Applegreen Condo 2 Assoc
Margate, FL

Financial Statement
June 2025

Prepared For

The Board Of Directors

By:

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

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07/22/25
Accrual Basis

Applegreen Condominium Apts 2
Balance Sheet
As of June 30, 2025

	Jun 30, 25
ASSETS	
Current Assets	
Checking/Savings	
BOA OP ACCT (1908)	9,833.46
BOA Savings Acct (3790)	1,563.44
Total Checking/Savings	11,396.90
Accounts Receivable	
Accounts Receivable	207.51
Total Accounts Receivable	207.51
Total Current Assets	11,604.41
TOTAL ASSETS	**11,604.41**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Unidentified Deposits	1,831.00
Total Other Current Liabilities	1,831.00
Total Current Liabilities	1,831.00
Total Liabilities	1,831.00
Equity	
Retained Earnings	11,033.77
Net Income	-1,260.36
Total Equity	9,773.41
TOTAL LIABILITIES & EQUITY	**11,604.41**

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Applegreen Condominium Apts 2
Profit & Loss Budget Performance
June 2025

	Jun 25	Budget	Jan - Jun 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Application Fees	0.00	25.00	300.00	150.00	300.00
Bank Fees	0.00		-29.95		
Intrest	0.01		0.06		
Late Fees	25.00	20.83	500.00	125.02	250.00
Laundry Income	0.00	216.67	300.00	1,299.98	2,600.00
Maintenance	13,752.04	13,750.00	82,026.08	82,500.00	165,000.00
Total Income	13,777.05	14,012.50	83,096.19	84,075.00	168,150.00
Expense					
Admin					
Bank Svc Charges	29.95	8.33	119.80	50.02	100.00
Credit & Criminal Reports	75.00	12.50	150.00	75.00	150.00
Legal Fees	0.00	83.33	2,000.00	500.02	1,000.00
Licenses, Permits & DBPR Fees	50.00	25.00	111.25	150.00	300.00
Master Association	0.00	833.33	0.00	5,000.02	10,000.00
Office & Postage	7.40	8.33	553.84	50.02	100.00
Property Management Fees	400.00	400.00	2,400.00	2,400.00	4,800.00
Year End Tax Return	0.00	31.25	300.00	187.50	375.00
Total Admin	562.35	1,402.07	5,634.89	8,412.58	16,825.00
Grounds Expense					
Irrigation	0.00	25.00	0.00	150.00	300.00
Landscaping and Groundskeeping	300.00	300.00	1,800.00	1,800.00	3,600.00
Total Grounds Expense	300.00	325.00	1,800.00	1,950.00	3,900.00
Insurance Expense	13,310.64	6,183.67	33,276.60	37,101.98	74,204.00
Repairs & Maint					
Bldg. Inspections	154.50		354.50		
Elevator Svc	125.00	166.67	750.00	999.98	2,000.00
Fire Equipment Inspection & Mai	360.00	16.67	512.25	99.98	200.00
Janitorial	460.00	458.33	2,440.00	2,750.02	5,500.00
Laundry Equipment Maint	1,148.95	83.33	2,355.03	500.02	1,000.00
Maint Supplies	0.00	25.00	75.55	150.00	300.00
Misc.	0.00	1.75	0.00	10.50	21.00
Non-Allocated Contingency Reser	0.00	200.00	0.00	1,200.00	2,400.00
Pest Control	0.00		577.80		
Repairs and Maintenance	450.00	833.33	7,523.48	5,000.02	10,000.00
Total Repairs & Maint	2,698.45	1,785.08	14,588.61	10,710.52	21,421.00
Utilities					
Electric	226.99	208.33	1,495.37	1,250.02	2,500.00
Sanitation	1,669.69	1,500.00	9,881.64	9,000.00	18,000.00
Telephone Expense	222.30	25.00	1,058.37	150.00	300.00
Water & Sewer	3,169.19	2,583.33	16,621.07	15,500.02	31,000.00
Total Utilities	5,288.17	4,316.66	29,056.45	25,900.04	51,800.00
Total Expense	22,159.61	14,012.48	84,356.55	84,075.12	168,150.00
Net Ordinary Income	-8,382.56	0.02	-1,260.36	-0.12	0.00
Net Income	**-8,382.56**	**0.02**	**-1,260.36**	**-0.12**	**0.00**