

**Rocaille Condo Association
Fort Lauderdale, FL**

**Financial Statement
December 2024**

**Prepared For
The Board Of Directors**

By:

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

Rocaille Condominium Apts. Inc

Balance Sheet

01/28/25

As of December 31, 2024

Accrual Basis

	<u>Dec 31, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
1250 - Petty Cash	150.00
1264 - Truist Spec Assess ac (62105)	3,863.71
1268 - Truist New Operating Acct (6726)	13,958.46
1273 - Truist SIRS Spec Assess (8688)	58,592.78
Total Checking/Savings	<u>76,564.95</u>
Accounts Receivable	
1201 - Accounts Receivable	4,206.65
Total Accounts Receivable	<u>4,206.65</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>77,771.60</u>
TOTAL ASSETS	<u><u>77,771.60</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 - Accounts Payable	4,048.90
Total Accounts Payable	<u>4,048.90</u>
Other Current Liabilities	
2400 - Reserve Fund	
2414 - Contingency Fund	60,815.52
Total 2400 - Reserve Fund	<u>60,815.52</u>
2620 - Spec Assess Expense	21,352.00
Total Other Current Liabilities	<u>82,167.52</u>
Total Current Liabilities	<u>86,216.42</u>
Total Liabilities	<u>86,216.42</u>
Equity	
1110 - Retained Earnings	-15,374.00
Net Income	6,929.18
Total Equity	<u>-8,444.82</u>
TOTAL LIABILITIES & EQUITY	<u><u>77,771.60</u></u>

Rocaille Condominium Apts, Inc
 Profit & Loss Budget Performance

December 2024

	Dec 24	Budget	Jan - Dec 24	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
4010 - Fee Income					
4030 - Regular Maintenance Fees	0.00	14,722.00	178,540.00	178,664.00	178,994.00
4050 - Laundry Income	500.00	212.50	3,007.00	2,650.00	2,550.00
4060 - Special Assessment	5,400.00		46,146.48		
4065 - Screening Fees	0.00	37.50	600.00	450.00	450.00
4070 - Garage Income	80.00	120.00	1,450.00	1,440.00	1,440.00
4075 - Other Income	28.44		692.50		
4078 - Interest Income	179.06		451.97		
4082 - Spec Assess - SIRS	0.00		60,815.52		
Total 4010 - Fee Income	6,185.50	15,092.00	289,803.47	181,104.00	181,104.00
Total Income	6,185.50	15,092.00	289,803.47	181,104.00	181,104.00
Expense					
6100 - Administrative Expense					
6110 - Management Expense	400.00	400.00	4,800.00	4,800.00	4,800.00
6120 - Bank Service Charges	2.34		2.34		
6125 - Credit Investigation	0.00	17.50	490.00	210.00	210.00
6130 - Office & Postage Expense	105.17	83.33	1,200.62	1,000.00	1,000.00
6135 - Legal Expense	0.00		60.00		
6150 - License & Permits	0.00	31.25	572.50	375.00	375.00
6165 - Tax Return Prep/Accounting	0.00	0.00	350.00	350.00	350.00
6650 - Property Taxes	840.86	70.83	881.72	850.00	850.00
Total 6100 - Administrative Expense	1,439.37	602.91	8,757.18	7,585.00	7,585.00
6180 - Insurance					
6530 - Building Insurance	12,995.46	5,927.17	72,276.46	71,126.00	71,126.00
6531 - Building Appraisal	0.00		650.00		
Total 6180 - Insurance	12,995.46	5,927.17	72,926.46	71,126.00	71,126.00
6300 - Repairs & Maintenance					
6310 - AC Maint & Repairs	0.00	480.83	0.00	5,770.00	5,770.00
6311 - Building Maint & Repairs	5,445.19	100.00	31,941.01	1,200.00	1,200.00
6312 - Drain Expense	0.00		660.00		
6313 - Fire Equipment	0.00	53.42	5,375.10	641.00	641.00
6314 - Plumbing	0.00	83.33	230.00	1,000.00	1,000.00
6320 - Building Supplies	160.00	105.25	1,696.66	1,263.00	1,263.00
6321 - Security Expense	0.00		213.78		
6325 - Janitorial Expense	0.00	500.00	2,525.00	6,000.00	6,000.00
6326 - Electrical Repairs	0.00	93.33	0.00	1,120.00	1,120.00
6328 - Alarm Sv.c & Repairs	0.00	148.75	0.00	1,785.00	1,785.00
6329 - Termites Contract	0.00	54.17	0.00	650.00	650.00
6330 - Pest Control	78.00	83.33	2,552.00	1,000.00	1,000.00
6341 - Laundry Equipment	0.00	83.33	0.00	1,000.00	1,000.00
6342 - Sewage Pumping Stat. Maint	115.00	716.67	1,380.00	8,600.00	8,600.00
6343 - Roof Maintenance Contract	3,350.00	537.50	4,500.00	6,450.00	6,450.00
6344 - Special Assessment Expense	0.00		13,189.17		
6348 - Cooling Tower Contract	224.70	225.00	2,698.40	2,700.00	2,700.00
Total 6300 - Repairs & Maintenance	9,360.89	3,264.91	68,848.98	39,179.00	39,179.00
6390 - Utilities					
6400 - Electric	1,177.98	975.00	10,408.53	11,700.00	11,700.00
6410 - Water & Sewer	1,679.05	1,883.33	25,500.05	22,600.00	22,600.00
6415 - Sanitation	342.75	333.33	5,239.85	4,000.00	4,000.00
6418 - Telephone	184.58	375.00	3,169.41	4,500.00	4,500.00
Total 6390 - Utilities	3,384.37	3,566.66	44,317.84	42,800.00	42,800.00
6450 - Elevator Expense					
6451 - Elevator Service	849.11	204.17	3,098.31	2,450.00	2,450.00
6455 - Elevator License	0.00	0.00	110.00	110.00	110.00
6456 - Elevator Repairs	0.00		355.00		
Total 6450 - Elevator Expense	849.11	204.17	3,563.31	2,560.00	2,560.00
6500 - Grounds Expense					
6502 - Grounds Pest Control	310.00		310.00		
6503 - Lawn & Landscaping	1,275.00	666.67	20,840.00	8,000.00	8,000.00
6504 - Sprinkler Repairs	0.00	50.00	0.00	600.00	600.00
Total 6500 - Grounds Expense	1,585.00	716.67	21,150.00	8,600.00	8,600.00
6610 - Pool Expense					
6620 - Pool Maintenance	0.00	391.87	4,495.00	4,700.00	4,700.00

Rocaille Condominium Apts. Inc
Profit & Loss Budget Performance

December 2024

	Dec 24	Budget	Jan - Dec 24	YTD Budget	Annual Budget
6630 - Pool Repairs	0.00	33.33	0.00	400.00	400.00
Total 6610 - Pool Expense	0.00	425.00	4,495.00	5,100.00	5,100.00
6901 - Structural Integrity Reserve	0.00	125.00	0.00	1,500.00	1,500.00
8020 - Reserve Fund.	60,815.52	221.17	60,815.52	2,654.00	2,654.00
Total Expense	60,429.72	15,053.66	282,874.29	181,104.00	181,104.00
Net Ordinary Income	-84,244.22	38.34	0,929.18	0.00	0.00
Net Income	-84,244.22	38.34	0,929.18	0.00	0.00