

**Park Place Of Bal Harbour Condo
Bal Harbour, FL**

**Financial Statement
Feb 2024**

**Prepared For
The Board Of Directors**

By:

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

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03/18/24

Accrual Basis

Park Place of Bal Harbor Condo Assoc Inc.

Balance Sheet

As of February 29, 2024

| | Feb 29, 24 |
|---------------------------------------|------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| 1000 · New York Community Bank | 14,732.63 |
| Total Checking/Savings | 14,732.63 |
| Accounts Receivable | |
| 11000 · Accounts Receivable | -566.91 |
| Total Accounts Receivable | -566.91 |
| Other Current Assets | |
| 12000 · Undeposited Funds | 662.48 |
| Total Other Current Assets | 662.48 |
| Total Current Assets | 14,828.20 |
| TOTAL ASSETS | 14,828.20 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 20000 · Accounts Payable | 465.27 |
| Total Accounts Payable | 465.27 |
| Total Current Liabilities | 465.27 |
| Total Liabilities | 465.27 |
| Equity | |
| 32000 · Retained Earnings | 171.79 |
| Net Income | 14,191.14 |
| Total Equity | 14,362.93 |
| TOTAL LIABILITIES & EQUITY | 14,828.20 |

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Park Place of Bal Harbor Condo Assoc Inc.
Profit & Loss Budget Performance
 February 2024

| | Feb 24 | Budget | Jan - Feb 24 | YTD Budget | Annual Budget |
|---|-----------------|-----------------|------------------|-----------------|------------------|
| Ordinary Income/Expense | | | | | |
| Income | | | | | |
| NSF | 25.00 | | 25.00 | | |
| 4000 · Maintenance Income | 4,768.00 | 4,766.67 | 9,536.00 | 9,533.30 | 57,200.00 |
| 4010 · Application Fees | 0.00 | 12.50 | 0.00 | 25.00 | 150.00 |
| 4015 · Special Asse Prior Yr Shortfall | 0.00 | | 8,700.00 | | |
| Total Income | 4,793.00 | 4,779.17 | 18,261.00 | 9,558.30 | 57,350.00 |
| Expense | | | | | |
| 62200 · Credit & Criminal Reports | 0.00 | 5.83 | 0.00 | 11.70 | 70.00 |
| 62500 · Div. of Corporations/Filing Fee | 0.00 | 0.00 | 0.00 | 85.00 | 85.00 |
| 62600 · Electric | 163.25 | 104.17 | 465.27 | 208.30 | 1,250.00 |
| 62700 · Electric Repairs & Supplies | 0.00 | 8.33 | 0.00 | 16.70 | 100.00 |
| 62800 · Fire Equipment | 104.86 | 25.00 | 104.86 | 50.00 | 300.00 |
| 63300 · Insurance Expense | 570.50 | 3,333.33 | 570.50 | 6,666.70 | 40,000.00 |
| 63600 · Janitorial Service | 100.00 | 100.00 | 200.00 | 200.00 | 1,200.00 |
| 63700 · Landscaping and Groundskeeping | 0.00 | 250.00 | 500.00 | 500.00 | 3,000.00 |
| 63800 · Laundry Equipment Contract | 0.00 | 25.00 | 0.00 | 50.00 | 300.00 |
| 63900 · Licenses & Permits | 0.00 | 12.50 | 0.00 | 25.00 | 150.00 |
| 64400 · Miscellaneous Expense | 0.00 | 1.67 | 0.00 | 3.30 | 20.00 |
| 64500 · Non-Allocated Contingency Fund | 0.00 | 166.67 | 0.00 | 333.30 | 2,000.00 |
| 64900 · Office/Postage Supplies | 12.92 | | 23.80 | | |
| 66300 · Pest Control | 0.00 | 8.33 | 0.00 | 16.70 | 100.00 |
| 66400 · Pool Service & Repairs | 120.00 | 125.00 | 360.00 | 250.00 | 1,500.00 |
| 66500 · Postage and Delivery | 4.95 | 10.42 | 4.95 | 20.80 | 125.00 |
| 66700 · Professional Fees | 0.00 | 200.00 | 0.00 | 400.00 | 2,400.00 |
| 66800 · Property Management Fees | 200.00 | | 400.00 | | |
| 67200 · Repairs and Maintenance | 100.00 | | 100.00 | | |
| 67700 · Roof Repairs & Maintenance | 550.00 | 83.33 | 550.00 | 166.70 | 1,000.00 |
| 68700 · Water & Sewer | 375.92 | 283.33 | 790.48 | 566.70 | 3,400.00 |
| 68800 · Year End Tax Returns | 0.00 | 0.00 | 0.00 | 350.00 | 350.00 |
| Total Expense | 2,302.40 | 4,742.91 | 4,069.86 | 9,920.90 | 57,350.00 |
| Net Ordinary Income | 2,490.60 | 36.26 | 14,191.14 | -362.60 | 0.00 |
| Net Income | 2,490.60 | 36.26 | 14,191.14 | -362.60 | 0.00 |