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 10:48 AM 02/22/22 Accrual Basis

PELICAN PARK 6761 ASSN INC Balance Sheet

As of January 31, 2022

Current Assets 49,187.38 Checking/Savings 3,575.25 Total Checking/Savings 52,762.63 Accounts Receivable -49.00 Accounts Receivable -49.00 Other Current Assets 31,851.00 Prepaid Building Assessment 31,851.00 Undeposited Funds 381.00 Total Other Current Assets 32,232.00 Total Current Assets 84,945.63 TOTAL ASSETS 84,945.63 LIABILITIES & EQUITY Liabilities Accounts Payable 980.38 Accounts Payable 980.38 Total Accounts Payable 980.38 Other Current Liabilities 2,835.00 Other Current Liabilities 79,335.00 Total Other Current Liabilities 79,335.00 Total Current Liabilities 80,315.38 Total Liabilities 80,315.38 Equity 6,037.02 Opening Bal Equity 6,037.02 Retained Earnings 4,212.26 Net Income 2,805.45 Total Equity 4,630.25 <		Jan 31, 22
BB&T		
SouthernState Loan Acc (8132) 3,575.25 Total Checking/Savings 52,762.63 Accounts Receivable -49.00 Total Accounts Receivable -49.00 Other Current Assets 31,851.00 Prepaid Building Assessment 381.00 Undeposited Funds 32,232.00 Total Other Current Assets 84,945.63 TOTAL ASSETS 84,945.63 LIABILITIES & EQUITY Liabilities Current Liabilities 2 Accounts Payable 980.38 Accounts Payable 980.38 Other Current Liabilities 42,835.00 Centerstate Loan 42,835.00 Non Allocated Contingency 36,500.00 Total Other Current Liabilities 79,335.00 Total Current Liabilities 80,315.38 Total Liabilities 80,315.38 Equity		49,187.38
Accounts Receivable		3,575.25
Accounts Receivable -49.00 Total Accounts Receivable -49.00 Other Current Assets 31,851.00 Prepaid Building Assessment 381.00 Total Other Current Assets 32,232.00 Total Current Assets 84,945.63 TOTAL ASSETS 84,945.63 LIABILITIES & EQUITY Liabilities Current Liabilities Current Liabilities Accounts Payable 980.38 Total Accounts Payable 980.38 Other Current Liabilities 42,835.00 Centerstate Loan 42,835.00 Non Allocated Contingency 36,500.00 Total Other Current Liabilities 79,335.00 Total Current Liabilities 80,315.38 Total Liabilities 80,315.38 Equity 6,037.02 Opening Bal Equity 6,037.02 Retained Earnings 4,212.26 Net Income 2,805.48 Total Equity 4,630.26	Total Checking/Savings	52,762.63
Other Current Assets Prepaid Building Assessment Undeposited Funds Total Other Current Assets Total Current Assets TOTAL ASSETS LIABILITIES & EQUITY Liabilities Current Liabilities Accounts Payable Accounts Payable Accounts Payable Other Current Liabilities Centerstate Loan Non Allocated Contingency Total Current Liabilities Total Current Liabilities Centerstate Loan Non Allocated Contingency Total Current Liabilities Total Liabilities Total Current Liabilities Centerstate Loan Non Allocated Contingency Total Other Current Liabilities Total Current Liabilities Total Current Liabilities Total Liabili		-49.00
Prepaid Building Assessment Undeposited Funds 31,851,00 381,00 Total Other Current Assets 32,232,00 Total Current Assets 84,945,63 TOTAL ASSETS 84,945,63 LIABILITIES & EQUITY Liabilities Current Liabilities 42,835,00 Accounts Payable 980,38 Total Accounts Payable 980,38 Other Current Liabilities 42,835,00 Centerstate Loan 42,835,00 Non Allocated Contingency 36,500,00 Total Other Current Liabilities 79,335,00 Total Current Liabilities 80,315,38 Total Liabilities 80,315,38 Equity 6,037,02 Opening Bal Equity 6,037,02 Retained Earnings 4,212,26 Net Income 2,805,45 Total Equity 4,630,25	Total Accounts Receivable	-49.00
Total Current Assets 84,945.63 TOTAL ASSETS 84,945.63 LIABILITIES & EQUITY Current Liabilities Current Liabilities 980.38 Accounts Payable 980.38 Total Accounts Payable 980.38 Other Current Liabilities 42,835.00 Centerstate Loan 42,835.00 Non Allocated Contingency 36,500.00 Total Other Current Liabilities 79,335.00 Total Current Liabilities 80,315.38 Total Liabilities 80,315.38 Equity 6,037.02 Retained Earnings -4,212.26 Net Income 2,805.48 Total Equity 4,630.25	Prepaid Building Assessment	
TOTAL ASSETS 84,945.63 LIABILITIES & EQUITY Liabilities Current Liabilities Accounts Payable Accounts Payable Accounts Payable 980.38 Total Accounts Payable Centerstate Loan Non Allocated Contingency 36,500.00 Total Other Current Liabilities 79,335.00 Total Current Liabilities 80,315.38 Total Liabilities 80,315.38 Equity Opening Bal Equity Retained Earnings Net Income Total Equity Total Equity 4,630.25	Total Other Current Assets	32,232.00
LIABILITIES & EQUITY Liabilities Current Liabilities Accounts Payable Accounts Payable Accounts Payable 980.38 Total Accounts Payable Other Current Liabilities Centerstate Loan Non Allocated Contingency 36,500.00 Total Other Current Liabilities 79,335.00 Total Current Liabilities 80,315.38 Total Liabilities 80,315.38 Equity Opening Bal Equity Retained Earnings Net Income Total Equity 4,630.25	Total Current Assets	84,945.63
Liabilities Current Liabilities Accounts Payable 980.38 Total Accounts Payable 980.38 Other Current Liabilities 42,835.00 Centerstate Loan 42,835.00 Non Allocated Contingency 36,500.00 Total Other Current Liabilities 79,335.00 Total Current Liabilities 80,315.38 Total Liabilities 80,315.38 Equity 6,037.02 Retained Earnings -4,212.26 Net Income 2,805.49 Total Equity 4,630.25	TOTAL ASSETS	84,945.63
Other Current Liabilities 42,835.00 Centerstate Loan 36,500.00 Non Allocated Contingency 36,500.00 Total Other Current Liabilities 79,335.00 Total Current Liabilities 80,315.38 Total Liabilities 80,315.38 Equity 6,037.02 Retained Earnings -4,212.26 Net Income 2,805.49 Total Equity 4,630.25	Liabilities Current Liabilities Accounts Payable	980.38
Centerstate Loan 42,835.00 Non Allocated Contingency 36,500.00 Total Other Current Liabilities 79,335.00 Total Current Liabilities 80,315.38 Total Liabilities 80,315.38 Equity 6,037.02 Retained Earnings -4,212.26 Net Income 2,805.49 Total Equity 4,630.25	Total Accounts Payable	980.38
Total Current Liabilities 80,315.38 Total Liabilities 80,315.38 Equity 6,037.02 Retained Earnings -4,212.26 Net Income 2,805.49 Total Equity 4,630.25	Centerstate Loan	42,835.00 36,500.00
Total Liabilities 80,315.38 Equity 6,037.02 Opening Bal Equity -4,212.26 Retained Earnings -4,212.26 Net Income 2,805.49 Total Equity 4,630.25	Total Other Current Liabilities	79,335.00
Equity Opening Bal Equity Retained Earnings Net Income Total Equity 4,630.25	Total Current Liabilities	80,315.38
Opening Bal Equity 6,037.02 Retained Earnings -4,212.26 Net Income 2,805.49 Total Equity 4,630.25	Total Liabilities	80,315.38
Total Equity	Opening Bal Equity Retained Earnings	6,037.02 -4,212.26 2,805.49
TOTAL LIABILITIES & EQUITY 84,945.63	Total Equity	4,630.25
	TOTAL LIABILITIES & EQUITY	84,945.63

10:48 AM 02/22/22 Accrual Basis

PELICAN PARK 6761 ASSN INC Profit & Loss YTD Comparison

January 2022

Oudinam Income/Evnance		
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
Total Income	7,013.00	7,013.00
Expense		
Insurance		
Insurance	877.14	877.14
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
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
Total Utilities	1,923.24	1,923.24
Total Expense	4,207.51	4,207.51
Net Ordinary Income	2,805.49	2,805.49
Net Income	2,805.49	2,805.49

PELICAN PARK 6761 ASSN INC

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

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