

**Rocaille Condo Apts Assoc  
Fort Lauderdale, FL**

**Financial Statement  
February 2025**

**Prepared For  
The Board Of Directors**

**By:**

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

Rocaille Condominium Apts. Inc  
**Balance Sheet**  
As of February 28, 2025

	<u>Feb 28, 25</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1250 · Petty Cash	150.00
1264 · Truist Spec Assess ac (62105)	29,318.31
1268 · Truist New Operating Acct (6726)	35,698.39
1273 · Truist SIRS Spec Assess (8688)	66,785.26
Total Checking/Savings	131,951.96
Accounts Receivable	
1201 · Accounts Receivable	-4,011.60
Total Accounts Receivable	-4,011.60
Other Current Assets	
1252 · Provision for Bad Debt	-3,000.00
Total Other Current Assets	-3,000.00
Total Current Assets	124,940.36
<b>TOTAL ASSETS</b>	<b>124,940.36</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	3,989.09
Total Accounts Payable	3,989.09
Other Current Liabilities	
2400 · Reserve Fund	
2414 · Contingency Fund	60,815.52
Total 2400 · Reserve Fund	60,815.52
2520 · Spec Assess Expense	21,352.00
Total Other Current Liabilities	82,167.52
Total Current Liabilities	86,156.61
Total Liabilities	86,156.61
Equity	
1110 · Retained Earnings	-8,419.82
Net Income	47,203.57
Total Equity	38,783.75
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>124,940.36</b>

Rocaille Condominium Apts. Inc  
**Profit & Loss Budget Performance**

February 2025

	Feb 25	Budget	Jan - Feb 25	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
4010 · Fee Income					
4030 · Regular Maintenance Fees	0.00	0.00	49,560.00	48,199.25	192,797.00
4050 · Laundry Income	530.00	216.67	530.00	433.30	2,600.00
4055 · Late Fees	0.00	25.00	0.00	50.00	300.00
4065 · Screening Fees	450.00	37.50	450.00	75.00	450.00
4070 · Garage Income	100.00	150.00	290.00	300.00	1,800.00
4075 · Othr Income	138.08	610.25	138.08	1,220.50	7,323.00
4076 · Interest Income	178.66		365.63		
4080 · Spec Assess	25,125.12		25,125.12		
<b>Total 4010 · Fee Income</b>	<b>26,521.86</b>	<b>1,039.42</b>	<b>76,458.83</b>	<b>50,278.05</b>	<b>205,270.00</b>
<b>Total Income</b>	<b>26,521.86</b>	<b>1,039.42</b>	<b>76,458.83</b>	<b>50,278.05</b>	<b>205,270.00</b>
<b>Expense</b>					
6100 · Administrative Expense					
6110 · Management Expense	400.00	400.00	800.00	800.00	4,800.00
6125 · Credit Investigation	0.00	18.75	0.00	37.50	225.00
6130 · Office & Postage Expense	81.36	169.91	267.06	339.86	2,038.96
6135 · Legal Expense	1,000.00	5.00	1,750.00	10.00	60.00
6150 · License & Permits	0.00	31.25	100.00	62.50	375.00
6165 · Tax Return Prep/Accounting	0.00	31.25	0.00	62.50	375.00
<b>Total 6100 · Administrative Expense</b>	<b>1,481.36</b>	<b>656.16</b>	<b>2,917.06</b>	<b>1,312.36</b>	<b>7,873.96</b>
6180 · Insurance					
6530 · Building Insurance	6,049.36	6,621.65	12,607.72	13,243.32	79,459.82
<b>Total 6180 · Insurance</b>	<b>6,049.36</b>	<b>6,621.65</b>	<b>12,607.72</b>	<b>13,243.32</b>	<b>79,459.82</b>
6300 · Repairs & Maintenance					
6347 Cooling Tower Cont & Rep	0.00	500.00	0.00	1,000.00	6,000.00
6311 · Building Maint & Repairs	687.00	366.67	837.00	733.30	4,400.00
6313 · Fire Equipment	0.00	83.33	237.71	166.70	1,000.00
6314 · Plumbing	0.00	173.37	0.00	346.69	2,080.39
6315 · Garage Expense	0.00	72.50	0.00	145.00	870.00
6320 · Building Supplies	150.00	125.00	150.00	250.00	1,500.00
6321 · Security Expense	95.00		95.00		
6325 · Janitorial Expense	0.00	500.00	0.00	1,000.00	6,000.00
6326 · Electrical Repairs	0.00	83.33	0.00	166.70	1,000.00
6328 · Alarm Sv.c & Repairs	0.00	150.00	0.00	300.00	1,800.00
6329 · Termite Contract	0.00	54.13	0.00	108.30	650.00
6330 · Pest Control	158.00	83.33	158.00	166.70	1,000.00
6341 · Laundry Equipment	0.00	83.33	0.00	166.70	1,000.00
6342 · Sewage Pumping Stat. Maint	115.00	716.67	530.00	1,433.30	8,600.00
6343 · Roof Maintenance Contract	0.00	537.50	0.00	1,075.00	6,450.00
6346 · Cooling Tower Contract	224.70	225.00	449.40	450.00	2,700.00
<b>Total 6300 · Repairs &amp; Maintenance</b>	<b>1,429.70</b>	<b>3,754.16</b>	<b>2,457.11</b>	<b>7,508.39</b>	<b>45,050.39</b>
6390 · Utilities					
6400 · Electric	832.27	916.67	1,819.59	1,833.30	11,000.00
6410 · Water & Sewer	1,609.07	2,250.00	3,601.80	4,500.00	27,000.00
6415 · Sanitation	342.75	416.67	685.50	833.30	5,000.00
6416 · Telephone	184.90	316.67	369.48	633.30	3,800.00
<b>Total 6390 · Utilities</b>	<b>2,968.99</b>	<b>3,900.01</b>	<b>6,476.37</b>	<b>7,799.90</b>	<b>46,800.00</b>
6450 · Elevator Expense					
6451 · Elevator Service	0.00	233.33	0.00	466.70	2,800.00
6455 · Elevator License	0.00	9.17	0.00	18.30	110.00
6456 · Elevator Repairs	0.00	125.00	0.00	250.00	1,500.00
<b>Total 6450 · Elevator Expense</b>	<b>0.00</b>	<b>367.50</b>	<b>0.00</b>	<b>735.00</b>	<b>4,410.00</b>
6500 · Grounds Expense					
6503 · Lawn & Landscaping	1,086.00	750.00	3,254.00	1,500.00	9,000.00
<b>Total 6500 · Grounds Expense</b>	<b>1,086.00</b>	<b>750.00</b>	<b>3,254.00</b>	<b>1,500.00</b>	<b>9,000.00</b>
6610 · Pool Expense					
6620 · Pool Maintenance	700.00	391.67	1,050.00	783.30	4,700.00
6630 · Pool Repairs	0.00	54.42	493.00	108.80	653.00
<b>Total 6610 · Pool Expense</b>	<b>700.00</b>	<b>446.09</b>	<b>1,543.00</b>	<b>892.10</b>	<b>5,353.00</b>
8020 · Reserve Fund.	0.00	610.25	0.00	1,220.50	7,323.00