Financial Report Package

July 2025

Prepared for

La Arboleda II Condominium

By

Excel Management Associates, Inc.

Income Statement - Operating

La Arboleda II Condominium

From 07/01/2025 to 07/31/2025

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessments- Member's	$39,162.21	$39,162.00	$0.21	$274,135.47	$274,134.00	$1.47	$469,944.00
4025-00 Reserve Contribution	4,417.00	4,417.00	-	30,919.00	30,919.00	-	53,004.00
4030-00 Late Fees	125.00	-	125.00	875.00	-	875.00	-
4060-00 Interest Income - Operating	1.81	-	1.81	9.65	-	9.65	-
4080-00 Key Income	-	-	-	100.00	-	100.00	-
Total ASSESSMENT INCOME	$43,706.02	$43,579.00	$127.02	$306,039.12	$305,053.00	$986.12	$522,948.00
Total OPERATING INCOME	**$43,706.02**	**$43,579.00**	**$127.02**	**$306,039.12**	**$305,053.00**	**$986.12**	**$522,948.00**
OPERATING EXPENSE							
ADMINISTRATIVE							
5010-00 Bad Debt Expense	-	150.00	150.00	320.04	1,050.00	729.96	1,800.00
5015-00 Bank Charges	21.00	22.00	1.00	159.00	154.00	(5.00)	264.00
5025-00 Legal & Professional Services	-	90.00	90.00	8,500.00	630.00	(7,870.00)	1,080.00
5030-00 Licenses & Permits	5,366.19	112.00	(5,254.19)	8,704.20	784.00	(7,920.20)	1,344.00
5031-00 Annual Fire Dept. Inspection Permit	-	79.00	79.00	-	553.00	553.00	948.00
5035-00 Management Expense	1,200.00	1,188.00	(12.00)	7,200.00	8,316.00	1,116.00	14,256.00
5040-00 Payroll Services	1,930.08	1,300.00	(630.08)	10,621.10	9,100.00	(1,521.10)	15,600.00
5041-00 Payroll Taxes/Services	137.70	205.00	67.30	783.40	1,435.00	651.60	2,460.00
5045-00 Printing & Postage	-	114.00	114.00	734.67	798.00	63.33	1,368.00
5050-00 Audit & Tax Preparation	-	245.00	245.00	5,675.00	1,715.00	(3,960.00)	2,940.00
5065-00 Insurance Expense	-	23,000.00	23,000.00	151,959.38	161,000.00	9,040.62	276,000.00
5085-00 Insurance- Workman's Compensation	-	100.00	100.00	-	700.00	700.00	1,200.00
Total ADMINISTRATIVE	$8,654.97	$26,605.00	$17,950.03	$194,656.79	$186,235.00	($8,421.79)	$319,260.00
UTILITIES							
5710-00 Electricity	506.17	350.00	(156.17)	4,025.99	2,450.00	(1,575.99)	4,200.00
5740-00 Telephone	132.70	180.00	47.30	928.90	1,260.00	331.10	2,160.00
5750-00 Waste Removal	2,679.90	2,520.00	(159.90)	17,516.23	17,640.00	123.77	30,240.00
5760-00 Water & Sewer	10,294.79	5,520.00	(4,774.79)	43,867.35	38,640.00	(5,227.35)	66,240.00
Total UTILITIES	$13,613.56	$8,570.00	($5,043.56)	$66,338.47	$59,990.00	($6,348.47)	$102,840.00
REPAIRS & IMPROVEMENTS							
6015-00 Electrical Repairs	1,130.00	375.00	(755.00)	2,781.58	2,625.00	(156.58)	4,500.00
6055-00 General Repairs & Maintenance	8,725.00	941.00	(7,784.00)	20,575.87	6,587.00	(13,988.87)	11,292.00
6140-00 Roof Repairs	-	208.00	208.00	1,580.00	1,456.00	(124.00)	2,496.00
Total REPAIRS & IMPROVEMENTS	$9,855.00	$1,524.00	($8,331.00)	$24,937.45	$10,668.00	($14,269.45)	$18,288.00
CONTRACT & SUPPLIES							
6520-00 Fire Extinguisher Inspections	-	18.00	18.00	-	126.00	126.00	216.00
6545-00 Lake Maintenance	137.00	152.00	15.00	137.00	1,064.00	927.00	1,824.00
6550-00 Lawn Maintenance	1,200.00	1,100.00	(100.00)	5,400.00	7,700.00	2,300.00	13,200.00
6565-00 Parking Enforcement	125.00	100.00	(25.00)	750.00	700.00	(50.00)	1,200.00
6575-00 Pool Contract	350.00	355.00	5.00	2,900.00	2,485.00	(415.00)	4,260.00
6590-00 Shrub & Tree Maintenance	-	500.00	500.00	500.00	3,500.00	3,000.00	6,000.00
6598-00 Storage	90.00	38.00	(52.00)	270.00	266.00	(4.00)	456.00
6599-00 Supplies	-	200.00	200.00	1,086.87	1,400.00	313.13	2,400.00
Total CONTRACT & SUPPLIES	$1,902.00	$2,463.00	$561.00	$11,043.87	$17,241.00	$6,197.13	$29,556.00

Income Statement - Operating

La Arboleda II Condominium

From 07/01/2025 to 07/31/2025

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
RESERVE ACCOUNT ACTIVITY							
7000-00 General Reserves	$4,417.00	$4,417.00	$-	$30,919.00	$30,919.00	$-	$53,004.00
Total RESERVE ACCOUNT ACTIVITY	$4,417.00	$4,417.00	$-	$30,919.00	$30,919.00	$-	$53,004.00
Total OPERATING EXPENSE	**$38,442.53**	**$43,579.00**	**$5,136.47**	**$327,895.58**	**$305,053.00**	**($22,842.58)**	**$522,948.00**
Net Income:	**$5,263.49**	**$0.00**	**$5,263.49**	**($21,856.46)**	**$0.00**	**($21,856.46)**	**$0.00**

Assets

CASH- OPERATING			
10-1000-00	City National Bank- OPR 4036	$41,849.20	
10-1060-00	Petty Cash	50.00	
10-1070-00	Due to/from Operating	(140,781.51)	
Total CASH- OPERATING:			($98,882.31)
CASH - RESERVE			
12-1200-00	City National Bank- Reserve 5155	165,685.66	
12-1240-00	Due to/from Reserves	140,781.51	
Total CASH - RESERVE:			$306,467.17
ACCOUNTS RECEIVABLE			
14-1400-00	Accounts Receivable- Homeowner	11,328.33	
14-1420-00	Allowance for Doubtful Account	(1,000.00)	
Total ACCOUNTS RECEIVABLE:			$10,328.33
CURRENT ASSETS			
15-1500-00	Prepaid Insurance	82,877.20	
Total CURRENT ASSETS:			$82,877.20
Total Assets:			**$300,790.39**

Liabilities & Equity

CURRENT LIABILITIES			
20-2000-00	Accounts Payable	63,615.18	
20-2020-00	Prepaid Assessments	12,766.57	
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:			$167,902.54
RESERVE CONTRIBUTIONS			
30-3010-00	Reserve- Interest	3,379.62	
30-3085-00	Painting Reserve	70,974.71	
30-3095-00	Pool Reserve	6,385.87	
30-3100-00	Resurfacing Reserve	(489.52)	
30-3105-00	Flat Roofing 700, 830, 850 Reserve	19,633.79	
30-3106-00	Flat Roofing 730, 770, 860, 870 Reserve	11,692.58	
30-3107-00	Flat Roofing 780-786	(92,260.85)	
30-3108-00	Tile Roofing Reserve	319,633.04	
30-3110-00	Flat Roofing 760,800,750 Reserve	2,507.15	
30-3111-00	Fat Roofing 716-742	3,166.73	
Total RESERVE CONTRIBUTIONS:			$344,623.12
EQUITY			

32-3210-00	Retained Earnings- Operating	($189,878.81)	
Total EQUITY:			($189,878.81)
	Net Income Gain / Loss	(21,856.46)	($21,856.46)
Total Liabilities & Equity:			**$300,790.39**

General Ledger Trial Balance

La Arboleda II Condominium

From: 10-1000-00 To: 80-8025-00 07/01/2025 to 07/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1000-00	City National Bank- OPR 4036	$20,924.28	$44,496.33	$23,571.41	$41,849.20
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	$163,800.73	$4,459.19	$2,574.26	$165,685.66
12-1240-00	Due to/from Reserves	$140,781.51	$0.00	$0.00	$140,781.51
14-1400-00	Accounts Receivable- Homeowner	$11,637.89	$44,715.77	$45,025.33	$11,328.33
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	($49,251.80)	$28,054.03	$42,417.41	($63,615.18)
20-2020-00	Prepaid Assessments	($14,352.34)	$8,883.06	$7,297.29	($12,766.57)
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	($3,337.43)	$0.00	$42.19	($3,379.62)
30-3085-00	Painting Reserve	($70,049.70)	$0.00	$925.01	($70,974.71)
30-3095-00	Pool Reserve	($6,261.25)	$0.00	$124.62	($6,385.87)
30-3100-00	Resurfacing Reserve	$1,126.90	$0.00	$637.38	$489.52
30-3105-00	Flat Roofing 700, 830, 850 Reserve	($19,383.07)	$0.00	$250.72	($19,633.79)
30-3106-00	Flat Roofing 730, 770, 860, 870 Reserve	($11,364.15)	$0.00	$328.43	($11,692.58)
30-3107-00	Flat Roofing 780-786	$93,357.05	$0.00	$1,096.20	$92,260.85
30-3108-00	Tile Roofing Reserve	($319,020.16)	$0.00	$612.88	($319,633.04)
30-3110-00	Flat Roofing 760,800,750 Reserve	($2,232.06)	$0.00	$275.09	($2,507.15)
30-3111-00	Fat Roofing 716-742	($3,000.06)	$0.00	$166.67	($3,166.73)
32-3210-00	Retained Earnings- Operating	$189,878.81	$0.00	$0.00	$189,878.81
40-4000-00	Assessments- Member's	($234,973.26)	$4,417.00	$43,579.21	($274,135.47)
40-4025-00	Reserve Contribution	($26,502.00)	$0.00	$4,417.00	($30,919.00)
40-4030-00	Late Fees	($750.00)	$25.00	$150.00	($875.00)
40-4060-00	Interest Income - Operating	($7.84)	$0.00	$1.81	($9.65)
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	$138.00	$21.00	$0.00	$159.00
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	$3,338.01	$5,366.19	$0.00	$8,704.20
50-5035-00	Management Expense	$6,000.00	$1,200.00	$0.00	$7,200.00
50-5040-00	Payroll Services	$8,691.02	$2,745.76	$815.68	$10,621.10
50-5041-00	Payroll Taxes/Services	$645.70	$288.00	$150.30	$783.40
50-5045-00	Printing & Postage	$734.67	$0.00	$0.00	$734.67
50-5050-00	Audit & Tax Preparation	$5,675.00	$0.00	$0.00	$5,675.00
50-5065-00	Insurance Expense	$151,959.38	$0.00	$0.00	$151,959.38
57-5710-00	Electricity	$3,519.82	$506.17	$0.00	$4,025.99
57-5740-00	Telephone	$796.20	$132.70	$0.00	$928.90
57-5750-00	Waste Removal	$14,836.33	$2,679.90	$0.00	$17,516.23
57-5760-00	Water & Sewer	$33,572.56	$10,294.79	$0.00	$43,867.35
60-6015-00	Electrical Repairs	$1,651.58	$1,130.00	$0.00	$2,781.58
60-6055-00	General Repairs & Maintenance	$11,850.87	$8,725.00	$0.00	$20,575.87
60-6140-00	Roof Repairs	$1,580.00	$0.00	$0.00	$1,580.00
65-6545-00	Lake Maintenance	$0.00	$137.00	$0.00	$137.00
65-6550-00	Lawn Maintenance	$4,200.00	$1,200.00	$0.00	$5,400.00
65-6565-00	Parking Enforcement	$625.00	$125.00	$0.00	$750.00
65-6575-00	Pool Contract	$2,550.00	$350.00	$0.00	$2,900.00
65-6580-00	Pool Supplies & Repairs	$0.00	$350.00	$350.00	$0.00
65-6590-00	Shrub & Tree Maintenance	$500.00	$0.00	$0.00	$500.00
65-6598-00	Storage	$180.00	$90.00	$0.00	$270.00
65-6599-00	Supplies	$1,086.87	$0.00	$0.00	$1,086.87
65-6600-00	Waste Removal Expense	$0.00	$2,679.90	$2,679.90	$0.00
70-7000-00	General Reserves	$26,502.00	$4,417.00	$0.00	$30,919.00
	Totals:	**$0.00**	**$177,488.79**	**$177,488.79**	**$0.00**

Homeowner Aging Report Excluding Prepaid

La Arboleda II Condominium

End Date: 07/31/2025

Description		Current	Over 30	Over 60	Over 90	Balance
ARB7004 - Maria Castellon Owner 700 Nw 106 Avenue Unit 4						**Last Payment:** $184.00 on 07/14/2025 **Collection Status:** Attorney
	Total:	**$504.20**	**$504.20**	**$25.00**	**$605.20**	**$1,638.60**
ARB7143 - Dalila Del Pilar Allen Owner 714 Nw 106 Avenue Unit 3						**Last Payment:** $584.00 on 07/15/2025
	Total:	**$91.94**	**$0.00**	**$0.00**	**$0.00**	**$91.94**
ARB7302 - Silvia Marrero Owner 730 Nw 106 Avenue Unit 2						**Last Payment:** $485.00 on 07/17/2025
	Total:	**$490.39**	**$490.39**	**$0.00**	**$967.28**	**$1,948.06**
ARB7508 - Bertha Bagaria Owner 750 Nw 106 Avenue Unit 8						**Last Payment:** $449.26 on 07/15/2025
	Total:	**$101.31**	**$0.00**	**$0.00**	**$0.00**	**$101.31**
ARB7601 - Yuny Nieves De Pane Owner 760 Nw 106 Avenue Unit 1						**Last Payment:** $800.00 on 07/09/2025
	Total:	**$434.27**	**$331.54**	**$0.00**	**$0.00**	**$765.81**
ARB7603 - Ana Castro, Maria Martinez & Susan Green, Angel Castro Owner 760 Nw 106 Avenue Unit 3						**Last Payment:** $449.26 on 07/02/2025
	Total:	**$474.26**	**$0.00**	**$0.00**	**$0.00**	**$474.26**
ARB7604 - Luis Bernardo Turuseta & Iliana Maria Gonzales Urquijo Owner 760 Nw 106 Avenue Unit 4						**Last Payment:** $444.27 on 07/28/2025
	Total:	**$378.12**	**$0.00**	**$0.00**	**$0.00**	**$378.12**
ARB7705 - Arboleda 5 LLC Owner 770 Nw 106 Avenue Unit 5						**Last Payment:** $434.27 on 07/15/2025
	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 07/01/2025
	Total:	**$584.00**	**$160.57**	**$0.00**	**$0.00**	**$744.57**
ARB8303 - Douglas J. Quintana Owner 830 Nw 106 Avenue Unit 3						**Last Payment:** $419.27 on 07/15/2025
	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 07/03/2025 **Collection Status:** 30 Day Letter
	Total:	**$459.27**	**$459.27**	**$25.00**	**$1,621.04**	**$2,564.58**
ARB8306 - Alicia Aguilar Owner 830 Nw 106 Avenue Unit 6						**Last Payment:** $479.20 on 07/15/2025
	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 07/23/2025 **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 07/17/2025
	Total:	**$150.00**	**$0.00**	**$0.00**	**$0.00**	**$150.00**

Homeowner Aging Report Excluding Prepaid

La Arboleda II Condominium

End Date: 07/31/2025

Description		Current	Over 30	Over 60	Over 90	Balance
ARB8501 - Roberta Jorge Pelarigo Owner 850 Nw 106 Avenue Unit 1						**Last Payment:** $479.20 on 07/15/2025
	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**	**$515.39**	**$0.00**	**$30.39**	**$1,061.17**
ARB8503 - Daniel Torres & Odalys Torres Owner 850 Nw 106 Avenue Unit 3						**Last Payment:** $490.39 on 07/15/2025
	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 07/03/2025
	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 07/05/2025
	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 07/17/2025
	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	**$5,543.03**	**$2,511.39**	**$50.00**	**$3,223.91**	**$11,328.33**

Description	Total
Assessment (Delinquent Fee) 2025	$350.00
Assessment 2025	$10,978.33
AR Total:	**$11,328.33**

Date	Check #	Payee		Amount
10-1000-00 City National Bank- OPR 4036				
07/03/2025	0	ADP PAYROLL SERVICES		$554.10
		Invoice #: 070325		
		50-5040-00 Payroll Services	$554.10	
07/03/2025	0	ADP PAYROLL SERVICES		$91.80
		Invoice #: 7325		
		50-5040-00 Payroll Services	$45.90	
		50-5041-00 Payroll Taxes/Services	$45.90	
07/08/2025	4276	AT&T		$132.70
		Invoice #: 308957821 7/19/25		
		57-5740-00 Telephone	$132.70	
07/08/2025	4277	WASTE CONNECTIONS OF FLORIDA		$1,421.16
		Invoice #: 3476628W440		
		57-5750-00 Waste Removal	$1,421.16	
07/08/2025	4278	WASTE CONNECTIONS OF FLORIDA		$2,679.90
		Invoice #: 3492448W440		
		65-6600-00 Waste Removal Expense	$2,679.90	
07/08/2025	4279	FPL		$535.25
		Invoice #: 51547 -07/15/25		
		57-5710-00 Electricity	$535.25	
07/09/2025	4280	ENVIROTECH ROOFING GROUP		$680.00
		Invoice #: 750-3		
		60-6140-00 Roof Repairs	$680.00	
07/09/2025	4281	EXCEL MANAGEMENT ASSOCIATES		$1,200.00
		Invoice #: 07195788		
		50-5035-00 Management Expense	$1,200.00	
07/09/2025	4282	EXCEL MANAGEMENT ASSOCIATES		$90.00
		Invoice #: 07195787		
		65-6598-00 Storage	$90.00	
07/09/2025	4283	LA ARBOLEDA II CONDO. ASSOC.		$4,417.00
		Invoice #: 07-01-25		
		70-7000-00 General Reserves	$4,417.00	
07/09/2025	4284	SOUTH FLORIDA PARKING AUTHORITY		$125.00
		Invoice #: 2342		
		65-6565-00 Parking Enforcement	$125.00	
07/09/2025	4285	Best Bee Removal in Florida		$1,025.00
		Invoice #: 1579		
		60-6055-00 General Repairs & Maintenance	$1,025.00	
07/09/2025	4286	PRINSTEIN INVESTMENT CORP.		$2,100.00
		Invoice #: 2025-0701-243		
		50-5030-00 Licenses & Permits	$2,100.00	
07/09/2025	4287	AQUAZONE POOL AND SPA, INC.		$350.00
		Invoice #: 14867		
		65-6580-00 Pool Supplies & Repairs	$350.00	

Date	Check #	Payee		Amount
07/17/2025	0	ADP PAYROLL SERVICES		$554.10
		Invoice #: 071725		
		50-5040-00 Payroll Services	$554.10	
07/17/2025	0	ADP PAYROLL SERVICES		$91.80
		Invoice #: 71725		
		50-5040-00 Payroll Services	$45.90	
		50-5041-00 Payroll Taxes/Services	$45.90	
07/24/2025	4288	MIAMI DADE COUNTY REGULATORY		$973.48
		Invoice #: 07182025		
		50-5030-00 Licenses & Permits	$973.48	
07/24/2025	4289	THE LAKE DOCTORS, INC.		$137.00
		Invoice #: 2066375		
		65-6545-00 Lake Maintenance	$137.00	
07/25/2025	4290	MAYROD LANDSCAPING INC.		$1,200.00
		Invoice #: 7/2025		
		65-6550-00 Lawn Maintenance	$1,200.00	
07/28/2025	4291	FPL		$506.17
		Invoice #: 71538 08/14/25		
		57-5710-00 Electricity	$506.17	
07/31/2025	0	ADP PAYROLL SERVICES		$554.10
		Invoice #: 083125		
		50-5040-00 Payroll Services	$554.10	
07/31/2025	0	ADP PAYROLL SERVICES		$91.80
		Invoice #: 73025		
		50-5040-00 Payroll Services	$45.90	
		50-5041-00 Payroll Taxes/Services	$45.90	
07/02/2025	0	MIAMI DADE COUNTY REGULATORY		$140.07
		Invoice #: C2025127602		
		50-5030-00 Licenses & Permits	$140.07	
07/11/2025	0	ADP PAYROLL SERVICES		$65.04
		Invoice #: 07112025		
		50-5040-00 Payroll Services	$65.04	
07/25/2025	0	ADP PAYROLL SERVICES		$65.04
		Invoice #: 072525		
		50-5040-00 Payroll Services	$65.04	
07/16/2025	0	CITY NATIONAL BANK		$21.00
		50-5015-00 EFT - Monthly service fee; Monthly service fee	$21.00	
07/24/2025	0	MIAMI DADE COUNTY REGULATORY		$2,152.64
		Invoice #: 7242025		
		50-5030-00 Licenses & Permits	$2,152.64	
		Account Totals **# Checks:**	**27**	**$21,954.15**

12-1200-00 City National Bank- Reserve 5155

Date	Check #	Payee	Amount
07/25/2025	1083	MPV DESIGN AND DEVELOP LLC.	$2,125.00

Date	Check #	Payee			Amount
		Invoice #: 05012025			
		50-5025-00 Legal & Professional Services		$2,125.00	
07/07/2025					$449.26
		10-1000-00 Transfer to City National Bank- OPR 4036; Adjust bank error		$449.26	
		Account Totals	**# Checks:**	**1**	**$2,574.26**
		Association Totals	**# Checks:**	**28**	**$24,528.41**

Bank Account Reconciliation

La Arboleda II Condominium

City National Bank- OPR 4036 (End: 07/31/2025)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
12/31/2023		Beginning Balance		1000	($2,252.94)
02/13/2024		Return - Account Closed	10405 - Move or Return Paymer	0	($479.20)
02/17/2024		Return - Unable to Locate Account	11477 - Move or Return Paymen	0	($479.20)
02/24/2024		Return - No Account/Unable to Locate Account 066004367|898086237892	11549 - Move or Return Paymen	0	($479.20)
01/08/2025		ALFREDO MONTOYA		4182	($45.00)
01/27/2025		SUGIL ENGINEERING INC		4185	($712.50)
01/27/2025		SUGIL ENGINEERING INC		4190	($712.50)
04/07/2025		ADVANCED TECHNOLOGIES SECURITY AGENCY		4234	($956.58)
07/09/2025		ENVIROTECH ROOFING GROUP		4280	($680.00)
07/28/2025		FPL		4291	($506.17)
07/31/2025		Deposit from batch 18577	18577 - Online Payment	1168	$419.27
			Total Uncleared		**($6,884.02)**
Cleared Items					
Credits					
06/30/2025	07/01/2025	Deposit from batch 18102	18102 - Online Payment	1134	$479.20
07/01/2025	07/02/2025	Deposit from batch 18121	18121 - Online Payment	1137	$1,033.26
07/02/2025	07/03/2025	Deposit from batch 18131	18131 - Online Payment	1138	$419.27
07/03/2025	07/03/2025	Deposit from batch 18165	18165 - Scanned Checks	1141	$2,908.17
07/03/2025	07/08/2025	Deposit from batch 18104	18104 - ACH Payment	1139	$4,194.71
07/03/2025	07/03/2025	Deposit from batch 18143	18143 - Scanned Checks	1140	$1,376.47
07/03/2025	07/07/2025	Deposit from batch 18139	18139 - Online Payment	1142	$2,283.58
07/07/2025	07/07/2025	Transfer from City National Bank- Reserve 51			$449.26
07/07/2025	07/07/2025	Deposit from batch 18184	18184 - Auto Payment	1145	$584.00
07/07/2025	07/08/2025	Deposit from batch 18170	18170 - Online Payment	1144	$1,123.04
07/07/2025	07/08/2025	Deposit from batch 18167	18167 - Online Payment	1143	$1,407.66
07/08/2025	07/09/2025	Deposit from batch 18185	18185 - Online Payment	1146	$479.20
07/10/2025	07/11/2025	Deposit from batch 18211	18211 - Online Payment	1147	$584.00
07/11/2025	07/11/2025	Deposit from batch 18226	18226 - Payabli Credit Card	1148	$800.00
07/14/2025	07/15/2025	Deposit from batch 18221	18221 - Online Payment	1150	$561.52
07/14/2025	07/14/2025	Deposit from batch 18230	18230 - Scanned Checks	1149	$8,764.30
07/15/2025	07/16/2025	Deposit from batch 18268	18268 - Online Payment	1154	$449.26
07/15/2025	07/15/2025	Deposit from batch 18281	18281 - Scanned Checks	1153	$4,894.30
07/16/2025	07/16/2025	Deposit from batch 18293	18293 - Auto Payment	1155	$2,395.94
07/17/2025	07/17/2025	Deposit from batch 18320	18320 - Auto Payment	1159	$1,003.37
07/17/2025	07/17/2025	Deposit from batch 18297	18297 - Scanned Checks	1158	$1,548.20
07/18/2025	07/18/2025	Deposit from batch 18405	18405 - Auto Payment	1160	$490.39
07/18/2025	07/18/2025	Deposit from batch 18411	18411 - Payabli Credit Card	1161	$515.39
07/23/2025	07/23/2025	Deposit from batch 18440	18440 - Scanned Checks	1162	$1,358.92
07/28/2025	07/28/2025	Deposit from batch 18482	18482 - Scanned Checks	1163	$1,924.11
07/30/2025	07/30/2025	Deposit from batch 18573	18573 - Auto Payment	1164	$924.66
07/31/2025	07/31/2025	Interest			$1.81
07/31/2025	07/31/2025	Deposit from batch 18578	18578 - Scanned Checks	1167	$434.27
			Total Cleared Credits		**$43,388.26**
Debits					

Bank Account Reconciliation

La Arboleda II Condominium

City National Bank- OPR 4036 (End: 07/31/2025)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
06/05/2025	07/01/2025	PADRON, MONTORO & HARTNEY, LLP		4259	($5,500.00)
06/05/2025	07/07/2025	ELIO'S LOCKSMITH CORP.		4255	($107.00)
06/18/2025	07/07/2025	DR. DEATH PEST CONTROL, INC.		4270	($500.00)
06/18/2025	07/07/2025	AQUAZONE POOL AND SPA, INC.		4271	($420.00)
06/18/2025	07/01/2025	SOUTH FLORIDA PARKING AUTHORITY		4269	($125.00)
06/25/2025	07/02/2025	MCDO HOME SERVICES CROUP		4274	($600.00)
06/25/2025	07/30/2025	CASH		4275	($42.40)
07/02/2025	07/02/2025	MIAMI DADE COUNTY REGULATORY		0	($140.07)
07/03/2025	07/03/2025	ADP PAYROLL SERVICES		0	($554.10)
07/03/2025	07/03/2025	ADP PAYROLL SERVICES		0	($91.80)
07/07/2025	07/07/2025	Return - Unable to locate account 101278807671	18205 - Move or Return Paymer	0	($449.26)
07/08/2025	07/10/2025	WASTE CONNECTIONS OF FLORIDA		4278	($2,679.90)
07/08/2025	07/10/2025	WASTE CONNECTIONS OF FLORIDA		4277	($1,421.16)
07/08/2025	07/11/2025	FPL		4279	($535.25)
07/08/2025	07/10/2025	AT&T		4276	($132.70)
07/09/2025	07/17/2025	LA ARBOLEDA II CONDO. ASSOC.		4283	($4,417.00)
07/09/2025	07/11/2025	PRINSTEIN INVESTMENT CORP.		4286	($2,100.00)
07/09/2025	07/11/2025	EXCEL MANAGEMENT ASSOCIATES		4281	($1,200.00)
07/09/2025	07/22/2025	Best Bee Removal in Florida		4285	($1,025.00)
07/09/2025	07/14/2025	AQUAZONE POOL AND SPA, INC.		4287	($350.00)
07/09/2025	07/14/2025	SOUTH FLORIDA PARKING AUTHORITY		4284	($125.00)
07/09/2025	07/11/2025	EXCEL MANAGEMENT ASSOCIATES		4282	($90.00)
07/11/2025	07/11/2025	ADP PAYROLL SERVICES		0	($65.04)
07/16/2025	07/16/2025	CITY NATIONAL BANK		0	($21.00)
07/17/2025	07/18/2025	ADP PAYROLL SERVICES		0	($554.10)
07/17/2025	07/18/2025	ADP PAYROLL SERVICES		0	($91.80)
07/24/2025	07/24/2025	MIAMI DADE COUNTY REGULATORY		0	($2,152.64)
07/24/2025	07/24/2025	MIAMI DADE COUNTY REGULATORY		4288	($973.48)
07/24/2025	07/29/2025	THE LAKE DOCTORS, INC.		4289	($137.00)
07/25/2025	07/28/2025	MAYROD LANDSCAPING INC.		4290	($1,200.00)
07/25/2025	07/25/2025	ADP PAYROLL SERVICES		0	($65.04)
07/31/2025	07/31/2025	ADP PAYROLL SERVICES		0	($554.10)
07/31/2025	07/31/2025	ADP PAYROLL SERVICES		0	($91.80)
			Total Cleared Debits		**($28,511.64)**

City National Bank- OPR 4036 Summary

Ending Account Balance:	$ 41,386.20
Uncleared Items:	($6,884.02)
Adjusted Balance:	$ 48,270.22
Bank Ending Balance:	$ 48,270.22
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:9119 / 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:	$33,393.60
Last Statement:	June 30, 2025	Ending Balance:	$48,270.22
This Statement:	July 31, 2025	Average Ledger Balance:	$42,593.35
		Low Balance:	$27,895.09
		Interest Earned This Period:	$1.81
		Interest Earned 2025:	$9.65
		Days In Period:	31
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
06-30	Beginning balance			33,393.60
07-01	La Arboleda Ii C Onlinepay 18102	479.20		33,872.80
07-01	Check # 4269		125.00	33,747.80
07-01	Check # 4259		5,500.00	28,247.80
07-02	La Arboleda Ii C Onlinepay 18121	1,033.26		29,281.06
07-02	Adp Tax Adp Tax Ra6lm 070314A01		91.80	29,189.26
07-02	Mdcbuildings Purchase La Arboleda Ii		140.07	29,049.19
07-02	Adp Wage Pay Wage Pay 7300637734816Lm		554.10	28,495.09
07-02	Check # 4274		600.00	27,895.09
07-03	Icl Deposit	1,376.47		29,271.56
07-03	Icl Deposit	2,908.17		32,179.73
07-03	La Arboleda Ii C Onlinepay 18131	419.27		32,599.00
07-07	Icl Deposit	584.00		33,183.00
07-07	La Arboleda Ii C Onlinepay 18139	2,283.58		35,466.58
07-07	Check # 44255		107.00	35,359.58
07-07	Check # 4271		420.00	34,939.58

Continued on the next page

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
07-07	Check # 4270		500.00	34,439.58
07-08	La Arboleda Ii C Onlinepay 18170	1,123.04		35,562.62
07-08	La Arboleda Ii C Onlinepay 18167	1,407.66		36,970.28
07-08	La Arboleda Ii C Assn Dues 6	4,194.71		41,164.99
07-09	La Arboleda Ii C Onlinepay 18185	479.20		41,644.19
07-10	Att Payment 163374003Myw9e		132.70	41,511.49
07-10	Waste Connection Web_pay 00679680070925		1,421.16	40,090.33
07-10	Waste Connection Web_pay 00679535070925		2,679.90	37,410.43
07-11	La Arboleda Ii C Onlinepay 18211	584.00		37,994.43
07-11	Payabli Deposit Transfer 842678637	800.00		38,794.43
07-11	Adp Payroll Fees Adp Fees 926438808291		65.04	38,729.39
07-11	Fpl Direct Debit Elec Pymt 5154771538 Webi		535.25	38,194.14
07-11	Check # 4282		90.00	38,104.14
07-11	Check # 4281		1,200.00	36,904.14
07-11	Check # 4286		2,100.00	34,804.14
07-14	Icl Deposit	8,764.30		43,568.44
07-14	Check # 4284		125.00	43,443.44
07-14	Check # 4287		350.00	43,093.44
07-15	Icl Deposit	2,395.94		45,489.38
07-15	Icl Deposit	4,894.30		50,383.68
07-15	La Arboleda Ii C Onlinepay 18221	561.52		50,945.20
07-15	Monthly Service Fee		21.00	50,924.20
07-16	La Arboleda Ii C Onlinepay 18268	449.26		51,373.46
07-17	Icl Deposit	1,003.37		52,376.83
07-17	Icl Deposit	1,548.20		53,925.03
07-17	Check # 4283		4,417.00	49,508.03
07-18	Icl Deposit	490.39		49,998.42
07-18	Payabli Deposit Transfer 844161073	515.39		50,513.81
07-18	Adp Tax Adp Tax Ra6lm 071815A01		91.80	50,422.01
07-18	Adp Wage Pay Wage Pay 6500753492716Lm		554.10	49,867.91
07-22	Check # 4285		1,025.00	48,842.91
07-23	Icl Deposit	1,358.92		50,201.83
07-24	Mdcbuildings Purchase La Arboleda Ii		973.48	49,228.35
07-24	Mdcbuildings Purchase La Arboleda Ii		973.48	48,254.87
07-25	Adp Payroll Fees Adp Fees 926538118592		65.04	48,189.83
07-25	Mdcbuildings Purchase La Arboleda Ii		205.68	47,984.15
07-25	Mdcbuildings Purchase La Arboleda Ii		973.48	47,010.67
07-28	Icl Deposit	1,924.11		48,934.78
07-28	Check # 4290		1,200.00	47,734.78
07-29	Check # 4289		137.00	47,597.78
07-30	Icl Deposit	924.66		48,522.44
07-30	Check # 4275		42.40	48,480.04
07-31	Icl Deposit	434.27		48,914.31
07-31	Adp Tax Adp Tax Ra6lm 080116A01		91.80	48,822.51
07-31	Adp Wage Pay Wage Pay 9383364979166Lm		554.10	48,268.41
07-31	Interest	1.81		48,270.22
07-31	Ending totals	42,939.00	28,062.38	48,270.22

Checks

Number	Date	Amount	Number	Date	Amount
4259*	07-01	5,500.00	4281	07-11	1,200.00
4269	07-01	125.00	4282	07-11	90.00
4270	07-07	500.00	4283	07-17	4,417.00
4271*	07-07	420.00	4284	07-14	125.00
4274	07-02	600.00	4285	07-22	1,025.00
4275*	07-30	42.40	4286	07-11	2,100.00

* Skip In Check Sequence

Continued on the next page

Checks

Number	Date	Amount	Number	Date	Amount
4287*	07-14	350.00	4290*	07-28	1,200.00
4289	07-29	137.00	44255	07-07	107.00

* Skip In Check Sequence

Continued on the next page

Check # 4259 Amount: $5,500.00 Date: 07/01/2025

City National Bank Miami, FL

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

Check Number: 4259

PAY Five Thousand, Five Hundred And 00/100 Dollars

DATE 06/05/2025 AMOUNT ****$5,500.00

TO THE ORDER OF PADRON, MONTORO & HARTNEY, LLP
13358 SW 128TH. ST.
MIAMI, FL 33186

Memo Audit of financial statements and prep of federal income tax return

Authorized Signatures
Void After 90 Days

⑈000004259⑈ ⑆066004367⑆0431904036⑈ ⑈0000550000⑈

Check # 4259 Amount: $5,500.00 Date: 07/01/2025

>066004367<
CNB-London Square
2025-07-01
0371425270
Batch 290096257

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4269 Amount: $125.00 Date: 07/01/2025

City National Bank Miami, FL

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

Check Number: 4269

PAY One Hundred Twenty-Five And 00/100 Dollars

DATE 06/18/2025 AMOUNT ****$125.00

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

Memo: June Parking enforcement

Authorized Signatures
Void After 90 Days

⑈000004269⑈ ⑆066004367⑆0431904036⑈ ⑈0000012500⑈

Check # 4269 Amount: $125.00 Date: 07/01/2025

For Deposit Only - JPMC

0092405237
2025-07-01

PAY TO THE ORDER OF JPMORGAN CHASE BANK, N.A.

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4270 Amount: $500.00 Date: 07/07/2025

City National Bank Miami, FL

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

Check Number: 4270

PAY Five Hundred And 00/100 Dollars

DATE 06/18/2025 AMOUNT ****$500.00

TO THE ORDER OF DR. DEATH PEST CONTROL, INC.
1651 NW 19th. COURT
HOMESTEAD, FL 33030

Memo: E10-1 Drywood termites treatment

Authorized Signatures
Void After 90 Days

⑈000004270⑈ ⑆066004367⑆0431904036⑈ ⑈0000050000⑈

Check # 4270 Amount: $500.00 Date: 07/07/2025

For Deposit Only - JPMC

0092652404
2025-07-07

PAY TO THE ORDER OF Chase
FOR DEPOSIT ONLY
Dr. Death Pest Control Inc.

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4271 Amount: $420.00 Date: 07/07/2025

City National Bank Miami, FL

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

Check Number: 4271

PAY Four Hundred Twenty And 00/100 Dollars

DATE 06/18/2025 AMOUNT ****$420.00

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

Memo: Pool service 06/25

Authorized Signatures
Void After 90 Days

⑈000004271⑈ ⑆066004367⑆0431904036⑈ ⑈0000042000⑈

Check # 4271 Amount: $420.00 Date: 07/07/2025

0092645853
2025-07-07

FOR DEPOSIT ONLY
AQUAZONE POOL AND SPA, INC.

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4274 Amount: $600.00 Date: 07/02/2025

City National Bank Miami, FL

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

Check Number: 4274

PAY Six Hundred And 00/100 Dollars

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

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

Memo: Fix and repair broken main line water going into unit 700-1

Authorized Signatures
Void After 90 Days

⑈000004274⑈ ⑆066004367⑆0431904036⑈ ⑈0000060000⑈

Check # 4274 Amount: $600.00 Date: 07/02/2025

0092479724
2025-07-02

McDo home services

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4275 Amount: $42.40 Date: 07/30/2025

City National Bank Miami, FL

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

Check Number: 4275

PAY Forty-Two And 40/100 Dollars

DATE 06/25/2025 AMOUNT ****$42.40

TO THE ORDER OF CASH

Memo. Reimb. for supplies

Authorized Signatures
Void After 90 Days

⑈000004275⑈ ⑆066004367⑆0431904036⑈ ⑈0000004240⑈

Check # 4275 Amount: $42.40 Date: 07/30/2025

>311992904< - 0012
5815 – 199501953
07/29/2025 - 15:51:15

0092907566
2025-07-30

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4281 Amount: $1,200.00 Date: 07/11/2025

City National Bank Miami, FL

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

Check Number: 4281

PAY One Thousand, Two Hundred And 00/100 Dollars

DATE 07/09/2025 AMOUNT ****$1,200.00

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

Memo: July service

Authorized Signatures
Void After 90 Days

⑈000004281⑈ ⑆066004367⑆0431904036⑈ ⑈0000120000⑈

Check # 4281 Amount: $1,200.00 Date: 07/11/2025

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4282 Amount: $90.00 Date: 07/11/2025

City National Bank Miami, FL

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

Check Number: 4282

PAY Ninety And 00/100 Dollars

DATE 07/09/2025 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

⑈000004282⑈ ⑆066004367⑆0431904036⑈ ⑈0000009000⑈

Check # 4282 Amount: $90.00 Date: 07/11/2025

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Excel Management Op

Check # 4283 Amount: $4,417.00 Date: 07/17/2025

City National Bank Miami, FL

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

Check Number: 4283

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

DATE 07/09/2025 AMOUNT ****$4,417.00

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

Memo: July Reserve transfer

Authorized Signatures
Void After 90 Days

⑈000004283⑈ ⑆066004367⑆0431904036⑈ ⑈0000441700⑈

Check # 4283 Amount: $4,417.00 Date: 07/17/2025

Pay To The Order Of
City National Bank
066004367
For Deposit Only(Al-SC)
La Arboleda II Condominium

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4284 Amount: $125.00 Date: 07/14/2025

City National Bank Miami, FL

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

Check Number: 4284

PAY One Hundred Twenty-Five And 00/100 Dollars

DATE 07/09/2025 AMOUNT ****$125.00

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

Memo: July Parking enforcement

Authorized Signatures
Void After 90 Days

⑈000004284⑈ ⑆066004367⑆0431904036⑈ ⑈0000012500⑈

Check # 4284 Amount: $125.00 Date: 07/14/2025

For Deposit Only - JPMC

0092036309
2025-07-14

SFPA Inc

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4285 Amount: $1,025.00 Date: 07/22/2025

City National Bank Miami, FL

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

Check Number: 4285

PAY One Thousand, Twenty-Five And 00/100 Dollars

DATE 07/09/2025 AMOUNT ****$1,025.00

TO THE ORDER OF Best Bee Removal in Florida
1100 Oakbridge Pkwy apt. 248
Lakeland, FL 33803-7948

Memo: 850-3 remove bees and treat the area

Authorized Signatures
Void After 90 Days

⑈000004285⑈ ⑆066004367⑆0431904036⑈ ⑈0000102500⑈

Check # 4285 Amount: $1,025.00 Date: 07/22/2025

PAY TO THE ORDER OF
MIDFLORIDA CREDIT UNION
PLANT CITY, FL
FOR DEPOSIT ONLY
BEST BEE REMOVAL IN FLORIDA, LLC

2025-07-22
Mobile Deposit

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4286 Amount: $2,100.00 Date: 07/11/2025

City National Bank Miami, FL

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

Check Number: 4286

PAY Two Thousand, One Hundred And 00/100 Dollars

DATE 07/09/2025 AMOUNT ****$2,100.00

TO THE ORDER OF PRINSTEIN INVESTMENT CORP.
6316 SW 136 COURT # G102
MIAMI, FL 33183

Memo: Permit application

Authorized Signatures
Void After 90 Days

⑈000004286⑈ ⑆066004367⑆0431904036⑈ ⑈0000210000⑈

Check # 4286 Amount: $2,100.00 Date: 07/11/2025

For Deposit Only - JPMC

0092957893
2025-07-11

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4287 Amount: $350.00 Date: 07/14/2025

City National Bank Miami, FL

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

Check Number: 4287

PAY Three Hundred Fifty And 00/100 Dollars

DATE 07/09/2025 AMOUNT ****$350.00

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

Memo: July Pool services

Authorized Signatures
Void After 90 Days

⑈000004287⑈ ⑆066004367⑆0431904036⑈ ⑈0000035000⑈

Check # 4287 Amount: $350.00 Date: 07/14/2025

For Deposit Only - JPMC

0092044116
2025-07-14

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

FOR DEPOSIT ONLY
AQUAZONE POOL AND SPA, INC.

Check # 4289 Amount: $137.00 Date: 07/29/2025

City National Bank Miami, FL

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

Check Number: 4289

PAY One Hundred Thirty-Seven And 00/100 Dollars

DATE 07/24/2025 AMOUNT ****$137.00

TO THE ORDER OF THE LAKE DOCTORS, INC.
POST OFFICE BOX 20122
TAMPA, FL 33622

Memo: July service

Authorized Signatures
Void After 90 Days

⑈000004289⑈ ⑆066004367⑆0431904036⑈

Check # 4289 Amount: $137.00 Date: 07/29/2025

07/28/2025 002795 043 3690

DEP TO The Lake Doctors Inc
000000204936014B
Absence of Endorsement Guaranteed

0091820053
2025-07-29

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Check # 4290 Amount: $1,200.00 Date: 07/28/2025

City National Bank Miami, FL

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

Check Number: 4290

PAY One Thousand, Two Hundred And 00/100 Dollars

DATE 07/25/2025 AMOUNT ****$1,200.00

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

Memo. Service July 7 and 22/2025

Authorized Signatures
Void After 90 Days

⑈000004290⑈ ⑆066004367⑆0431904036⑈ ⑈0000120000⑈

Check # 4290 Amount: $1,200.00 Date: 07/28/2025

0092771066
2025-07-28

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PAY TO THE ORDER OF BANK OF AMERICA

Check # 4255 Amount: $107.00 Date: 07/07/2025

City National Bank Miami, FL

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

Check Number: 4255

PAY One Hundred Seven And 00/100 Dollars

DATE 06/05/2025 AMOUNT ****$107.00

TO THE ORDER OF ELIO'S LOCKSMITH CORP.
11345 West Flagler Street
Miami, FL 33174

Memo: 5 Medeco Key

Authorized Signatures
Void After 90 Days

⑈000004255⑈ ⑆066004367⑆0431904036⑈ ⑈0000010700⑈

Check # 4255 Amount: $107.00 Date: 07/07/2025

7/3/2025 0001 0107
GA 53

0091628695
2025-07-07

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

PAY TO THE ORDER OF Interamerican Bank FSB

Bank Account Reconciliation

La Arboleda II Condominium

City National Bank- Reserve 5155 (End: 07/31/2025)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
07/25/2025		MPV DESIGN AND DEVELOP LLC.		1083	($2,125.00)
			Total Uncleared		**($2,125.00)**
Cleared Items					
Credits					
07/16/2025	07/17/2025	Misc Scanned Deposit		133	$4,417.00
07/31/2025	07/31/2025	Interest			$42.19
			Total Cleared Credits		**$4,459.19**
Debits					
07/07/2025	07/07/2025	Transfer to City National Bank- OPR 4036			($449.26)
			Total Cleared Debits		**($449.26)**

City National Bank- Reserve 5155 Summary

Ending Account Balance:	$ 165,685.66
Uncleared Items:	($2,125.00)
Adjusted Balance:	$ 167,810.66
Bank Ending Balance:	$ 167,810.66
Difference:	$-

City National Bank

Account: XXXXX5155

Client Service

Online
citynational.com

CityTel
1-800-762-CITY (2489)

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

Telephone
305-577-7336
800-435-8839

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

P:9120 / 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:	$163,800.73
Last Statement:	June 30, 2025	Ending Balance:	$167,810.66
This Statement:	July 31, 2025	Average Ledger Balance:	$165,575.68
		Low Balance:	$163,351.47
		Interest Earned This Period:	$42.19
		Interest Earned 2025:	$278.57
		Days In Period:	31
		Annual Percentage Yield Earned:	0.30%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
06-30	Beginning balance			163,800.73
07-07	Rtn Item La Arboleda Ii C Achplus Rtn 1592199439		449.26	163,351.47
07-17	Icl Deposit	4,417.00		167,768.47
07-31	Interest	42.19		167,810.66
07-31	Ending totals	4,459.19	449.26	167,810.66