

**Heritage Of San Souci Condo Assoc
Miami, FL**

**Financial Statement
Aug 2024**

**Prepared For
The Board Of Directors**

By:

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

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09/16/24

Accrual Basis

Heritage of San Souci Condominium

Balance Sheet

As of August 31, 2024

	Aug 31, 24
ASSETS	
Current Assets	
Checking/Savings	
Bank of America Operating Ac	-472.23
Total Checking/Savings	-472.23
Accounts Receivable	
Accounts Receivable	1,649.99
Total Accounts Receivable	1,649.99
Total Current Assets	1,177.76
TOTAL ASSETS	1,177.76
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	1,421.65
Total Accounts Payable	1,421.65
Other Current Liabilities	
Spec Assesment payable	65,246.00
Total Other Current Liabilities	65,246.00
Total Current Liabilities	66,667.65
Total Liabilities	66,667.65
Equity	
Retained Earnings	-5,560.90
Net Income	-59,928.99
Total Equity	-65,489.89
TOTAL LIABILITIES & EQUITY	1,177.76

Heritage of San Souci Condominium
Profit & Loss Budget Performance

Accrual Basis

August 2024

	Aug 24	Budget	Jan - Aug 24	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Fee Income					
Application Fees	150.00	100.00	2,100.00	800.00	1,200.00
Late Fees	50.00	8.33	725.00	66.68	100.00
Laundry Income	410.61	91.67	1,222.97	733.32	1,100.00
Maintenance Fees	9,172.00	9,172.00	73,377.00	73,376.00	110,064.00
Special Assessment	12,670.44		48,854.93		
Total Fee Income	<u>22,453.05</u>	<u>9,372.00</u>	<u>126,279.90</u>	<u>74,976.00</u>	<u>112,464.00</u>
Total Income	<u>22,453.05</u>	<u>9,372.00</u>	<u>126,279.90</u>	<u>74,976.00</u>	<u>112,464.00</u>
Expense					
Administrative Expense					
Accounting	30.00		90.00		
Bank Service Fee	0.00		-25.00		
Credit & Criminal Reports	140.00	46.67	210.00	373.32	560.00
Filing Fee	0.00	0.00	0.00	300.00	300.00
Licence & Permits	61.25		122.50		
Office & Postage Expense	38.53	50.00	351.46	400.00	600.00
Property Management Fees	300.00	300.00	2,400.00	2,400.00	3,600.00
Screening Expense	70.00		840.00		
Year End Tax Returns	0.00	0.00	350.00	350.00	350.00
Total Administrative Expense	<u>639.78</u>	<u>396.67</u>	<u>4,338.96</u>	<u>3,823.32</u>	<u>5,410.00</u>
Bank Error	0.00		0.00		
Building Repairs & Maint.					
Building Supplies	0.00	25.00	20.00	200.00	300.00
Fire Equipment	0.00	16.67	189.87	133.32	200.00
General Building Repairs & Main	0.00	166.67	700.00	1,333.32	2,000.00
Insurance Expense	6,864.62	4,750.00	45,309.25	38,000.00	57,000.00
Janitorial	210.00	200.00	1,680.00	1,600.00	2,400.00
Landscaping and Groundskeeping	240.00	208.33	1,810.00	1,666.68	2,500.00
Miscellaneous	0.00	4.50	0.00	36.00	54.00
Non-Allocated Contingency	0.00	275.00	0.00	2,200.00	3,300.00
Pest Control	200.00	83.33	2,000.00	666.68	1,000.00
Plumbing Expense	0.00	41.67	23,675.00	333.32	500.00
Pool Permit	0.00		250.35		
Pool Service & Repairs	1,835.00	375.00	16,056.25	3,000.00	4,500.00
Building Repairs & Maint. - Other	0.00		70,700.00		
Total Building Repairs & Maint.	<u>9,149.62</u>	<u>6,146.17</u>	<u>162,390.72</u>	<u>49,169.32</u>	<u>73,754.00</u>
Utilities					
Electric	268.58	491.67	2,187.87	3,933.32	5,900.00
Sanitation	1,739.70	833.33	7,499.30	6,866.68	10,000.00
Water & Sewer	1,421.65	1,450.00	9,792.04	11,600.00	17,400.00
Total Utilities	<u>3,429.93</u>	<u>2,775.00</u>	<u>19,479.21</u>	<u>22,200.00</u>	<u>33,300.00</u>
Total Expense	<u>13,219.33</u>	<u>9,317.84</u>	<u>186,208.89</u>	<u>75,192.64</u>	<u>112,464.00</u>
Net Ordinary Income	<u>9,233.72</u>	<u>54.16</u>	<u>-59,928.99</u>	<u>-216.64</u>	<u>0.00</u>
Net Income	<u>9,233.72</u>	<u>54.16</u>	<u>-59,928.99</u>	<u>-216.64</u>	<u>0.00</u>