Deposit from batch 15906	15906 - Scanned Checks	969	\$4,260.47
02/05/2025	02/07/2025	Deposit from batch 15946	15946 - Online Payment	973	\$1,000.00
02/05/2025	02/07/2025	Deposit from batch 15951	15951 - Online Payment	974	\$2,051.50
02/05/2025	02/07/2025	Deposit from batch 15772	15772 - ACH Payment	972	\$4,194.71
02/06/2025	02/07/2025	Deposit from batch 15981	15981 - Scanned Checks	975	\$7,060.44
02/06/2025	02/08/2025	Deposit from batch 16016	16016 - Auto Payment	978	\$561.52
02/06/2025	02/08/2025	Deposit from batch 16013	16013 - Revo-Credit Card	977	\$1,491.27
02/06/2025	02/08/2025	Deposit from batch 15977	15977 - Online Payment	976	\$1,699.33
02/07/2025	02/08/2025	Deposit from batch 16017	16017 - Auto Payment	979	\$584.00
02/10/2025	02/11/2025	Deposit from batch 16050	16050 - Auto Payment	982	\$419.37
02/10/2025	02/11/2025	Deposit from batch 16030	16030 - Scanned Checks	980	\$1,415.06
02/10/2025	02/12/2025	Deposit from batch 16018	16018 - Online Payment	981	\$1,512.46
02/12/2025	02/13/2025	Deposit from batch 16088	16088 - Auto Payment	983	\$1,987.83
02/13/2025	02/13/2025	Deposit from batch 16630		1030	\$300.00
02/13/2025	02/14/2025	Deposit from batch 16094	16094 - Auto Payment	984	\$419.27
02/14/2025	02/15/2025	Deposit from batch 16097	16097 - Scanned Checks	985	\$4,370.09
02/18/2025	02/20/2025	Deposit from batch 16121	16121 - Online Payment	986	\$561.52
02/18/2025	02/19/2025	Deposit from batch 16132	16132 - Auto Payment	987	\$1,063.20
02/19/2025	02/21/2025	Deposit from batch 16133	16133 - Online Payment	989	\$474.26
02/19/2025	02/20/2025	Deposit from batch 16138	16138 - Scanned Checks	988	\$3,633.18
02/24/2025	02/26/2025	Deposit from batch 16166	16166 - Online Payment	991	\$333.45
02/24/2025	02/25/2025	Deposit from batch 16172	16172 - Scanned Checks	990	\$3,015.00
02/26/2025	02/27/2025	Deposit from batch 16229	16229 - Auto Payment	992	\$462.33
02/27/2025	02/27/2025	Deposit from batch 16252	16252 - Auto Payment	995	\$584.00
02/28/2025	02/28/2025	Interest			\$1.11
02/28/2025	02/28/2025	Deposit from batch 16257	16257 - Scanned Checks	993	\$1,894.97
Total Cleared Credits					\$49,021.95

**Bank Account Reconciliation**

La Arboleda II Condominium

City National Bank- OPR 4036 (End: 02/28/2025)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Debits					
01/27/2025	02/05/2025	ENVIROTECH ROOFING GROUP		4186	(\$900.00)
01/28/2025	02/04/2025	MAYROD LANDSCAPING INC.		4192	(\$600.00)
01/28/2025	02/04/2025	MAYROD LANDSCAPING INC.		4193	(\$200.00)
02/03/2025	02/05/2025	IPFS CORPORATION		4194	(\$24,993.23)
02/06/2025	02/10/2025	MIAMI-DADE WATER & SEWER		4195	(\$14,865.35)
02/07/2025	02/12/2025	MCDO HOME SERVICES GROUP		4196	(\$1,138.00)
02/07/2025	02/07/2025	ADP PAYROLL SERVICES		0	(\$61.94)
02/10/2025	02/28/2025	LA ARBOLEDA II CONDO. ASSOC.		4198	(\$4,417.00)
02/10/2025	02/13/2025	WASTE CONNECTIONS OF FLORIDA		4201	(\$2,696.36)
02/10/2025	02/13/2025	EXCEL MANAGEMENT ASSOCIATES		4197	(\$1,200.00)
02/10/2025	02/13/2025	MIAMI-DADE WATER & SEWER		4203	(\$1,049.00)
02/10/2025	02/13/2025	FPL		4202	(\$678.32)
02/10/2025	02/13/2025	AT&T		4200	(\$132.70)
02/10/2025	02/19/2025	SOUTH FLORIDA PARKING AUTHORITY		4199	(\$125.00)
02/11/2025	02/15/2025	MAYROD LANDSCAPING INC.		4204	(\$600.00)
02/13/2025	02/15/2025	ADP PAYROLL SERVICES		0	(\$554.10)
02/13/2025	02/15/2025	ADP PAYROLL SERVICES		0	(\$96.00)
02/14/2025	02/21/2025	SUNNY SOUTH PAINT		4205	(\$676.02)
02/18/2025	02/18/2025	CITY NATIONAL BANK		0	(\$21.00)
02/21/2025	02/26/2025	MCDO HOME SERVICES GROUP		4208	(\$1,707.00)
02/21/2025	02/28/2025	EXCEL MANAGEMENT ASSOCIATES		4206	(\$495.00)
02/21/2025	02/21/2025	ADP PAYROLL SERVICES		0	(\$61.94)
02/27/2025	02/28/2025	ADP PAYROLL SERVICES		0	(\$554.10)
02/27/2025	02/28/2025	ADP PAYROLL SERVICES		0	(\$96.00)
Total Cleared Debits					(\$57,918.06)

City National Bank- OPR 4036 Summary

Ending Account Balance:	\$ 20,405.66
Uncleared Items:	(\$8,053.84)
Adjusted Balance:	\$ 28,459.50
Bank Ending Balance:	\$ 28,459.50
Difference:	\$-



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



P:9500 / T: / S:

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and hours, please visit
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NMLS 412469
Member
FDIC



Association Interest Checking

Account Summary

Account:	XXXXX4036	Beginning Balance:	\$37,355.61
Last Statement:	January 31, 2025	Ending Balance:	\$28,459.50
This Statement:	February 28, 2025	Average Ledger Balance:	\$29,057.43
		Low Balance:	\$18,594.46
		Interest Earned This Period:	\$1.11
		Interest Earned 2025:	\$2.73
		Days In Period:	28
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
01-31	Beginning balance			37,355.61
02-03	Icl Deposit	4,260.47		41,616.08
02-03	La Arboleda li C Onlinepay 15890	419.27		42,035.35
02-03	Net Setlmt 5/3 Bankcard Sys 5/3 Bankcard Net Setlmt 4445057332561 Rev	490.39		42,525.74
02-03	Check # 4193		200.00	42,325.74
02-03	Check # 4192		600.00	41,725.74
02-04	La Arboleda li C Onlinepay 15898	2,761.95		44,487.69
02-04	lpfs800-584-9969 lpfspmtgaa D55906		24,993.23	19,494.46
02-04	Check # 4186		900.00	18,594.46
02-06	Icl Deposit	561.52		19,155.98
02-06	Icl Deposit	7,060.44		26,216.42
02-06	La Arboleda li C Onlinepay 15946	1,000.00		27,216.42
02-06	Net Setlmt 5/3 Bankcard Sys 5/3 Bankcard Net Setlmt 4445057332561 Rev	1,491.27		28,707.69
02-06	La Arboleda li C Onlinepay 15951	2,051.50		30,759.19

Continued on the next page

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¹ Loan products are subject to credit approval and program requirements. Terms and conditions apply. This is not a commitment to lend. Loan programs, terms, rates, and conditions are subject to change without notice.



Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
02-06	La Arboleda li C Assn Dues 6	4,194.71		34,953.90
02-07	Icl Deposit	584.00		35,537.90
02-07	La Arboleda li C Onlinepay 15977	1,699.33		37,237.23
02-07	Adp Payroll Fees Adp Fees 926535866588		61.94	37,175.29
02-10	Icl Deposit	419.37		37,594.66
02-10	Icl Deposit	1,415.06		39,009.72
02-10	Mdws M-dwasdpmt 000001703054365		17.41	38,992.31
02-10	Mdws M-dwasdpmt 000001703055715		989.89	38,002.42
02-10	Mdws M-dwasdpmt 000001703054358		1,047.02	36,955.40
02-10	Mdws M-dwasdpmt 000001703055817		1,678.22	35,277.18
02-10	Mdws M-dwasdpmt 000001703056426		1,963.23	33,313.95
02-10	Mdws M-dwasdpmt 000001703055812		3,040.00	30,273.95
02-10	Mdws M-dwasdpmt 000001703056963		3,056.01	27,217.94
02-10	Mdws M-dwasdpmt 000001703052930		3,073.57	24,144.37
02-11	La Arboleda li C Onlinepay 16018	1,512.46		25,656.83
02-11	Check # 4196		1,138.00	24,518.83
02-12	Icl Deposit	1,987.83		26,506.66
02-12	Att Payment 441965002Myw9m		132.70	26,373.96
02-12	Fpl Direct Debit Elec Pymt 5154771538 Webi		678.32	25,695.64
02-12	Mdws M-dwasdpmt 000001703880194		1,049.00	24,646.64
02-12	Waste Connection Web_pay 93797333021125		2,696.36	21,950.28
02-12	Check # 4197		1,200.00	20,750.28
02-13	Icl Deposit	419.27		21,169.55
02-13	Mo#2240513472 Processed \$119.27 Should Be \$419.27 Dep. Of 1/16/25 \$3,569.91	300.00		21,469.55
02-14	Icl Deposit	4,370.09		25,839.64
02-14	Adp Tax Adp Tax Ra6lm 021404A01		96.00	25,743.64
02-14	Adp Wage Pay Wage Pay 9389341550686Lm		554.10	25,189.54
02-14	Check # 4204		600.00	24,589.54
02-18	Icl Deposit	1,063.20		25,652.74
02-18	Check # 4199		125.00	25,527.74
02-18	Monthly Service Fee		21.00	25,506.74
02-19	Icl Deposit	3,633.18		29,139.92
02-19	La Arboleda li C Onlinepay 16121	561.52		29,701.44
02-20	La Arboleda li C Onlinepay 16133	474.26		30,175.70
02-20	Check # 4205		676.02	29,499.68
02-21	Adp Payroll Fees Adp Fees 794096733956		61.94	29,437.74
02-24	Icl Deposit	3,015.00		32,452.74
02-25	La Arboleda li C Onlinepay 16166	333.45		32,786.19
02-25	Check # 4208		1,707.00	31,079.19
02-26	Icl Deposit	462.33		31,541.52
02-27	Icl Deposit	584.00		32,125.52
02-27	Check # 4198		4,417.00	27,708.52
02-28	Icl Deposit	1,894.97		29,603.49
02-28	Adp Tax Adp Tax Ra6lm 022805A01		96.00	29,507.49
02-28	Adp Wage Pay Wage Pay 6810651006106Lm		554.10	28,953.39
02-28	Check # 4206		495.00	28,458.39
02-28	Interest	1.11		28,459.50
02-28	Ending totals	49,021.95	57,918.06	28,459.50

Checks

Number	Date	Amount	Number	Date	Amount
4186*	02-04	900.00	4197	02-12	1,200.00
4192	02-03	600.00	4198	02-27	4,417.00
4193*	02-03	200.00	4199*	02-18	125.00
4196	02-11	1,138.00	4204	02-14	600.00

* Skip In Check Sequence

Checks

Number	Date	Amount	Number	Date	Amount
4205	02-20	676.02	4208	02-25	1,707.00
4206*	02-28	495.00			

* Skip In Check Sequence



Check # 4186 Amount: \$900.00 Date: 02/04/2025

City National Bank Miami, FL

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

Check Number: 4186

PAY Nine Hundred And 00/100 Dollars

DATE 01/27/2025

AMOUNT ****\$900.00

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

Memo: Unit /80-8 Roof repairs for leaks and damaged material

Authorized Signature: [Signature]

Valid After 90 Days

⑈000004186⑈ ⑆066004367⑆0431904036⑈ ⑆0000090000⑈

Check # 4186 Amount: \$900.00 Date: 02/04/2025

FOR DEPOSIT ONLY
THE COMMERCIAL BANK
JACQUELYN L.L.C.

0091405517
2025-02-04

0091405517
2025-02-04

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4192 Amount: \$600.00 Date: 02/03/2025

City National Bank Miami, FL

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

Check Number: 4192

PAY Six Hundred And 00/100 Dollars

DATE 01/28/2025

AMOUNT ****\$600.00

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

Memo: Cut 1/13/2025

Authorized Signature: [Signature]

Valid After 90 Days

⑈000004192⑈ ⑆066004367⑆0431904036⑈ ⑆0000060000⑈

Check # 4192 Amount: \$600.00 Date: 02/03/2025

FOR DEPOSIT ONLY
THE COMMERCIAL BANK
JACQUELYN L.L.C.

0092310109
2025-02-03

0092310109
2025-02-03

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4193 Amount: \$200.00 Date: 02/03/2025

City National Bank Miami, FL

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

Check Number: 4193

PAY Two Hundred And 00/100 Dollars

DATE 01/28/2025

AMOUNT ****\$200.00

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

Memo: Install Sprinkler and landscaping

Authorized Signature: [Signature]

Valid After 90 Days

⑈000004193⑈ ⑆066004367⑆0431904036⑈ ⑆0000020000⑈

Check # 4193 Amount: \$200.00 Date: 02/03/2025

FOR DEPOSIT ONLY
THE COMMERCIAL BANK
JACQUELYN L.L.C.

0092310110
2025-02-03

0092310110
2025-02-03

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4196 Amount: \$1,138.00 Date: 02/11/2025

City National Bank Miami, FL

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

Check Number: 4196

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

DATE 02/07/2025

AMOUNT ****\$1,138.00

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

Memo: 40 % Water seal Unit 750-8

Authorized Signature: [Signature]

Valid After 90 Days

⑈000004196⑈ ⑆066004367⑆0431904036⑈ ⑆0000113800⑈

Check # 4196 Amount: \$1,138.00 Date: 02/11/2025

Regions Bank - 062000019

20250210619594600236.06 1327

0092800701
2025-02-11

0092800701
2025-02-11

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4197 Amount: \$1,200.00 Date: 02/12/2025

City National Bank Miami, FL

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

Check Number: 4197

PAY One Thousand, Two Hundred And 00/100 Dollars

DATE 02/10/2025

AMOUNT ****\$1,200.00

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

Memo: February Management services

Authorized Signature: [Signature]

Valid After 90 Days

⑈000004197⑈ ⑆066004367⑆0431904036⑈ ⑆0000120000⑈

Check # 4197 Amount: \$1,200.00 Date: 02/12/2025

FOR DEPOSIT ONLY
THE COMMERCIAL BANK
JACQUELYN L.L.C.

0092800701
2025-02-11

0092800701
2025-02-11

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4198 Amount: \$4,417.00 Date: 02/27/2025

City National Bank Miami, FL

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

Check Number: 4198

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

DATE 02/19/2025

AMOUNT ****\$4,417.00

TO THE ORDER OF LAARBOLEDA II CONDO. ASSOC
2510 NW 97th Ave #200
Doral, FL 33172

Memo: Reserve transfer

Authorized Signature: [Signature]

Valid After 90 Days

⑈000004198⑈ ⑆066004367⑆0431904036⑈ ⑆0000441700⑈

Check # 4198 Amount: \$4,417.00 Date: 02/27/2025

FOR DEPOSIT ONLY
THE COMMERCIAL BANK
JACQUELYN L.L.C.

0092800701
2025-02-11

0092800701
2025-02-11

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

0092524508
2025-02-25

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

CHECK HERE IF ANY BILLS OR COINS REMAIN
DATE: 01/23/2026

Regions Bank - 062000019<
0092524508
2025-02-25
Regions Bank - 062000019<



Bank Account Reconciliation

La Arboleda II Condominium

City National Bank- Reserve 5155 (End: 02/28/2025)

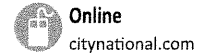
Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
02/27/2025	02/28/2025	Misc Scanned Deposit		125	\$4,417.00
02/28/2025	02/28/2025	Interest			\$36.05
				Total Cleared Credits	\$4,453.05

City National Bank- Reserve 5155 Summary

Ending Account Balance:	\$ 160,799.67
Uncleared Items:	\$-
Adjusted Balance:	\$ 160,799.67
Bank Ending Balance:	\$ 160,799.67
Difference:	\$-



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



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and hours, please visit
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NMLS 412469
Member
FDIC



Condo Tiered

Account Summary

Account:	XXXXX5155	Beginning Balance:	\$156,346.62
Last Statement:	January 31, 2025	Ending Balance:	\$160,799.67
This Statement:	February 28, 2025	Average Ledger Balance:	\$156,662.12
		Low Balance:	\$156,346.62
		Interest Earned This Period:	\$36.05
		Interest Earned 2025:	\$74.93
		Days In Period:	28
		Annual Percentage Yield Earned:	0.30%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
01-31	Beginning balance			156,346.62
02-27	lcl Deposit	4,417.00		160,763.62
02-28	Interest	36.05		160,799.67
02-28	Ending totals	4,453.05	0.00	160,799.67

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