

**Applegreen Condo Apt 2 Association  
Margate, FL**

**Financial Statement  
September 2024**

**Prepared For  
The Board Of Directors**

**By:**

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

## Applegreen Condominium Apts 2

## Balance Sheet

As of September 30, 2024

10/30/24

Accrual Basis

	<u>Sep 30, 24</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
BOA OP ACCT (1908)	18,312.60
BOA Savings Acct (3790)	1,563.35
Total Checking/Savings	<u>19,875.95</u>
Accounts Receivable	
Accounts Receivable	5,343.37
Total Accounts Receivable	<u>5,343.37</u>
Other Current Assets	
Undeposited Funds	78.06
Total Other Current Assets	<u>78.06</u>
Total Current Assets	<u>25,297.38</u>
<b>TOTAL ASSETS</b>	<b><u>25,297.38</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Unidentified Deposits	1,831.00
Total Other Current Liabilities	<u>1,831.00</u>
Total Current Liabilities	<u>1,831.00</u>
Total Liabilities	1,831.00
Equity	
Retained Earnings	19,431.59
Net Income	4,034.79
Total Equity	<u>23,466.38</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>25,297.38</u></b>

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10/30/24

Accrual Basis

**Applegreen Condominium Apts 2  
Profit & Loss Budget Performance**

September 2024

	Sep 24	Budget	Jan - Sep 24	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Application Fees	0.00	25.00	150.00	225.00	300.00
Bank Fees	0.00		25.00		
Intrest	0.01		0.09		
Late Fees	50.00	16.67	400.00	149.99	200.00
Laundry Income	200.00	166.67	1,614.04	1,499.99	2,000.00
Maintenance	10,702.04	11,091.33	97,888.07	99,822.01	133,096.00
Repairs	0.00		7,450.00		
<b>Total Income</b>	<b>10,952.05</b>	<b>11,299.67</b>	<b>107,527.20</b>	<b>101,696.99</b>	<b>135,596.00</b>
<b>Expense</b>					
<b>Admin</b>					
Bank Svc Charges	0.00	8.33	119.80	75.01	100.00
Credit & Criminal Reports	0.00	11.67	70.00	104.99	140.00
Legal Fees	50.00	83.33	550.00	750.01	1,000.00
Licenses, Permits & DBPR Fees	0.00	25.00	61.25	225.00	300.00
Master Association	0.00	833.33	0.00	7,500.01	10,000.00
Office & Postage	10.36	8.33	117.68	75.01	100.00
Property Management Fees	400.00	400.00	3,600.00	3,600.00	4,800.00
Year End Tax Return	0.00	0.00	0.00	350.00	350.00
<b>Total Admin</b>	<b>460.36</b>	<b>1,369.99</b>	<b>4,518.73</b>	<b>12,680.03</b>	<b>16,790.00</b>
<b>Grounds Expense</b>					
Irrigation	0.00	25.00	0.00	225.00	300.00
Landscaping and Groundskeeping	900.00	300.00	900.00	2,700.00	3,600.00
<b>Total Grounds Expense</b>	<b>900.00</b>	<b>325.00</b>	<b>900.00</b>	<b>2,925.00</b>	<b>3,900.00</b>
<b>Insurance Expense</b>	<b>0.00</b>	<b>2,500.00</b>	<b>18,797.60</b>	<b>22,500.00</b>	<b>30,000.00</b>
<b>Repairs &amp; Maint</b>					
Bldg. Inspections	0.00		7,550.00		
Elevator Svc	250.00	375.00	4,375.21	3,375.00	4,500.00
Fire Equipment Inspection & Mai	0.00	33.33	150.00	300.01	400.00
Janitorial	460.00	240.00	3,060.00	2,160.00	2,880.00
Laundry Equipment Maint	1,855.57	83.33	4,778.35	750.01	1,000.00
Maint Supplies	0.00	25.00	43.81	225.00	300.00
Misc.	0.00	2.17	0.00	19.49	26.00
Non-Allocated Contingency Reser	0.00	583.33	0.00	5,250.01	7,000.00
Pest Control	0.00	150.00	85.60	1,350.00	1,800.00
Plumbing	0.00		5,000.00		
Repairs and Maintenance	2,200.00	833.33	15,394.14	7,500.01	10,000.00
<b>Total Repairs &amp; Maint</b>	<b>4,765.57</b>	<b>2,325.49</b>	<b>40,437.11</b>	<b>20,929.53</b>	<b>27,906.00</b>
<b>Structural Integrity Reserve</b>	<b>0.00</b>	<b>250.00</b>	<b>0.00</b>	<b>2,250.00</b>	<b>3,000.00</b>
<b>Utilities</b>					
Electric	226.97	291.67	1,894.31	2,624.99	3,500.00
Sanitation	1,386.63	1,500.00	13,253.96	13,500.00	18,000.00
Telephone Expense	0.00	41.67	0.00	374.99	500.00
Water & Sewer	3,065.49	2,666.67	23,690.70	23,999.99	32,000.00
<b>Total Utilities</b>	<b>4,699.09</b>	<b>4,500.01</b>	<b>38,838.97</b>	<b>40,499.97</b>	<b>54,000.00</b>
<b>Total Expense</b>	<b>10,825.02</b>	<b>11,270.49</b>	<b>103,492.41</b>	<b>101,784.53</b>	<b>135,596.00</b>
<b>Net Ordinary Income</b>	<b>127.03</b>	<b>29.18</b>	<b>4,034.79</b>	<b>-87.54</b>	<b>0.00</b>
<b>Net Income</b>	<b>127.03</b>	<b>29.18</b>	<b>4,034.79</b>	<b>-87.54</b>	<b>0.00</b>