

**Casa Grande Condo Assoc.
Miami, FL**

**Financial Statement
November 2020**

**Prepared For
The Board Of Directors**

By:

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

8:50 AM

Casa Grande Tower One Condominium Association

12/13/20

Balance Sheet

Accrual Basis

As of November 30, 2020

	<u>Nov 30, 20</u>
ASSETS	
Current Assets	
Checking/Savings	
Casa Grande New Operating ac	12,248.27
Casa Grande Reserve Ac	<u>202,745.13</u>
Total Checking/Savings	214,993.40
Accounts Receivable	
Accounts Receivable	<u>3,847.88</u>
Total Accounts Receivable	3,847.88
Other Current Assets	
Provisioin - Bad Debt	<u>-43,316.67</u>
Total Other Current Assets	<u>-43,316.67</u>
Total Current Assets	<u>175,524.61</u>
TOTAL ASSETS	<u>175,524.61</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	<u>12,628.82</u>
Total Accounts Payable	12,628.82
Other Current Liabilities	
Reserves-	<u>212,165.88</u>
Total Other Current Liabilities	<u>212,165.88</u>
Total Current Liabilities	<u>224,794.70</u>
Total Liabilities	224,794.70
Equity	
Retained Earnings	-41,004.98
Net Income	<u>-8,265.11</u>
Total Equity	<u>-49,270.09</u>
TOTAL LIABILITIES & EQUITY	<u>175,524.61</u>

Profit & Loss Budget Performance

November 2020

	Nov 20	Budget	Jan - Nov 20	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Income Fees					
Application Fees	0.00	83.33	1,400.00	916.67	1,000.00
Late Fees	55.00	125.00	505.00	1,375.00	1,500.00
Laundry Income	725.00	2,083.33	18,835.00	22,916.67	25,000.00
Maintenance Fees	21,000.00	21,000.00	231,000.00	231,000.00	252,000.00
Misc. Income	25.00	83.33	810.00	916.67	1,000.00
Water & Sewer	2,475.22	4,166.67	27,984.53	45,833.33	50,000.00
Total Income Fees	24,280.22	27,541.66	280,534.53	302,958.34	330,500.00
Total Income	24,280.22	27,541.66	280,534.53	302,958.34	330,500.00
Expense					
Administrative Expense					
Bad Debt	83.33	83.33	916.67	916.67	1,000.00
Bank Service Fee	0.00	4.17	0.00	45.83	50.00
Credit & Criminal Reports	195.00	50.00	1,105.00	550.00	600.00
Filing Fees	0.00	16.67	0.00	183.33	200.00
Legal Fees	0.00	208.33	5,684.53	2,291.67	2,500.00
License & Permits	1,007.00	66.67	1,068.25	733.33	800.00
Office & Postage	296.60	83.33	1,346.41	916.67	1,000.00
Property Management Fees	930.00	930.00	10,230.00	10,230.00	11,160.00
Year End Tax Returns	0.00	25.00	300.00	275.00	300.00
Total Administrative Expense	2,511.93	1,467.50	20,650.86	16,142.50	17,610.00
Grounds					
Landscaping and Groundskeeping	0.00	41.67	1,200.00	458.33	500.00
Total Grounds	0.00	41.67	1,200.00	458.33	500.00
Loan Fee	0.00		4,600.00		
Repairs and Maintenance					
Air Conditioning & Appliance	0.00	208.33	0.00	2,291.67	2,500.00
Backflow Certification	0.00	41.67	0.00	458.33	500.00
Building Repairs & Maintenance	3,230.00	833.33	16,313.81	9,166.67	10,000.00
Building Supplies	1,170.37	150.00	3,592.77	1,650.00	1,800.00
Cameras & Lock Expense	0.00	125.00	0.00	1,375.00	1,500.00
Electrical & Plumbing Repairs	228.92	250.00	2,693.92	2,750.00	3,000.00
Elevator Service & Repairs	2,213.76	1,250.00	11,249.36	13,750.00	15,000.00
Fire Alarm Service & Repairs	1,373.21	1,000.00	16,299.09	11,000.00	12,000.00
Fire Extinguisher Service	0.00	62.50	639.86	687.50	750.00
Fire Service (Pump/Sprinkler)	0.00	83.33	0.00	916.67	1,000.00
Generator Maintenance	0.00	166.67	0.00	1,833.33	2,000.00
Insurance Expense	5,247.43	4,083.33	47,178.68	44,916.67	49,000.00
Intercom/Security System	0.00	33.33	520.93	366.67	400.00
Janitorial	2,000.00	2,000.00	21,525.56	22,000.00	24,000.00
Laundry Equipment Rental	0.00	541.67	5,470.47	5,958.33	6,500.00
Pest Control	481.50	475.00	5,296.50	5,225.00	5,700.00
Total Repairs and Maintenance	15,945.19	11,304.16	130,780.95	124,345.84	135,650.00
Utilities					
Electric	1,574.48	1,825.00	18,137.10	20,075.00	21,900.00
Sanitation	1,164.38	1,000.00	10,842.26	11,000.00	12,000.00
Telephone Expense	1,093.13	708.33	10,787.31	7,791.67	8,500.00
Water & Sewer Expense	7,546.36	4,500.00	36,531.16	49,500.00	54,000.00
Total Utilities	11,378.35	8,033.33	76,297.83	88,366.67	96,400.00
Total Expense	29,835.47	20,846.66	233,529.64	229,313.34	250,160.00
Net Ordinary Income	-5,555.25	6,695.00	47,004.89	73,645.00	80,340.00
Other Income/Expense					
Other Expense					
Non-Allocated Contingency Fund	0.00	6,695.00	55,270.00	73,645.00	80,340.00
Total Other Expense	0.00	6,695.00	55,270.00	73,645.00	80,340.00
Net Other Income	0.00	-6,695.00	-55,270.00	-73,645.00	-80,340.00
Net Income	-5,555.25	0.00	-8,265.11	0.00	0.00