

**Applegreen Condominium III
Margate, FL**

**Financial Statement
October 2025**

**Prepared For
The Board Of Directors**

By:

**USA Management
9000 Sheridan St, Suite 166
Pembroke Pines, FL 33024**

Applegreen Condominium Apts 3 Profit & Loss Budget Performance

October 2025

	Oct 25	Budget	Jan - Oct 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Application Fees	0.00	75.00	150.00	750.00	900.00
Late Fees	150.00	41.67	775.00	416.66	500.00
Laundry	0.00	200.00	420.00	2,000.00	2,400.00
Maintenance	9,600.00	9,600.00	96,000.00	96,000.00	115,200.00
Special Assessment	4,249.92		9,076.92		
Total Income	13,999.92	9,916.67	106,421.92	99,166.66	119,000.00
Expense					
Admin					
Credit & Criminal Reports	0.00	37.50	0.00	375.00	450.00
Legal Fees	0.00	83.33	18,000.00	833.34	1,000.00
Licenses, Permits & DBPR Fees	1,749.76	17.58	3,030.84	175.84	211.00
Master Association	0.00	833.33	0.00	8,333.34	10,000.00
Office & Postage and Delivery	15.80	16.67	188.51	166.66	200.00
Office Supplies	0.00		66.97		
Property Management Fees	500.00	500.00	5,000.00	5,000.00	6,000.00
Year End Tax Return	0.00	31.25	300.00	312.50	375.00
Total Admin	2,265.56	1,519.66	26,586.32	15,196.68	18,236.00
Grounds Expense					
Irrigation System	0.00	25.00	0.00	250.00	300.00
Lawn/Landscape/ Tree Trim Svc	250.00	333.33	3,500.00	3,333.34	4,000.00
Total Grounds Expense	250.00	358.33	3,500.00	3,583.34	4,300.00
Insurance.					
Insurance Expense	0.00	2,666.67	0.00	26,666.66	32,000.00
Total Insurance.	0.00	2,666.67	0.00	26,666.66	32,000.00
Repairs and Maintenance					
Bldg. Inspection	327.25		3,251.75		
Building Supplies	0.00	41.67	135.30	416.66	500.00
Electrical Repairs	1,000.00		19,975.00		
Elevator Maint & Repairs	125.00	166.67	3,692.26	1,666.66	2,000.00
Fire Equipment Inspection & Mai	0.00	33.33	591.75	333.34	400.00
Janitorial	400.00	400.00	2,980.00	4,000.00	4,800.00
Laundry Repairs	0.00	83.33	2,942.70	833.34	1,000.00
Misc	0.00	5.33	0.00	53.34	64.00
Plumbing	700.00	416.67	5,640.00	4,166.66	5,000.00
Repairs & Maint	11,955.00	250.00	37,227.87	2,500.00	3,000.00
Roof Repairs	0.00	166.67	0.00	1,666.66	2,000.00
Total Repairs and Maintenance	14,507.25	1,563.67	76,436.63	15,636.66	18,764.00
Reserves					
Non-Allocated Contingency Reserv	0.00	141.67	0.00	1,416.66	1,700.00
Total Reserves	0.00	141.67	0.00	1,416.66	1,700.00
Utilities					
Electric	181.77	183.33	2,117.26	1,833.34	2,200.00
Sanitation & Bulk Trash	1,910.81	1,500.00	21,736.60	15,000.00	18,000.00
Telephone Expense	0.00	66.67	0.00	666.66	800.00
Water & Sewer	2,401.18	1,916.67	22,060.19	19,166.66	23,000.00
Total Utilities	4,493.76	3,666.67	45,914.05	36,666.66	44,000.00
Total Expense	21,516.57	9,916.67	152,437.00	99,166.66	119,000.00
Net Ordinary Income	-7,516.65	0.00	-46,015.08	0.00	0.00
Net Income	-7,516.65	0.00	-46,015.08	0.00	0.00

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Accrual Basis

Applegreen Condominium Apts 3

Balance Sheet

As of October 31, 2025

	<u>Oct 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
BOA Op Acct (8617)	7,592.94
BOA Savings Acct	2,517.65
Total Checking/Savings	<u>10,110.59</u>
Accounts Receivable	
Accounts Receivable	6,862.58
Total Accounts Receivable	<u>6,862.58</u>
Total Current Assets	<u>16,973.17</u>
TOTAL ASSETS	<u>16,973.17</u>
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	4,639.78
Retained Earnings	58,348.47
Net Income	<u>-46,015.08</u>
Total Equity	<u>16,973.17</u>
TOTAL LIABILITIES & EQUITY	<u>16,973.17</u>