

**Applegreen Condominium II
Margate, FL**

**Financial Statement
October 2025**

**Prepared For
The Board Of Directors**

By:

**USA Management
9000 Sheridan St, Suite 166
Pembroke Pines, FL 33024**

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11/14/25

Accrual Basis

Applegreen Condominium Apts 2 Profit & Loss Budget Performance

October 2025

	Oct 25	Budget	Jan - Oct 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Application Fees	0.00	25.00	300.00	250.00	300.00
Bank Fees	-29.95		-29.95		
Intrest	0.01		0.10		
Late Fees	50.00	20.83	900.00	208.34	250.00
Laundry Income	0.00	216.67	300.00	2,166.66	2,600.00
Maintenance	18,627.90	13,750.00	146,785.92	137,500.00	165,000.00
Total Income	18,647.96	14,012.50	148,256.07	140,125.00	168,150.00
Expense					
Admin					
Bank Svc Charges	0.00	8.33	209.65	83.34	100.00
Credit & Criminal Reports	0.00	12.50	225.00	125.00	150.00
Legal Fees	0.00	83.33	2,000.00	833.34	1,000.00
Licenses, Permits & DBPR Fees	500.00	25.00	1,998.17	250.00	300.00
Master Association	0.00	833.33	0.00	8,333.34	10,000.00
Office & Postage	30.00	8.33	667.30	83.34	100.00
Property Management Fees	400.00	400.00	4,000.00	4,000.00	4,800.00
Year End Tax Return	0.00	31.25	300.00	312.50	375.00
Total Admin	930.00	1,402.07	9,400.12	14,020.86	16,825.00
Grounds Expense					
Irrigation	0.00	25.00	0.00	250.00	300.00
Landscaping and Groundskeeping	300.00	300.00	2,700.00	3,000.00	3,600.00
Total Grounds Expense	300.00	325.00	2,700.00	3,250.00	3,900.00
Insurance Expense	4,147.16	6,183.67	48,246.24	61,836.66	74,204.00
Repairs & Maint					
Bldg. Inspections	0.00		354.50		
Elevator Svc	425.00	166.67	1,550.00	1,666.66	2,000.00
Fire Equipment Inspection & Mai	0.00	16.67	512.25	166.66	200.00
Janitorial	460.00	458.33	4,280.00	4,583.34	5,500.00
Laundry Equipment Maint	0.00	83.33	2,355.03	833.34	1,000.00
Maint Supplies	0.00	25.00	75.55	250.00	300.00
Misc.	0.00	1.75	0.00	17.50	21.00
Non-Allocated Contingency Reser	0.00	200.00	0.00	2,000.00	2,400.00
Pest Control	0.00		577.80		
Postage and Delivery	17.38		29.23		
Repairs and Maintenance	100.00	833.33	10,573.48	8,333.34	10,000.00
Repairs & Maint - Other	2,000.00		2,000.00		
Total Repairs & Maint	3,002.38	1,785.08	22,307.84	17,850.84	21,421.00
Utilities					
Electric	255.59	208.33	2,452.95	2,083.34	2,500.00
Sanitation	1,806.19	1,500.00	16,696.90	15,000.00	18,000.00
Telephone Expense	0.00	25.00	1,480.20	250.00	300.00
Water & Sewer	3,852.57	2,583.33	30,998.74	25,833.34	31,000.00
Total Utilities	5,914.35	4,316.66	51,628.79	43,166.68	51,800.00
Total Expense	14,293.89	14,012.48	134,282.99	140,125.04	168,150.00
Net Ordinary Income	4,354.07	0.02	13,973.08	-0.04	0.00
Net Income	4,354.07	0.02	13,973.08	-0.04	0.00

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Accrual Basis

Applegreen Condominium Apts 2

Balance Sheet

As of October 31, 2025

	Oct 31, 25
ASSETS	
Current Assets	
Checking/Savings	
BOA OP ACCT (1908)	11,053.15
BOA Savings Acct (3790)	1,563.48
Total Checking/Savings	12,616.63
Accounts Receivable	
Accounts Receivable	1,914.81
Total Accounts Receivable	1,914.81
Other Current Assets	
Undeposited Funds	2,214.56
Total Other Current Assets	2,214.56
Total Current Assets	16,746.00
TOTAL ASSETS	16,746.00
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	-10,091.85
Total Accounts Payable	-10,091.85
Other Current Liabilities	
Unidentified Deposits	1,831.00
Total Other Current Liabilities	1,831.00
Total Current Liabilities	-8,260.85
Total Liabilities	-8,260.85
Equity	
Retained Earnings	11,033.77
Net Income	13,973.08
Total Equity	25,006.85
TOTAL LIABILITIES & EQUITY	16,746.00