

**Eastern Parkview Condo Assn Inc.
Miami, FL**

**Financial Statement
March 2024**

**Prepared For
The Board Of Directors**

By:

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

Eastern Parkview Condo Assn Inc.
Balance Sheet
As of March 31, 2024

	<u>Mar 31, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
BB&T Operating Ac	11,039.71
Total Checking/Savings	11,039.71
Accounts Receivable	
Accounts Receivable	-7,159.71
Total Accounts Receivable	-7,159.71
Other Current Assets	
Prepaid Roof/Bldg Repairs	28,247.67
Provision for Bad Debt.	-1,666.68
Total Other Current Assets	26,580.99
Total Current Assets	30,460.99
TOTAL ASSETS	<u>30,460.99</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
LOAN FROM BB & T BANK	74,433.50
Non Allocated Contingency	2,555.00
Tenant Security Deposits Held	2,000.00
Total Other Current Liabilities	78,988.50
Total Current Liabilities	78,988.50
Total Liabilities	78,988.50
Equity	
Retained Earnings	-50,093.02
Net Income	1,565.51
Total Equity	-48,527.51
TOTAL LIABILITIES & EQUITY	<u>30,460.99</u>

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Accrual Basis

Eastern Parkview Condo Assn Inc.
Profit & Loss Budget Performance

March 2024

	Mar 24	Budget	Jan - Mar 24	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Application Fees	0.00	75.00	300.00	225.00	900.00
Late Fees	0.00	8.33	75.00	25.03	100.00
Laundry Income	25.00	25.00	50.00	75.00	300.00
Maintenance Fees	8,754.00	8,750.00	26,262.00	26,250.00	105,000.00
Special Assessment	0.00	150.00	0.00	450.00	1,800.00
Total Income	8,779.00	9,008.33	26,687.00	27,025.03	108,100.00
Expense					
Admin					
Accounting Expense	0.00		30.00		
Credit & Criminal Report	0.00	35.00	70.00	105.00	420.00
DBPR Filing Fees	0.00	0.00	0.00	275.00	275.00
License & Permits	61.25		61.25		
Loan Fees	0.00	150.00	1,786.41	450.00	1,800.00
Office/Postage	16.45	41.67	63.35	124.97	500.00
Property Management Fees	320.00	290.00	960.00	870.00	3,480.00
Year end tax return	0.00	0.00	0.00	350.00	350.00
Total Admin	397.70	516.67	2,971.01	2,174.97	6,825.00
Insurance Expense	5,350.10	3,416.67	11,201.04	10,249.97	41,000.00
Miscellaneous expense	0.00	7.92	0.00	23.72	95.00
Non-Allocated Contingency	0.00	808.33	0.00	2,425.03	9,700.00
Repairs & Maint					
Building Repair	1,100.00	416.67	1,100.00	1,249.97	5,000.00
Building Supplies	0.00	41.67	127.75	124.97	500.00
Elevator Inspection	0.00	37.50	0.00	112.50	450.00
Elevator Monitoring	0.00	58.33	0.00	175.03	700.00
Elevator Service & Repairs	101.65	125.00	304.95	375.00	1,500.00
Fire Equipment Expense	0.00	118.67	0.00	349.97	1,400.00
Janitorial	350.00	500.00	1,050.00	1,500.00	6,000.00
Landscaping and Groundskeeping	280.00	106.67	440.00	319.97	1,280.00
Pest Control	96.30	100.00	288.90	300.00	1,200.00
Plumbing expense	0.00	416.67	900.00	1,249.97	5,000.00
Pool Expense	460.00	287.50	950.00	862.50	3,450.00
Total Repairs & Maint	2,387.95	2,206.68	5,161.60	6,619.88	26,480.00
Special Assessment Expense	30.00		60.00		
Structural Integrity Reserve	0.00	250.00	0.00	750.00	3,000.00
Utilities					
Electric	341.39	350.00	1,045.26	1,050.00	4,200.00
Sanitation	726.32		2,178.96		
Telephone Expense	0.00		165.00		
Water & Sewer	886.85	1,400.00	2,338.62	4,200.00	16,800.00
Total Utilities	1,954.56	1,750.00	5,727.84	5,250.00	21,000.00
Total Expense	10,120.31	8,956.27	25,121.49	27,493.57	108,100.00
Net Ordinary Income	-1,341.31	52.06	1,565.51	-468.54	0.00
Net Income	-1,341.31	52.06	1,565.51	-468.54	0.00