

**Pelican Park 6761 Condo Assoc
Plantation, FL**

**Financial Statement
January 2022**

**Prepared For
The Board Of Directors**

By:

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

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02/22/22

Accrual Basis

PELICAN PARK 6761 ASSN INC

Balance Sheet

As of January 31, 2022

	<u>Jan 31, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
BB&T	49,187.38
SouthernState Loan Acc (8132)	3,575.25
Total Checking/Savings	<u>52,762.63</u>
Accounts Receivable	
Accounts Receivable	-49.00
Total Accounts Receivable	<u>-49.00</u>
Other Current Assets	
Prepaid Building Assessment	31,851.00
Undeposited Funds	381.00
Total Other Current Assets	<u>32,232.00</u>
Total Current Assets	<u>84,945.63</u>
TOTAL ASSETS	<u>84,945.63</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	980.38
Total Accounts Payable	<u>980.38</u>
Other Current Liabilities	
Centerstate Loan	42,835.00
Non Allocated Contingency	36,500.00
Total Other Current Liabilities	<u>79,335.00</u>
Total Current Liabilities	<u>80,315.38</u>
Total Liabilities	80,315.38
Equity	
Opening Bal Equity	6,037.02
Retained Earnings	-4,212.26
Net Income	2,805.49
Total Equity	<u>4,630.25</u>
TOTAL LIABILITIES & EQUITY	<u>84,945.63</u>

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02/22/22

Accrual Basis

PELICAN PARK 6761 ASSN INC
Profit & Loss YTD Comparison
January 2022

	<u>Jan 22</u>	<u>Jan 22</u>
Ordinary Income/Expense		
Income		
Late Fee Income	75.00	75.00
Maintenance Fees	5,775.00	5,775.00
Special Assessment	1,163.00	1,163.00
	<hr/>	<hr/>
Total Income	7,013.00	7,013.00
Expense		
Insurance		
Insurance	877.14	877.14
	<hr/>	<hr/>
Total Insurance	877.14	877.14
Loan Fees	288.04	288.04
Office & Postage	149.14	149.14
Property Management	375.00	375.00
Repairs		
Building Repairs	150.00	150.00
Landscaping, Trees & Grounds	385.00	385.00
Telephone Security Camera	59.95	59.95
	<hr/>	<hr/>
Total Repairs	594.95	594.95
Utilities		
Gas and Electric	183.94	183.94
Trash	1,187.54	1,187.54
Water	551.76	551.76
	<hr/>	<hr/>
Total Utilities	1,923.24	1,923.24
Total Expense	4,207.51	4,207.51
	<hr/>	<hr/>
Net Ordinary Income	2,805.49	2,805.49
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Net Income	<u>2,805.49</u>	<u>2,805.49</u>

PELICAN PARK 6761 ASSN INC

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Register: BB&T

From 01/01/2022 through 01/31/2022

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
01/01/2022	1922	USA MANAGEMENT	Accounts Payable	INVOICE # 11...	524.14	*		41,132.02
01/03/2022			Undeposited Funds	Deposit			1,602.00	42,734.02
01/07/2022	debit3	COMCAST	Repairs:Telephone Sec...		59.95	*		42,674.07
01/10/2022	DEBIT	FPL	Accounts Payable	ACCT # 75612...	142.73	*		42,531.34
01/11/2022			-split-	Deposit		*	9,557.00	52,088.34
01/11/2022			Undeposited Funds	Deposit		*	984.00	53,072.34
01/11/2022	1923	GRC / GRASS ROO...	Accounts Payable	INVOICE # 53...	385.00	*		52,687.34
01/12/2022	debit4	Waste Management	Utilities:Trash		136.23	*		52,551.11
01/12/2022	debit5	Waste Management	Utilities:Trash		427.79	*		52,123.32
01/13/2022			Undeposited Funds	Deposit		*	275.00	52,398.32
01/20/2022	debit6	ATTUNE INS	Insurance:Insurance	ACCT # 41226...	877.14	*		51,521.18
01/25/2022	DEBIT	City of Plantation	Accounts Payable	ACCT # 71388...	551.76	*		50,969.42
01/28/2022	1924	PANZARELLA WA...	Accounts Payable	INVOICE # 23...	1,247.04			49,722.38
01/28/2022	1925	ERNIE MUIRHEAD	Accounts Payable	TRASH REM...	150.00			49,572.38
01/31/2022	1930	GRC / GRASS ROO...	Accounts Payable	INVOICE # 52...	385.00			49,187.38

PELICAN PARK 6761 ASSN INC

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Register: SouthernState Loan Acc (8132)

From 01/01/2022 through 01/31/2022

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
01/13/2022			-split-	Deposit		X	106.00	3,863.29
01/18/2022	debit	CENTERSTATE BA...	Loan Fees		288.04	X		3,575.25