Financial Report Package

April 2025

Prepared for

La Arboleda II Condominium

By

Excel Management Associates, Inc.

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	$156,648.84	$156,648.00	$0.84	$469,944.00
4025-00 Reserve Contribution	4,417.00	4,417.00	-	17,668.00	17,668.00	-	53,004.00
4030-00 Late Fees	125.00	-	125.00	500.00	-	500.00	-
4060-00 Interest Income - Operating	1.21	-	1.21	5.43	-	5.43	-
4080-00 Key Income	-	-	-	100.00	-	100.00	-
Total ASSESSMENT INCOME	$43,705.42	$43,579.00	$126.42	$174,922.27	$174,316.00	$606.27	$522,948.00
Total OPERATING INCOME	**$43,705.42**	**$43,579.00**	**$126.42**	**$174,922.27**	**$174,316.00**	**$606.27**	**$522,948.00**
OPERATING EXPENSE							
ADMINISTRATIVE							
5010-00 Bad Debt Expense	-	150.00	150.00	320.04	600.00	279.96	1,800.00
5015-00 Bank Charges	21.00	22.00	1.00	96.00	88.00	(8.00)	264.00
5025-00 Legal & Professional Services	-	90.00	90.00	-	360.00	360.00	1,080.00
5030-00 Licenses & Permits	-	112.00	112.00	568.75	448.00	(120.75)	1,344.00
5031-00 Annual Fire Dept. Inspection Permit	-	79.00	79.00	-	316.00	316.00	948.00
5035-00 Management Expense	1,200.00	1,188.00	(12.00)	3,600.00	4,752.00	1,152.00	14,256.00
5040-00 Payroll Services	1,323.88	1,300.00	(23.88)	5,981.32	5,200.00	(781.32)	15,600.00
5041-00 Payroll Taxes/Services	100.20	205.00	104.80	450.90	820.00	369.10	2,460.00
5045-00 Printing & Postage	-	114.00	114.00	355.00	456.00	101.00	1,368.00
5050-00 Audit & Tax Preparation	-	245.00	245.00	175.00	980.00	805.00	2,940.00
5065-00 Insurance Expense	26,993.23	23,000.00	(3,993.23)	101,972.92	92,000.00	(9,972.92)	276,000.00
5085-00 Insurance- Workman's Compensation	-	100.00	100.00	-	400.00	400.00	1,200.00
Total ADMINISTRATIVE	$29,638.31	$26,605.00	($3,033.31)	$113,519.93	$106,420.00	($7,099.93)	$319,260.00
UTILITIES							
5710-00 Electricity	548.83	350.00	(198.83)	2,424.50	1,400.00	(1,024.50)	4,200.00
5740-00 Telephone	132.70	180.00	47.30	530.80	720.00	189.20	2,160.00
5750-00 Waste Removal	2,679.90	2,520.00	(159.90)	10,735.27	10,080.00	(655.27)	30,240.00
5760-00 Water & Sewer	15,185.85	5,520.00	(9,665.85)	32,770.32	22,080.00	(10,690.32)	66,240.00
Total UTILITIES	$18,547.28	$8,570.00	($9,977.28)	$46,460.89	$34,280.00	($12,180.89)	$102,840.00
REPAIRS & IMPROVEMENTS							
6015-00 Electrical Repairs	195.00	375.00	180.00	1,151.58	1,500.00	348.42	4,500.00
6055-00 General Repairs & Maintenance	(3,200.00)	941.00	4,141.00	10,750.87	3,764.00	(6,986.87)	11,292.00
6140-00 Roof Repairs	-	208.00	208.00	900.00	832.00	(68.00)	2,496.00
Total REPAIRS & IMPROVEMENTS	($3,005.00)	$1,524.00	$4,529.00	$12,802.45	$6,096.00	($6,706.45)	$18,288.00
CONTRACT & SUPPLIES							
6520-00 Fire Extinguisher Inspections	-	18.00	18.00	-	72.00	72.00	216.00
6545-00 Lake Maintenance	-	152.00	152.00	-	608.00	608.00	1,824.00
6550-00 Lawn Maintenance	600.00	1,100.00	500.00	2,400.00	4,400.00	2,000.00	13,200.00
6565-00 Parking Enforcement	125.00	100.00	(25.00)	500.00	400.00	(100.00)	1,200.00
6575-00 Pool Contract	350.00	355.00	5.00	1,780.00	1,420.00	(360.00)	4,260.00
6590-00 Shrub & Tree Maintenance	-	500.00	500.00	500.00	2,000.00	1,500.00	6,000.00
6598-00 Storage	90.00	38.00	(52.00)	180.00	152.00	(28.00)	456.00
6599-00 Supplies	-	200.00	200.00	783.48	800.00	16.52	2,400.00
Total CONTRACT & SUPPLIES	$1,165.00	$2,463.00	$1,298.00	$6,143.48	$9,852.00	$3,708.52	$29,556.00

Income Statement - Operating

La Arboleda II Condominium

From 04/01/2025 to 04/30/2025

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
RESERVE ACCOUNT ACTIVITY							
7000-00 General Reserves	$4,417.00	$4,417.00	$-	$17,668.00	$17,668.00	$-	$53,004.00
Total RESERVE ACCOUNT ACTIVITY	$4,417.00	$4,417.00	$-	$17,668.00	$17,668.00	$-	$53,004.00
Total OPERATING EXPENSE	**$50,762.59**	**$43,579.00**	**($7,183.59)**	**$196,594.75**	**$174,316.00**	**($22,278.75)**	**$522,948.00**
Net Income:	**($7,057.17)**	**$0.00**	**($7,057.17)**	**($21,672.48)**	**$0.00**	**($21,672.48)**	**$0.00**

Assets

CASH- OPERATING			
10-1000-00	City National Bank- OPR 4036	$22,900.12	
10-1060-00	Petty Cash	50.00	
10-1070-00	Due to/from Operating	(140,781.51)	
Total CASH- OPERATING:			($117,831.39)
CASH - RESERVE			
12-1200-00	City National Bank- Reserve 5155	164,614.68	
12-1240-00	Due to/from Reserves	140,781.51	
Total CASH - RESERVE:			$305,396.19
ACCOUNTS RECEIVABLE			
14-1400-00	Accounts Receivable- Homeowner	13,300.82	
14-1420-00	Allowance for Doubtful Account	(1,000.00)	
Total ACCOUNTS RECEIVABLE:			$12,300.82
CURRENT ASSETS			
15-1500-00	Prepaid Insurance	82,877.20	
Total CURRENT ASSETS:			$82,877.20
Total Assets:			**$282,742.82**

Liabilities & Equity

CURRENT LIABILITIES			
20-2000-00	Accounts Payable	57,739.71	
20-2020-00	Prepaid Assessments	13,784.12	
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:			$163,044.62
RESERVE CONTRIBUTIONS			
30-3010-00	Reserve- Interest	3,256.99	
30-3085-00	Painting Reserve	68,199.68	
30-3095-00	Pool Reserve	6,012.01	
30-3100-00	Resurfacing Reserve	(2,401.66)	
30-3105-00	Flat Roofing 700, 830, 850 Reserve	18,881.63	
30-3106-00	Flat Roofing 730, 770, 860, 870 Reserve	10,707.29	
30-3107-00	Flat Roofing 780-786	(95,549.45)	
30-3108-00	Tile Roofing Reserve	317,794.40	
30-3110-00	Flat Roofing 760,800,750 Reserve	1,681.88	
30-3111-00	Fat Roofing 716-742	2,666.72	
Total RESERVE CONTRIBUTIONS:			$331,249.49
EQUITY			

32-3210-00	Retained Earnings- Operating	($189,878.81)	
Total EQUITY:			($189,878.81)
	Net Income Gain / Loss	(21,672.48)	($21,672.48)
Total Liabilities & Equity:			**$282,742.82**

General Ledger Trial Balance

La Arboleda II Condominium

From: 10-1000-00 To: 80-8025-00 04/01/2025 to 04/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1000-00	City National Bank- OPR 4036	$30,377.77	$43,233.32	$50,710.97	$22,900.12
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	$160,157.82	$4,456.86	$0.00	$164,614.68
12-1240-00	Due to/from Reserves	$140,781.51	$0.00	$0.00	$140,781.51
14-1400-00	Accounts Receivable- Homeowner	$11,870.10	$43,704.21	$42,273.49	$13,300.82
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	($54,588.09)	$61,048.81	$64,200.43	($57,739.71)
20-2020-00	Prepaid Assessments	($15,925.50)	$7,671.81	$5,530.43	($13,784.12)
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	($3,217.13)	$0.00	$39.86	($3,256.99)
30-3085-00	Painting Reserve	($67,274.67)	$0.00	$925.01	($68,199.68)
30-3095-00	Pool Reserve	($5,887.39)	$0.00	$124.62	($6,012.01)
30-3100-00	Resurfacing Reserve	$3,039.04	$0.00	$637.38	$2,401.66
30-3105-00	Flat Roofing 700, 830, 850 Reserve	($18,630.91)	$0.00	$250.72	($18,881.63)
30-3106-00	Flat Roofing 730, 770, 860, 870 Reserve	($10,378.86)	$0.00	$328.43	($10,707.29)
30-3107-00	Flat Roofing 780-786	$96,645.65	$0.00	$1,096.20	$95,549.45
30-3108-00	Tile Roofing Reserve	($317,181.52)	$0.00	$612.88	($317,794.40)
30-3110-00	Flat Roofing 760,800,750 Reserve	($1,406.79)	$0.00	$275.09	($1,681.88)
30-3111-00	Fat Roofing 716-742	($2,500.05)	$0.00	$166.67	($2,666.72)
32-3210-00	Retained Earnings- Operating	$189,878.81	$0.00	$0.00	$189,878.81
40-4000-00	Assessments- Member's	($117,486.63)	$4,417.00	$43,579.21	($156,648.84)
40-4025-00	Reserve Contribution	($13,251.00)	$0.00	$4,417.00	($17,668.00)
40-4030-00	Late Fees	($375.00)	$0.00	$125.00	($500.00)
40-4060-00	Interest Income - Operating	($4.22)	$0.00	$1.21	($5.43)
40-4080-00	Key Income	($100.00)	$0.00	$0.00	($100.00)
50-5010-00	Bad Debt Expense	$320.04	$0.00	$0.00	$320.04
50-5015-00	Bank Charges	$75.00	$21.00	$0.00	$96.00
50-5030-00	Licenses & Permits	$568.75	$0.00	$0.00	$568.75

General Ledger Trial Balance

La Arboleda II Condominium

From: 10-1000-00 To: 80-8025-00 04/01/2025 to 04/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
50-5035-00	Management Expense	$2,400.00	$1,200.00	$0.00	$3,600.00
50-5040-00	Payroll Services	$4,657.44	$1,385.82	$61.94	$5,981.32
50-5041-00	Payroll Taxes/Services	$350.70	$100.20	$0.00	$450.90
50-5045-00	Printing & Postage	$355.00	$0.00	$0.00	$355.00
50-5050-00	Audit & Tax Preparation	$175.00	$0.00	$0.00	$175.00
50-5065-00	Insurance Expense	$74,979.69	$26,993.23	$0.00	$101,972.92
57-5710-00	Electricity	$1,875.67	$548.83	$0.00	$2,424.50
57-5740-00	Telephone	$398.10	$132.70	$0.00	$530.80
57-5750-00	Waste Removal	$8,055.37	$2,679.90	$0.00	$10,735.27
57-5760-00	Water & Sewer	$17,584.47	$15,185.85	$0.00	$32,770.32
60-6015-00	Electrical Repairs	$956.58	$195.00	$0.00	$1,151.58
60-6055-00	General Repairs & Maintenance	$13,950.87	$0.00	$3,200.00	$10,750.87
60-6140-00	Roof Repairs	$900.00	$0.00	$0.00	$900.00
65-6550-00	Lawn Maintenance	$1,800.00	$600.00	$0.00	$2,400.00
65-6565-00	Parking Enforcement	$375.00	$125.00	$0.00	$500.00
65-6575-00	Pool Contract	$1,430.00	$350.00	$0.00	$1,780.00
65-6590-00	Shrub & Tree Maintenance	$500.00	$0.00	$0.00	$500.00
65-6598-00	Storage	$90.00	$90.00	$0.00	$180.00
65-6599-00	Supplies	$783.48	$0.00	$0.00	$783.48
65-6600-00	Waste Removal Expense	$0.00	$2,679.90	$2,679.90	$0.00
70-7000-00	General Reserves	$13,251.00	$4,417.00	$0.00	$17,668.00
70-7010-00	Reserve Transfers	$0.00	$4,417.00	$4,417.00	$0.00
	Totals:	**$0.00**	**$225,653.44**	**$225,653.44**	**$0.00**

Homeowner Aging Report Excluding Prepaid

La Arboleda II Condominium

End Date: 04/30/2025

Description		Current	Over 30	Over 60	Over 90	Balance
ARB7004 - Maria Castellon Owner 700 Nw 106 Avenue Unit 4						**Last Payment:** $300.00 on 04/09/2025 **Collection Status:** 30 Day Letter
	Total:	**$504.20**	**$479.20**	**$2.60**	**$0.00**	**$986.00**
ARB7122 - Dora Maria De Polanco Owner 712 Nw 106 Avenue Unit 2						**Last Payment:** $328.54 on 04/29/2025
	Total:	**$157.38**	**$0.00**	**$0.00**	**$0.00**	**$157.38**
ARB7143 - Dalila Del Pilar Allen Owner 714 Nw 106 Avenue Unit 3						**Last Payment:** $584.00 on 04/07/2025
	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 04/21/2025
	Total:	**$490.39**	**$490.39**	**$490.39**	**$460.72**	**$1,931.89**
ARB7508 - Bertha Bagaria Owner 750 Nw 106 Avenue Unit 8						**Last Payment:** $449.26 on 04/15/2025
	Total:	**$101.31**	**$0.00**	**$0.00**	**$0.00**	**$101.31**
ARB7509 - Elsa Torres Owner 750 Nw 106 Avenue Unit 9						**Last Payment:** $462.33 on 03/26/2025
	Total:	**$487.33**	**$0.00**	**$0.00**	**$0.00**	**$487.33**
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**	**$3,214.89**	**$4,592.70**
ARB7604 - Luis Bernardo Turuseta & Iliana Maria Gonzales Urquijo Owner 760 Nw 106 Avenue Unit 4						**Last Payment:** $419.27 on 04/21/2025
	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 04/21/2025
	Total:	**$25.00**	**$0.00**	**$0.00**	**$0.00**	**$25.00**
ARB7703 - Lourdes & Juan Diego Montoya Owner 770 Nw 106 Avenue Unit 3						**Last Payment:** $471.20 on 04/21/2025
	Total:	**$47.70**	**$0.00**	**$0.00**	**$0.00**	**$47.70**
ARB7705 - Arboleda 5 LLC Owner 770 Nw 106 Avenue Unit 5						**Last Payment:** $434.27 on 04/15/2025
	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 04/05/2025
	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 04/03/2025
	Total:	**$584.00**	**$25.00**	**$0.00**	**$0.00**	**$609.00**
ARB8122 - Samara G. Glyn Owner 812 Nw 106 Avenue Unit 2						**Last Payment:** $584.00 on 04/01/2025
	Total:	**$135.57**	**$0.00**	**$0.00**	**$0.00**	**$135.57**

Description		Current	Over 30	Over 60	Over 90	Balance
ARB8303 - Douglas J. Quintana Owner 830 Nw 106 Avenue Unit 3						**Last Payment:** $419.27 on 04/11/2025
	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 04/29/2025
	Total:	**$459.27**	**$459.27**	**$434.27**	**$268.23**	**$1,621.04**
ARB8306 - Alicia Aguilar Owner 830 Nw 106 Avenue Unit 6						**Last Payment:** $479.20 on 04/11/2025
	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 04/21/2025 **Collection Status:** 30 Day Letter
	Total:	**$490.39**	**$490.39**	**$50.00**	**$0.00**	**$1,030.78**
ARB8404 - Aida Rosa Pico & Jorge Eduardo Nava Owner 840 Nw 106 Avenue Unit 4						**Last Payment:** $479.20 on 04/15/2025
	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 04/08/2025
	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:	**$515.39**	**$30.39**	**$0.00**	**$0.00**	**$545.78**
ARB8503 - Daniel Torres & Odalys Torres Owner 850 Nw 106 Avenue Unit 3						**Last Payment:** $490.39 on 04/15/2025
	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 04/07/2025
	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 04/05/2025
	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:** $448.43 on 04/18/2025
	Total:	**$73.87**	**$0.00**	**$0.00**	**$0.00**	**$73.87**

Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
La Arboleda II Condominium	$6,012.70	$2,442.79	$1,436.53	$3,943.84	$13,835.86

Description	Total
Assessment (Delinquent Fee) 2024	$150.00
Assessment (Delinquent Fee) 2025	$275.00
Assessment 2024	$2,605.62
Assessment 2025	$10,805.24
AR Total:	**$13,835.86**

Cash Disbursement
La Arboleda II Condominium
04/01/2025 - 04/30/2025

Date	Check #	Payee			Amount
10-1000-00 City National Bank- OPR 4036					
04/03/2025	4224	IPFS CORPORATION			$24,993.23
		Invoice #: Payment#9			
		50-5065-00 Insurance Expense		$24,993.23	
04/03/2025	4225	MCDO HOME SERVICES CROUP	Voided on 4/3/2025 9:09:20AM		$0.00
		Invoice #: 24020			
		60-6055-00 General Repairs & Maintenance		$1,600.00	
04/04/2025	4226	FPL			$554.02
		Invoice #: 51547 4/15/25			
		57-5710-00 Electricity		$554.02	
04/04/2025	4227	MIAMI-DADE WATER & SEWER			$835.06
		Invoice #: 4507644 4/15/25			
		57-5760-00 Water & Sewer		$835.06	
04/07/2025	4228	ELIO'S LOCKSMITH CORP.			$278.20
		Invoice #: 101124			
		60-6055-00 General Repairs & Maintenance		$278.20	
04/07/2025	4229	EXCEL MANAGEMENT ASSOCIATES			$1,200.00
		Invoice #: 07195560			
		50-5035-00 Management Expense		$1,200.00	
04/07/2025	4230	EXCEL MANAGEMENT ASSOCIATES			$90.00
		Invoice #: 07195559			
		65-6598-00 Storage		$90.00	
04/07/2025	4231	SOUTH FLORIDA PARKING AUTHORITY			$125.00
		Invoice #: 2095			
		65-6565-00 Parking Enforcement		$125.00	
04/07/2025	4232	WASTE CONNECTIONS OF FLORIDA			$2,679.90
		Invoice #: 3442475W440			
		65-6600-00 Waste Removal Expense		$2,679.90	
04/07/2025	4233	ADVANCED TECHNOLOGIES SECURITY AGENCY			$1,043.25
		Invoice #: 1046			
		60-6055-00 General Repairs & Maintenance		$1,043.25	
04/07/2025	4234	ADVANCED TECHNOLOGIES SECURITY AGENCY			$956.58
		Invoice #: A1046			
		60-6015-00 Electrical Repairs		$956.58	
04/10/2025	0	ADP PAYROLL SERVICES			$554.10
		Invoice #: 04102025			
		50-5040-00 Payroll Services		$554.10	
04/10/2025	0	ADP PAYROLL SERVICES			$96.00
		Invoice #: 4/10/2025			
		50-5040-00 Payroll Services		$45.90	
		50-5041-00 Payroll Taxes/Services		$50.10	
04/10/2025	4235	ADVANCED TECHNOLOGIES SECURITY AGENCY			$6,850.28
		Invoice #: 04252023			
		60-6055-00 General Repairs & Maintenance		$6,850.28	

Date	Check #	Payee		Amount
04/10/2025	4236	EXCEL MANAGEMENT ASSOCIATES		$365.67
		Invoice #: 07195595		
		50-5045-00 Printing & Postage	$190.67	
		50-5050-00 Audit & Tax Preparation	$175.00	
04/10/2025	4237	LA ARBOLEDA II CONDO. ASSOC.		$4,417.00
		Invoice #: 04-01-25		
		70-7010-00 Reserve Transfers	$4,417.00	
04/10/2025	4238	MAYROD LANDSCAPING INC.		$600.00
		Invoice #: 04-08-25		
		65-6550-00 Lawn Maintenance	$600.00	
04/10/2025	4239	AQUAZONE POOL AND SPA, INC.		$350.00
		Invoice #: 14372		
		65-6575-00 Pool Contract	$350.00	
04/10/2025	4240	AT&T		$132.70
		Invoice #: 308957821 4/18/25		
		57-5700-00 Cable/T.V./Internet	$132.70	
04/16/2025	4241	MAXWELL ELECTRIC		$2,000.00
		Invoice #: 13-2		
		50-5065-00 Insurance Expense	$2,000.00	
04/25/2025	0	ADP PAYROLL SERVICES		$554.10
		Invoice #: 04252025		
		50-5040-00 Payroll Services	$554.10	
04/25/2025	0	ADP PAYROLL SERVICES		$96.00
		Invoice #: 4/25/25		
		50-5040-00 Payroll Services	$45.90	
		50-5041-00 Payroll Taxes/Services	$50.10	
04/25/2025	4242	MAXWELL ELECTRIC		$195.00
		Invoice #: 13-8		
		60-6015-00 Electrical Repairs	$195.00	
04/04/2025	0	ADP PAYROLL SERVICES		$61.94
		Invoice #: 40425		
		50-5040-00 Payroll Services	$61.94	
04/18/2025	0	ADP PAYROLL SERVICES		$61.94
		Invoice #: 041825		
		50-5040-00 Payroll Services	$61.94	
04/15/2025	0	CITY NATIONAL BANK		$21.00
		50-5015-00 Bank Adjustment - Monthly service fee; Monthly service fee	$21.00	
		Account Totals **# Checks:**	**26**	**$49,110.97**
		Association Totals **# Checks:**	**26**	**$49,110.97**

Bank Account Reconciliation

La Arboleda II Condominium

City National Bank- OPR 4036 (End: 04/30/2025)

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)
03/11/2025		FLORIDA DEPARTMENT OF STATE		4218	($61.25)
04/07/2025		ADVANCED TECHNOLOGIES SECURITY AGENCY		4234	($956.58)
04/25/2025		MAXWELL ELECTRIC		4242	($195.00)
04/30/2025		Deposit from batch 17055	17055 - Online Payment	1062	$419.27
			Total Uncleared		**($6,666.60)**
Cleared Items					
Credits					
03/31/2025	04/02/2025	Deposit from batch 16649	16649 - Online Payment	1037	$928.46
04/01/2025	04/03/2025	Deposit from batch 16686	16686 - Online Payment	1039	$584.00
04/02/2025	04/04/2025	Deposit from batch 16694	16694 - Online Payment	1040	$1,400.05
04/03/2025	04/04/2025	Deposit from batch 16706	16706 - Scanned Checks	1041	$2,349.14
04/04/2025	04/08/2025	Deposit from batch 16729	16729 - Online Payment	1042	$1,332.74
04/07/2025	04/09/2025	Deposit from batch 16745	16745 - Online Payment	1045	$1,602.24
04/07/2025	04/09/2025	Deposit from batch 16650	16650 - ACH Payment	1043	$4,194.71
04/07/2025	04/08/2025	Deposit from batch 16760	16760 - Scanned Checks	1044	$5,185.59
04/08/2025	04/10/2025	Deposit from batch 16785	16785 - Online Payment	1046	$479.20
04/08/2025	04/09/2025	Deposit from batch 16793	16793 - Auto Payment	1047	$1,040.72
04/09/2025	04/10/2025	Deposit from batch 16819	16819 - Auto Payment	1049	$584.00
04/09/2025	04/10/2025	Deposit from batch 16799	16799 - Scanned Checks	1048	$1,771.26
04/10/2025	04/12/2025	Deposit from batch 16820	16820 - Online Payment	1050	$584.00
04/11/2025	04/12/2025	Deposit from batch 16845	16845 - Scanned Checks	1051	$1,371.95
04/11/2025	04/12/2025	Deposit from batch 16859	16859 - Auto Payment	1052	$1,482.47
04/14/2025	04/15/2025	Deposit from batch 16869	16869 - Auto Payment	1054	$490.39
04/14/2025	04/16/2025	Deposit from batch 16860	16860 - Online Payment	1053	$1,460.04
04/15/2025	04/16/2025	Deposit from batch 16899	16899 - Auto Payment	1056	$1,437.64
04/15/2025	04/16/2025	Deposit from batch 16877	16877 - Scanned Checks	1055	$4,424.98
04/16/2025	04/18/2025	Deposit from batch 16925	16925 - Payabli Credit Card	1057	$490.39
04/21/2025	04/21/2025	Deposit from batch 16938	16938 - Auto Payment	1058	$448.43
04/21/2025	04/22/2025	Deposit from batch 16941	16941 - Scanned Checks	1059	$5,756.89
04/28/2025	04/30/2025	Deposit from batch 17020	17020 - Online Payment	1060	$479.20
04/29/2025	04/30/2025	Deposit from batch 17032	17032 - Scanned Checks	1061	$762.81
04/30/2025	04/30/2025	Interest			$1.21
			Total Cleared Credits		**$40,642.51**
Debits					
03/11/2025	04/08/2025	EXCEL MANAGEMENT ASSOCIATES		4211	($1,200.00)
04/03/2025	04/05/2025	IPFS CORPORATION		4224	($24,993.23)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
04/04/2025	04/11/2025	MIAMI-DADE WATER & SEWER		4227	($835.06)
04/04/2025	04/11/2025	FPL		4226	($554.02)
04/04/2025	04/04/2025	ADP PAYROLL SERVICES		0	($61.94)
04/07/2025	04/10/2025	WASTE CONNECTIONS OF FLORIDA		4232	($2,679.90)
04/07/2025	04/08/2025	EXCEL MANAGEMENT ASSOCIATES		4229	($1,200.00)
04/07/2025	04/09/2025	ADVANCED TECHNOLOGIES SECURITY AGENCY		4233	($1,043.25)
04/07/2025	04/10/2025	ELIO'S LOCKSMITH CORP.		4228	($278.20)
04/07/2025	04/12/2025	SOUTH FLORIDA PARKING AUTHORITY		4231	($125.00)
04/07/2025	04/08/2025	EXCEL MANAGEMENT ASSOCIATES		4230	($90.00)
04/10/2025	04/15/2025	ADVANCED TECHNOLOGIES SECURITY AGENCY		4235	($6,850.28)
04/10/2025	04/30/2025	LA ARBOLEDA II CONDO. ASSOC.		4237	($4,417.00)
04/10/2025	04/16/2025	MAYROD LANDSCAPING INC.		4238	($600.00)
04/10/2025	04/12/2025	ADP PAYROLL SERVICES		0	($554.10)
04/10/2025	04/29/2025	EXCEL MANAGEMENT ASSOCIATES		4236	($365.67)
04/10/2025	04/29/2025	AQUAZONE POOL AND SPA, INC.		4239	($350.00)
04/10/2025	04/17/2025	AT&T		4240	($132.70)
04/10/2025	04/12/2025	ADP PAYROLL SERVICES		0	($96.00)
04/15/2025	04/15/2025	CITY NATIONAL BANK		0	($21.00)
04/16/2025	04/18/2025	MAXWELL ELECTRIC		4241	($2,000.00)
04/18/2025	04/18/2025	ADP PAYROLL SERVICES		0	($61.94)
04/25/2025	04/26/2025	ADP PAYROLL SERVICES		0	($554.10)
04/25/2025	04/26/2025	ADP PAYROLL SERVICES		0	($96.00)
			Total Cleared Debits		**($49,159.39)**

City National Bank- OPR 4036 Summary

Ending Account Balance:	$ 22,437.12
Uncleared Items:	($6,666.60)
Adjusted Balance:	$ 29,103.72
Bank Ending Balance:	$ 29,103.72
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:9355 / 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:	$37,620.60
Last Statement:	March 31, 2025	Ending Balance:	$29,103.72
This Statement:	April 30, 2025	Average Ledger Balance:	$29,486.24
		Low Balance:	$17,827.08
		Interest Earned This Period:	$1.21
		Interest Earned 2025:	$5.43
		Days In Period:	30
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
03-31	Beginning balance			37,620.60
04-01	La Arboleda Ii C Onlinepay 16649	928.46		38,549.06
04-02	La Arboleda Ii C Onlinepay 16686	584.00		39,133.06
04-03	Icl Deposit	2,349.14		41,482.20
04-03	La Arboleda Ii C Onlinepay 16694	1,400.05		42,882.25
04-04	Adp Payroll Fees Adp Fees 927637563792		61.94	42,820.31
04-04	Ipfs800-584-9969 Ipfspmtgaa D55906		24,993.23	17,827.08
04-07	Icl Deposit	5,185.59		23,012.67
04-07	La Arboleda Ii C Onlinepay 16729	1,332.74		24,345.41
04-07	Check # 4230		90.00	24,255.41
04-07	Check # 4211		1,200.00	23,055.41
04-07	Check # 4229		1,200.00	21,855.41
04-08	Icl Deposit	1,040.72		22,896.13
04-08	La Arboleda Ii C Onlinepay 16745	1,602.24		24,498.37
04-08	La Arboleda Ii C Assn Dues 6	4,194.71		28,693.08
04-08	Check # 4233		1,043.25	27,649.83

Continued on the next page

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
04-09	Icl Deposit	584.00		28,233.83
04-09	Icl Deposit	1,771.26		30,005.09
04-09	La Arboleda Ii C Onlinepay 16785	479.20		30,484.29
04-09	Waste Connection Web_pay 96403759040825		2,679.90	27,804.39
04-10	Fpl Direct Debit Elec Pymt 5154771538 Webi		554.02	27,250.37
04-10	Mdws M-dwasdpmt 000001720652251		835.06	26,415.31
04-10	Check # 660043		278.20	26,137.11
04-11	Icl Deposit	1,371.95		27,509.06
04-11	Icl Deposit	1,482.47		28,991.53
04-11	La Arboleda Ii C Onlinepay 16820	584.00		29,575.53
04-11	Adp Tax Adp Tax Ra6lm 041108A01		96.00	29,479.53
04-11	Adp Wage Pay Wage Pay 9264376212346Lm		554.10	28,925.43
04-11	Check # 4231		125.00	28,800.43
04-14	Icl Deposit	490.39		29,290.82
04-14	Check # 4235		6,850.28	22,440.54
04-15	Icl Deposit	1,437.64		23,878.18
04-15	Icl Deposit	4,424.98		28,303.16
04-15	La Arboleda Ii C Onlinepay 16860	1,460.04		29,763.20
04-15	Check # 4238		600.00	29,163.20
04-15	Monthly Service Fee		21.00	29,142.20
04-16	Payabli Deposit Transfer 822584942	490.39		29,632.59
04-16	Att Payment 040273003Myw9x		132.70	29,499.89
04-17	Check # 4241		2,000.00	27,499.89
04-18	Icl Deposit	448.43		27,948.32
04-18	Adp Payroll Fees Adp Fees 925436630082		61.94	27,886.38
04-21	Icl Deposit	5,756.89		33,643.27
04-25	Adp Tax Adp Tax Ra6lm 042509A01		96.00	33,547.27
04-25	Adp Wage Pay Wage Pay 5550945532876Lm		554.10	32,993.17
04-28	Check # 4239		350.00	32,643.17
04-28	Check # 4236		365.67	32,277.50
04-29	Icl Deposit	762.81		33,040.31
04-29	La Arboleda Ii C Onlinepay 17020	479.20		33,519.51
04-30	Check # 4237		4,417.00	29,102.51
04-30	Interest	1.21		29,103.72
04-30	Ending totals	40,642.51	49,159.39	29,103.72

Checks

Number	Date	Amount	Number	Date	Amount
4211*	04-07	1,200.00	4236	04-28	365.67
4229	04-07	1,200.00	4237	04-30	4,417.00
4230	04-07	90.00	4238	04-15	600.00
4231*	04-11	125.00	4239*	04-28	350.00
4233*	04-08	1,043.25	4241*	04-17	2,000.00
4235	04-14	6,850.28	660043	04-10	278.20

* Skip In Check Sequence

Continued on the next page

Check # 4211 Amount: $1,200.00 Date: 04/07/2025

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

Check Number: 4211

PAY One Thousand, Two Hundred And 00/100 Dollars

DATE 03/11/2025 AMOUNT ****$1,200.00

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

Memo: Management services 03/25

Authorized Signatures
Void After 90 Days

⑈000004211⑈ ⑆066004367⑆0431904036⑈ ⑈0000120000⑈

Check # 4211 Amount: $1,200.00 Date: 04/07/2025

Excel Management

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4229 Amount: $1,200.00 Date: 04/07/2025

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

Check Number: 4229

PAY One Thousand, Two Hundred And 00/100 Dollars

DATE 04/07/2025 AMOUNT ****$1,200.00

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

Memo: April Management expense

Authorized Signatures
Void After 90 Days

⑈000004229⑈ ⑆066004367⑆0431904036⑈ ⑈0000120000⑈

Check # 4229 Amount: $1,200.00 Date: 04/07/2025

Excel Management

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4230 Amount: $90.00 Date: 04/07/2025

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

Check Number: 4230

PAY Ninety And 00/100 Dollars

DATE 04/07/2025 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

⑈000004230⑈ ⑆066004367⑆0431904036⑈ ⑈0000009000⑈

Check # 4230 Amount: $90.00 Date: 04/07/2025

Excel Management

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4231 Amount: $125.00 Date: 04/11/2025

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

Check Number: 4231

PAY One Hundred Twenty-Five And 00/100 Dollars

DATE 04/07/2025 AMOUNT ****$125.00

TO THE ORDER OF SOUTH FLORIDA PARKING AUTHORITY
15478 Nw 77Th. Ct
UNIT 433
Miami Lakes, FL 33016

Memo: April service

Authorized Signatures
Void After 90 Days

⑈000004231⑈ ⑆066004367⑆0431904036⑈ ⑈0000012500⑈

Check # 4231 Amount: $125.00 Date: 04/11/2025

0092014855
2025-04-11

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

SFPA Inc

Check # 4233 Amount: $1,043.25 Date: 04/08/2025

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

Check Number: 4233

PAY One Thousand, Forty-Three And 25/100 Dollars

DATE 04/07/2025 AMOUNT ****$1,043.25

TO THE ORDER OF ADVANCED TECHNOLOGIES SECURITY AGENCY
7969 NW 2ND. STREET, SUITE 495
MIAMI, FL 33126

Memo: Street light install/reinstall of cameras & chair repairs

Authorized Signatures
Void After 90 Days

⑈000004233⑈ ⑆066004367⑆0431904036⑈ ⑈0000104325⑈

Check # 4233 Amount: $1,043.25 Date: 04/08/2025

0091822565
2025-04-08

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

CHECK HERE AFTER MOBILE OR REMOTE DEPOSIT

Check # 4235 Amount: $6,850.28 Date: 04/14/2025

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

Check Number: 4235

PAY Six Thousand, Eight Hundred Fifty And 28/100 Dollars

DATE 04/10/2025 AMOUNT ****$6,850.28

TO THE ORDER OF ADVANCED TECHNOLOGIES SECURITY AGENCY
7969 NW 2ND. STREET, SUITE 495
MIAMI, FL 33126

Memo: F/P install & program cameras

Authorized Signatures
Void After 90 Days

⑈000004235⑈ ⑆066004367⑆0431904036⑈ ⑈0000685028⑈

Check # 4235 Amount: $6,850.28 Date: 04/14/2025

0092107326
2025-04-14

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

CHECK HERE AFTER MOBILE OR REMOTE DEPOSIT

Check # 4236 Amount: $365.67 Date: 04/28/2025

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 4236
PAY Three Hundred Sixty-Five And 67/100 Dollars
DATE 04/10/2025 AMOUNT ****$365.67
TO THE ORDER OF EXCEL MANAGEMENT ASSOCIATES
2510 NW 97 AVENUE SUITE 200
DORAL, FL 33172
Memo: January charges & 1099 preparation
Authorized Signatures
Void After 90 Days
⑈000004236⑈ ⑆066004367⑆0431904036⑈ ⑉0000036567⑉

Check # 4236 Amount: $365.67 Date: 04/28/2025

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4237 Amount: $4,417.00 Date: 04/30/2025

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 4237
PAY Four Thousand, Four Hundred Seventeen And 00/100 Dollars
DATE 04/10/2025 AMOUNT ****$4,417.00
TO THE ORDER OF LA ARBOLEDA II CONDO ASSOC.
2510 Nw 97Th. Ave #200
Doral, FL 33172
Memo: Reserve transfer
Authorized Signatures
Void After 90 Days
⑈000004237⑈ ⑆066004367⑆0431904036⑈ ⑉0000441700⑉

Check # 4237 Amount: $4,417.00 Date: 04/30/2025

Pay To The Order Of
City National Bank
For Deposit Only (ALSC)
La Arboleda II Condominium
DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4238 Amount: $600.00 Date: 04/15/2025

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 4238
PAY Six Hundred And 00/100 Dollars
DATE 04/10/2025 AMOUNT ****$600.00
TO THE ORDER OF MAYROD LANDSCAPING INC.
140 SW 142nd. AVE.
MIAMI, FL 33184
Memo: Service 4/8/2025
Authorized Signatures
Void After 90 Days
⑈000004238⑈ ⑆066004367⑆0431904036⑈ ⑉0000060000⑉

Check # 4238 Amount: $600.00 Date: 04/15/2025

PAY TO THE ORDER OF
BANK OF AMERICA
MIAMI, FL 33156-5800
FOR DEPOSIT ONLY
MAYROD LANDSCAPING INC
0092244561
2025-04-15
Oper:ID:796 Date:04/14/25 Seq#:0001
DeviceID:DFL21094 Trans#:3495
DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4239 Amount: $350.00 Date: 04/28/2025

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 4239
PAY Three Hundred Fifty And 00/100 Dollars
DATE 04/10/2025 AMOUNT ****$350.00
TO THE ORDER OF AQUAZONE POOL AND SPA, INC.
1312 Sw 139 Court
Miami, FL 33184
Memo: April Pool services
Authorized Signatures
Void After 90 Days
⑈000004239⑈ ⑆066004367⑆0431904036⑈ ⑉0000035000⑉

Check # 4239 Amount: $350.00 Date: 04/28/2025

FOR DEPOSIT ONLY
AQUAZONE POOL AND SPA, INC.
0092934751
2025-04-28
DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4241 Amount: $2,000.00 Date: 04/17/2025

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 4241
PAY Two Thousand And 00/100 Dollars
DATE 04/16/2025 AMOUNT ****$2,000.00
TO THE ORDER OF MAXWELL ELECTRIC
4837 NE 11th. AVENUE
OAKLAND PARK, FL 33334
Memo: Concrete base repair and pole & light installation
Authorized Signatures
Void After 90 Days
⑈000004241⑈ ⑆066004367⑆0431904036⑈ ⑉0000200000⑉

Check # 4241 Amount: $2,000.00 Date: 04/17/2025

For deposit at Bank of America
0091448538
2025-04-17
DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 660043 Amount: $278.20 Date: 04/10/2025

City National Bank Miami, FL
La Arboleda II Condominium (ARB)
2510 NW 97th Avenue, #200
Doral, FL 33172
Check Number: 4228
PAY Two Hundred Seventy-Eight And 20/100 Dollars
DATE 04/07/2025 AMOUNT ****$278.20
TO THE ORDER OF ELIO'S LOCKSMITH CORP.
11345 West Flagler Street
Miami, FL 33174
Memo: Commercial privacy lever installed
Authorized Signatures
Void After 90 Days
⑈000004228⑈ ⑆066004367⑆0431904036⑈ ⑉0000027820⑉

Check # 660043 Amount: $278.20 Date: 04/10/2025

4/9/2025 0001 0112
AD 40
PAY TO THE ORDER OF
Amerant Bank
FOR DEPOSIT ONLY
ELIO'S LOCKSMITH CORP.
0091937252
2025-04-10
DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
04/29/2025	04/30/2025	Misc Scanned Deposit		129	$4,417.00
04/30/2025	04/30/2025	Interest			$39.86
			Total Cleared Credits		**$4,456.86**
Debits					
03/12/2025	04/10/2025	ENVIROTECH ROOFING GROUP		1081	($5,100.00)
			Total Cleared Debits		**($5,100.00)**

City National Bank- Reserve 5155 Summary

Ending Account Balance:	$ 164,614.68
Uncleared Items:	$-
Adjusted Balance:	$ 164,614.68
Bank Ending Balance:	$ 164,614.68
Difference:	$-

Account: XXXXX5155

City National Bank

Client Service

Online
citynational.com

CityTel
1-800-762-CITY (2489

Your Banking Center
HOA
P.O. Box 025620
Miami, FL 33102-5620

Telephone
305-577-7336
800-435-8839

Your Banking Center Hours
Lobby: Monday - Friday: 9:00am - 5:00pm

P:9356 / 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:	$165,257.82
Last Statement:	March 31, 2025	Ending Balance:	$164,614.68
This Statement:	April 30, 2025	Average Ledger Balance:	$161,665.05
		Low Balance:	$160,157.82
		Interest Earned This Period:	$39.86
		Interest Earned 2025:	$155.94
		Days In Period:	30
		Annual Percentage Yield Earned:	0.30%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
03-31	Beginning balance			165,257.82
04-09	Check # 1081		5,100.00	160,157.82
04-30	Icl Deposit	4,417.00		164,574.82
04-30	Interest	39.86		164,614.68
04-30	Ending totals	4,456.86	5,100.00	164,614.68

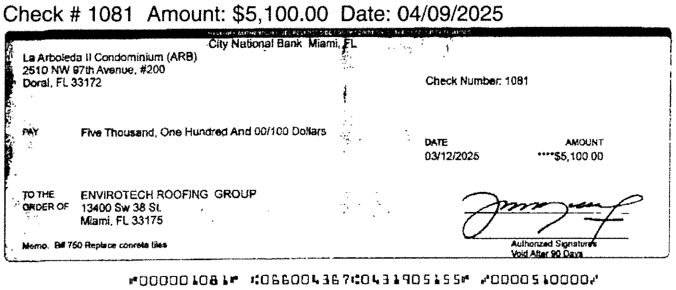
Checks

Number	Date	Amount	Number	Date	Amount
1081	04-09	5,100.00			

* Skip In Check Sequence

Continued on the next page

Check # 1081 Amount: $5,100.00 Date: 04/09/2025


City National Bank Miami, FL

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

Check Number: 1081

PAY Five Thousand, One Hundred And 00/100 Dollars

DATE 03/12/2025

AMOUNT ****$5,100.00

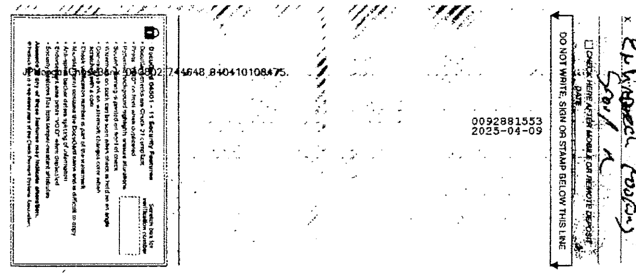
TO THE ORDER OF ENVIROTECH ROOFING GROUP
13400 Sw 38 St.
Miami, FL 33175

Memo. Bill 750 Replace concrete tiles

Authorized Signature
Void After 90 Days

⑈00001081⑈ ⑆066004367⑆0431905155⑈ ⑈0000510000⑈

Check # 1081 Amount: $5,100.00 Date: 04/09/2025


ENDORSE CHECK HERE

CHECK HERE AFTER MOBILE OR REMOTE DEPOSIT

DATE

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

JPMorgan Chase Bank 0[illegible]802 744648 840410108475.

0092881553
2025-04-09