



Financial Report Package

March 2025

Prepared for

La Arboleda II Condominium

By

Excel Management Associates, Inc.



Income Statement - Operating

La Arboleda II Condominium

From 03/01/2025 to 03/31/2025

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	\$117,486.63	\$117,486.00	\$0.63	\$469,944.00
4025-00 Reserve Contribution	4,417.00	4,417.00	-	13,251.00	13,251.00	-	53,004.00
4030-00 Late Fees	125.00	-	125.00	375.00	-	375.00	-
4060-00 Interest Income - Operating	1.49	-	1.49	4.22	-	4.22	-
4080-00 Key Income	100.00	-	100.00	100.00	-	100.00	-
Total ASSESSMENT INCOME	\$43,805.70	\$43,579.00	\$226.70	\$131,216.85	\$130,737.00	\$479.85	\$522,948.00
Total OPERATING INCOME	\$43,805.70	\$43,579.00	\$226.70	\$131,216.85	\$130,737.00	\$479.85	\$522,948.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5010-00 Bad Debt Expense	-	150.00	150.00	320.04	450.00	129.96	1,800.00
5015-00 Bank Charges	21.00	22.00	1.00	75.00	66.00	(9.00)	264.00
5025-00 Legal & Professional Services	-	90.00	90.00	-	270.00	270.00	1,080.00
5030-00 Licenses & Permits	61.25	112.00	50.75	568.75	336.00	(232.75)	1,344.00
5031-00 Annual Fire Dept. Inspection Permit	-	79.00	79.00	-	237.00	237.00	948.00
5035-00 Management Expense	1,200.00	1,188.00	(12.00)	2,400.00	3,564.00	1,164.00	14,256.00
5040-00 Payroll Services	1,323.88	1,300.00	(23.88)	4,657.44	3,900.00	(757.44)	15,600.00
5041-00 Payroll Taxes/Services	100.20	205.00	104.80	350.70	615.00	264.30	2,460.00
5045-00 Printing & Postage	-	114.00	114.00	190.67	342.00	151.33	1,368.00
5050-00 Audit & Tax Preparation	-	245.00	245.00	175.00	735.00	560.00	2,940.00
5065-00 Insurance Expense	24,993.23	23,000.00	(1,993.23)	74,979.69	69,000.00	(5,979.69)	276,000.00
5085-00 Insurance- Workman's Compensation	-	100.00	100.00	-	300.00	300.00	1,200.00
Total ADMINISTRATIVE	\$27,699.56	\$26,605.00	(\$1,094.56)	\$83,717.29	\$79,815.00	(\$3,902.29)	\$319,260.00
UTILITIES							
5710-00 Electricity	554.02	350.00	(204.02)	1,875.67	1,050.00	(825.67)	4,200.00
5740-00 Telephone	132.70	180.00	47.30	398.10	540.00	141.90	2,160.00
5750-00 Waste Removal	2,679.90	2,520.00	(159.90)	8,055.37	7,560.00	(495.37)	30,240.00
5760-00 Water & Sewer	835.06	5,520.00	4,684.94	17,584.47	16,560.00	(1,024.47)	66,240.00
Total UTILITIES	\$4,201.68	\$8,570.00	\$4,368.32	\$27,913.61	\$25,710.00	(\$2,203.61)	\$102,840.00
REPAIRS & IMPROVEMENTS							
6015-00 Electrical Repairs	956.58	375.00	(581.58)	956.58	1,125.00	168.42	4,500.00
6055-00 General Repairs & Maintenance	5,990.87	941.00	(5,049.87)	13,950.87	2,823.00	(11,127.87)	11,292.00
6140-00 Roof Repairs	-	208.00	208.00	900.00	624.00	(276.00)	2,496.00
Total REPAIRS & IMPROVEMENTS	\$6,947.45	\$1,524.00	(\$5,423.45)	\$15,807.45	\$4,572.00	(\$11,235.45)	\$18,288.00
CONTRACT & SUPPLIES							
6520-00 Fire Extinguisher Inspections	-	18.00	18.00	-	54.00	54.00	216.00
6545-00 Lake Maintenance	-	152.00	152.00	-	456.00	456.00	1,824.00
6550-00 Lawn Maintenance	600.00	1,100.00	500.00	1,800.00	3,300.00	1,500.00	13,200.00
6565-00 Parking Enforcement	125.00	100.00	(25.00)	375.00	300.00	(75.00)	1,200.00
6575-00 Pool Contract	730.00	355.00	(375.00)	1,080.00	1,065.00	(15.00)	4,260.00
6590-00 Shrub & Tree Maintenance	300.00	500.00	200.00	500.00	1,500.00	1,000.00	6,000.00
6598-00 Storage	-	38.00	38.00	90.00	114.00	24.00	456.00
6599-00 Supplies	-	200.00	200.00	763.20	600.00	(163.20)	2,400.00
Total CONTRACT & SUPPLIES	\$1,755.00	\$2,463.00	\$708.00	\$4,608.20	\$7,389.00	\$2,780.80	\$29,556.00



Income Statement - Operating

La Arboleda II Condominium

From 03/01/2025 to 03/31/2025

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
RESERVE ACCOUNT ACTIVITY							
7000-00 General Reserves	\$4,417.00	\$4,417.00	\$-	\$13,251.00	\$13,251.00	\$-	\$53,004.00
Total RESERVE ACCOUNT ACTIVITY	\$4,417.00	\$4,417.00	\$-	\$13,251.00	\$13,251.00	\$-	\$53,004.00
Total OPERATING EXPENSE	\$45,020.69	\$43,579.00	(\$1,441.69)	\$145,297.55	\$130,737.00	(\$14,560.55)	\$522,948.00
Net Income:	(\$1,214.99)	\$0.00	(\$1,214.99)	(\$14,080.70)	\$0.00	(\$14,080.70)	\$0.00

**Balance Sheet - Operating**

La Arboleda II Condominium

End Date: 03/31/2025

Assets**CASH- OPERATING**

10-1000-00	City National Bank- OPR 4036	\$30,377.77
10-1060-00	Petty Cash	50.00
10-1070-00	Due to/from Operating	(140,781.51)

Total CASH- OPERATING: (\$110,353.74)

CASH - RESERVE

12-1200-00	City National Bank- Reserve 5155	160,157.82
12-1240-00	Due to/from Reserves	140,781.51

Total CASH - RESERVE: \$300,939.33

ACCOUNTS RECEIVABLE

14-1400-00	Accounts Receivable- Homeowner	11,870.10
14-1420-00	Allowance for Doubtful Account	(1,000.00)

Total ACCOUNTS RECEIVABLE: \$10,870.10

CURRENT ASSETS

15-1500-00	Prepaid Insurance	82,877.20
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Total CURRENT ASSETS: \$82,877.20

Total Assets: \$284,332.89

Liabilities & Equity**CURRENT LIABILITIES**

20-2000-00	Accounts Payable	54,053.48
20-2020-00	Prepaid Assessments	15,925.50
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: \$161,499.77

RESERVE CONTRIBUTIONS

30-3010-00	Reserve- Interest	3,217.13
30-3085-00	Painting Reserve	67,274.67
30-3095-00	Pool Reserve	5,887.39
30-3100-00	Resurfacing Reserve	(3,039.04)
30-3105-00	Flat Roofing 700, 830, 850 Reserve	18,630.91
30-3106-00	Flat Roofing 730, 770, 860, 870 Reserve	10,378.86
30-3107-00	Flat Roofing 780-786	(96,645.65)
30-3108-00	Tile Roofing Reserve	317,181.52
30-3110-00	Flat Roofing 760,800,750 Reserve	1,406.79
30-3111-00	Fat Roofing 716-742	2,500.05

Total RESERVE CONTRIBUTIONS: \$326,792.63

EQUITY



Balance Sheet - Operating

La Arboleda II Condominium

End Date: 03/31/2025

32-3210-00	Retained Earnings- Operating	(\$189,878.81)	
Total EQUITY:			<u>(\$189,878.81)</u>
	Net Income Gain / Loss	<u>(14,080.70)</u>	
			<u>(\$14,080.70)</u>
Total Liabilities & Equity:			<u>\$284,332.89</u>



General Ledger Trial Balance

La Arboleda II Condominium

From: 10-1000-00 To: 80-8025-00 03/01/2025 to 03/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1000-00	City National Bank- OPR 4036	\$20,405.66	\$52,219.66	\$42,247.55	\$30,377.77
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	\$160,799.67	\$4,458.15	\$5,100.00	\$160,157.82
12-1240-00	Due to/from Reserves	\$140,781.51	\$0.00	\$0.00	\$140,781.51
14-1400-00	Accounts Receivable- Homeowner	\$12,444.72	\$44,167.21	\$44,741.83	\$11,870.10
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	(\$34,761.76)	\$49,800.03	\$69,091.75	(\$54,053.48)
20-2020-00	Prepaid Assessments	(\$12,704.74)	\$6,954.48	\$10,175.24	(\$15,925.50)
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	(\$3,175.98)	\$0.00	\$41.15	(\$3,217.13)
30-3085-00	Painting Reserve	(\$66,349.66)	\$0.00	\$925.01	(\$67,274.67)
30-3095-00	Pool Reserve	(\$5,762.77)	\$0.00	\$124.62	(\$5,887.39)
30-3100-00	Resurfacing Reserve	\$3,676.42	\$0.00	\$637.38	\$3,039.04
30-3105-00	Flat Roofing 700, 830, 850 Reserve	(\$18,380.19)	\$0.00	\$250.72	(\$18,630.91)
30-3106-00	Flat Roofing 730, 770, 860, 870 Reserve	(\$10,050.43)	\$0.00	\$328.43	(\$10,378.86)
30-3107-00	Flat Roofing 780-786	\$97,741.85	\$0.00	\$1,096.20	\$96,645.65
30-3108-00	Tile Roofing Reserve	(\$333,568.64)	\$17,000.00	\$612.88	(\$317,181.52)
30-3110-00	Flat Roofing 760,800,750 Reserve	(\$1,131.70)	\$0.00	\$275.09	(\$1,406.79)
30-3111-00	Fat Roofing 716-742	(\$2,333.38)	\$0.00	\$166.67	(\$2,500.05)
32-3210-00	Retained Earnings- Operating	\$189,878.81	\$0.00	\$0.00	\$189,878.81
40-4000-00	Assessments- Member's	(\$78,324.42)	\$4,417.00	\$43,579.21	(\$117,486.63)
40-4025-00	Reserve Contribution	(\$8,834.00)	\$0.00	\$4,417.00	(\$13,251.00)
40-4030-00	Late Fees	(\$250.00)	\$0.00	\$125.00	(\$375.00)
40-4060-00	Interest Income - Operating	(\$2.73)	\$0.00	\$1.49	(\$4.22)
40-4080-00	Key Income	\$0.00	\$0.00	\$100.00	(\$100.00)
50-5010-00	Bad Debt Expense	\$320.04	\$0.00	\$0.00	\$320.04
50-5015-00	Bank Charges	\$54.00	\$21.00	\$0.00	\$75.00
50-5030-00	Licenses & Permits	\$507.50	\$61.25	\$0.00	\$568.75



General Ledger Trial Balance

La Arboleda II Condominium

From: 10-1000-00 To: 80-8025-00 03/01/2025 to 03/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
50-5035-00	Management Expense	\$1,200.00	\$1,200.00	\$0.00	\$2,400.00
50-5040-00	Payroll Services	\$3,333.56	\$1,447.76	\$123.88	\$4,657.44
50-5041-00	Payroll Taxes/Services	\$250.50	\$100.20	\$0.00	\$350.70
50-5045-00	Printing & Postage	\$190.67	\$0.00	\$0.00	\$190.67
50-5050-00	Audit & Tax Preparation	\$175.00	\$0.00	\$0.00	\$175.00
50-5065-00	Insurance Expense	\$49,986.46	\$24,993.23	\$0.00	\$74,979.69
57-5700-00	Cable/T.V./Internet	\$0.00	\$132.70	\$132.70	\$0.00
57-5710-00	Electricity	\$1,321.65	\$554.02	\$0.00	\$1,875.67
57-5740-00	Telephone	\$265.40	\$132.70	\$0.00	\$398.10
57-5750-00	Waste Removal	\$5,375.47	\$2,679.90	\$0.00	\$8,055.37
57-5760-00	Water & Sewer	\$16,749.41	\$835.06	\$0.00	\$17,584.47
60-6015-00	Electrical Repairs	\$0.00	\$956.58	\$0.00	\$956.58
60-6055-00	General Repairs & Maintenance	\$7,960.00	\$10,146.45	\$4,155.58	\$13,950.87
60-6140-00	Roof Repairs	\$900.00	\$0.00	\$0.00	\$900.00
65-6550-00	Lawn Maintenance	\$1,200.00	\$600.00	\$0.00	\$1,800.00
65-6565-00	Parking Enforcement	\$250.00	\$125.00	\$0.00	\$375.00
65-6575-00	Pool Contract	\$350.00	\$730.00	\$0.00	\$1,080.00
65-6590-00	Shrub & Tree Maintenance	\$200.00	\$300.00	\$0.00	\$500.00
65-6598-00	Storage	\$90.00	\$0.00	\$0.00	\$90.00
65-6599-00	Supplies	\$763.20	\$0.00	\$0.00	\$763.20
65-6600-00	Waste Removal Expense	\$0.00	\$2,679.90	\$2,679.90	\$0.00
70-7000-00	General Reserves	\$8,834.00	\$4,417.00	\$0.00	\$13,251.00
Totals:		\$0.00	\$231,129.28	\$231,129.28	\$0.00



Homeowner Aging Report Excluding Prepaid

La Arboleda II Condominium

End Date: 03/31/2025

Description	Current	Over 30	Over 60	Over 90	Balance
ARB7004 - Maria Castellon Owner 700 Nw 106 Avenue Unit 4				Last Payment: \$300.00 on 03/31/2025 Collection Status: 30 Day Letter	
Total:	\$479.20	\$302.60	\$0.00	\$0.00	\$781.80
ARB7143 - Dalila Del Pilar Allen Owner 714 Nw 106 Avenue Unit 3				Last Payment: \$584.00 on 03/10/2025	
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 03/14/2025	
Total:	\$490.39	\$490.39	\$490.39	\$450.33	\$1,921.50
ARB7508 - Bertha Bagaria Owner 750 Nw 106 Avenue Unit 8				Last Payment: \$449.26 on 03/17/2025	
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	\$2,755.62	\$4,133.43
ARB7604 - Luis Bernardo Turuseta & Iliana Maria Gonzales Urquijo Owner 760 Nw 106 Avenue Unit 4				Last Payment: \$419.27 on 03/25/2025	
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 03/14/2025	
Total:	\$449.26	\$25.00	\$0.00	\$0.00	\$474.26
ARB7703 - Lourdes & Juan Diego Montoya Owner 770 Nw 106 Avenue Unit 3				Last Payment: \$471.20 on 03/14/2025	
Total:	\$39.70	\$0.00	\$0.00	\$0.00	\$39.70
ARB7705 - Arboleda 5 LLC Owner 770 Nw 106 Avenue Unit 5				Last Payment: \$434.27 on 03/11/2025	
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 03/05/2025	
Total:	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
ARB7864 - Alberto Laurel Owner 786 Nw 106 Avenue Unit 4				Last Payment: \$584.00 on 02/19/2025	
Total:	\$609.00	\$0.00	\$0.00	\$0.00	\$609.00
ARB8122 - Samara G. Glyn Owner 812 Nw 106 Avenue Unit 2				Last Payment: \$448.43 on 03/01/2025	
Total:	\$135.57	\$0.00	\$0.00	\$0.00	\$135.57
ARB8303 - Douglas J. Quintana Owner 830 Nw 106 Avenue Unit 3				Last Payment: \$419.27 on 03/17/2025	
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 02/28/2025	
Total:	\$459.27	\$434.27	\$434.27	\$268.23	\$1,596.04



Homeowner Aging Report Excluding Prepaid

La Arboleda II Condominium

End Date: 03/31/2025

Description	Current	Over 30	Over 60	Over 90	Balance
ARB8306 - Alicia Aguilar Owner 830 Nw 106 Avenue Unit 6	Last Payment: \$479.20 on 03/10/2025				
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 03/25/2025 Collection Status: 30 Day Letter				
Total:	\$490.39	\$515.39	\$25.00	\$0.00	\$1,030.78
ARB8404 - Aida Rosa Pico Owner 840 Nw 106 Avenue Unit 4	Last Payment: \$479.20 on 03/14/2025				
Total:	\$150.00	\$0.00	\$0.00	\$0.00	\$150.00
ARB8501 - Roberta Jorge Pelarigo Owner 850 Nw 106 Avenue Unit 1	Last Payment: \$479.22 on 03/11/2025				
Total:	\$163.11	\$0.00	\$0.00	\$0.00	\$163.11
ARB8502 - Jose A. Polanco & Rosa Owner 850 Nw 106 Avenue Unit 2	Last Payment: \$980.78 on 03/25/2025				
Total:	\$30.39	\$0.00	\$0.00	\$0.00	\$30.39
ARB8503 - Daniel Torres & Odalys Torres Owner 850 Nw 106 Avenue Unit 3	Last Payment: \$490.39 on 03/17/2025				
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 03/07/2025				
Total:	\$100.00	\$0.00	\$0.00	\$0.00	\$100.00
ARB8603 - Jeremy Ferry & Paulina Ferry Owner 860 Nw 106 Avenue Unit 3	Last Payment: \$490.39 on 03/20/2025				
Total:	\$0.08	\$0.00	\$0.00	\$0.00	\$0.08
ARB8604 - Orlando Sendon & Margarita Sendon Owner 860 Nw 106 Avenue Unit 4	Last Payment: \$479.20 on 03/05/2025				
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 03/25/2025				
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	\$5,747.76	\$2,235.80	\$1,408.93	\$3,474.18	\$12,866.67

Description	Total
Assessment (Delinquent Fee) 2024	\$150.00
Assessment (Delinquent Fee) 2025	\$175.08
Assessment 2024	\$3,324.18
Assessment 2025	\$9,217.41
AR Total:	\$12,866.67



Date	Check #	Payee	Amount
10-1000-00 City National Bank- OPR 4036			
03/04/2025	4210	IPFS CORPORATION	\$24,993.23
		Invoice #: 8th.install 3/2025	
		50-5065-00 Insurance Expense	\$24,993.23
03/11/2025	4211	EXCEL MANAGEMENT ASSOCIATES	\$1,200.00
		Invoice #: 07195531	
		50-5035-00 Management Expense	\$1,200.00
03/11/2025	4212	LA ARBOLEDA II CONDO. ASSOC.	\$4,417.00
		Invoice #: 03-01-25	
		70-7000-00 General Reserves	\$4,417.00
03/11/2025	4213	SOUTH FLORIDA PARKING AUTHORITY	\$125.00
		Invoice #: 2012	
		65-6565-00 Parking Enforcement	\$125.00
03/11/2025	4214	WASTE CONNECTIONS OF FLORIDA	\$2,679.90
		Invoice #: 3426859W440	
		65-6600-00 Waste Removal Expense	\$2,679.90
03/11/2025	4215	AQUAZONE POOL AND SPA, INC.	\$730.00
		Invoice #: 14198	
		65-6575-00 Pool Contract	\$730.00
03/11/2025	4216	FPL	\$643.33
		Invoice #: 51547 -03/17/25	
		57-5710-00 Electricity	\$643.33
03/11/2025	4217	MIAMI-DADE WATER & SEWER	\$835.06
		Invoice #: 4507 3/14/25	
		57-5760-00 Water & Sewer	\$835.06
03/11/2025	4218	FLORIDA DEPARTMENT OF STATE	\$61.25
		Invoice #: 5759040130CC	
		50-5030-00 Licenses & Permits	\$61.25
03/12/2025	4219	AT&T	\$132.70
		Invoice #: 308957 -03/23/25	
		57-5740-00 Telephone	\$132.70
03/13/2025	4220	MCDO HOME SERVICES CROUP	\$810.00
		Invoice #: 23006	
		60-6055-00 General Repairs & Maintenance	\$810.00
03/14/2025	0	ADP PAYROLL SERVICES	\$554.10
		Invoice #: 031425	
		50-5040-00 Payroll Services	\$554.10
03/14/2025	0	ADP PAYROLL SERVICES	\$96.00
		Invoice #: 03142025	
		50-5040-00 Payroll Services	\$45.90
		50-5041-00 Payroll Taxes/Services	\$50.10
03/24/2025	4221	MAYROD LANDSCAPING INC.	\$300.00
		Invoice #: 03-10-25	
		65-6590-00 Shrub & Tree Maintenance	\$300.00



Cash Disbursement
La Arboleda II Condominium
03/01/2025 - 03/31/2025

Date	Check #	Payee	Amount
03/24/2025	4222	MAYROD LANDSCAPING INC.	\$600.00
		Invoice #: 3/10/24	
		65-6550-00 Lawn Maintenance	\$600.00
03/25/2025	4223	MCDO HOME SERVICES CROUP	\$2,812.00
		Invoice #: 24021	
		60-6055-00 General Repairs & Maintenance	\$2,812.00
03/27/2025	0	ADP PAYROLL SERVICES	\$554.10
		Invoice #: 03272025	
		50-5040-00 Payroll Services	\$554.10
03/27/2025	0	ADP PAYROLL SERVICES	\$96.00
		Invoice #: 32725	
		50-5040-00 Payroll Services	\$45.90
		50-5041-00 Payroll Taxes/Services	\$50.10
03/07/2025	0	ADP PAYROLL SERVICES	\$61.94
		Invoice #: 03072025	
		50-5040-00 Payroll Services	\$61.94
03/21/2025	0	ADP PAYROLL SERVICES	\$61.94
		Invoice #: 032125	
		50-5040-00 Payroll Services	\$61.94
03/17/2025	0	CITY NATIONAL BANK	\$21.00
		50-5015-00 Bank Adjustment - Monthly service fee; Monthly service fee	\$21.00
		Account Totals	# Checks: 21 \$41,784.55
12-1200-00 City National Bank- Reserve 5155			
03/12/2025	1081	ENVIROTECH ROOFING GROUP	\$5,100.00
		Invoice #: B#750	
		30-3108-00 Tile Roofing Reserve	\$5,100.00
		Account Totals	# Checks: 1 \$5,100.00
		Association Totals	# Checks: 22 \$46,884.55

**Bank Account Reconciliation**

La Arboleda II Condominium

City National Bank- OPR 4036 (End: 03/31/2025)

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		4190	(\$712.50)
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)
03/11/2025		EXCEL MANAGEMENT ASSOCIATES		4211	(\$1,200.00)
03/11/2025		FLORIDA DEPARTMENT OF STATE		4218	(\$61.25)
03/31/2025		Deposit from batch 16649	16649 - Online Payment	1037	\$928.46
Total Uncleared					(\$7,705.83)
Cleared Items					
Credits					
02/28/2025	03/04/2025	Deposit from batch 16253	16253 - Online Payment	994	\$479.20
03/03/2025	03/05/2025	Deposit from batch 16275	16275 - Online Payment	996	\$2,660.89
03/04/2025	03/06/2025	Deposit from batch 16295	16295 - Online Payment	997	\$939.65
03/05/2025	03/06/2025	Misc Scanned Deposit		999	\$50.00
03/05/2025	03/07/2025	Deposit from batch 16355	16355 - Auto Payment	1003	\$1,023.85
03/05/2025	03/07/2025	Deposit from batch 16308	16308 - Online Payment	1002	\$2,081.44
03/05/2025	03/07/2025	Deposit from batch 16219	16219 - ACH Payment	998	\$4,194.71
03/05/2025	03/06/2025	Deposit from batch 16318	16318 - Scanned Checks	1001	\$5,418.60
03/06/2025	03/08/2025	Deposit from batch 16371	16371 - Payabli Credit Card	1005	\$490.39
03/06/2025	03/07/2025	Deposit from batch 16357	16357 - Auto Payment	1004	\$584.00
03/07/2025	03/08/2025	Deposit from batch 16368	16368 - Scanned Checks	1006	\$1,391.46
03/10/2025	03/11/2025	Deposit from batch 16417	16417 - Auto Payment	1009	\$479.20
03/10/2025	03/12/2025	Deposit from batch 16385	16385 - Online Payment	1008	\$1,063.20
03/10/2025	03/11/2025	Deposit from batch 16396	16396 - Scanned Checks	1007	\$1,437.54
03/11/2025	03/12/2025	Deposit from batch 16439	16439 - Auto Payment	1010	\$1,497.49
03/14/2025	03/15/2025	Deposit from batch 16515	16515 - Auto Payment	1014	\$490.39
03/14/2025	03/18/2025	Deposit from batch 16463	16463 - Online Payment	1013	\$561.52
03/14/2025	03/15/2025	Deposit from batch 16495	16495 - Scanned Checks	1012	\$1,430.40
03/14/2025	03/15/2025	Deposit from batch 16474	16474 - Scanned Checks	1011	\$5,407.86
03/17/2025	03/19/2025	Deposit from batch 16519	16519 - Online Payment	1018	\$449.26
03/17/2025	03/18/2025	Deposit from batch 16530	16530 - Auto Payment	1019	\$838.64
03/17/2025	03/18/2025	Deposit from batch 16527	16527 - Scanned Checks	1017	\$2,610.83
03/19/2025	03/21/2025	Deposit from batch 16541	16541 - Online Payment	1022	\$458.00
03/20/2025	03/21/2025	Misc Scanned Deposit		1023	\$50.00
03/20/2025	03/21/2025	Deposit from batch 16554	16554 - Scanned Checks	1025	\$1,074.39
03/20/2025	03/22/2025	Deposit from batch 16552	16552 - Online Payment	1026	\$3,000.00
03/25/2025	03/27/2025	Deposit from batch 16628	16628 - Auto Payment	1028	\$584.00
03/25/2025	03/26/2025	Deposit from batch 16598	16598 - Scanned Checks	1027	\$3,148.24
03/26/2025	03/27/2025	Deposit from batch 16629	16629 - Auto Payment	1029	\$462.33
03/27/2025	03/29/2025	Deposit from batch 16631	16631 - Online Payment	1033	\$449.26

**Bank Account Reconciliation**

La Arboleda II Condominium

City National Bank- OPR 4036 (End: 03/31/2025)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
03/27/2025	03/29/2025	Deposit from batch 16643	16643 - Payabli Credit Card	1035	\$474.26
03/27/2025	03/28/2025	Deposit from batch 16636	16636 - Auto Payment	1034	\$584.00
03/27/2025	03/28/2025	Misc Scanned Deposit		1031	\$4,155.58
03/31/2025	03/31/2025	Interest			\$1.49
03/31/2025	03/31/2025	Deposit from batch 16657	16657 - Scanned Checks	1036	\$360.00
03/31/2025	03/31/2025	Deposit from batch 16685	16685 - Auto Payment	1038	\$462.33
Total Cleared Credits					\$50,844.40
Debits					
02/21/2025	03/25/2025	AQUAZONE POOL AND SPA, INC.		4207	(\$350.00)
02/26/2025	03/04/2025	MCDO HOME SERVICES CROUP		4209	(\$810.00)
03/04/2025	03/12/2025	IPFS CORPORATION		4210	(\$24,993.23)
03/07/2025	03/07/2025	ADP PAYROLL SERVICES		0	(\$61.94)
03/11/2025	03/28/2025	LA ARBOLEDA II CONDO. ASSOC.		4212	(\$4,417.00)
03/11/2025	03/14/2025	WASTE CONNECTIONS OF FLORIDA		4214	(\$2,679.90)
03/11/2025	03/14/2025	MIAMI-DADE WATER & SEWER		4217	(\$835.06)
03/11/2025	03/25/2025	AQUAZONE POOL AND SPA, INC.		4215	(\$730.00)
03/11/2025	03/15/2025	FPL		4216	(\$643.33)
03/11/2025	03/20/2025	SOUTH FLORIDA PARKING AUTHORITY		4213	(\$125.00)
03/12/2025	03/18/2025	AT&T		4219	(\$132.70)
03/13/2025	03/19/2025	MCDO HOME SERVICES CROUP		4220	(\$810.00)
03/14/2025	03/15/2025	ADP PAYROLL SERVICES		0	(\$554.10)
03/14/2025	03/15/2025	ADP PAYROLL SERVICES		0	(\$96.00)
03/17/2025	03/17/2025	CITY NATIONAL BANK		0	(\$21.00)
03/21/2025	03/21/2025	ADP PAYROLL SERVICES		0	(\$61.94)
03/24/2025	03/27/2025	MAYROD LANDSCAPING INC.		4222	(\$600.00)
03/24/2025	03/27/2025	MAYROD LANDSCAPING INC.		4221	(\$300.00)
03/25/2025	03/27/2025	MCDO HOME SERVICES CROUP		4223	(\$2,812.00)
03/27/2025	03/29/2025	ADP PAYROLL SERVICES		0	(\$554.10)
03/27/2025	03/29/2025	ADP PAYROLL SERVICES		0	(\$96.00)
Total Cleared Debits					(\$41,683.30)

City National Bank- OPR 4036 Summary

Ending Account Balance:	\$ 29,914.77
Uncleared Items:	(\$7,705.83)
Adjusted Balance:	\$ 37,620.60
Bank Ending Balance:	\$ 37,620.60
Difference:	\$-



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



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



P:9432 / T: / S:

For additional locations
and hours, please visit
citynational.com



Association Interest Checking

Account Summary

Account:	XXXXX4036	Beginning Balance:	\$28,459.50
Last Statement:	February 28, 2025	Ending Balance:	\$37,620.60
This Statement:	March 31, 2025	Average Ledger Balance:	\$35,148.12
		Low Balance:	\$22,870.99
		Interest Earned This Period:	\$1.49
		Interest Earned 2025:	\$4.22
		Days In Period:	31
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
02-28	Beginning balance			28,459.50
03-03	La Arboleda II C Onlinepay 16253	479.20		28,938.70
03-03	Check # 4209		810.00	28,128.70
03-04	La Arboleda II C Onlinepay 16275	2,660.89		30,789.59
03-05	Icl Deposit	50.00		30,839.59
03-05	Icl Deposit	1,023.85		31,863.44
03-05	Icl Deposit	5,418.60		37,282.04
03-05	La Arboleda II C Onlinepay 16295	939.65		38,221.69
03-06	Icl Deposit	584.00		38,805.69
03-06	Payabli Deposit Transfer 813350602	490.39		39,296.08
03-06	La Arboleda II C Onlinepay 16308	2,081.44		41,377.52
03-06	La Arboleda II C Assn Dues 6	4,194.71		45,572.23
03-07	Icl Deposit	1,391.46		46,963.69
03-07	Adp Payroll Fees Adp Fees 926837523571		61.94	46,901.75
03-10	Icl Deposit	479.20		47,380.95
03-10	Icl Deposit	1,437.54		48,818.49

Continued on the next page

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Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
03-11	Icl Deposit	1,497.49		50,315.98
03-11	La Arboleda li C Onlinepay 16385	1,063.20		51,379.18
03-11	lpfs800-584-9969 lpfspmtgaa D55906		24,993.23	26,385.95
03-13	Mdws M-dwasdpmt 000001712509516		835.06	25,550.89
03-13	Waste Connection Web_pay 95020965031225		2,679.90	22,870.99
03-14	Icl Deposit	490.39		23,361.38
03-14	Icl Deposit	1,430.40		24,791.78
03-14	Icl Deposit	5,407.86		30,199.64
03-14	Adp Tax Adp Tax Ra6lm 031406A01		96.00	30,103.64
03-14	Adp Wage Pay Wage Pay 9344359408276Lm		554.10	29,549.54
03-14	Fpl Direct Debit Elec Pymt 5154771538 Webi		643.33	28,906.21
03-17	Icl Deposit	838.64		29,744.85
03-17	Icl Deposit	2,610.83		32,355.68
03-17	La Arboleda li C Onlinepay 16463	561.52		32,917.20
03-17	Att Payment 252853003Myw9q		132.70	32,784.50
03-17	Monthly Service Fee		21.00	32,763.50
03-18	La Arboleda li C Onlinepay 16519	449.26		33,212.76
03-18	Check # 4220		810.00	32,402.76
03-19	Check # 4213		125.00	32,277.76
03-20	Icl Deposit	50.00		32,327.76
03-20	Icl Deposit	1,074.39		33,402.15
03-20	La Arboleda li C Onlinepay 16541	458.00		33,860.15
03-21	La Arboleda li C Onlinepay 16552	3,000.00		36,860.15
03-21	Adp Payroll Fees Adp Fees 929337439536		61.94	36,798.21
03-24	Check # 4207		350.00	36,448.21
03-24	Check # 4215		730.00	35,718.21
03-25	Icl Deposit	584.00		36,302.21
03-25	Icl Deposit	3,148.24		39,450.45
03-26	Icl Deposit	462.33		39,912.78
03-26	Check # 4221		300.00	39,612.78
03-26	Check # 4222		600.00	39,012.78
03-26	Check # 4223		2,812.00	36,200.78
03-27	Icl Deposit	584.00		36,784.78
03-27	Icl Deposit	4,155.58		40,940.36
03-27	Payabli Deposit Transfer 817545822	474.26		41,414.62
03-27	Check # 4212		4,417.00	36,997.62
03-28	La Arboleda li C Onlinepay 16631	449.26		37,446.88
03-28	Adp Tax Adp Tax Ra6lm 032807A01		96.00	37,350.88
03-28	Adp Wage Pay Wage Pay 9369351703776Lm		554.10	36,796.78
03-31	Icl Deposit	360.00		37,156.78
03-31	Icl Deposit	462.33		37,619.11
03-31	Interest	1.49		37,620.60
03-31	Ending totals	50,844.40	41,683.30	37,620.60

Checks

Number	Date	Amount	Number	Date	Amount
4207*	03-24	350.00	4220	03-18	810.00
4209*	03-03	810.00	4221	03-26	300.00
4212	03-27	4,417.00	4222	03-26	600.00
4213*	03-19	125.00	4223	03-26	2,812.00
4215*	03-24	730.00			

* Skip In Check Sequence

Check # 4207 Amount: \$350.00 Date: 03/24/2025

City National Bank Miami, FL

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

Check Number: 4207

PAY Three Hundred Fifty And 00/100 Dollars

DATE 02/21/2025

AMOUNT ***\$350.00

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

Memo: February service

Authorized Signature

VOID AFTER 90 DAYS

⑈000004207⑈ ⑆066004367⑆0431904036⑆ ⑈000003500⑈

Check # 4207 Amount: \$350.00 Date: 03/24/2025

FOR DEPOSIT ONLY

0092979704
2025-03-24

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4209 Amount: \$810.00 Date: 03/03/2025

City National Bank Miami, FL

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

Check Number: 4209

PAY Eight Hundred Ten And 00/100 Dollars

DATE 02/26/2025

AMOUNT ***\$810.00

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

Memo: 50% DIP for Paint 54 light pole

Authorized Signature

VOID AFTER 90 DAYS

⑈000004209⑈ ⑆066004367⑆0431904036⑆ ⑈000008100⑈

Check # 4209 Amount: \$810.00 Date: 03/03/2025

FOR DEPOSIT ONLY

0092979704
2025-03-24

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4212 Amount: \$4,417.00 Date: 03/27/2025

Image Front Unavailable

Check # 4212 Amount: \$4,417.00 Date: 03/27/2025

Image Back Unavailable

Check # 4213 Amount: \$125.00 Date: 03/19/2025

City National Bank Miami, FL

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

Check Number: 4213

PAY One Hundred Twenty-Five And 00/100 Dollars

DATE 03/11/2025

AMOUNT ***\$125.00

TO THE ORDER OF SOUTH FLORIDA PARKING AUTHORITY
15476 NW 77th Ct
UNIT 433
Miami Lakes, FL 33016

Memo: Parking enforcement

Authorized Signature

VOID AFTER 90 DAYS

⑈000004213⑈ ⑆066004367⑆0431904036⑆ ⑈000001250⑈

Check # 4213 Amount: \$125.00 Date: 03/19/2025

FOR DEPOSIT ONLY

0092979704
2025-03-24

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4215 Amount: \$730.00 Date: 03/24/2025

City National Bank Miami, FL

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

Check Number: 4215

PAY Seven Hundred Thirty And 00/100 Dollars

DATE 03/11/2025

AMOUNT ***\$730.00

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

Memo: Pool service 0325

Authorized Signature

VOID AFTER 90 DAYS

⑈000004215⑈ ⑆066004367⑆0431904036⑆ ⑈000007300⑈

Check # 4215 Amount: \$730.00 Date: 03/24/2025

FOR DEPOSIT ONLY

0092979704
2025-03-24

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4220 Amount: \$810.00 Date: 03/18/2025

City National Bank Miami, FL

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

Check Number: 4220

PAY Eight Hundred Ten And 00/100 Dollars

DATE 03/13/2025

AMOUNT ***\$810.00

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

Memo: Paint 54 light pole

Authorized Signature

VOID AFTER 90 DAYS

⑈000004220⑈ ⑆066004367⑆0431904036⑆ ⑈000008100⑈

Check # 4220 Amount: \$810.00 Date: 03/18/2025

Regions Bank

0091709865
2025-03-18

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4221 Amount: \$300.00 Date: 03/26/2025

City National Bank Miami, FL

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

Check Number: 4221

PAY Three Hundred And 00/100 Dollars

DATE 03/24/2025 AMOUNT ****\$300.00

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

Memo: Tree trimming

Authorized Signature: [Signature]

Valid After 90 Days

⑆000004221⑆ ⑆066004367⑆ ⑆0431904036⑆ ⑆0000030000⑆

Check # 4221 Amount: \$300.00 Date: 03/26/2025

City National Bank Miami, FL

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

Check Number: 4221

PAY Three Hundred And 00/100 Dollars

DATE 03/24/2025 AMOUNT ****\$300.00

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

Memo: Tree trimming

Authorized Signature: [Signature]

Valid After 90 Days

⑆000004221⑆ ⑆066004367⑆ ⑆0431904036⑆ ⑆0000030000⑆

0092130295
2025-03-26

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

0092130295
2025-03-26

Check # 4222 Amount: \$600.00 Date: 03/26/2025

City National Bank Miami, FL

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

Check Number: 4222

PAY Six Hundred And 00/100 Dollars

DATE 03/24/2025 AMOUNT ****\$600.00

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

Memo: Lawn services

Authorized Signature: [Signature]

Valid After 90 Days

⑆000004222⑆ ⑆066004367⑆ ⑆0431904036⑆ ⑆0000060000⑆

Check # 4222 Amount: \$600.00 Date: 03/26/2025

City National Bank Miami, FL

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

Check Number: 4222

PAY Six Hundred And 00/100 Dollars

DATE 03/24/2025 AMOUNT ****\$600.00

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

Memo: Lawn services

Authorized Signature: [Signature]

Valid After 90 Days

⑆000004222⑆ ⑆066004367⑆ ⑆0431904036⑆ ⑆0000060000⑆

0092130296
2025-03-26

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

0092130296
2025-03-26

Check # 4223 Amount: \$2,812.00 Date: 03/26/2025

City National Bank Miami, FL

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

Check Number: 4223

PAY Two Thousand, Eight Hundred Twelve And 00/100 Dollars

DATE 03/25/2025 AMOUNT ****\$2,812.00

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

Memo: SFA Fence repairs

Authorized Signature: [Signature]

Valid After 90 Days

⑆000004223⑆ ⑆066004367⑆ ⑆0431904036⑆ ⑆0000281200⑆

Check # 4223 Amount: \$2,812.00 Date: 03/26/2025

City National Bank Miami, FL

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

Check Number: 4223

PAY Two Thousand, Eight Hundred Twelve And 00/100 Dollars

DATE 03/25/2025 AMOUNT ****\$2,812.00

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

Memo: SFA Fence repairs

Authorized Signature: [Signature]

Valid After 90 Days

⑆000004223⑆ ⑆066004367⑆ ⑆0431904036⑆ ⑆0000281200⑆

0092122671
2025-03-26

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

0092122671
2025-03-26



Bank Account Reconciliation

La Arboleda II Condominium

City National Bank- Reserve 5155 (End: 03/31/2025)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
03/12/2025		ENVIROTECH ROOFING GROUP		1081	(\$5,100.00)
Total Uncleared					(\$5,100.00)
Cleared Items					
Credits					
03/27/2025	03/28/2025	Misc Scanned Deposit		127	\$4,417.00
03/31/2025	03/31/2025	Interest			\$41.15
Total Cleared Credits					\$4,458.15

City National Bank- Reserve 5155 Summary

Ending Account Balance:	\$ 160,157.82
Uncleared Items:	(\$5,100.00)
Adjusted Balance:	\$ 165,257.82
Bank Ending Balance:	\$ 165,257.82
Difference:	\$-



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



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



P:9433 / T: / S:

For additional locations
and hours, please visit
citynational.com

NMLS 412469
Member
FDIC



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Account Summary

Account:	XXXXX5155	Beginning Balance:	\$160,799.67
Last Statement:	February 28, 2025	Ending Balance:	\$165,257.82
This Statement:	March 31, 2025	Average Ledger Balance:	\$161,512.08
		Low Balance:	\$160,799.67
		Interest Earned This Period:	\$41.15
		Interest Earned 2025:	\$116.08
		Days In Period:	31
		Annual Percentage Yield Earned:	0.30%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
02-28	Beginning balance			160,799.67
03-27	Icd Deposit	4,417.00		165,216.67
03-31	Interest	41.15		165,257.82
03-31	Ending totals	4,458.15	0.00	165,257.82

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