

Rocaille Condo Apts., Inc.
Pompano Beach, 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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03/19/24

Accrual Basis

Rocaille Condominium Apts. Inc

Balance Sheet

As of February 29, 2024

	Feb 29, 24
ASSETS	
Current Assets	
Checking/Savings	
1264 · Truist Spec Assess ac (62105)	7,730.73
1268 · Truist New Operating Acct (6726)	30,781.18
Total Checking/Savings	38,511.91
Accounts Receivable	
1201 · Accounts Receivable	-9,548.00
Total Accounts Receivable	-9,548.00
Other Current Assets	
1252 · Provision for Bad Debt	-3,000.00
Total Other Current Assets	-3,000.00
Total Current Assets	25,963.91
TOTAL ASSETS	25,963.91
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	3,108.59
Total Accounts Payable	3,108.59
Other Current Liabilities	
2520 · Spec Assess Expense	21,352.00
Total Other Current Liabilities	21,352.00
Total Current Liabilities	24,460.59
Total Liabilities	24,460.59
Equity	
1110 · Retained Earnings	-15,374.00
Net Income	16,877.32
Total Equity	1,503.32
TOTAL LIABILITIES & EQUITY	25,963.91

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03/19/24

Accrual Basis

Rocaille Condominium Apts. Inc
Profit & Loss Budget Performance

February 2024

	Feb 24	Budget	Jan - Feb 24	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Application Fess	0.00	37.50	0.00	75.00	450.00
4010 · Fee Income					
4030 · Regular Maintenance Fees	0.00	14,722.00	44,160.00	29,444.00	176,664.00
4050 · Laundry Income	380.00	212.50	718.00	425.00	2,550.00
4070 · Garage Income	120.00	120.00	170.00	240.00	1,440.00
4075 · Othr Income	0.00		75.00		
Total 4010 · Fee Income	500.00	15,054.50	45,123.00	30,109.00	180,654.00
Total Income	500.00	15,092.00	45,123.00	30,184.00	181,104.00
Expense					
6100 · Administrative Expense					
6110 · Management Expense	400.00	400.00	800.00	800.00	4,800.00
6125 · Credit Investigation	0.00	17.50	140.00	35.00	210.00
6130 · Office & Postage Expense	98.72	83.33	243.28	166.70	1,000.00
6150 · License & Permits	0.00	31.25	0.00	62.50	375.00
6165 · Tax Return Prep/Accounting	0.00	0.00	0.00	350.00	350.00
6650 · Property Taxes	0.00	70.83	0.00	141.70	850.00
Total 6100 · Administrative Expense	498.72	602.91	1,183.28	1,555.90	7,585.00
6180 · Insurance					
6530 · Building Insurance	5,928.10	5,927.17	5,928.10	11,854.30	71,126.00
6180 · Insurance - Other	0.00		5,928.10		
Total 6180 · Insurance	5,928.10	5,927.17	11,856.20	11,854.30	71,126.00
6300 · Repairs & Maintenance					
6310 · AC Maint & Repairs	0.00	480.83	0.00	961.70	5,770.00
6311 · Building Maint & Repairs	2,709.78	100.00	3,389.78	200.00	1,200.00
6313 · Fire Equipment	445.71	53.42	445.71	106.80	641.00
6314 · Plumbing	0.00	83.33	0.00	166.70	1,000.00
6320 · Building Supplies	104.37	105.25	336.36	210.50	1,263.00
6325 · Janitorial Expense	505.00	500.00	1,010.00	1,000.00	6,000.00
6326 · Electrical Repairs	0.00	93.33	0.00	186.70	1,120.00
6328 · Alarm Sv.c & Repairs	0.00	148.75	0.00	297.50	1,785.00
6329 · Termite Contract	0.00	54.17	0.00	108.30	650.00
6330 · Pest Control	76.00	83.33	152.00	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	230.00	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
Total 6300 · Repairs & Maintenance	4,180.56	3,264.91	6,013.25	6,529.90	39,179.00
6390 · Utilities					
6400 · Electric	970.85	975.00	1,972.68	1,950.00	11,700.00
6410 · Water & Sewer	1,806.58	1,883.33	3,103.02	3,766.70	22,600.00
6415 · Sanitation	331.16	333.33	1,293.48	666.70	4,000.00
6416 · Telephone	356.40	375.00	1,298.87	750.00	4,500.00
Total 6390 · Utilities	3,466.99	3,566.66	7,667.95	7,133.40	42,800.00
6450 · Elevator Expense					
6451 · Elevator Service	0.00	204.17	0.00	408.30	2,450.00
6455 · Elevator License	0.00	0.00	0.00	110.00	110.00
Total 6450 · Elevator Expense	0.00	204.17	0.00	518.30	2,560.00
6500 · Grounds Expense					
6501 · Lawn Maintenance	0.00	666.67	0.00	1,333.30	8,000.00
6503 · Landscaping	825.00		825.00		
6504 · Sprinkler Repairs	0.00	50.00	0.00	100.00	600.00
Total 6500 · Grounds Expense	825.00	716.67	825.00	1,433.30	8,600.00
6610 · Pool Expense					
6620 · Pool Maintenance	350.00	391.67	700.00	783.30	4,700.00
6630 · Pool Repairs	0.00	33.33	0.00	66.70	400.00
Total 6610 · Pool Expense	350.00	425.00	700.00	850.00	5,100.00