

**Park Place of Bal Harbour Condo
Bal Harbour, FL**

**Financial Statement
January 2023**

**Prepared For
The Board Of Directors**

By:

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

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02/18/23

Accrual Basis

Park Place of Bal Harbor Condo Assoc Inc.

Balance Sheet

As of January 31, 2023

	Jan 31, 23
ASSETS	
Current Assets	
Checking/Savings	
1000 · New York Community Bank	1,100.94
Total Checking/Savings	1,100.94
Accounts Receivable	
11000 · Accounts Receivable	-2,384.05
Total Accounts Receivable	-2,384.05
Total Current Assets	-1,283.11
TOTAL ASSETS	-1,283.11
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	189.17
Total Accounts Payable	189.17
Total Current Liabilities	189.17
Total Liabilities	189.17
Equity	
32000 · Retained Earnings	-1,400.57
Net Income	-71.71
Total Equity	-1,472.28
TOTAL LIABILITIES & EQUITY	-1,283.11

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Accrual Basis

Park Place of Bal Harbor Condo Assoc Inc.
Profit & Loss Budget Performance

January 2023

	Jan 23	Budget	Jan 23	YTD Budget	Annual Bud...
Ordinary Income/Expense					
Income					
4000 · Maintenance Income	3,742.82	3,742.87	3,742.82	3,742.87	44,914.00
4010 · Application Fees	0.00	12.50	0.00	12.50	150.00
Total Income	3,742.82	3,755.37	3,742.82	3,755.37	45,064.00
Expense					
62000 · Bank Service Fee	0.09		0.09		
62200 · Credit & Criminal Reports	0.00	5.87	0.00	5.87	70.00
62500 · Div. of Corporations/Filing Fee	0.00	85.00	0.00	85.00	85.00
62600 · Electric	189.17	100.00	189.17	100.00	1,200.00
62700 · Electric Repairs & Supplies	0.00	8.37	0.00	8.37	100.00
62800 · Fire Equipment	0.00	12.50	0.00	12.50	150.00
63300 · Insurance Expense	2,784.86	2,500.00	2,784.86	2,500.00	30,000.00
63600 · Janitorial Service	200.00	100.00	200.00	100.00	1,200.00
63700 · Landscaping and Groundskee...	250.00	250.00	250.00	250.00	3,000.00
63800 · Laundry Equipment Contract	0.00	25.00	0.00	25.00	300.00
63900 · Licenses & Permits	0.00	12.50	0.00	12.50	150.00
64400 · Miscellaneous Expense	0.00	0.75	0.00	0.75	9.00
64500 · Non-Allocated Contingency F...	0.00	100.00	0.00	100.00	1,200.00
64900 · Office/Postage Supplies	11.92	8.37	11.92	8.37	100.00
66300 · Pest Control	0.00	8.37	0.00	8.37	100.00
66400 · Pool Service & Repairs	120.00	125.00	120.00	125.00	1,500.00
66800 · Property Management Fees	225.00	225.00	225.00	225.00	2,700.00
67700 · Roof Repairs & Maintenance	0.00	41.63	0.00	41.63	500.00
68700 · Water & Sewer	33.49	200.00	33.49	200.00	2,400.00
68800 · Year End Tax Returns	0.00	300.00	0.00	300.00	300.00
Total Expense	3,814.53	4,108.36	3,814.53	4,108.36	45,064.00
Net Ordinary Income	-71.71	-352.99	-71.71	-352.99	0.00
Net Income	-71.71	-352.99	-71.71	-352.99	0.00