

Rocaille Condo Apts., Inc.
Pompano Beach, FL

Financial Statement
Dec 2023

Prepared For
The Board Of Directors

By:

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

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01/19/24

Accrual Basis

Rocaille Condominium Apts. Inc

Balance Sheet

As of December 31, 2023

	<u>Dec 31, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
1264 · Truist Spec Assess ac (62105)	38.73
1268 · Truist New Operating Acct (6726)	13,069.61
Total Checking/Savings	<u>13,108.34</u>
Accounts Receivable	
1201 · Accounts Receivable	64.00
Total Accounts Receivable	<u>64.00</u>
Other Current Assets	
1252 · Provision for Bad Debt	-3,000.00
Total Other Current Assets	<u>-3,000.00</u>
Total Current Assets	<u>10,172.34</u>
TOTAL ASSETS	<u><u>10,172.34</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	2,371.47
Total Accounts Payable	<u>2,371.47</u>
Other Current Liabilities	
2520 · Spec Assess Expense	33,350.58
Total Other Current Liabilities	<u>33,350.58</u>
Total Current Liabilities	<u>35,722.05</u>
Total Liabilities	35,722.05
Equity	
1110 · Retained Earnings	-14,815.02
Net Income	-10,734.69
Total Equity	<u>-25,549.71</u>
TOTAL LIABILITIES & EQUITY	<u><u>10,172.34</u></u>

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Accrual Basis

Rocaille Condominium Apts. Inc
Profit & Loss Budget Performance

December 2023

	Dec 23	Budget	Jan - Dec 23	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
4010 · Fee Income					
4030 · Regular Maintenance Fees	0.00	0.00	154,273.00	154,272.00	154,272.00
4050 · Laundry Income	0.00	283.33	2,610.00	3,400.00	3,400.00
4060 · Special Assessment	0.00		45,651.00		
4065 · Screening Fees	300.00	0.00	450.00	450.00	450.00
4070 · Garage Income	65.00	33.33	365.00	400.00	400.00
4075 · Othr Income	0.00		80.35		
Total 4010 · Fee Income	365.00	316.66	203,429.35	158,522.00	158,522
Total Income	365.00	316.66	203,429.35	158,522.00	158,522
Expense					
6100 · Administrative Expense					
Gift & Donations	50.00		50.00		
6110 · Management Expense	400.00	400.00	4,800.00	4,800.00	4,800.00
6120 · Bank Service Charges	0.00	8.33	0.00	100.00	100.00
6125 · Credit Investigation	0.00	16.25	0.00	195.00	195.00
6130 · Office & Postage Expense	140.50	83.33	944.75	1,000.00	1,000.00
6135 · Legal Expense	0.00		162.50		
6150 · License & Permits	100.00	13.08	375.00	157.00	157.00
6165 · Tax Return Prep/Accounting	0.00	0.00	300.00	300.00	300.00
6240 · Miscellaneous	0.00	1.42	0.00	17.00	17.00
6650 · Property Taxes	0.00	56.50	2,939.83	678.00	678.00
Total 6100 · Administrative Expense	690.50	578.91	9,572.08	7,247.00	7,247
6180 · Insurance					
6530 · Building Insurance	0.00	5,833.33	73,098.65	70,000.00	70,000.00
6180 · Insurance - Other	5,928.10		12,616.96		
Total 6180 · Insurance	5,928.10	5,833.33	85,715.61	70,000.00	70,000
6300 · Repairs & Maintenance					
6310 · AC Maint & Repairs	0.00	83.33	0.00	1,000.00	1,000.00
6311 · Building Maint & Repairs	0.00	416.67	-23,931.00	5,000.00	5,000.00
6313 · Fire Equipment	0.00	41.67	4,472.76	500.00	500.00
6314 · Plumbing	0.00	83.33	1,125.00	1,000.00	1,000.00
6315 · Garage Expense	0.00		350.00		
6320 · Building Supplies	49.16	33.33	1,037.63	400.00	400.00
6321 · Security Expense	0.00		651.10		
6325 · Janitorial Expense	475.00	500.00	5,700.00	6,000.00	6,000.00
6326 · Electrical Repairs	0.00	25.00	620.00	300.00	300.00
6328 · Alarm Sv.c & Repairs	0.00	20.83	0.00	250.00	250.00
6329 · Termite Contract	0.00	54.17	0.00	650.00	650.00
6330 · Pest Control	72.00	165.83	1,504.00	1,990.00	1,990.00
6340 · Roof Repairs & Maintenance	0.00		1,800.00		
6341 · Laundry Equipment	0.00	8.33	0.00	100.00	100.00
6342 · Sewage Pumping Stat. Maint	0.00	166.67	2,712.92	2,000.00	2,000.00
6343 · Roof Maintenance Contract	0.00	375.00	3,450.00	4,500.00	4,500.00
6344 · Special Assessment Expense	0.00		22,655.91		
6346 · Cooling Tower Contract	224.70	208.33	2,696.40	2,500.00	2,500.00
6300 · Repairs & Maintenance - Other	415.00		7,910.00		
Total 6300 · Repairs & Maintenance	1,235.86	2,182.49	32,754.72	26,190.00	26,190.00
6390 · Utilities					
6400 · Electric	1,078.97	916.67	11,721.61	11,000.00	11,000.00
6410 · Water & Sewer	2,143.68	1,550.00	21,542.73	18,600.00	18,600.00
6415 · Sanitation	316.11	266.67	3,705.12	3,200.00	3,200.00
6416 · Telephone	371.72	300.00	4,380.18	3,600.00	3,600.00
Total 6390 · Utilities	3,910.48	3,033.34	41,349.64	36,400.00	36,400.00
6450 · Elevator Expense					
6451 · Elevator Service	0.00	200.00	2,472.59	2,400.00	2,400.00
6455 · Elevator License	0.00	9.17	110.00	110.00	110.00
Total 6450 · Elevator Expense	0.00	209.17	2,582.59	2,510.00	2,510.00
6500 · Grounds Expense					
6501 · Lawn Maintenance	1,292.50	666.67	8,401.25	8,000.00	8,000.00
6504 · Sprinkler Repairs	0.00	41.67	0.00	500.00	500.00
Total 6500 · Grounds Expense	1,292.50	708.34	8,401.25	8,500.00	8,500.00

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Accrual Basis

Rocaille Condominium Apts. Inc
Profit & Loss Budget Performance

December 2023

	Dec 23	Budget	Jan - Dec 23	YTD Budget	Annual Budget
6610 · Pool Expense					
6620 · Pool Maintenance	350.00	356.25	4,390.00	4,275.00	4,275.00
6630 · Pool Repairs	0.00	33.33	0.00	400.00	400.00
Total 6610 · Pool Expense	350.00	389.58	4,390.00	4,675.00	4,675.00
6900 · Special Assessment Expense	0.00		29,398.15		
Total Expense	13,407.44	12,935.16	214,164.04	155,522.00	155,522.00
Net Ordinary Income	-13,042.44	-12,618.50	-10,734.69	3,000.00	3,000.00
Other Income/Expense					
Other Expense					
6700 · Reserve Expense	0.00	250.00	0.00	3,000.00	3,000.00
Total Other Expense	0.00	250.00	0.00	3,000.00	3,000.00
Net Other Income	0.00	-250.00	0.00	-3,000.00	-3,000.00
Net Income	-13,042.44	-12,868.50	-10,734.69	0.00	0

Rocaille Condominium Apts. Inc

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Register: 1268 · Truist New Operating Acct (6726

From 12/01/2023 through 12/31/2023

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Bala
12/01/2023	5180	Pro Condo Specialist	2000 · Accounts Payable	JANITORIAL ...	475.00	X		13,960
12/01/2023	5181	USA MANAGEMENT	2000 · Accounts Payable	INVOICE # 14...	540.50	X		13,419
12/12/2023	5182	AQUATICA POOL ...	2000 · Accounts Payable	INVOICE # 17...	350.00	X		13,069
12/12/2023	5183	Bug Off	2000 · Accounts Payable	INVOICE 120...	72.00	X		12,997
12/12/2023	5184	City Of Pompano Be...	2000 · Accounts Payable	ACCT # 4535-...	2,143.68	X		10,854
12/12/2023	5185	CRISSMAN CONS...	2000 · Accounts Payable	VOID: INVOL...		X		10,854
12/12/2023	5186	FPL	2000 · Accounts Payable	ACCT # 50988...	854.09	X		9,999
12/12/2023	5187	PUMPING STATIO...	2000 · Accounts Payable	INVOICE # 33...	415.00	X		9,584
12/12/2023	5188	WASTE PRO	2000 · Accounts Payable	INVOICE # 12...	316.11	X		9,268
12/13/2023	debit	LOWES	6300 · Repairs & Main...		49.16	X		9,219
12/13/2023	DEBIT		1264 · Truist Spec Ass...	TRANSFER		X	11,483.68	20,703
12/14/2023	DEBIT	HUB INTERNATIO...	6180 · Insurance	PRE PAYMENT	5,928.10	X		14,775
12/14/2023	DEBIT	AT&T	2000 · Accounts Payable	2847226976	87.73	X		14,687
12/15/2023	5189	CRISSMAN CONS...	2000 · Accounts Payable	INVOICE 606...	224.70			14,462
12/15/2023	5190	DBPR-Division of Fl...	2000 · Accounts Payable	MA00022605 ...	100.00			14,362
12/15/2023	5191	PREMIER ELEVAT...	2000 · Accounts Payable	INVOICE # SI...	1,164.20	X		13,198
12/18/2023			-split-	Deposit		X	300.00	13,498
12/18/2023	4021	PAMELA SPENCER	6100 · Administrative ...	Gift	50.00	X		13,448
12/20/2023	5192	Alarm One	2000 · Accounts Payable	INVOICE 118...	95.00			13,353
12/28/2023	DEBIT	AT&T	2000 · Accounts Payable	954 946-0371 ...	283.99	X		13,069

Rocaille Condominium Apts. Inc

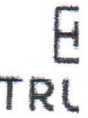
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Register: 1264 · Truist Spec Assess ac (62105)

From 12/01/2023 through 12/31/2023

Sorted by: Date, Type, Number/Ref

<u>Date</u>	<u>Number</u>	<u>Payee</u>	<u>Account</u>	<u>Memo</u>	<u>Payment C</u>	<u>Deposit</u>	<u>Bala</u>
12/13/2023			1268 · Truist New Ope...	TRANSFER	11,483.68 X		38



885-41-01-00 50158 11 C 001 30 S 66 002
 ROCAILLE CONDO APTS INC
 9000 SHERIDAN ST STE 166
 PEMBROKE PINES FL 33024-8808

Your account statement

For 12/29/2023

Contact us



Truist.com



(844) 4TRUIST
 (844) 487-847

■ TRUIST DYNAMIC BUSINESS CHECKING 1100021816726

Account summary

Your previous balance as of 11/30/2023	\$15,585.19
Checks	- 7,530.58
Other withdrawals, debits and service charges	- 6,348.98
Deposits, credits and interest	+ 11,783.68
Your new balance as of 12/29/2023	= \$13,489.31

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT
12/28	4021	50.00	12/28	5182	350.00	12/20	5187	41
12/05	*5179	1,150.00	12/19	5183	72.00	12/21	5188	31
12/07	5180	475.00	12/19	5184	2,143.68	12/21	*5191	1,16
12/04	5181	540.50	12/18	*5186	854.09			

* indicates a skip in sequential check numbers above this item

Total checks = \$7,530.58

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT
12/13	DEBIT CARD PURCHASE LOWES #01792* 12-12 POMPANO BEACH FL 8285	41
12/14	Payment ATT PAYO ROCAILLE CONDO	8
12/15	INTERNET PAYMENT INSURANCE HUB FLORIDA FT313052466	5,92
12/27	Payment ATT PAYB ROCAILLE CONDOMINIUM	28
Total other withdrawals, debits and service charges		= \$6,348.98

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT
12/13	TRUIST ONLINE TRANSFER MOBILE FROM ****2105 -	11,48
12/19	DEPOSIT	300
Total deposits, credits and interest		= \$11,783.68

Changes are being made effective February 2, 2024, to the Commercial Bank Services Agreement ("CBSA") that governs your account, including a new paragraph titled Fraud Detection Products. Continued use of your account after the effective date constitutes your acceptance of the changes. The most current version of the CBSA can be obtained at any Truist branch or online at www.truist.com/CBSA. All future transactions on your account will be governed by the amended CBSA. If you have any questions about this change, contact your local Truist branch, your relationship manager, or call 844-4TRUIST (844-487-8478).



885-41-01-00 50158 0 C 001 30 S 66 002
 ROCAILLE CONDO APTS INC
 ASSESSMENT ACCT
 C/O AMS FLORIDA
 9000 SHERIDAN ST STE 166
 PEMBROKE PINES FL 33024-8808

Your account statement

For 12/29/2023

Contact us



Truist.com



(844) 4TRUIST
 (844) 487-847

■ BUSINESS VALUE 200 CHECKING 0000240162105

Account summary

Your previous balance as of 11/30/2023	\$11,522.41
Checks	- 0.00
Other withdrawals, debits and service charges	- 11,483.68
Deposits, credits and interest	+ 0.00
Your new balance as of 12/29/2023	= \$38.73

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT
12/13	TRUIST ONLINE TRANSFER MOBILE TO ****6726 -	11,48
Total other withdrawals, debits and service charges		= \$11,48

Changes are being made effective February 2, 2024, to the Commercial Bank Services Agreement ("CBSA") that governs your account including a new paragraph titled Fraud Detection Products. Continued use of your account after the effective date constitutes your acceptance of the changes. The most current version of the CBSA can be obtained at any Truist branch or online at www.truist.com/CBSA. All future transactions on your account will be governed by the amended CBSA. If you have any questions about this change, contact your local Truist branch, your relationship manager, or call 844-4TRUIST (844-487-8478).

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Rocaille Condominium Apts. Inc
A/R Aging Summary
As of December 31, 2023

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
305 LANHAM	65.00	0.00	0.00	0.00	0.00	65.00
306 SAXON/FRANGOS	0.00	0.00	0.00	-1.00	0.00	-1.00
TOTAL	<u>65.00</u>	<u>0.00</u>	<u>0.00</u>	<u>-1.00</u>	<u>0.00</u>	<u>64.00</u>