

**Rocaille Condo Assoc
Fort Lauderdale, FL**

**Financial Statement
July 2025**

**Prepared For
The Board Of Directors**

By:

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

Profit & Loss Budget Performance

	Jul 25	Budget	Jan - Jul 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
4010 · Fee Income					
4030 · Regular Maintenance Fees	49,560.00	48,199.25	148,680.00	144,597.75	192,797.00
4050 · Laundry Income	725.00	216.67	1,785.00	1,516.65	2,600.00
4055 · Late Fees	0.00	25.00	0.00	175.00	300.00
4065 · Screening Fees	0.00	37.50	450.00	262.50	450.00
4070 · Garage Income	200.00	150.00	1,090.00	1,060.00	1,800.00
4075 · Othr Income	0.00	610.25	213.08	4,271.75	7,323.00
4076 · Interest Income	387.07		1,845.37		
4080 · Spec Assess	0.00		25,125.12		
4082 · Spec Assess - SIRS	0.00		60,815.52		
Total 4010 · Fee Income	50,872.07	49,238.67	240,004.09	151,873.65	205,270.00
Total Income	50,872.07	49,238.67	240,004.09	151,873.65	205,270.00
Expense					
6100 · Administrative Expense					
6110 · Management Expense	400.00	400.00	2,800.00	2,800.00	4,800.00
6120 · Bank Service Charges	0.00		71.17		
6125 · Credit Investigation	0.00	18.75	75.00	131.25	225.00
6130 · Office & Postage Expense	63.80	169.91	677.51	1,189.41	2,038.96
6135 · Legal Expense	0.00	5.00	5,250.00	35.00	60.00
6150 · License & Permits	0.00	31.25	597.38	218.75	375.00
6165 · Tax Return Prep/Accounting	0.00	31.25	300.00	218.75	375.00
Total 6100 · Administrative Expense	463.80	656.16	9,771.06	4,593.16	7,873.96
6180 · Insurance					
6530 · Building Insurance	6,558.36	6,621.65	45,399.52	46,351.57	79,459.82
Total 6180 · Insurance	6,558.36	6,621.65	45,399.52	46,351.57	79,459.82
6300 · Repairs & Maintenance					
6347 · Cooling Tower Cont & Rep	0.00	500.00	0.00	3,500.00	6,000.00
6311 · Building Maint & Repairs	831.64	366.67	2,378.64	2,566.65	4,400.00
6313 · Fire Equipment	237.71	83.33	2,486.60	583.35	1,000.00
6314 · Plumbing	0.00	173.37	1,344.00	1,213.54	2,080.39
6315 · Garage Expense	0.00	72.50	0.00	507.50	870.00
6320 · Building Supplies	300.00	125.00	600.00	875.00	1,500.00
6321 · Security Expense	0.00		95.00		
6325 · Janitorial Expense	0.00	500.00	2,508.00	3,500.00	6,000.00
6326 · Electrical Repairs	0.00	83.33	0.00	583.35	1,000.00
6328 · Alarm Sv.c & Repairs	0.00	150.00	0.00	1,050.00	1,800.00
6329 · Termite Contract	0.00	54.17	0.00	379.15	650.00
6330 · Pest Control	79.00	83.33	25,318.00	583.35	1,000.00
6341 · Laundry Equipment	210.00	83.33	210.00	583.35	1,000.00
6342 · Sewage Pumping Stat. Maint	115.00	716.67	1,105.00	5,016.65	8,600.00
6343 · Roof Maintenance Contract	0.00	537.50	0.00	3,762.50	6,450.00
6346 · Cooling Tower Contract	224.70	225.00	1,572.90	1,575.00	2,700.00
Total 6300 · Repairs & Maintenance	1,998.05	3,754.20	37,618.14	26,279.39	45,050.39
6390 · Utilities					
6400 · Electric	879.32	916.67	5,820.28	6,416.65	11,000.00
6410 · Water & Sewer	1,940.89	2,250.00	13,188.64	15,750.00	27,000.00
6415 · Sanitation	342.75	416.67	2,399.25	2,916.65	5,000.00
6416 · Telephone	185.10	316.67	1,294.58	2,216.65	3,800.00
Total 6390 · Utilities	3,348.06	3,900.01	22,702.75	27,299.95	46,800.00
6450 · Elevator Expense					
6451 · Elevator Service	0.00	233.33	1,204.11	1,633.35	2,800.00
6455 · Elevator License	0.00	9.17	135.00	64.15	110.00
6456 · Elevator Repairs	0.00	125.00	0.00	875.00	1,500.00
Total 6450 · Elevator Expense	0.00	367.50	1,339.11	2,572.50	4,410.00
6500 · Grounds Expense					
6503 · Lawn & Landscaping	1,086.00	750.00	6,754.00	5,250.00	9,000.00
Total 6500 · Grounds Expense	1,086.00	750.00	6,754.00	5,250.00	9,000.00
6610 · Pool Expense					
6620 · Pool Maintenance	590.00	391.67	2,855.00	2,741.65	4,700.00
6630 · Pool Repairs	0.00	54.42	493.00	380.90	653.00
Total 6610 · Pool Expense	590.00	446.09	3,348.00	3,122.55	5,353.00

Rocaille Condominium Apts. Inc
Profit & Loss Budget Performance

July 2025

	<u>Jul 25</u>	<u>Budget</u>	<u>Jan - Jul 25</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
8020 - Reserve Fund.	0.00	610.25	0.00	4,271.75	7,323.00
Total Expense	14,044.27	17,105.86	126,932.58	119,740.87	205,270.17
Net Ordinary Income	36,827.80	32,132.81	113,071.51	32,132.78	-0.17
Net Income	<u>36,827.80</u>	<u>32,132.81</u>	<u>113,071.51</u>	<u>32,132.78</u>	<u>-0.17</u>