

Chancellor Hall 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

Chancellor Hall Condominium Assoc

Balance Sheet

As of October 31, 2024

11/24/24

Accrual Basis

	Oct 31, 24
ASSETS	
Current Assets	
Checking/Savings	
Banco Oper Acct # 8805	35,847.95
Banco SP Asses (4981)	17,689.67
Busi Money Mkt Debit Svc (8780)	9,982.24
Business Money Mkt Reserv(4999)	6,472.65
Now Business Ck Loan (8772)	8,750.62
Total Checking/Savings	78,743.13
Accounts Receivable	
Accounts Receivable	29,642.84
Total Accounts Receivable	29,642.84
Other Current Assets	
Allowance for bad Debt	-8,750.07
Due From Op	90,194.29
Due To Reserve	-90,194.29
Maint Receivables	36,037.93
Petty Cash	270.00
Prepaid Ins	64,224.71
Undeposited Funds	647.17
Total Other Current Assets	92,429.74
Total Current Assets	200,815.71
TOTAL ASSETS	200,815.71
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	6,834.07
Total Accounts Payable	6,834.07
Other Current Liabilities	
Bank Error	1,375.15
Deferred Sp Assess	353,329.74
Fund Balance	-66,366.87
Loan Payable - SA Intrest	-27,809.53
Loan Payable -SA Loan	124,049.57
Loan Payable Ins	6,073.59
Maint Received in Advanc	1,628.26
Prior Yr Adjust	-15,293.53
Refund Sec Deposit	8,275.00
Reserve Intrest	316.47
Reserves	112,921.90
SA Expense	-362,295.89
SA Insurance	15,454.10
SA Termite	7,959.79
Total Other Current Liabilities	130,827.75
Total Current Liabilities	137,661.82
Total Liabilities	137,661.82
Equity	
Retained Earnings	67,954.82
Net Income	-4,800.93
Total Equity	63,153.89
TOTAL LIABILITIES & EQUITY	200,815.71

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 11/24/24
 Accrual Basis

Chancellor Hall Condominium Assoc
 Profit & Loss Budget Performance

October 2024

	Oct 24	Budget	Jan - Oct 24	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Application Fee	0.00	25.00	1,650.00	250.00	300.00
Club House Rental	0.00		150.00		
Ins	3.00		107,770.35		
Interest	3.41		32.88		
Late Fees	200.00	83.33	675.00	833.34	1,000.00
Laundry	0.00	500.00	2,443.14	5,000.00	5,000.00
MAINT FEES	20,839.00	20,833.33	208,463.25	208,333.34	250,000.00
Misc	0.00		500.00		
SA Ins	0.00	13,300.00	0.00	133,000.00	158,600.00
SA Roof	4,655.86	8,748.00	57,080.02	87,480.00	104,976.00
Security Deposit	0.00		-1,145.00		
Total Income	25,701.07	43,489.65	377,569.64	434,896.68	521,878.00
Expense					
Admin					
Accounting	0.00		4,025.00		
Bank Fees	13.94		156.62		
Computer and Internet Expen...	0.00		2,529.00		
Interest Expense	0.00		2,418.89		
Legal	0.00	166.67	1,937.47	1,666.66	2,000.00
Licenses & Permits	0.00	33.33	999.00	333.34	400.00
Office Supplies	0.00		544.24		
Postage and Delivery	20.74	41.67	509.47	416.68	500.00
Property Management Fees	900.00	900.00	9,000.00	9,000.00	10,800.00
Screening	0.00	11.67	840.00	116.66	140.00
Total Admin	934.68	1,153.34	22,959.69	11,533.32	13,840.00
Division of Corp	0.00	0.00	0.00	265.00	265.00
Insurance Expense	14,052.10	21,666.67	204,670.71	216,666.66	260,000.00
Loan Expense (01101)	4,576.09	8,748.00	45,760.90	87,480.00	104,976.00
Non-Allocated Contingency	0.00	3,517.92	0.00	35,179.16	42,215.00
Repairs & Maint					
Building Supplies	3,231.50	83.33	4,323.65	833.34	1,000.00
Electrical Svc	0.00	166.67	0.00	1,666.66	2,000.00
Elevator Maint, Repairs & Insp	0.00	108.33	0.00	1,083.34	1,300.00
Elevator Svc	392.52	216.67	2,578.39	2,166.66	2,600.00
Fire Equipment Maint	959.78	166.67	969.78	1,666.66	2,000.00
Janitorial	715.00	715.00	7,630.00	7,150.00	8,580.00
Landscaping and Groundskee...	240.00	708.33	2,420.00	7,063.34	8,500.00
Pest Control	129.00		12,198.00		
Plumbing	250.00	833.33	8,950.00	8,333.34	10,000.00
Pool Repairs	400.00	350.00	5,350.00	3,500.00	4,200.00
Repairs and Maintenance	5,762.22	833.33	20,913.87	8,333.34	10,000.00
Reserve Study	0.00		1,800.00		
Roof Inspection	0.00		1,200.00		
Security	0.00		1,875.00		
Septic Tank Maint	0.00	208.33	0.00	2,083.34	2,500.00
Tree Trimming	0.00	63.33	0.00	833.34	1,000.00
Total Repairs & Maint	12,090.02	4,473.32	70,308.69	44,733.36	53,680.00
Structural Integrity Reserve St	0.00	333.33	0.00	3,333.34	4,000.00