

**Applegreen Condo Inc II**  
**Margate, FL**

**Financial Statement**  
**April 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 April 30, 2024

	Apr 30, 24
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
BOA OP ACCT (1908)	22,428.34
BOA Savings Acct	1,563.30
Total Checking/Savings	23,991.64
Accounts Receivable	
Accounts Receivable	5,655.84
Total Accounts Receivable	5,655.84
Other Current Assets	
AR	12,711.20
Total Other Current Assets	12,711.20
Total Current Assets	42,358.68
<b>TOTAL ASSETS</b>	<b>42,358.68</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Unidentified Deposits	1,047.00
Unrestricted Net Assets	-5,489.90
Total Other Current Liabilities	-4,442.90
Total Current Liabilities	-4,442.90
Total Liabilities	-4,442.90
Equity	
Opening Balance Equity	3,192.34
Retained Earnings	30,064.53
Net Income	13,544.71
Total Equity	46,801.58
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>42,358.68</b>

Applegreen Condominium Apts 2  
Profit & Loss Budget Performance  
April 2024

	Apr 24	Budget	Jan - Apr 24	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Application Fees	0.00	25.00	0.00	100.00	300.00
Intrest	0.01		0.04		
Late Fees	25.00	16.67	175.00	66.64	200.00
Laundry Income	200.00	166.67	810.00	666.64	2,000.00
Maintenance	11,094.00	11,091.33	44,376.03	44,365.36	133,096.00
Repairs	0.00		7,450.00		
<b>Total Income</b>	<b>11,319.01</b>	<b>11,299.67</b>	<b>52,811.07</b>	<b>45,198.64</b>	<b>135,596.00</b>
<b>Expense</b>					
<b>Admin</b>					
Bank Svc Charges	29.95	8.33	119.80	33.36	100.00
Credit & Criminal Reports	0.00	11.67	0.00	46.64	140.00
Legal Fees	723.70	83.33	500.00	333.36	1,000.00
Licenses, Permits & DBPR Fees	0.00	25.00	61.25	100.00	300.00
Master Association	0.00	833.33	0.00	3,333.36	10,000.00
Office & Postage	6.21	8.33	22.75	33.36	100.00
Property Management Fees	400.00	400.00	1,600.00	1,600.00	4,800.00
Year End Tax Return	0.00	0.00	0.00	350.00	350.00
<b>Total Admin</b>	<b>1,159.86</b>	<b>1,369.99</b>	<b>2,303.80</b>	<b>5,830.08</b>	<b>16,790.00</b>
<b>Grounds Expense</b>					
Irrigation	0.00	25.00	0.00	100.00	300.00
Landscaping and Groundskeeping	0.00	300.00	0.00	1,200.00	3,600.00
<b>Total Grounds Expense</b>	<b>0.00</b>	<b>325.00</b>	<b>0.00</b>	<b>1,300.00</b>	<b>3,900.00</b>
<b>Insurance Expense</b>	<b>2,349.70</b>	<b>2,500.00</b>	<b>9,398.80</b>	<b>10,000.00</b>	<b>30,000.00</b>
Misc.	0.00	2.17	0.00	8.64	26.00
Non-Allocated Contingency Reser	0.00	583.33	0.00	2,333.36	7,000.00
<b>Repairs &amp; Maint</b>					
Elevator Svc	0.00	375.00	2,075.21	1,500.00	4,500.00
Fire Equipment Inspection & Mai	0.00	33.33	0.00	133.36	400.00
Janitorial	240.00	240.00	2,140.00	960.00	2,880.00
Laundry Equipment Maint	0.00	83.33	919.49	333.36	1,000.00
Maint Supplies	0.00	25.00	0.00	100.00	300.00
Pest Control	0.00	150.00	0.00	600.00	1,800.00
Postage and Delivery	0.00		40.80		
Repairs and Maintenance	1,642.00	833.33	6,142.00	3,333.36	10,000.00
<b>Total Repairs &amp; Maint</b>	<b>1,882.00</b>	<b>1,739.99</b>	<b>11,317.50</b>	<b>6,960.08</b>	<b>20,880.00</b>
<b>Structural Integrity Reserve</b>	<b>0.00</b>	<b>250.00</b>	<b>0.00</b>	<b>1,000.00</b>	<b>3,000.00</b>
<b>Utilities</b>					
Electric	250.74	291.67	1,087.57	1,166.64	3,500.00
Sanitation	1,601.92	1,500.00	6,047.81	6,000.00	18,000.00
Telephone Expense	0.00	41.67	0.00	166.64	500.00
Water & Sewer	2,471.80	2,666.67	9,110.88	10,666.64	32,000.00
<b>Total Utilities</b>	<b>4,324.46</b>	<b>4,500.01</b>	<b>16,246.26</b>	<b>17,999.92</b>	<b>54,000.00</b>
<b>Total Expense</b>	<b>9,718.02</b>	<b>11,270.49</b>	<b>39,266.36</b>	<b>45,432.08</b>	<b>135,596.00</b>
<b>Net Ordinary Income</b>	<b>1,602.99</b>	<b>29.18</b>	<b>13,544.71</b>	<b>-233.44</b>	<b>0.00</b>
<b>Net Income</b>	<b>1,602.99</b>	<b>29.18</b>	<b>13,544.71</b>	<b>-233.44</b>	<b>0.00</b>