

**Applegreen Condo Apt 3 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 3

Balance Sheet

As of September 30, 2024

	Sep 30, 24
ASSETS	
Current Assets	
Checking/Savings	
BOA Op Acct (8617)	34,807.94
BOA Savings Acct	4,155.86
Total Checking/Savings	38,963.80
Accounts Receivable	
Accounts Receivable	5,982.38
Total Accounts Receivable	5,982.38
Total Current Assets	44,946.18
TOTAL ASSETS	44,946.18
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	2,300.00
Total Accounts Payable	2,300.00
Other Current Liabilities	
Unidentified Deposit	5.06
Total Other Current Liabilities	5.06
Total Current Liabilities	2,305.06
Total Liabilities	2,305.06
Equity	
Opening Balance Equity	4,639.78
Retained Earnings	51,427.42
Net Income	-13,426.08
Total Equity	42,641.12
TOTAL LIABILITIES & EQUITY	44,946.18

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Accrual Basis

Applegreen Condominium Apts 3
Profit & Loss Budget Performance

September 2024

	Sep 24	Budget	Jan - Sep 24	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Application Fees	0.00	25.00	750.00	225.00	300.00
Fine	0.00		395.00		
Late Fees	150.00	16.67	700.00	149.99	200.00
Laundry	200.00	166.67	1,440.00	1,499.99	2,000.00
Maintanance	9,600.00	9,600.00	86,400.00	86,400.00	115,200.00
NSF	0.00		50.00		
Total Income	9,950.00	9,808.34	89,735.00	88,274.98	117,700.00
Expense					
Admin					
Bank Svc Charges	0.00	8.33	0.00	75.01	100.00
Credit & Criminal Reports	0.00	11.67	630.00	104.99	140.00
Legal Fees	0.00	83.33	900.00	750.01	1,000.00
Licenses, Permits & DBPR Fees	0.00	17.58	283.01	158.26	211.00
Master Association	0.00	833.33	0.00	7,500.01	10,000.00
Office & Postage and Delivery	33.30	8.33	505.65	75.01	100.00
Property Management Fees	500.00	500.00	5,080.98	4,500.00	6,000.00
Year End Tax Return	0.00	0.00	0.00	350.00	350.00
Total Admin	533.30	1,462.57	7,399.64	13,513.29	17,901.00
Insurance Expense	0.00	2,666.67	0.00	23,999.99	32,000.00
Repairs and Maintenance					
Bldg. Inspection	0.00		6,750.00		
Building Supplies	29.92	25.00	872.78	225.00	300.00
Electrical Repairs	0.00		1,300.00		
Elevator Maint & Repairs	250.00	375.00	9,908.47	3,375.00	4,500.00
Fire Equipment Inspection & ...	0.00	33.33	150.00	300.01	400.00
Janitorial	400.00	240.00	5,355.00	2,160.00	2,880.00
Landscaping and Groundskee...	500.00	250.00	2,300.00	2,250.00	3,000.00
Laundry Repairs	1,325.38	83.33	4,744.42	750.01	1,000.00
Misc	0.00	1.58	0.00	14.26	19.00
Pest Control	0.00	116.67	0.00	1,049.99	1,400.00
Plumbing	4,800.00	83.33	15,365.00	750.01	1,000.00
Repirs & Maint	0.00	416.67	16,243.97	3,749.99	5,000.00
Roof Repairs	0.00	166.67	0.00	1,499.99	2,000.00
Total Repairs and Maintenance	7,305.30	1,791.58	62,989.64	16,124.26	21,499.00
Reserves					
Non-Allocated Contineny Res...	0.00	233.33	0.00	2,100.01	2,800.00
Total Reserves	0.00	233.33	0.00	2,100.01	2,800.00
Structural Integrity Reserve Ex	0.00	250.00	0.00	2,250.00	3,000.00
Utilities					
Electric	163.30	291.67	1,632.71	2,624.99	3,500.00
Sanitation & Bulk Trash	1,153.57	1,500.00	13,915.85	13,500.00	18,000.00
Telephone Expense	0.00	66.67	0.00	599.99	800.00
Water & Sewer	0.00	1,516.67	17,223.24	13,649.99	18,200.00
Total Utilities	1,316.87	3,375.01	32,771.80	30,374.97	40,500.00
Total Expense	9,155.47	9,779.16	103,161.08	88,362.52	117,700.00
Net Ordinary Income	794.53	29.18	-13,426.08	-87.54	0.00
Net Income	794.53	29.18	-13,426.08	-87.54	0.00