

**Applegreen Condo #2 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 2
Balance Sheet
As of November 30, 2024

	<u>Nov 30, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
BOA OP ACCT (1908)	15,501.36
BOA Savings Acct (3790)	1,563.37
Total Checking/Savings	17,064.73
Accounts Receivable	
Accounts Receivable	5,769.18
Total Accounts Receivable	5,769.18
Total Current Assets	22,833.91
TOTAL ASSETS	22,833.91
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	3,550.16
Total Accounts Payable	3,550.16
Other Current Liabilities	
Unidentified Deposits	1,831.00
Total Other Current Liabilities	1,831.00
Total Current Liabilities	5,381.16
Total Liabilities	5,381.16
Equity	
Retained Earnings	19,431.59
Net Income	-1,978.84
Total Equity	17,452.75
TOTAL LIABILITIES & EQUITY	22,833.91

**Applegreen Condominium Apts 2
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	150.00	275.00	300.00
Bank Fees	0.00		25.00		
Intrest	0.01		0.11		
Lata Fees	75.00	16.67	500.00	163.33	200.00
Laundry Income	0.00	166.67	1,814.04	1,833.33	2,000.00
Maintenance	10,702.00	11,091.33	119,292.07	122,004.67	133,096.00
Repairs	0.00		7,450.00		
Total Income	10,777.01	11,299.67	129,231.22	124,296.33	135,596.00
Expense					
Admin					
Bank Svc Charges	0.00	8.33	119.80	91.67	100.00
Credit & Criminal Reports	0.00	11.67	70.00	128.33	140.00
Legal Fees	0.00	83.33	550.00	916.67	1,000.00
Licenses, Permits & DBPR Fees	0.00	25.00	61.25	275.00	300.00
Master Association	0.00	833.33	0.00	9,166.67	10,000.00
Office & Postage	23.88	8.33	153.94	91.67	100.00
Property Management Fees	400.00	400.00	4,400.00	4,400.00	4,800.00
Year End Tax Return	0.00	0.00	0.00	350.00	350.00
Total Admin	423.88	1,369.99	5,354.99	16,420.01	16,700.00
Grounds Expense					
Irrigation	0.00	25.00	0.00	275.00	300.00
Landscaping and Groundskeeping	1,500.00	300.00	2,400.00	3,300.00	3,600.00
Total Grounds Expense	1,500.00	325.00	2,400.00	3,575.00	3,900.00
Insurance Expense	9,022.40	2,600.00	27,826.00	27,500.00	30,000.00
Repairs & Maint					
Bldg. Inspections	0.00		7,550.00		
Elevator Svc	125.00	375.00	4,675.21	4,125.00	4,500.00
Fire Equipment Inspection & Mai	0.00	33.33	225.00	366.67	400.00
Janitorial	920.00	240.00	3,980.00	2,640.00	2,880.00
Laundry Equipment Maint	184.58	83.33	4,062.93	916.67	1,000.00
Maint Supplies	42.78	25.00	66.57	375.00	300.00
Misc.	0.00	2.17	0.00	23.83	26.00
Non-Allocated Contingency Reser	0.00	563.33	0.00	6,416.67	7,000.00
Pest Control	0.00	150.00	63.60	1,650.00	1,800.00
Plumbing	650.00		5,650.00		
Repairs and Maintenance	700.00	833.33	16,094.14	8,166.67	10,000.00
Total Repairs & Maint	2,622.34	2,329.49	43,259.49	25,580.51	27,906.00
Structural Integrity Reserve	0.00	250.00	0.00	2,750.00	3,000.00
Utilities					
Electric	791.34	291.67	2,351.20	3,208.33	3,500.00
Sanitation	1,393.79	1,500.00	16,178.04	16,500.00	18,000.00
Telephone Expense	0.00	41.67	0.00	458.33	500.00
Water & Sewer	3,550.18	2,666.67	33,843.38	29,333.33	32,000.00
Total Utilites	5,195.29	4,500.01	52,375.62	49,499.99	54,000.00
Total Expense	18,763.71	11,270.49	131,210.06	124,325.51	135,596.00
Net Ordinary Income	-7,986.70	29.18	-1,978.84	-29.18	0.00
Net Income	-7,986.70	29.18	-1,978.84	-29.18	0.00

Applegreen Condominium Apts 2

1/14/2025 6:43 AM

Register: BOA OP ACCT (1908)

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

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
11/01/2024	4918	ATLANTIC COAST ...	Accounts Payable	NOV MONTH...	125.00	X		23,204.83
11/01/2024	4919	USA MANAGEMENT	Accounts Payable	15723-15690-I...	423.68	X		22,781.15
11/04/2024	DEBIT	BELKIN INSURAN...	Accounts Payable	INSURANCE ...	9,022.40	X		13,758.75
11/05/2024			-split-	Deposit		X	1,682.11	15,440.86
11/07/2024			-split-	Deposit		X	2,914.00	18,354.86
11/08/2024			Undeposited Funds	Deposit		X	392.04	18,746.90
11/08/2024	4921	JOEL LOUIS	Accounts Payable	OCTOBER & ...	920.00	X		17,826.90
11/08/2024	4922	MESMIN, INC.	Accounts Payable	WASHER REP...	184.58	X		17,642.32
11/12/2024	DEBIT	CITY OF MARGATE	Accounts Payable	WATER BILL	3,418.07	X		14,224.25
11/14/2024			-split-	Deposit		X	4,764.00	18,988.25
11/15/2024	DEBIT		Maintenance	RETURNED C...	392.00	X		18,596.25
11/15/2024	DEBIT	WASTE MANAGE...	Utilities:Sanitation	ACC 9580653...	1,393.79	X		17,202.46
11/21/2024			-split-	Deposit		X	1,176.00	18,378.46
11/22/2024	DEBIT	FPL	Utilities:Electric	ACC 3590247...	251.34	X		18,127.12
11/25/2024	DEBIT		Repairs & Maint:Maint...	LOWE'S PUR...	42.76	X		18,084.36
11/26/2024			Undeposited Funds	Deposit		X	392.00	18,476.36
11/26/2024	4923	ATLANTIC COAST ...	Accounts Payable	INV 26193	125.00			18,351.36
11/26/2024	4924	LYNDON PACEY	Accounts Payable	BUILDING CL...	700.00			17,651.36
11/26/2024	4925	PETIT LANDSCAPL...	Accounts Payable	INV 2185 TR...	1,500.00			16,151.36
11/26/2024	4926	PRO PLUMBING S...	Accounts Payable	INV 4141	650.00			15,501.36

Applegreen Condominium Apts 2

1/14/2025 6:43 AM

Register: BOA Savings Acct (3790)

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

Sorted by: Date, Type, Number/Ref

<u>Date</u>	<u>Number</u>	<u>Payee</u>	<u>Account</u>	<u>Memo</u>	<u>Payment C</u>	<u>Deposit</u>	<u>Balance</u>
11/30/2024			Intrest	Interest	X	0.01	1,563.37

P.O. Box 15254
 Wilmington, DE 19850

APPLEGREEN CONDO INC II
 6181 W BROWARD BLVD STE 350
 PLANTATION, FL 33324-2033

Business Advantage

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

for November 1, 2024 to November 30, 2024

Account number: 0022 3207 1908

APPLEGREEN CONDO INC II

Account summary

Beginning balance on November 1, 2024	\$24,079.83
Deposits and other credits	11,320.15
Withdrawals and other debits	-14,570.36
Checks	-1,653.20
Service fees	-0.00
Ending balance on November 30, 2024	\$19,176.36

of deposits/credits: 6

of withdrawals/debits: 10

of items—previous cycle¹: 24

of days in cycle: 30

Average ledger balance: \$19,357.10

¹Includes checks paid, deposited items and other debits

New! Wire transfers in the Mobile Banking app

Available in English and Spanish

Now you can send domestic and international wire transfers
 in our app and Online Banking.

Learn more at bofa.com/wiretransfers.

Mobile Banking requires that you download the Mobile Banking app and is only available for select mobile devices. Message and data rates may apply.
 Fees apply to wire transfers. See the Online Banking Service Agreement at bankofamerica.com. Data communication required.
 Carrier fees may apply.



Deposits and other credits

Date	Description	Amount
11/06/24	Deposit	1,682.11
11/07/24	BKOFAMERICA ATM 11/07 #000008431 DEPOSIT P0PPERTIREB MARGATE FL	2,914.00
11/08/24	Counter Credit	392.04
11/14/24	Deposit	4,764.00
11/22/24	Deposit	1,176.00
11/26/24	Counter Credit	392.00
Total deposits and other credits		511,320.15

Withdrawals and other debits

Date	Description	Amount
11/13/24	City of Margate DES:B2P*Cityof ID:85767127 INDN:APPLEGREEN CONDO 2 CO ID:0000507161 WEB	-3,418.07
11/15/24	RETURN ITEM CHARGEBACK	-392.00
11/15/24	WASTE MANAGEMENT DES:PAYMENT ID:000035746562009 INDN:APPLEGREEN CONDOMINIUM CO ID:9580653001 CCD PMT INFO Log in to the MY WM Account Page for payment details.	-1,393.79
11/22/24	HPL DIRFCT DEBIT DES:ELEC PYMT ID:2673652075 PPDA INDN:APPLEGREEN CONDOMINIUM CO ID:3590247775 PPD	-251.34
Card account # XXXX XXXX XXXX 4160		
11/05/24	CHFCRCARD 1105 EPY*Beliken Insur 8443729300 FL 12302024310000114733020 CKCD 5300 XXXXXXXXXXXXX4160 XXXX XXXX XXXX 4160	-9,072.40
11/25/24	LOWE'S #704 36 11/23 #000618330 PURCHASE LOWE'S #704 3651 CORAL SPRINGS FL	-42.76
Subtotal for card account # XXXX XXXX XXXX 4160		-59,065.16
Total withdrawals and other debits		-514,520.36



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.



Checks

Date	Check #	Amount	Date	Check #	Amount
11/05/24	4918	-125.00	11/19/24	4921*	-920.00
11/05/24	4919	-423.68	11/19/24	4922	-184.58
Total checks					-51,653.26
Total # of checks					4

* There is a gap in sequential check numbers

Service fees

The Monthly Fee on your primary Business Advantage Relationship Banking account was waived for the statement period ending 10/31/24. A check mark below indicates the requirement(s) you have met to qualify for the Monthly Fee waiver on the account.

- \$15,000+ combined average monthly balance in linked business accounts has been met
- Become a member of Preferred Rewards for Business has not been met

For information on Small Business products and services or to link an existing account, please call 1.888.BUSINESS. For more information about the Preferred Rewards for Business program and which fees can be waived based on account eligibility and enrollment, see the Business Schedule of Fees located at bankofamerica.com/businessfeesataglance.

Daily ledger balances

Date	Balance (\$)	Date	Balance(\$)	Date	Balance (\$)
11/01	24,079.83	11/08	19,446.90	11/19	17,902.46
11/05	14,458.75	11/13	16,028.83	11/22	18,627.12
11/06	16,140.86	11/14	20,792.83	11/25	18,784.36
11/07	19,054.86	11/15	19,007.04	11/26	19,176.36

Check images

Account number: 0022 3207 1908

Check number: 4918 | Amount: \$125.00

APPLEGREEN CONDO, INC II
CONDOMINIUM PROPERTY MANAGEMENT
10000 W. BOULEVARD
SUITE 1000
FORT LAUDERDALE, FL 33304
FLORIDA
4918
\$125.00
PAY TO THE ORDER OF
THE NATIONAL TRUST FOR THE ELDERLY
BY *[Signature]*
FOR DEPOSIT ONLY
NO OTHER BANKS OR FINANCIAL INSTITUTIONS
FOR DEPOSIT ONLY
NO OTHER BANKS OR FINANCIAL INSTITUTIONS

NO POST-DATED CHECKS
NO CHECKS WITH PAID STAMPS
NO CHECKS WITH VOIDED STAMPS
NO CHECKS WITH VOIDED ENDORSEMENTS
NO CHECKS WITH VOIDED SIGNATURES
NO CHECKS WITH VOIDED DATES
NO CHECKS WITH VOIDED AMOUNTS
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NO CHECKS WITH VOIDED PUNCTUATION
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NO CHECKS WITH VOIDED SOLID LINES
NO CHECKS WITH VOIDED SHADING
NO CHECKS WITH VOIDED PATTERNS
NO CHECKS WITH VOIDED TEXTURES
NO CHECKS WITH VOIDED COLORS
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NO CHECKS WITH VOIDED TRANSPARENTS
NO CHECKS WITH VOIDED OPAQUES
NO CHECKS WITH VOIDED REFRACTIONS
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NO CHECKS WITH VOIDED REFRACTIONS
NO CHECKS WITH VOIDED REFLECTIONS

Check number: 4919 | Amount: \$423.68

APPLEGREEN CONDO, INC II
CONDOMINIUM PROPERTY MANAGEMENT
10000 W. BOULEVARD
SUITE 1000
FORT LAUDERDALE, FL 33304
FLORIDA
4919
\$423.68
PAY TO THE ORDER OF
THE NATIONAL TRUST FOR THE ELDERLY
BY *[Signature]*
FOR DEPOSIT ONLY
NO OTHER BANKS OR FINANCIAL INSTITUTIONS
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NO CHECKS WITH PAID STAMPS
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NO CHECKS WITH VOIDED REFLECTIONS
NO CHECKS WITH VOIDED REFRACTIONS
NO CHECKS WITH VOIDED REFLECTIONS

Check number: 4921 | Amount: \$920.00

APPLEGREEN CONDO, INC II
CONDOMINIUM PROPERTY MANAGEMENT
10000 W. BOULEVARD
SUITE 1000
FORT LAUDERDALE, FL 33304
FLORIDA
4921
\$920.00
PAY TO THE ORDER OF
THE NATIONAL TRUST FOR THE ELDERLY
BY *[Signature]*
FOR DEPOSIT ONLY
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NO CHECKS WITH VOIDED REFLECTIONS
NO CHECKS WITH VOIDED REFRACTIONS
NO CHECKS WITH VOIDED REFLECTIONS

Check number: 4922 | Amount: \$184.58

APPLEGREEN CONDO, INC II
CONDOMINIUM PROPERTY MANAGEMENT
10000 W. BOULEVARD
SUITE 1000
FORT LAUDERDALE, FL 33304
FLORIDA
4922
\$184.58
PAY TO THE ORDER OF
THE NATIONAL TRUST FOR THE ELDERLY
BY *[Signature]*
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NO CHECKS WITH VOIDED REFLECTIONS

APPLEGREEN CONDO INC II
8181 W BROWARD BLVD STE 380
PLANTATION, FL 33324-2033

Business Advantage

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 Savings

for November 1, 2024 to November 30, 2024

Account number: 0071 7204 3790

APPLEGREEN CONDO INC II

Account summary

Beginning balance on November 1, 2024	\$1,563.36
Deposits and other credits	0.01
Withdrawals and other debits	-0.00
Service fees	-0.00
Ending balance on November 30, 2024	\$1,563.37

of deposits/credits: 1

of withdrawals/debits: 0

of days in cycle: 30

Average ledger balance: \$1,563.36

Average collected balance: \$1,563.36

Annual Percentage Yield Earned this statement period: 0.01%
Interest Paid Year To Date: \$0.11



Security tips

Tips to help protect yourself from trending scams:

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- 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.

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Scan the code or visit bafa.com/HelpProtectYourself



6:45 AM

01/14/25

Applegreen Condominium Apts 2
A/R Aging Summary
 As of November 30, 2024

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
1A ESCOBAR	-159.18	0.00	0.00	0.00	0.00	-159.18
1D RODRIGUEZ	0.00	-0.04	0.00	0.00	-288.53	-288.57
1F SCHREINER	100.00	0.00	0.00	0.00	0.00	100.00
2B SASSANO (email only)	0.00	0.00	0.00	0.00	961.00	961.00
2G ALBERTY	0.00	-392.00	0.00	0.00	0.00	-392.00
2H CATANO	0.00	0.00	0.00	78.00	379.48	457.48
2I GREAVES	0.00	0.00	0.00	25.00	0.00	25.00
2J TEJADA HOLD ATTORNEY	0.00	25.00	0.00	0.00	1,535.88	1,560.88
3A BOSWELL	78.06	0.00	0.00	-78.06	-392.00	-392.00
3C FACEY-THOMPSON-Atty Hold	0.00	442.00	392.00	417.00	2,458.34	3,709.34
3D NIEVES, VASQUEZ	-0.66	0.00	0.00	0.00	-236.00	-236.66
3E COLE	281.00	306.00	0.00	0.00	-225.11	361.89
3I COLMENARES	0.00	0.00	0.00	0.00	62.00	62.00
TOTAL	299.22	380.96	392.00	441.94	4,255.06	5,769.18