

**Applegreen Condo #3 Assoc
Margate, FL**

**Financial Statement
November 2024**

**Prepared For
The Board Of Directors**

By:

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

Applegreen Condominium Apts 3

Balance Sheet

As of November 30, 2024

| | <u>Nov 30, 24</u> |
|---------------------------------------|-------------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| BOA Op Acct (8617) | 50,098.56 |
| BOA Savings Acct | 4,155.86 |
| Total Checking/Savings | <u>54,254.42</u> |
| Accounts Receivable | |
| Accounts Receivable | 13,981.13 |
| Total Accounts Receivable | <u>13,981.13</u> |
| Total Current Assets | <u>68,235.55</u> |
| TOTAL ASSETS | <u>68,235.55</u> |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| Accounts Payable | 2,776.85 |
| Total Accounts Payable | <u>2,776.85</u> |
| Other Current Liabilities | |
| Unidentified Deposit | 5.06 |
| Total Other Current Liabilities | <u>5.06</u> |
| Total Current Liabilities | <u>2,781.91</u> |
| Total Liabilities | 2,781.91 |
| Equity | |
| Opening Balance Equity | 4,639.78 |
| Retained Earnings | 51,427.42 |
| Net Income | 9,386.44 |
| Total Equity | <u>65,453.64</u> |
| TOTAL LIABILITIES & EQUITY | <u>68,235.55</u> |

Applegreen Condominium Apts 3
 Profit & Loss Budget Performance
 November 2024

| | Nov 24 | Budget | Jan - Nov 24 | YTD Budget | Annual Budget |
|--------------------------------------|-----------------|-----------------|-------------------|-------------------|-------------------|
| Ordinary Income/Expense | | | | | |
| Income | | | | | |
| Application Fees | 0.00 | 25.00 | 750.00 | 275.00 | 300.00 |
| Fine | 0.00 | | 395.00 | | |
| Late Fees | 150.00 | 16.67 | 675.00 | 183.33 | 200.00 |
| Laundry | 0.00 | 166.67 | 1,640.00 | 1,833.33 | 2,000.00 |
| Maintenance | 9,600.00 | 9,600.00 | 105,600.00 | 105,600.00 | 115,200.00 |
| NSF | 0.00 | | 50.00 | | |
| Special Assessment | 0.00 | | 19,999.95 | | |
| Total Income | 9,750.00 | 9,808.34 | 129,409.95 | 107,891.66 | 117,700.00 |
| Expense | | | | | |
| Admin | | | | | |
| Bank Svc Charges | 0.00 | 8.33 | 0.00 | 91.67 | 100.00 |
| Credit & Criminal Reports | 0.00 | 11.67 | 630.00 | 128.33 | 140.00 |
| Legal Fees | 0.00 | 83.33 | 600.00 | 916.67 | 1,000.00 |
| Licenses, Permits & DBPR Fees | 0.00 | 17.58 | 283.01 | 193.42 | 211.00 |
| Master Association | 0.00 | 833.33 | 0.00 | 9,166.67 | 10,000.00 |
| Office & Postage and Delivery | 43.88 | 8.33 | 585.27 | 91.67 | 100.00 |
| Property Management Fees | 500.00 | 500.00 | 6,080.98 | 5,500.00 | 6,000.00 |
| Year End Tax Return | 0.00 | 0.00 | 0.00 | 350.00 | 350.00 |
| Total Admin | 543.88 | 1,467.57 | 8,479.26 | 16,438.43 | 17,901.00 |
| Insurance Expense | 0.00 | 2,688.67 | 0.00 | 29,333.33 | 32,000.00 |
| Repairs and Maintenance | | | | | |
| Bldg. Inspection | 0.00 | | 6,750.00 | | |
| Building Supplies | 0.00 | 25.00 | 877.78 | 275.00 | 300.00 |
| Electrical Repairs | 0.00 | | 1,300.00 | | |
| Elevator Maint & Repairs | 1,024.09 | 375.00 | 11,057.56 | 4,125.00 | 4,500.00 |
| Fire Equipment Inspection & Mai | 0.00 | 33.33 | 225.00 | 366.67 | 400.00 |
| Janitorial | 600.00 | 240.00 | 8,555.00 | 2,640.00 | 2,880.00 |
| Landscaping and Groundskeeping | 0.00 | 250.00 | 2,850.00 | 2,750.00 | 3,000.00 |
| Laundry Repairs | 115.00 | 83.33 | 4,889.42 | 916.67 | 1,000.00 |
| Misc | 0.00 | 1.58 | 0.00 | 17.42 | 19.00 |
| Pest Control | 0.00 | 116.67 | 0.00 | 1,283.33 | 1,400.00 |
| Plumbing | 0.00 | 83.33 | 17,600.00 | 916.67 | 1,000.00 |
| Repairs & Maint | 825.00 | 416.67 | 18,568.97 | 4,583.33 | 5,000.00 |
| Roof Repairs | 0.00 | 166.67 | 0.00 | 1,833.33 | 2,000.00 |
| Structural Integrity Reserve Ex | 0.00 | 250.00 | 0.00 | 2,750.00 | 3,000.00 |
| Total Repairs and Maintenance | 2,764.09 | 2,041.58 | 70,828.73 | 22,457.42 | 24,499.00 |
| Reserves | | | | | |
| Non-Allocated Contingency Reserv | 0.00 | 233.33 | 0.00 | 2,566.67 | 2,800.00 |
| Total Reserves | 0.00 | 233.33 | 0.00 | 2,566.67 | 2,800.00 |
| Utilities | | | | | |
| Electric | 0.00 | 291.67 | 1,811.07 | 3,208.33 | 3,500.00 |
| Sanitation & Bulk Trash | 0.00 | 1,500.00 | 15,071.30 | 16,500.00 | 18,000.00 |
| Telephone Expense | 0.00 | 66.67 | 0.00 | 733.33 | 800.00 |
| Water & Sewer | 4,893.21 | 1,516.67 | 23,833.15 | 16,683.33 | 18,200.00 |
| Total Utilities | 4,893.21 | 3,375.01 | 40,715.52 | 37,124.99 | 40,500.00 |
| Total Expense | 8,001.18 | 9,779.16 | 120,023.61 | 107,920.84 | 117,700.00 |
| Net Ordinary Income | 1,748.82 | 29.18 | 9,386.44 | -29.18 | 0.00 |
| Net Income | 1,748.82 | 29.18 | 9,386.44 | -29.18 | 0.00 |

Applegreen Condominium Apts 3

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Register: BOA Op Acct (8617)

From 11/01/2024 through 11/30/2024


Sorted by: Date, Type, Number/Rel


| Date | Number | Payee | Account | Memo | Payment | C | Deposit | Balance |
|------------|--------|--------------------|-------------------------|------------------|----------|---|----------|-----------|
| 11/01/2024 | 5078 | ATLANTIC COAST ... | Accounts Payable | NOV MONTH... | 125.00 | | | 41,151.45 |
| 11/01/2024 | 5079 | PETIT LANDSCAPL... | Accounts Payable | | 550.00 | | | 43,601.45 |
| 11/01/2024 | 5080 | PRO PLUMBING S... | Accounts Payable | CLOGGED TO... | 1,450.00 | | | 42,151.45 |
| 11/01/2024 | 5081 | USA MANAGEMENT | Accounts Payable | INV 15724-15... | 543.88 | | | 41,607.57 |
| 11/05/2024 | | | -split- | Deposit | | | 3,838.77 | 45,446.31 |
| 11/07/2024 | | | -split- | Deposit | | | 800.00 | 46,246.34 |
| 11/08/2024 | | | -split- | Deposit | | | 4,254.89 | 50,501.23 |
| 11/08/2024 | 5082 | JOEL LOUIS | Accounts Payable | bulding cleaning | 400.00 | | | 50,101.23 |
| 11/08/2024 | 5083 | TKE ELEVATOR C... | Accounts Payable | ELEVATOR S... | 1,024.09 | | | 49,077.14 |
| 11/12/2024 | DEBIT | CITY OF MARGATE | Utilities:Water & Sewer | | 2,316.36 | | | 46,760.78 |
| 11/14/2024 | | | -split- | Deposit | | | 3,877.78 | 50,638.56 |
| 11/21/2024 | | | Undeposited Funds | Deposit | | | 400.00 | 51,038.56 |
| 11/26/2024 | 5084 | LYNDON FACEY | Accounts Payable | VACUUM AC ... | 825.00 | | | 50,213.56 |
| 11/26/2024 | 5085 | MUSMEN, INC. | Accounts Payable | INV 94674 | 115.00 | | | 50,098.56 |

APPLEGREEN CONDOMINIUM
6612 BAYFRONT DR
MARGATE, FL 33063-7029

Customer service information

 1.888.BUSINESS (1.888.287.4637)

 bankofamerica.com

 Bank of America, N.A.
P.O. Box 25118
Tampa, FL 33622-5118

Your Business Advantage Relationship Banking Preferred Rewards for Bus Platinum

for November 1, 2024 to November 30, 2024

Account number: 0022 3207 8617

APPLEGREEN CONDOMINIUM

Account summary

| | |
|--|--------------------|
| Beginning balance on November 1, 2024 | \$46,601.45 |
| Deposits and other credits | 13,171.44 |
| Withdrawals and other debits | -3,644.94 |
| Checks | -3,068.88 |
| Service fees | -0.00 |
| Ending balance on November 30, 2024 | \$53,059.07 |

of deposits/credits: 5

of withdrawals/debits: 8

of items-previous cycle¹: 0

of days in cycle: 30

Average ledger balance: \$51,369.49

¹Includes checks paid, deposited items and other debits



Security tips

Tips to help protect yourself from trending scams:

- Don't be pressured to act quickly — it could be an imposter trying to steal your money.
- If asked to transfer money unexpectedly, use caution — it could be a scam.
- Never grant remote access or download apps at the request of someone you don't know.

Learn more about trending scams.

Scan the code or visit bofa.com/HelpProtectYourself.



Deposits and other credits

| Date | Description | Amount |
|---|--|--------------------|
| 11/06/24 | Deposit | 3,838.77 |
| 11/07/24 | BKOF-AMERICA ATM 11/07 #000008434 DEPOSIT PLEPPERTREE MARGATE FL | 800.00 |
| 11/08/24 | Deposit | 4,254.89 |
| 11/14/24 | Deposit | 3,877.78 |
| 11/22/24 | Deposit | 400.00 |
| Total deposits and other credits | | \$13,171.44 |

Withdrawals and other debits

| Date | Description | Amount |
|---|--|--------------------|
| 11/12/24 | CITY OF MARGATE DES:UT BILL ID:000294530226714 INDN:APPLEGREEN CONDO/3 CO ID:2596015967 PPD | -2,316.36 |
| 11/15/24 | WASTE MANAGEMENT DES:PAYMENT ID:000035745752001 INDN:APPLEGREEN III CONDO CO ID:9580653001 CCD PMT INFO:Log in to the MY WM Account Page for pay ment details. | -1,129.11 |
| 11/22/24 | FPL DIRECT DEBIT DES:ELEC PYMT ID:1649650080 PPDA INDN:APPLEGREEN CONDOMINIUM CO ID:3590247775 PPD | -199.47 |
| Total withdrawals and other debits | | -\$3,644.94 |

Checks

| Date | Check # | Amount | Date | Check # | Amount | |
|----------|---------|-----------|---------------------|---------|--------------------------|----------|
| 11/05/24 | 5078 | -125.00 | 11/05/24 | 5081 | -543.88 | |
| 11/05/24 | 5079 | -550.00 | 11/19/24 | 5082 | -400.00 | |
| 11/04/24 | 5080 | -1,450.00 | Total checks | | -\$3,068.88 | |
| | | | | | Total # of checks | 5 |

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² You must be enrolled in Business Advantage 360, our small business online banking, or Mobile Banking to use Cash Flow Monitor and Connected Apps, and have an eligible Bank of America® small business deposit account. Mobile Banking requires that you download the Mobile Banking app and is only available for select mobile devices. Message and data rates may apply.

Daily ledger balances

| Date | Balance (\$) | Date | Balance(\$) | Date | Balance (\$) |
|-------|--------------|-------|-------------|-------|--------------|
| 11/01 | 46,601.45 | 11/07 | 48,571.34 | 11/15 | 53,258.54 |
| 11/04 | 45,151.45 | 11/08 | 52,826.23 | 11/19 | 52,858.54 |
| 11/05 | 43,932.57 | 11/12 | 50,509.87 | 11/22 | 53,059.07 |
| 11/06 | 47,771.34 | 11/14 | 54,387.65 | | |

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Applegreen Condominium Apts 3
A/R Aging Summary
As of November 30, 2024

| | <u>Current</u> | <u>1 - 30</u> | <u>31 - 60</u> | <u>61 - 90</u> | <u>> 90</u> | <u>TOTAL</u> |
|-----------------------------|-----------------|-----------------|-----------------|----------------|-----------------|------------------|
| 1A NAJI | 0.00 | 25.00 | 833.33 | 0.00 | 0.00 | 858.33 |
| 1B GLAUDE | 0.00 | 425.00 | 858.33 | 25.00 | 75.00 | 1,383.33 |
| 1D GALVEZ | 0.00 | 0.00 | 277.78 | 0.00 | 0.00 | 277.78 |
| 1E PATRICE | 0.00 | 0.00 | 0.33 | 0.00 | 0.00 | 0.33 |
| 1F BERTRAND | 0.00 | 425.00 | 857.53 | 0.00 | 0.00 | 1,282.53 |
| 1H RUTHERFORD | 0.00 | 0.00 | 833.33 | 0.00 | -229.88 | 603.45 |
| 2A DECASA RENTALS LLC | 0.00 | 0.00 | 0.00 | 0.00 | -400.00 | -400.00 |
| 2B GREAT SAJ COMPANY LLC | 0.00 | 0.00 | 0.00 | 0.00 | -3.00 | -3.00 |
| 2D ALVES DA COSTA HOME SERV | 0.00 | 350.00 | 25.00 | 25.00 | 0.00 | 400.00 |
| 2E ALMEIDA | 25.00 | 425.00 | 25.33 | 25.00 | 0.00 | 500.33 |
| 2G DECASA RENTALS 3 LLC | 442.00 | 0.00 | 0.00 | 0.00 | -400.00 | 42.00 |
| 3A VAILLANT | 277.78 | 0.00 | 0.00 | 0.00 | 0.00 | 277.78 |
| 3B LEAL | 0.00 | 0.00 | 555.67 | 0.00 | 0.00 | 555.67 |
| 3C NILIT RE LLC | 555.55 | -127.78 | 0.00 | 0.00 | 0.00 | 427.77 |
| 3D KHALEEL | 277.78 | 0.00 | 0.00 | 0.00 | 0.00 | 277.78 |
| 3E CADET-Atty Valancy | 0.00 | 425.00 | 1,258.33 | 425.00 | 3,300.00 | 5,408.33 |
| 3F FLORES | 0.00 | 0.00 | 0.00 | 0.00 | 112.00 | 112.00 |
| 3G BECKITT CMYK LLC | 0.00 | 425.00 | 400.00 | 233.33 | 0.00 | 1,058.33 |
| 3H CARDOSO | 0.00 | 0.00 | 833.33 | 0.00 | 85.06 | 918.39 |
| TOTAL | 1,578.11 | 2,372.22 | 6,758.29 | 733.33 | 2,539.18 | 13,981.13 |