

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

**Financial Statement
April 2024**

**Prepared For
The Board Of Directors**

By:

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

12:32 PM

05/18/24

Accrual Basis

Park Place of Bal Harbor Condo Assoc Inc.

Balance Sheet

As of April 30, 2024

	Apr 30, 24
ASSETS	
Current Assets	
Checking/Savings	
1000 · New York Community Bank	18,754.94
Total Checking/Savings	18,754.94
Accounts Receivable	
11000 · Accounts Receivable	-2,272.00
Total Accounts Receivable	-2,272.00
Total Current Assets	16,482.94
TOTAL ASSETS	16,482.94
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	395.77
Total Accounts Payable	395.77
Total Current Liabilities	395.77
Total Liabilities	395.77
Equity	
32000 · Retained Earnings	171.79
Net Income	15,915.38
Total Equity	16,087.17
TOTAL LIABILITIES & EQUITY	16,482.94

Profit & Loss Budget Performance

April 2024

	Apr 24	Budget	Jan - Apr 24	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
NSF	0.00		25.00		
4000 · Maintenance Income	4,768.00	4,766.67	19,072.00	19,066.64	57,200.00
4010 · Application Fees	0.00	12.50	0.00	50.00	150.00
4015 · Special Asses Prior Yr Shortfall	0.00		8,700.00		
Total Income	4,768.00	4,779.17	27,797.00	19,116.64	57,350.00
Expense					
62200 · Credit & Criminal Reports	0.00	5.83	0.00	23.36	70.00
62500 · Div. of Corporations/Filing Fee	0.00	0.00	0.00	85.00	85.00
62600 · Electric	247.35	104.17	712.62	416.64	1,250.00
62700 · Electric Repairs & Supplies	0.00	8.33	0.00	33.36	100.00
62800 · Fire Equipment	0.00	25.00	104.86	100.00	300.00
63300 · Insurance Expense	0.00	3,333.33	5,641.50	13,333.36	40,000.00
63600 · Janitorial Service	100.00	100.00	400.00	400.00	1,200.00
63700 · Landscaping and Groundskeeping	0.00	250.00	1,000.00	1,000.00	3,000.00
63800 · Laundry Equipment Contract	0.00	25.00	0.00	100.00	300.00
63900 · Licenses & Permits	0.00	12.50	0.00	50.00	150.00
64400 · Miscellaneous Expense	0.00	1.67	0.00	6.64	20.00
64500 · Non-Allocated Contingency Fund	0.00	166.67	0.00	666.64	2,000.00
64900 · Office/Postage Supplies	69.53		99.54		
66300 · Pest Control	0.00	8.33	0.00	33.36	100.00
66400 · Pool Service & Repairs	120.00	125.00	600.00	500.00	1,500.00
66500 · Postage and Delivery	0.00	10.42	4.95	41.64	125.00
66700 · Professional Fees	0.00	200.00	0.00	800.00	2,400.00
66800 · Property Management Fees	200.00		800.00		
67200 · Repairs and Maintenance	0.00		100.00		
67700 · Roof Repairs & Maintenance	0.00	83.33	550.00	333.36	1,000.00
68700 · Water & Sewer	356.34	283.33	1,518.15	1,133.36	3,400.00
68800 · Year End Tax Returns	350.00	0.00	350.00	350.00	350.00
Total Expense	1,443.22	4,742.91	11,881.62	19,406.72	57,350.00
Net Ordinary Income	3,324.78	36.26	15,915.38	-290.08	0.00
Net Income	3,324.78	36.26	15,915.38	-290.08	0.00