

Heritage of Sans Sousi Condo Assoc Inc
Miami, FL

Financial Statement
October 2024

Prepared For
The Board Of Directors

By:

USA Management
9000 Sheridan St, Suite166
Pembroke Pines, FL 33024

Heritage of San Souci Condominium

Balance Sheet

11/24/24

As of October 31, 2024

Accrual Basis

	Oct 31, 24
ASSETS	
Current Assets	
Checking/Savings	
Bank of America Operating Ac	862.95
Total Checking/Savings	862.95
Accounts Receivable	
Accounts Receivable	680.03
Total Accounts Receivable	680.03
Total Current Assets	1,542.98
TOTAL ASSETS	1,542.98
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	5,279.69
Total Accounts Payable	5,279.69
Total Current Liabilities	5,279.69
Total Liabilities	5,279.69
Equity	
Retained Earnings	-5,560.90
Net Income	1,824.19
Total Equity	-3,736.71
TOTAL LIABILITIES & EQUITY	1,542.98

Heritage of San Souci Condominium
Profit & Loss Budget Performance

October 2024

	Oct 24	Budget	Jan - Oct 24	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Fee Income					
Application Fees	0.00	100.00	2,400.00	1,000.00	1,200.00
Late Fees	175.00	8.33	1,025.00	83.34	100.00
Laundry Income	0.00	91.87	1,222.97	918.88	1,100.00
Maintenance Fees	9,172.00	9,172.00	91,721.00	91,720.00	110,064.00
Special Assessment	0.00		48,854.93		
Total Fee Income	<u>9,297.00</u>	<u>9,372.00</u>	<u>145,223.90</u>	<u>93,720.00</u>	<u>112,464.00</u>
Total Income	<u>9,297.00</u>	<u>9,372.00</u>	<u>145,223.90</u>	<u>93,720.00</u>	<u>112,464.00</u>
Expense					
Administrative Expense					
Accounting	0.00		90.00		
Bank Service Fee	47.00		22.00		
Filing Fee	0.00	0.00	122.50	300.00	300.00
Licence & Permits	0.00		148.80		
Office & Postage Expense	22.27	50.00	418.59	500.00	600.00
Property Management Fees	300.00	300.00	3,000.00	3,000.00	3,600.00
Screening Expense	0.00	0.00	1,180.00	560.00	560.00
Year End Tax Returns	0.00	0.00	350.00	350.00	350.00
Total Administrative Expense	<u>369.27</u>	<u>350.00</u>	<u>5,341.89</u>	<u>4,710.00</u>	<u>5,410.00</u>
Bank Error	0.00		0.00		
Building Repairs & Maint.					
Building Supplies	0.00	25.00	20.00	250.00	300.00
Fire Equipment	0.00	16.67	189.87	188.66	200.00
General Building Repairs & Main	93.88	186.67	993.88	1,855.66	2,000.00
Insurance Expense	5,654.62	4,750.00	58,638.49	47,500.00	57,000.00
Janitorial	210.00	200.00	2,100.00	2,000.00	2,400.00
Landscaping and Groundskeeping	240.00	208.33	2,050.00	2,083.34	2,500.00
Miscellaneous	0.00	4.50	0.00	45.00	50.00
Non-Allocated Contingency	0.00	275.00	0.00	2,750.00	3,300.00
Pest Control	0.00	83.33	9,000.00	833.34	1,000.00
Plumbing Expense	0.00	41.67	23,875.00	418.66	500.00
Pool Permit	0.00		250.35		
Pool Service & Repairs	1,285.00	375.00	17,901.25	3,750.00	4,500.00
Roof	0.00		6,454.00		
Total Building Repairs & Maint.	<u>8,493.50</u>	<u>6,146.17</u>	<u>113,272.84</u>	<u>61,481.66</u>	<u>73,754.00</u>
Utilities					
Electric	306.19	491.67	2,788.00	4,918.66	5,800.00
Sanitation	228.06	833.33	6,808.84	6,333.34	10,000.00
Water & Sewer	1,809.03	1,450.00	13,410.08	14,500.00	17,400.00
Total Utilities	<u>2,341.28</u>	<u>2,775.00</u>	<u>21,796.92</u>	<u>27,750.00</u>	<u>33,300.00</u>
Total Expense	<u>11,204.03</u>	<u>9,271.17</u>	<u>143,399.71</u>	<u>93,921.66</u>	<u>112,464.00</u>
Net Ordinary Income	<u>-1,907.03</u>	<u>100.83</u>	<u>1,824.19</u>	<u>-201.66</u>	<u>0.00</u>
Net Income	<u>-1,907.03</u>	<u>100.83</u>	<u>1,824.19</u>	<u>-201.66</u>	<u>0.00</u>