Financial Report Package

June 2025

Prepared for

La Arboleda II Condominium

By

Excel Management Associates, Inc.

Income Statement - Operating

La Arboleda II Condominium

From 06/01/2025 to 06/30/2025

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessments- Member's	$39,162.21	$39,162.00	$0.21	$234,973.26	$234,972.00	$1.26	$469,944.00
4025-00 Reserve Contribution	4,417.00	4,417.00	-	26,502.00	26,502.00	-	53,004.00
4030-00 Late Fees	175.00	-	175.00	750.00	-	750.00	-
4060-00 Interest Income - Operating	1.37	-	1.37	7.84	-	7.84	-
4080-00 Key Income	-	-	-	100.00	-	100.00	-
Total ASSESSMENT INCOME	$43,755.58	$43,579.00	$176.58	$262,333.10	$261,474.00	$859.10	$522,948.00
Total OPERATING INCOME	**$43,755.58**	**$43,579.00**	**$176.58**	**$262,333.10**	**$261,474.00**	**$859.10**	**$522,948.00**
OPERATING EXPENSE							
ADMINISTRATIVE							
5010-00 Bad Debt Expense	-	150.00	150.00	320.04	900.00	579.96	1,800.00
5015-00 Bank Charges	21.00	22.00	1.00	138.00	132.00	(6.00)	264.00
5025-00 Legal & Professional Services	-	90.00	90.00	8,500.00	540.00	(7,960.00)	1,080.00
5030-00 Licenses & Permits	912.66	112.00	(800.66)	3,276.76	672.00	(2,604.76)	1,344.00
5031-00 Annual Fire Dept. Inspection Permit	-	79.00	79.00	-	474.00	474.00	948.00
5035-00 Management Expense	1,200.00	1,188.00	(12.00)	6,000.00	7,128.00	1,128.00	14,256.00
5040-00 Payroll Services	1,323.88	1,300.00	(23.88)	8,691.02	7,800.00	(891.02)	15,600.00
5041-00 Payroll Taxes/Services	94.60	205.00	110.40	645.70	1,230.00	584.30	2,460.00
5045-00 Printing & Postage	-	114.00	114.00	665.47	684.00	18.53	1,368.00
5050-00 Audit & Tax Preparation	-	245.00	245.00	5,675.00	1,470.00	(4,205.00)	2,940.00
5065-00 Insurance Expense	24,993.23	23,000.00	(1,993.23)	151,959.38	138,000.00	(13,959.38)	276,000.00
5085-00 Insurance- Workman's Compensation	-	100.00	100.00	-	600.00	600.00	1,200.00
Total ADMINISTRATIVE	$28,545.37	$26,605.00	($1,940.37)	$185,871.37	$159,630.00	($26,241.37)	$319,260.00
UTILITIES							
5710-00 Electricity	535.25	350.00	(185.25)	3,519.82	2,100.00	(1,419.82)	4,200.00
5740-00 Telephone	132.70	180.00	47.30	796.20	1,080.00	283.80	2,160.00
5750-00 Waste Removal	1,421.16	2,520.00	1,098.84	14,836.33	15,120.00	283.67	30,240.00
5760-00 Water & Sewer	-	5,520.00	5,520.00	33,572.56	33,120.00	(452.56)	66,240.00
Total UTILITIES	$2,089.11	$8,570.00	$6,480.89	$52,724.91	$51,420.00	($1,304.91)	$102,840.00
REPAIRS & IMPROVEMENTS							
6015-00 Electrical Repairs	500.00	375.00	(125.00)	1,651.58	2,250.00	598.42	4,500.00
6055-00 General Repairs & Maintenance	1,100.00	941.00	(159.00)	11,850.87	5,646.00	(6,204.87)	11,292.00
6140-00 Roof Repairs	680.00	208.00	(472.00)	1,580.00	1,248.00	(332.00)	2,496.00
Total REPAIRS & IMPROVEMENTS	$2,280.00	$1,524.00	($756.00)	$15,082.45	$9,144.00	($5,938.45)	$18,288.00
CONTRACT & SUPPLIES							
6520-00 Fire Extinguisher Inspections	-	18.00	18.00	-	108.00	108.00	216.00
6545-00 Lake Maintenance	-	152.00	152.00	-	912.00	912.00	1,824.00
6550-00 Lawn Maintenance	1,200.00	1,100.00	(100.00)	4,200.00	6,600.00	2,400.00	13,200.00
6565-00 Parking Enforcement	125.00	100.00	(25.00)	625.00	600.00	(25.00)	1,200.00
6575-00 Pool Contract	420.00	355.00	(65.00)	2,550.00	2,130.00	(420.00)	4,260.00
6590-00 Shrub & Tree Maintenance	-	500.00	500.00	500.00	3,000.00	2,500.00	6,000.00
6598-00 Storage	-	38.00	38.00	180.00	228.00	48.00	456.00
6599-00 Supplies	42.40	200.00	157.60	1,047.35	1,200.00	152.65	2,400.00
Total CONTRACT & SUPPLIES	$1,787.40	$2,463.00	$675.60	$9,102.35	$14,778.00	$5,675.65	$29,556.00

Income Statement - Operating

La Arboleda II Condominium

From 06/01/2025 to 06/30/2025

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	$-	$26,502.00	$26,502.00	$-	$53,004.00
Total RESERVE ACCOUNT ACTIVITY	$4,417.00	$4,417.00	$-	$26,502.00	$26,502.00	$-	$53,004.00
Total OPERATING EXPENSE	**$39,118.88**	**$43,579.00**	**$4,460.12**	**$289,283.08**	**$261,474.00**	**($27,809.08)**	**$522,948.00**
Net Income:	**$4,636.70**	**$0.00**	**$4,636.70**	**($26,949.98)**	**$0.00**	**($26,949.98)**	**$0.00**

Balance Sheet - Operating

La Arboleda II Condominium

End Date: 06/30/2025

Assets			
CASH- OPERATING			
10-1000-00	City National Bank- OPR 4036	$20,924.28	
10-1060-00	Petty Cash	50.00	
10-1070-00	Due to/from Operating	(140,781.51)	
Total CASH- OPERATING:			($119,807.23)
CASH - RESERVE			
12-1200-00	City National Bank- Reserve 5155	163,800.73	
12-1240-00	Due to/from Reserves	140,781.51	
Total CASH - RESERVE:			$304,582.24
ACCOUNTS RECEIVABLE			
14-1400-00	Accounts Receivable- Homeowner	11,633.64	
14-1420-00	Allowance for Doubtful Account	(1,000.00)	
Total ACCOUNTS RECEIVABLE:			$10,633.64
CURRENT ASSETS			
15-1500-00	Prepaid Insurance	82,877.20	
Total CURRENT ASSETS:			$82,877.20
Total Assets:			**$278,285.85**
Liabilities & Equity			
CURRENT LIABILITIES			
20-2000-00	Accounts Payable	49,081.83	
20-2020-00	Prepaid Assessments	14,348.09	
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:			$154,950.71
RESERVE CONTRIBUTIONS			
30-3010-00	Reserve- Interest	3,337.43	
30-3085-00	Painting Reserve	70,049.70	
30-3095-00	Pool Reserve	6,261.25	
30-3100-00	Resurfacing Reserve	(1,126.90)	
30-3105-00	Flat Roofing 700, 830, 850 Reserve	19,383.07	
30-3106-00	Flat Roofing 730, 770, 860, 870 Reserve	11,364.15	
30-3107-00	Flat Roofing 780-786	(93,357.05)	
30-3108-00	Tile Roofing Reserve	319,020.16	
30-3110-00	Flat Roofing 760,800,750 Reserve	2,232.06	
30-3111-00	Fat Roofing 716-742	3,000.06	
Total RESERVE CONTRIBUTIONS:			$340,163.93
EQUITY			

32-3210-00	Retained Earnings- Operating	($189,878.81)	
Total EQUITY:			($189,878.81)
	Net Income Gain / Loss	(26,949.98)	($26,949.98)
Total Liabilities & Equity:			**$278,285.85**

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1000-00	City National Bank- OPR 4036	$18,646.03	$51,796.32	$49,518.07	$20,924.28
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	$159,927.07	$4,457.66	$584.00	$163,800.73
12-1240-00	Due to/from Reserves	$140,781.51	$0.00	$0.00	$140,781.51
14-1400-00	Accounts Receivable- Homeowner	$13,707.06	$44,338.21	$46,411.63	$11,633.64
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	($58,897.02)	$50,526.23	$40,711.04	($49,081.83)
20-2020-00	Prepaid Assessments	($13,965.77)	$6,698.04	$7,080.36	($14,348.09)
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	($3,296.77)	$0.00	$40.66	($3,337.43)
30-3085-00	Painting Reserve	($68,199.68)	$0.00	$1,850.02	($70,049.70)
30-3095-00	Pool Reserve	($6,012.01)	$0.00	$249.24	($6,261.25)
30-3100-00	Resurfacing Reserve	$2,401.66	$0.00	$1,274.76	$1,126.90
30-3105-00	Flat Roofing 700, 830, 850 Reserve	($18,881.63)	$0.00	$501.44	($19,383.07)
30-3106-00	Flat Roofing 730, 770, 860, 870 Reserve	($10,707.29)	$0.00	$656.86	($11,364.15)
30-3107-00	Flat Roofing 780-786	$95,549.45	$0.00	$2,192.40	$93,357.05
30-3108-00	Tile Roofing Reserve	($317,794.40)	$0.00	$1,225.76	($319,020.16)
30-3110-00	Flat Roofing 760,800,750 Reserve	($1,681.88)	$0.00	$550.18	($2,232.06)
30-3111-00	Fat Roofing 716-742	($2,666.72)	$0.00	$333.34	($3,000.06)
32-3210-00	Retained Earnings- Operating	$189,878.81	$0.00	$0.00	$189,878.81
40-4000-00	Assessments- Member's	($195,811.05)	$4,417.00	$43,579.21	($234,973.26)
40-4025-00	Reserve Contribution	($22,085.00)	$0.00	$4,417.00	($26,502.00)
40-4030-00	Late Fees	($575.00)	$0.00	$175.00	($750.00)
40-4060-00	Interest Income - Operating	($6.47)	$0.00	$1.37	($7.84)
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	$117.00	$21.00	$0.00	$138.00
50-5025-00	Legal & Professional Services	$8,500.00	$0.00	$0.00	$8,500.00

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
50-5030-00	Licenses & Permits	$2,364.10	$912.66	$0.00	$3,276.76
50-5035-00	Management Expense	$4,800.00	$1,200.00	$0.00	$6,000.00
50-5040-00	Payroll Services	$7,367.14	$1,415.68	$91.80	$8,691.02
50-5041-00	Payroll Taxes/Services	$551.10	$194.80	$100.20	$645.70
50-5045-00	Printing & Postage	$665.47	$0.00	$0.00	$665.47
50-5050-00	Audit & Tax Preparation	$5,675.00	$0.00	$0.00	$5,675.00
50-5065-00	Insurance Expense	$126,966.15	$24,993.23	$0.00	$151,959.38
57-5710-00	Electricity	$2,984.57	$535.25	$0.00	$3,519.82
57-5740-00	Telephone	$663.50	$132.70	$0.00	$796.20
57-5750-00	Waste Removal	$13,415.17	$1,421.16	$0.00	$14,836.33
57-5760-00	Water & Sewer	$33,572.56	$0.00	$0.00	$33,572.56
60-6015-00	Electrical Repairs	$1,151.58	$500.00	$0.00	$1,651.58
60-6055-00	General Repairs & Maintenance	$10,750.87	$1,100.00	$0.00	$11,850.87
60-6140-00	Roof Repairs	$900.00	$680.00	$0.00	$1,580.00
65-6550-00	Lawn Maintenance	$3,000.00	$1,200.00	$0.00	$4,200.00
65-6565-00	Parking Enforcement	$500.00	$125.00	$0.00	$625.00
65-6575-00	Pool Contract	$2,130.00	$420.00	$0.00	$2,550.00
65-6590-00	Shrub & Tree Maintenance	$500.00	$0.00	$0.00	$500.00
65-6598-00	Storage	$180.00	$0.00	$0.00	$180.00
65-6599-00	Supplies	$1,004.95	$42.40	$0.00	$1,047.35
65-6600-00	Waste Removal Expense	$0.00	$1,421.16	$1,421.16	$0.00
70-7000-00	General Reserves	$22,085.00	$4,417.00	$0.00	$26,502.00
	Totals:	**$0.00**	**$202,965.50**	**$202,965.50**	**$0.00**

Homeowner Aging Report Excluding Prepaid

La Arboleda II Condominium

End Date: 06/30/2025

Description		Current	Over 30	Over 60	Over 90	Balance
ARB7004 - Maria Castellon Owner 700 Nw 106 Avenue Unit 4						**Last Payment:** $200.00 on 06/24/2025 **Collection Status:** 30 Day Letter
	Total:	**$504.20**	**$504.20**	**$426.00**	**$0.00**	**$1,434.40**
ARB7143 - Dalila Del Pilar Allen Owner 714 Nw 106 Avenue Unit 3						**Last Payment:** $584.00 on 06/10/2025
	Total:	**$91.94**	**$0.00**	**$0.00**	**$0.00**	**$91.94**
ARB7203 - Estate Of Myriam Tobon Owner 720 Nw 106 Avenue Unit 3						**Last Payment:** $490.35 on 04/11/2025
	Total:	**$76.67**	**$0.00**	**$0.00**	**$0.00**	**$76.67**
ARB7302 - Silvia Marrero Owner 730 Nw 106 Avenue Unit 2						**Last Payment:** $485.00 on 06/27/2025
	Total:	**$490.39**	**$490.39**	**$490.39**	**$471.50**	**$1,942.67**
ARB7422 - Rafael A. Rodriguez Owner 742 Nw 106 Avenue Unit 2						**Last Payment:** $584.00 on 04/21/2025
	Total:	**$534.03**	**$0.00**	**$0.00**	**$0.00**	**$534.03**
ARB7508 - Bertha Bagaria Owner 750 Nw 106 Avenue Unit 8						**Last Payment:** $449.26 on 06/16/2025
	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 06/23/2025
	Total:	**$25.00**	**$0.00**	**$0.00**	**$0.00**	**$25.00**
ARB7601 - Yuny Nieves De Pane Owner 760 Nw 106 Avenue Unit 1						**Last Payment:** $4,379.70 on 06/16/2025
	Total:	**$459.27**	**$459.27**	**$213.00**	**$0.00**	**$1,131.54**
ARB7604 - Luis Bernardo Turuseta & Iliana Maria Gonzales Urquijo Owner 760 Nw 106 Avenue Unit 4						**Last Payment:** $444.27 on 06/04/2025
	Total:	**$419.27**	**$428.12**	**$0.00**	**$0.00**	**$847.39**
ARB7703 - Lourdes & Juan Diego Montoya Owner 770 Nw 106 Avenue Unit 3						**Last Payment:** $471.50 on 06/27/2025
	Total:	**$63.10**	**$0.00**	**$0.00**	**$0.00**	**$63.10**
ARB7705 - Arboleda 5 LLC Owner 770 Nw 106 Avenue Unit 5						**Last Payment:** $434.27 on 06/09/2025
	Total:	**$434.27**	**$0.03**	**$0.00**	**$0.00**	**$434.30**
ARB8122 - Samara G. Glyn Owner 812 Nw 106 Avenue Unit 2						**Last Payment:** $584.00 on 06/01/2025
	Total:	**$609.00**	**$135.57**	**$0.00**	**$0.00**	**$744.57**
ARB8303 - Douglas J. Quintana Owner 830 Nw 106 Avenue Unit 3						**Last Payment:** $419.27 on 06/23/2025
	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**	**$459.27**	**$1,161.77**	**$2,539.58**

Homeowner Aging Report Excluding Prepaid

La Arboleda II Condominium

End Date: 06/30/2025

Description		Current	Over 30	Over 60	Over 90	Balance
ARB8306 - Alicia Aguilar Owner 830 Nw 106 Avenue Unit 6						**Last Payment:** $479.20 on 06/11/2025
	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 06/19/2025 **Collection Status:** 30 Day Letter
	Total:	**$490.39**	**$50.00**	**$0.00**	**$0.00**	**$540.39**
ARB8404 - Aida Rosa Pico & Jorge Eduardo Nava Owner 840 Nw 106 Avenue Unit 4						**Last Payment:** $479.20 on 06/16/2025
	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 06/12/2025
	Total:	**$163.31**	**$0.00**	**$0.00**	**$0.00**	**$163.31**
ARB8502 - Jose A. Polanco & Rosa Owner 850 Nw 106 Avenue Unit 2						**Last Payment:** $980.78 on 05/22/2025
	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 06/10/2025
	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 06/06/2025
	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 06/05/2025
	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 06/20/2025
	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	**$5,858.72**	**$2,557.24**	**$1,588.66**	**$1,633.27**	**$11,637.89**

Description	Total
Assessment (Delinquent Fee) 2025	$350.00
Assessment 2025	$11,287.89
AR Total:	**$11,637.89**

Cash Disbursement

La Arboleda II Condominium
06/01/2025 - 06/30/2025

Date	Check #	Payee		Amount
10-1000-00 City National Bank- OPR 4036				
06/02/2025	4254	MAYROD LANDSCAPING INC.		$600.00
		Invoice #: 5/30/25		
		65-6550-00 Lawn Maintenance	$600.00	
06/05/2025	0	ADP PAYROLL SERVICES		$554.10
		Invoice #: 060525		
		50-5040-00 Payroll Services	$554.10	
06/05/2025	0	ADP PAYROLL SERVICES		$94.60
		Invoice #: 6525		
		50-5040-00 Payroll Services	$45.90	
		50-5041-00 Payroll Taxes/Services	$48.70	
06/05/2025	4255	ELIO'S LOCKSMITH CORP.		$107.00
		Invoice #: 101184		
		65-6599-00 Supplies	$107.00	
06/05/2025	4256	EXCEL MANAGEMENT ASSOCIATES		$1,200.00
		Invoice #: 07195678		
		50-5035-00 Management Expense	$1,200.00	
06/05/2025	4257	LA ARBOLEDA II CONDO. ASSOC.		$4,417.00
		Invoice #: 5/2025		
		70-7000-00 General Reserves	$4,417.00	
06/05/2025	4258	LA ARBOLEDA II CONDO. ASSOC.		$4,417.00
		Invoice #: 06/01/25		
		70-7000-00 General Reserves	$4,417.00	
06/05/2025	4259	PADRON, MONTORO & HARTNEY, LLP		$5,500.00
		Invoice #: 25411		
		50-5050-00 Audit & Tax Preparation	$5,500.00	
06/05/2025	4260	FPL		$560.07
		Invoice #: 51547 6/13/25		
		57-5710-00 Electricity	$560.07	
06/05/2025	4261	MIAMI-DADE WATER & SEWER		$792.24
		Invoice #: 4507 6/13/25		
		57-5760-00 Water & Sewer	$792.24	
06/05/2025	4262	IPFS CORPORATION		$24,993.23
		Invoice #: 11th. install 6/2025		
		50-5065-00 Insurance Expense	$24,993.23	
06/05/2025	4263	FLORIDA DEPARTMENT OF HEALTH		$50.35
		Invoice #: 13-BID-7901070		
		50-5030-00 Licenses & Permits	$50.35	
06/06/2025	4264	MAXWELL ELECTRIC		$500.00
		Invoice #: 6/6/2025		
		60-6015-00 Electrical Repairs	$500.00	
06/10/2025	4265	AT&T		$132.70
		Invoice #: 30895 6/18/25		
		57-5740-00 Telephone	$132.70	

Date	Check #	Payee		Amount
06/16/2025	0	MIAMI DADE COUNTY REGULATORY		$912.66
		Invoice #: 30-3055-046-0001		
		50-5030-00 Licenses & Permits	$912.66	
06/18/2025	4266	EXCEL MANAGEMENT ASSOCIATES		$237.86
		Invoice #: 07195710		
		50-5045-00 Printing & Postage	$155.45	
		65-6599-00 Supplies	$82.41	
06/18/2025	4267	EXCEL MANAGEMENT ASSOCIATES		$100.35
		Invoice #: 07195735		
		50-5045-00 Printing & Postage	$78.98	
		65-6599-00 Supplies	$21.37	
06/18/2025	4268	EXCEL MANAGEMENT ASSOCIATES		$86.73
		Invoice #: 07195760		
		50-5045-00 Printing & Postage	$76.04	
		65-6599-00 Supplies	$10.69	
06/18/2025	4269	SOUTH FLORIDA PARKING AUTHORITY		$125.00
		Invoice #: 2262		
		65-6565-00 Parking Enforcement	$125.00	
06/18/2025	4270	DR. DEATH PEST CONTROL, INC.		$500.00
		Invoice #: 810-1		
		60-6055-00 General Repairs & Maintenance	$500.00	
06/18/2025	4271	AQUAZONE POOL AND SPA, INC.		$420.00
		Invoice #: 14690		
		65-6575-00 Pool Contract	$420.00	
06/19/2025	0	ADP PAYROLL SERVICES		$554.10
		Invoice #: 06092025		
		50-5040-00 Payroll Services	$554.10	
06/19/2025	0	ADP PAYROLL SERVICES		$91.80
		Invoice #: 61925		
		50-5040-00 Payroll Services	$45.90	
		50-5041-00 Payroll Taxes/Services	$45.90	
06/25/2025	4272	MAYROD LANDSCAPING INC.		$600.00
		Invoice #: 061025		
		65-6550-00 Lawn Maintenance	$600.00	
06/25/2025	4273	MAYROD LANDSCAPING INC.		$600.00
		Invoice #: 062325		
		65-6550-00 Lawn Maintenance	$600.00	
06/25/2025	4274	MCDO HOME SERVICES CROUP		$600.00
		Invoice #: 24049		
		60-6055-00 General Repairs & Maintenance	$600.00	
06/25/2025	4275	CASH		$42.40
		Invoice #: 062525		
		65-6599-00 Supplies	$42.40	

Date	Check #	Payee		Amount
06/13/2025	0	ADP PAYROLL SERVICES		$61.94
		Invoice #: 061325		
		50-5040-00 Payroll Services	$61.94	
06/27/2025	0	ADP PAYROLL SERVICES		$61.94
		Invoice #: 062725		
		50-5040-00 Payroll Services	$61.94	
06/16/2025	0	CITY NATIONAL BANK		$21.00
		50-5015-00 Bank Adjustment - Monthly service fee; Monthly service fee	$21.00	
		Account Totals **# Checks:**	**30**	**$48,934.07**
12-1200-00 City National Bank- Reserve 5155				
06/05/2025				$584.00
		10-1000-00 Transfer to City National Bank- OPR 4036; Funds Transfer	$584.00	
		Account Totals **# Checks:**	**0**	**$584.00**
		Association Totals **# Checks:**	**30**	**$49,518.07**

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		4190	($712.50)
04/07/2025		ADVANCED TECHNOLOGIES SECURITY AGENCY		4234	($956.58)
06/05/2025		PADRON, MONTORO & HARTNEY, LLP		4259	($5,500.00)
06/05/2025		ELIO'S LOCKSMITH CORP.		4255	($107.00)
06/18/2025		DR. DEATH PEST CONTROL, INC.		4270	($500.00)
06/18/2025		AQUAZONE POOL AND SPA, INC.		4271	($420.00)
06/18/2025		SOUTH FLORIDA PARKING AUTHORITY		4269	($125.00)
06/25/2025		MCDO HOME SERVICES CROUP		4274	($600.00)
06/25/2025		CASH		4275	($42.40)
06/30/2025		Deposit from batch 18102	18102 - Online Payment	1134	$479.20
			Total Uncleared		**($12,932.32)**
Cleared Items					
Credits					
06/02/2025	06/02/2025	Deposit from batch 17742	17742 - Auto Payment	1106	$584.00
06/02/2025	06/03/2025	Deposit from batch 17713	17713 - Online Payment	1104	$1,553.59
06/03/2025	06/04/2025	Deposit from batch 17729	17729 - Online Payment	1105	$939.65
06/04/2025	06/05/2025	Deposit from batch 17741	17741 - Online Payment	1108	$419.27
06/04/2025	06/04/2025	Deposit from batch 17828	17828 - Auto Payment	1110	$462.33
06/04/2025	06/06/2025	Deposit from batch 17671	17671 - ACH Payment	1109	$4,194.71
06/04/2025	06/04/2025	Deposit from batch 17769	17769 - Scanned Checks	1107	$5,040.92
06/05/2025	06/06/2025	Deposit from batch 17827	17827 - Online Payment	1111	$1,811.94
06/05/2025	06/05/2025	Transfer from City National Bank- Reserve 51			$584.00
06/05/2025	06/05/2025	Deposit from batch 17835	17835 - Auto Payment	1113	$584.00
06/05/2025	06/06/2025	Deposit from batch 17832	17832 - Online Payment	1112	$1,123.04
06/06/2025	06/06/2025	Deposit from batch 17865	17865 - Auto Payment	1115	$584.00
06/06/2025	06/06/2025	Deposit from batch 17841	17841 - Scanned Checks	1114	$1,503.05
06/09/2025	06/09/2025	Deposit from batch 17881	17881 - Auto Payment	1117	$434.27
06/09/2025	06/10/2025	Deposit from batch 17866	17866 - Online Payment	1116	$479.20
06/10/2025	06/11/2025	Deposit from batch 17882	17882 - Online Payment	1119	$1,033.26
06/10/2025	06/10/2025	Deposit from batch 17888	17888 - Scanned Checks	1118	$4,011.57
06/11/2025	06/11/2025	Deposit from batch 17945	17945 - Auto Payment	1120	$1,388.86
06/12/2025	06/12/2025	Deposit from batch 17962	17962 - Auto Payment	1121	$479.20
06/13/2025	06/13/2025	Deposit from batch 17963	17963 - Auto Payment	1122	$419.37
06/16/2025	06/17/2025	Deposit from batch 17964	17964 - Online Payment	1124	$1,010.78
06/16/2025	06/16/2025	Deposit from batch 17969	17969 - Scanned Checks	1123	$8,846.08
06/17/2025	06/17/2025	Deposit from batch 17998	17998 - Payabli Credit Card	1125	$490.39
06/20/2025	06/20/2025	Deposit from batch 18016	18016 - Auto Payment	1127	$584.00
06/20/2025	06/20/2025	Deposit from batch 18000	18000 - Scanned Checks	1126	$3,888.52

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
06/23/2025	06/23/2025	Deposit from batch 18032	18032 - Auto Payment	1128	$881.60
06/24/2025	06/25/2025	Deposit from batch 18034	18034 - Online Payment	1130	$474.26
06/24/2025	06/24/2025	Deposit from batch 18039	18039 - Scanned Checks	1129	$528.54
06/27/2025	06/27/2025	Deposit from batch 18101	18101 - Auto Payment	1135	$584.00
06/27/2025	06/27/2025	Deposit from batch 18093	18093 - Scanned Checks	1131	$956.50
06/30/2025	06/30/2025	Interest			$1.37
06/30/2025	06/30/2025	Deposit from batch 18119	18119 - Auto Payment	1136	$1,023.85
06/30/2025	06/30/2025	Misc Scanned Deposit		1132	$4,417.00
			Total Cleared Credits		**$51,317.12**
Debits					
01/27/2025	06/09/2025	SUGIL ENGINEERING INC		4189	($712.50)
04/25/2025	06/10/2025	MAXWELL ELECTRIC		4242	($195.00)
05/14/2025	06/23/2025	AQUAZONE POOL AND SPA, INC.		4253	($700.00)
06/02/2025	06/04/2025	MAYROD LANDSCAPING INC.		4254	($600.00)
06/05/2025	06/09/2025	IPFS CORPORATION		4262	($24,993.23)
06/05/2025	06/30/2025	LA ARBOLEDA II CONDO. ASSOC.		4257	($4,417.00)
06/05/2025	06/30/2025	LA ARBOLEDA II CONDO. ASSOC.		4258	($4,417.00)
06/05/2025	06/27/2025	EXCEL MANAGEMENT ASSOCIATES		4256	($1,200.00)
06/05/2025	06/09/2025	MIAMI-DADE WATER & SEWER		4261	($792.24)
06/05/2025	06/05/2025	Return - Insufficient Funds	17861 - Move or Return Paymer	0	($584.00)
06/05/2025	06/10/2025	FPL		4260	($560.07)
06/05/2025	06/06/2025	ADP PAYROLL SERVICES		0	($554.10)
06/05/2025	06/06/2025	ADP PAYROLL SERVICES		0	($94.60)
06/05/2025	06/09/2025	FLORIDA DEPARTMENT OF HEALTH		4263	($50.35)
06/06/2025	06/10/2025	MAXWELL ELECTRIC		4264	($500.00)
06/10/2025	06/20/2025	AT&T		4265	($132.70)
06/13/2025	06/13/2025	ADP PAYROLL SERVICES		0	($61.94)
06/16/2025	06/17/2025	MIAMI DADE COUNTY REGULATORY		0	($912.66)
06/16/2025	06/16/2025	CITY NATIONAL BANK		0	($21.00)
06/18/2025	06/27/2025	EXCEL MANAGEMENT ASSOCIATES		4266	($237.86)
06/18/2025	06/27/2025	EXCEL MANAGEMENT ASSOCIATES		4267	($100.35)
06/18/2025	06/27/2025	EXCEL MANAGEMENT ASSOCIATES		4268	($86.73)
06/19/2025	06/20/2025	ADP PAYROLL SERVICES		0	($554.10)
06/19/2025	06/20/2025	ADP PAYROLL SERVICES		0	($91.80)
06/25/2025	06/27/2025	MAYROD LANDSCAPING INC.		4272	($600.00)
06/25/2025	06/27/2025	MAYROD LANDSCAPING INC.		4273	($600.00)
06/27/2025	06/27/2025	ADP PAYROLL SERVICES		0	($61.94)
			Total Cleared Debits		**($43,831.17)**

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

City National Bank- OPR 4036 Summary

Ending Account Balance:	$ 20,461.28
Uncleared Items:	($12,932.32)
Adjusted Balance:	$ 33,393.60
Bank Ending Balance:	$ 33,393.60
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:9349 / 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:	$25,907.65
Last Statement:	May 30, 2025	Ending Balance:	$33,393.60
This Statement:	June 30, 2025	Average Ledger Balance:	$32,242.17
		Low Balance:	$17,345.40
		Interest Earned This Period:	$1.37
		Interest Earned 2025:	$7.84
		Days In Period:	31
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
05-30	Beginning balance			25,907.65
06-02	Icl Deposit	584.00		26,491.65
06-03	La Arboleda Ii C Onlinepay 17713	1,553.59		28,045.24
06-04	Icl Deposit	462.33		28,507.57
06-04	Icl Deposit	5,040.92		33,548.49
06-04	La Arboleda Ii C Onlinepay 17729	939.65		34,488.14
06-04	Check # 4254		600.00	33,888.14
06-05	Icl Deposit	584.00		34,472.14
06-05	La Arboleda Ii C Onlinepay 17741	419.27		34,891.41
06-06	Icl Deposit	584.00		35,475.41
06-06	Icl Deposit	1,503.05		36,978.46
06-06	La Arboleda Ii C Onlinepay 17832	1,123.04		38,101.50
06-06	La Arboleda Ii C Onlinepay 17827	1,811.94		39,913.44
06-06	La Arboleda Ii C Assn Dues 6	4,194.71		44,108.15
06-06	Adp Tax Adp Tax Ra6lm 060612A01		94.60	44,013.55
06-06	Adp Wage Pay Wage Pay 5820611438926Lm		554.10	43,459.45

Continued on the next page

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
06-09	Icl Deposit	434.27		43,893.72
06-09	Doh-eh Doh Eh Onl 214148790		50.35	43,843.37
06-09	Mdws M-dwasdpmt 000001737828659		792.24	43,051.13
06-09	Ipfs800-584-9969 Ipfspmtgaa D55906		24,993.23	18,057.90
06-09	Check # 4189		712.50	17,345.40
06-10	Icl Deposit	4,011.57		21,356.97
06-10	La Arboleda Ii C Onlinepay 17866	479.20		21,836.17
06-10	Fpl Direct Debit Elec Pymt 5154771538 Webi		560.07	21,276.10
06-10	Check # 4242		195.00	21,081.10
06-10	Check # 4264		500.00	20,581.10
06-11	Icl Deposit	1,388.86		21,969.96
06-11	La Arboleda Ii C Onlinepay 17882	1,033.26		23,003.22
06-12	Icl Deposit	479.20		23,482.42
06-13	Icl Deposit	419.37		23,901.79
06-13	Adp Payroll Fees Adp Fees 392598910291		61.94	23,839.85
06-16	Icl Deposit	8,846.08		32,685.93
06-16	Monthly Service Fee		21.00	32,664.93
06-17	Payabli Deposit Transfer 836817546	490.39		33,155.32
06-17	La Arboleda Ii C Onlinepay 17964	1,010.78		34,166.10
06-17	Mdcbuildings Purchase La Arboleda Ii		912.66	33,253.44
06-20	Icl Deposit	584.00		33,837.44
06-20	Icl Deposit	3,888.52		37,725.96
06-20	Adp Tax Adp Tax Ra6lm 062013A01		91.80	37,634.16
06-20	Att Payment 340220004Myw9j		132.70	37,501.46
06-20	Adp Wage Pay Wage Pay 5250989331256Lm		554.10	36,947.36
06-23	Icl Deposit	881.60		37,828.96
06-23	Check # 4253		700.00	37,128.96
06-24	Icl Deposit	528.54		37,657.50
06-25	La Arboleda Ii C Onlinepay 18034	474.26		38,131.76
06-27	Icl Deposit	584.00		38,715.76
06-27	Icl Deposit	956.50		39,672.26
06-27	Adp Payroll Fees Adp Fees 410077202860		61.94	39,610.32
06-27	Check # 4268		86.73	39,523.59
06-27	Check # 4267		100.35	39,423.24
06-27	Check # 4266		237.86	39,185.38
06-27	Check # 4272		600.00	38,585.38
06-27	Check # 4273		600.00	37,985.38
06-27	Check # 4256		1,200.00	36,785.38
06-30	Icl Deposit	1,023.85		37,809.23
06-30	Icl Deposit	4,417.00		42,226.23
06-30	Check # 4257		4,417.00	37,809.23
06-30	Check # 4258		4,417.00	33,392.23
06-30	Interest	1.37		33,393.60
06-30	Ending totals	50,733.12	43,247.17	33,393.60

Checks

Number	Date	Amount	Number	Date	Amount
4189*	06-09	712.50	4264*	06-10	500.00
4242*	06-10	195.00	4266	06-27	237.86
4253	06-23	700.00	4267	06-27	100.35
4254*	06-04	600.00	4268*	06-27	86.73
4256	06-27	1,200.00	4272	06-27	600.00
4257	06-30	4,417.00	4273	06-27	600.00
4258*	06-30	4,417.00			

* Skip In Check Sequence

Continued on the next page

Check # 4189 Amount: $712.50 Date: 06/09/2025

City National Bank Miami, FL

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

Check Number: 4189

PAY Seven Hundred Twelve And 50/100 Dollars

DATE 01/27/2025 AMOUNT ****$712.50

TO THE ORDER OF SUGIL ENGINEERING INC
P.O.Box 41-4121
Miami Beach, FL 33141

Memo: B4750 Thermografy Infrared

Authorized Signatures
Void After 90 Days

⑈000004189⑈ ⑆066004367⑆0431904036⑈ ⑇0000071250⑇

Check # 4189 Amount: $712.50 Date: 06/09/2025

For Deposit Only - JPMC

0092229837
2025-06-09

Check # 4242 Amount: $195.00 Date: 06/10/2025

City National Bank Miami, FL

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

Check Number: 4242

PAY One Hundred Ninety-Five And 00/100 Dollars

DATE 04/25/2025 AMOUNT ****$195.00

TO THE ORDER OF MAXWELL ELECTRIC
4837 NE 11th. AVENUE
OAKLAND PARK, FL 33334

Memo: Electrical repairs

Authorized Signatures
Void After 90 Days

⑈000004242⑈ ⑆066004367⑆0431904036⑈ ⑇0000019500⑇

Check # 4242 Amount: $195.00 Date: 06/10/2025

Seq: 1
Dep: 001763
Date: 06/10/25

0091345377
2025-06-10

For Deposit Only to
MAXWELL CONSTRUCTION SERVICES, LLC

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4253 Amount: $700.00 Date: 06/23/2025

City National Bank Miami, FL

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

Check Number: 4253

PAY Seven Hundred And 00/100 Dollars

DATE 06/14/2025 AMOUNT ****$700.00

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

Memo: Multiple Invoices

Authorized Signatures
Void After 90 Days

⑈000004253⑈ ⑆066004367⑆0431904036⑈ ⑇0000070000⑇

Check # 4253 Amount: $700.00 Date: 06/23/2025

0092960881
2025-06-23

FOR DEPOSIT ONLY
AQUAZONE POOL AND SPA, INC.

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4254 Amount: $600.00 Date: 06/04/2025

City National Bank Miami, FL

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

Check Number: 4254

PAY Six Hundred And 00/100 Dollars

DATE 06/02/2025 AMOUNT ****$600.00

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

Memo Cut 5/30/2025

Authorized Signatures
Void After 90 Days

⑈000004254⑈ ⑆066004367⑆0431904036⑈ ⑇0000060000⑇

Check # 4254 Amount: $600.00 Date: 06/04/2025

0091015812
2025-06-04

PAY TO THE ORDER OF
BANK OF AMERICA
FOR DEPOSIT

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4256 Amount: $1,200.00 Date: 06/27/2025

City National Bank Miami, FL

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

Check Number: 4256

PAY One Thousand, Two Hundred And 00/100 Dollars

DATE 06/05/2025 AMOUNT ****$1,200.00

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

Memo: June Management services

Authorized Signatures
Void After 90 Days

⑈000004256⑈ ⑆066004367⑆0431904036⑈ ⑇0000120000⑇

Check # 4256 Amount: $1,200.00 Date: 06/27/2025

Excel Management

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4257 Amount: $4,417.00 Date: 06/30/2025

City National Bank Miami, FL

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

Check Number: 4257

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

DATE 06/05/2025 AMOUNT ****$4,417.00

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

Memo May reserve

Authorized Signatures
Void After 90 Days

⑈000004257⑈ ⑆066004367⑆0431904036⑈ ⑇0000441700⑇

Check # 4257 Amount: $4,417.00 Date: 06/30/2025

Pay To The Order Of
City National Bank
066004367
For Deposit Only(AI-SC)
La Arboleda II Condominium
Acct Ending ...5166

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4258 Amount: $4,417.00 Date: 06/30/2025

City National Bank Miami, FL

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

Check Number: 4258

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

DATE 06/05/2025 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

⑈000004258⑈ ⑆066004367⑆0431904036⑈ ⑉0000441700⑉

Check # 4258 Amount: $4,417.00 Date: 06/30/2025

Pay To The Order Of
City National Bank
066004367
For Deposit Only(AI-SC)
La Arboleda II Condominium
Acct Ending ...4036

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4264 Amount: $500.00 Date: 06/10/2025

City National Bank Miami, FL

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

Check Number: 4264

PAY Five Hundred And 00/100 Dollars

DATE 06/06/2025 AMOUNT ****$500.00

TO THE ORDER OF MAXWELL ELECTRIC
4837 NE 11th. AVENUE
OAKLAND PARK, FL 33334

Memo: Replace pole light

Authorized Signatures
Void After 90 Days

⑈0000004264⑈ ⑆066004367⑆0431904036⑈ ⑉0000050000⑉

Check # 4264 Amount: $500.00 Date: 06/10/2025

For Deposit Only to
MAXWELL CONSTRUCTION SERVICES, LLC

Seq: 1
Dep: 001762
Date: 06/10/25

0091345298
2025-06-10

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4266 Amount: $237.86 Date: 06/27/2025

City National Bank Miami, FL

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

Check Number: 4266

PAY Two Hundred Thirty-Seven And 86/100 Dollars

DATE 06/18/2025 AMOUNT ****$237.86

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

Memo: March Printing & postage and supplies

Authorized Signatures
Void After 90 Days

⑈0000004266⑈ ⑆066004367⑆0431904036⑈ ⑉0000023786⑉

Check # 4266 Amount: $237.86 Date: 06/27/2025

For RDC @ CNB Only
Excel Management
Excel Management - Op

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4267 Amount: $100.35 Date: 06/27/2025

City National Bank Miami, FL

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

Check Number: 4267

PAY One Hundred And 35/100 Dollars

DATE 06/18/2025 AMOUNT ****$100.35

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

Memo: April Printing & postage

Authorized Signatures
Void After 90 Days

⑈0000004267⑈ ⑆066004367⑆0431904036⑈ ⑉0000010035⑉

Check # 4267 Amount: $100.35 Date: 06/27/2025

For RDC @ CNB Only
Excel Management
Excel Management - Op

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4268 Amount: $86.73 Date: 06/27/2025

City National Bank Miami, FL

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

Check Number: 4268

PAY Eighty-Six And 73/100 Dollars

DATE 06/18/2025 AMOUNT ****$86.73

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

Memo: May Printing & postage and charges

Authorized Signatures
Void After 90 Days

⑈0000004268⑈ ⑆066004367⑆0431904036⑈ ⑉0000008673⑉

Check # 4268 Amount: $86.73 Date: 06/27/2025

For RDC @ CNB Only
Excel Management
Excel Management - Op

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4272 Amount: $600.00 Date: 06/27/2025

City National Bank Miami, FL

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

Check Number: 4272

PAY Six Hundred And 00/100 Dollars

DATE 06/25/2025 AMOUNT ****$600.00

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

Memo: Cut 06/10/25

Authorized Signatures
Void After 90 Days

⑈0000004272⑈ ⑆066004367⑆0431904036⑈ ⑉0000060000⑉

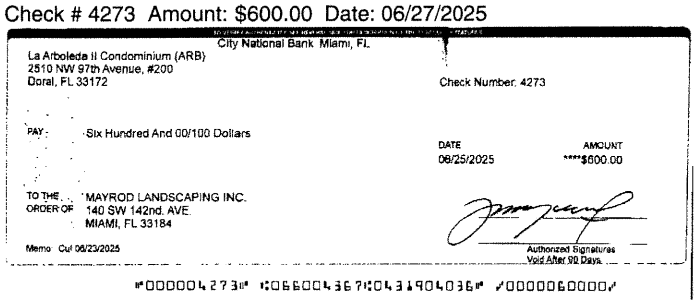
Check # 4272 Amount: $600.00 Date: 06/27/2025

PAY TO THE ORDER OF
BANK OF AMERICA
MIAMI, FL 33155
FOR DEPOSIT ONLY
MAYROD LANDSCAPING

0091247220
2025-06-27

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4273 Amount: $600.00 Date: 06/27/2025


City National Bank Miami, FL

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

Check Number: 4273

PAY: Six Hundred And 00/100 Dollars

DATE 06/25/2025 AMOUNT ****$600.00

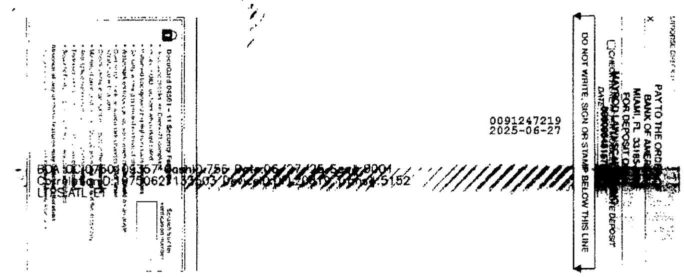
TO THE ORDER OF MAYROD LANDSCAPING INC.
140 SW 142nd. AVE.
MIAMI, FL 33184

Memo Cut 06/23/2025

Authorized Signatures
Void After 90 Days

⑈000004273⑈ ⑆066004367⑆0431904036⑈ ⑇0000060000⑇

Check # 4273 Amount: $600.00 Date: 06/27/2025


0091247219
2025-06-27

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

PAY TO THE ORDER
BANK OF AMERICA
MIAMI, FL 33185
FOR DEPOSIT ONLY
MAYROD LANDSCAPING
DATE

Bank Account Reconciliation

La Arboleda II Condominium

City National Bank- Reserve 5155 (End: 06/30/2025)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
06/30/2025	06/30/2025	Interest			$40.66
06/30/2025	06/30/2025	Misc Scanned Deposit		131	$4,417.00
			Total Cleared Credits		**$4,457.66**
Debits					
06/05/2025	06/05/2025	Transfer to City National Bank- OPR 4036			($584.00)
			Total Cleared Debits		**($584.00)**

City National Bank- Reserve 5155 Summary

Ending Account Balance:	$ 163,800.73
Uncleared Items:	$-
Adjusted Balance:	$ 163,800.73
Bank Ending Balance:	$ 163,800.73
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:9350 / 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:	$159,927.07
Last Statement:	May 30, 2025	Ending Balance:	$163,800.73
This Statement:	June 30, 2025	Average Ledger Balance:	$159,579.74
		Low Balance:	$159,343.07
		Interest Earned This Period:	$40.66
		Interest Earned 2025:	$236.38
		Days In Period:	31
		Annual Percentage Yield Earned:	0.30%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
05-30	Beginning balance			159,927.07
06-05	Rtn Item La Arboleda Ii C Achplus Rtn 1592199439		584.00	159,343.07
06-30	Icl Deposit	4,417.00		163,760.07
06-30	Interest	40.66		163,800.73
06-30	Ending totals	4,457.66	584.00	163,800.73