

**Collonade Condo Assoc, Inc.**  
**North Miami, FL**

**Financial Statement**  
**July 2024**

**Prepared For**  
**The Board Of Directors**

**By:**

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

## COLLONADE CONDO ASSOCIATION INC

## Balance Sheet

As of July 31, 2024

	Jul 31, 24
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Loan Proceeds(6859)	19,018.12
Popular Bank Operating (9606)	110,873.69
Popular Bank Reserve (1686)	118,035.13
Popular Bank Spec Assess (1942)	5,134.54
Total Checking/Savings	253,061.48
Accounts Receivable	
Accounts Receivable	23,925.02
Total Accounts Receivable	23,925.02
Other Current Assets	
Prepaid Spec Assess Roof	38,236.90
Total Other Current Assets	38,236.90
Total Current Assets	315,223.40
<b>TOTAL ASSETS</b>	<b>315,223.40</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Non Allocated Contingency	45,035.13
Total Other Current Liabilities	45,035.13
Total Current Liabilities	45,035.13
Total Liabilities	45,035.13
Equity	
Retained Earnings	158,581.69
Net Income	111,606.58
Total Equity	270,188.27
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>315,223.40</b>

COLLONADE CONDO ASSOCIATION INC

Profit & Loss Budget Performance

July 2024

	Jul 24	Budget	Jan - Jul 24	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>Revenue</b>					
Application Fees	0.00	75.00	750.00	525.00	900.00
Interest - Savings	1.11	11.67	13.24	81.65	140.00
Interest - Checking	1.72	0.58	7.68	4.10	7.00
Late Fee	176.56	125.00	2,162.33	875.00	1,500.00
Maintenance Fees	46,980.00	46,980.00	328,077.00	328,860.00	563,760.00
Special Assessment	6,180.00	6,600.00	43,120.00	46,200.00	79,200.00
<b>Total Revenue</b>	<b>53,319.39</b>	<b>53,792.25</b>	<b>374,130.25</b>	<b>376,545.75</b>	<b>645,507.00</b>
<b>Total Income</b>	<b>53,319.39</b>	<b>53,792.25</b>	<b>374,130.25</b>	<b>376,545.75</b>	<b>645,507.00</b>
<b>Expense</b>					
<b>Administrative</b>					
Accounting / Tax Return	30.00	29.17	180.00	204.15	350.00
Bank Service Fee	0.00		5.00		
Credit & Criminal Repor	0.00	35.00	140.00	245.00	420.00
Legal Fees	0.00		100.00		
License & Permits	0.00	25.08	336.25	175.60	301.00
Office & Postage	0.00	16.67	275.96	116.65	200.00
Property Management Fees	727.59	720.00	5,177.47	5,040.00	8,640.00
<b>Total Administrative</b>	<b>757.59</b>	<b>825.92</b>	<b>6,214.68</b>	<b>5,781.40</b>	<b>9,911.00</b>
<b>Grounds Expense</b>					
Landscaping and Groundskeeping	1,750.00	1,825.00	14,025.00	12,775.00	21,900.00
<b>Total Grounds Expense</b>	<b>1,750.00</b>	<b>1,825.00</b>	<b>14,025.00</b>	<b>12,775.00</b>	<b>21,900.00</b>
<b>Insurance</b>					
Insurance Expense	0.00	43,376.17	160,432.10	303,633.15	520,514.00
<b>Total Insurance</b>	<b>0.00</b>	<b>43,376.17</b>	<b>160,432.10</b>	<b>303,633.15</b>	<b>520,514.00</b>
<b>Popular Loan</b>					
Loan Expense	6,513.27	6,600.00	45,592.89	46,200.00	79,200.00
<b>Total Popular Loan</b>	<b>6,513.27</b>	<b>6,600.00</b>	<b>45,592.89</b>	<b>46,200.00</b>	<b>79,200.00</b>
<b>Repairs and Maintenance</b>					
Building Repairs & Maint	0.00	250.00	982.50	1,750.00	3,000.00
Electrical Repairs	0.00	25.00	2,850.00	175.00	300.00
Pest Control	0.00	418.50	4,529.00	2,929.50	5,022.00
Plumbing Repairs	0.00	225.00	2,500.00	1,575.00	2,700.00
Roof Repairs	0.00	83.33	0.00	583.35	1,000.00
Repairs and Maintenance - Other	3,910.00		24,850.00		
<b>Total Repairs and Maintenance</b>	<b>3,910.00</b>	<b>1,001.83</b>	<b>35,511.50</b>	<b>7,012.85</b>	<b>12,022.00</b>
<b>Reserves</b>					
Non-Allocated Contingency Reser	0.00	21.67	0.00	151.65	260.00
<b>Total Reserves</b>	<b>0.00</b>	<b>21.67</b>	<b>0.00</b>	<b>151.65</b>	<b>260.00</b>
<b>Utilities</b>					
Electric	102.96	100.00	747.50	700.00	1,200.00
Wtaer & Sewer	0.00	41.67	0.00	291.65	500.00
<b>Total Utilities</b>	<b>102.96</b>	<b>141.67</b>	<b>747.50</b>	<b>991.65</b>	<b>1,700.00</b>
<b>Total Expense</b>	<b>13,033.82</b>	<b>53,792.26</b>	<b>262,523.67</b>	<b>376,545.70</b>	<b>645,507.00</b>
<b>Net Ordinary Income</b>	<b>40,285.57</b>	<b>-0.01</b>	<b>111,606.58</b>	<b>0.05</b>	<b>0.00</b>
<b>Net Income</b>	<b>40,285.57</b>	<b>-0.01</b>	<b>111,606.58</b>	<b>0.05</b>	<b>0.00</b>