

**Rocaille Condo Assoc  
Fort Lauderdale, FL**

**Financial Statement  
February 2022**

**Prepared For  
The Board Of Directors**

**By:**

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

Rocaille Condominium Apts. Inc  
**Balance Sheet**  
As of February 28, 2022

|                                       | <u>Feb 28, 22</u>      |
|---------------------------------------|------------------------|
| <b>ASSETS</b>                         |                        |
| Current Assets                        |                        |
| Checking/Savings                      |                        |
| 1268 · BB&T Operating                 | 8,983.72               |
| 1264 · BBT Fund ac (62105)            | 25,202.00              |
| Total Checking/Savings                | <u>34,185.72</u>       |
| Accounts Receivable                   |                        |
| 1201 · Accounts Receivable            | -29,083.00             |
| Total Accounts Receivable             | <u>-29,083.00</u>      |
| Other Current Assets                  |                        |
| 1252 · Provision for Bad Debt         | -3,000.00              |
| Total Other Current Assets            | <u>-3,000.00</u>       |
| Total Current Assets                  | <u>2,102.72</u>        |
| <b>TOTAL ASSETS</b>                   | <u><u>2,102.72</u></u> |
| <b>LIABILITIES &amp; EQUITY</b>       |                        |
| Liabilities                           |                        |
| Current Liabilities                   |                        |
| Accounts Payable                      |                        |
| 2000 · Accounts Payable               | 3,040.80               |
| Total Accounts Payable                | <u>3,040.80</u>        |
| Total Current Liabilities             | <u>3,040.80</u>        |
| Total Liabilities                     | 3,040.80               |
| Equity                                |                        |
| 1110 · Retained Earnings              | -18,068.40             |
| Net Income                            | 17,130.32              |
| Total Equity                          | <u>-938.08</u>         |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <u><u>2,102.72</u></u> |

Rocaille Condominium Apts. Inc  
Profit & Loss Budget Performance

February 2022

|   | Feb 22          | Budget          | Jan - Feb 22     | YTD Budget       | Annual Budget     |
|---|-----------------|-----------------|------------------|------------------|-------------------|
| <b>Ordinary Income/Expense</b>                |                 |                 |                  |                  |                   |
| <b>Income</b>                                 |                 |                 |                  |                  |                   |
| 4010 - Fee Income                             |                 |                 |                  |                  |                   |
| 4030 - Regular Maintenance Fees               | 0.00            | 0.00            | 35,000.00        | 36,000.00        | 144,000.00        |
| 4050 - Laundry Income                         | 0.00            | 266.67          | 0.00             | 533.30           | 3,200.00          |
| 4055 - Late Fees                              | 0.00            | 25.00           | 0.00             | 50.00            | 300.00            |
| 4065 - Screening Fees                         | 0.00            | 16.67           | 0.00             | 33.30            | 200.00            |
| 4070 - Garage Income                          | 25.00           | 33.33           | 50.00            | 66.70            | 400.00            |
| <b>Total 4010 - Fee Income</b>                | <b>25.00</b>    | <b>341.67</b>   | <b>36,050.00</b> | <b>38,683.30</b> | <b>148,100.00</b> |
| <b>Total Income</b>                           | <b>25.00</b>    | <b>341.67</b>   | <b>36,050.00</b> | <b>38,683.30</b> | <b>148,100.00</b> |
| <b>Expense</b>                                |                 |                 |                  |                  |                   |
| 6100 - Administrative Expense                 |                 |                 |                  |                  |                   |
| 6110 - Management Expense                     | 370.00          | 370.00          | 740.00           | 740.00           | 4,440.00          |
| 6120 - Bank Service Charges                   | 0.00            | 16.67           | 0.00             | 33.30            | 200.00            |
| 6125 - Credit Investigation                   | 0.00            | 10.83           | 0.00             | 21.70            | 130.00            |
| 6130 - Office & Postage Expense               | 155.92          | 75.00           | 315.06           | 150.00           | 900.00            |
| 6150 - License & Permits                      | 0.00            | 16.67           | 0.00             | 33.30            | 200.00            |
| 6165 - Tax Return Prep/Accounting             | 0.00            | 0.00            | 0.00             | 300.00           | 300.00            |
| 6240 - Miscellaneous                          | 0.00            | 9.00            | 0.00             | 18.00            | 108.00            |
| 6650 - Property Taxes                         | 0.00            | 56.50           | 0.00             | 113.00           | 678.00            |
| <b>Total 6100 - Administrative Expense</b>    | <b>525.92</b>   | <b>554.67</b>   | <b>1,055.06</b>  | <b>1,409.30</b>  | <b>6,956.00</b>   |
| 6180 - Insurance                              |                 |                 |                  |                  |                   |
| 6530 - Building Insurance                     | 4,800.24        | 5,833.33        | 5,321.24         | 11,666.70        | 70,000.00         |
| <b>Total 6180 - Insurance</b>                 | <b>4,800.24</b> | <b>5,833.33</b> | <b>5,321.24</b>  | <b>11,666.70</b> | <b>70,000.00</b>  |
| 6300 - Repairs & Maintenance                  |                 |                 |                  |                  |                   |
| 6310 - AC Maint & Repairs                     | 0.00            | 208.33          | 325.00           | 416.70           | 2,500.00          |
| 6311 - Building Maint & Repairs               | 725.84          | 166.67          | 1,990.36         | 333.30           | 2,000.00          |
| 6313 - Fire Equipment                         | 453.51          | 29.17           | 453.51           | 58.30            | 350.00            |
| 6314 - Plumbing                               | 0.00            | 166.67          | 0.00             | 333.30           | 2,000.00          |
| 6320 - Building Supplies                      | 285.33          | 25.00           | 310.12           | 50.00            | 300.00            |
| 6325 - Janitorial Expense                     | 500.00          | 500.00          | 1,000.00         | 1,000.00         | 6,000.00          |
| 6326 - Electrical Repairs                     | 0.00            | 25.00           | 0.00             | 50.00            | 300.00            |
| 6328 - Alarm Sv.c & Repairs                   | 0.00            | 20.84           | 0.00             | 41.60            | 250.00            |
| 6329 - Termite Contract                       | 0.00            | 54.17           | 0.00             | 108.30           | 650.00            |
| 6330 - Pest Control                           | 0.00            | 162.00          | 273.00           | 324.00           | 1,944.00          |
| 6341 - Laundry Equipment                      | 0.00            | 8.33            | 0.00             | 16.70            | 100.00            |
| 6342 - Sewage Pumping Stat. Maint             | 0.00            | 166.67          | 230.00           | 333.30           | 2,000.00          |
| <b>Total 6300 - Repairs &amp; Maintenance</b> | <b>1,964.68</b> | <b>1,532.85</b> | <b>4,581.99</b>  | <b>3,065.50</b>  | <b>18,394.00</b>  |
| 6390 - Utilities                              |                 |                 |                  |                  |                   |
| 6400 - Electric                               | 836.94          | 791.67          | 1,519.50         | 1,583.30         | 9,500.00          |
| 6410 - Water & Sewer                          | 1,224.70        | 1,418.67        | 2,737.86         | 2,833.30         | 17,000.00         |
| 6415 - Sanitation                             | 253.32          | 250.00          | 541.28           | 500.00           | 3,000.00          |
| 6416 - Telephone                              | 163.21          | 200.00          | 842.53           | 400.00           | 2,400.00          |
| <b>Total 6390 - Utilities</b>                 | <b>2,478.17</b> | <b>2,658.34</b> | <b>5,641.17</b>  | <b>5,316.60</b>  | <b>31,900.00</b>  |
| 6450 - Elevator Expense                       |                 |                 |                  |                  |                   |
| 6451 - Elevator Service                       | 177.40          | 170.00          | 177.40           | 340.00           | 2,040.00          |
| 6455 - Elevator License                       | 0.00            | 9.17            | 0.00             | 18.30            | 110.00            |
| 6456 - Elevator Repairs                       | 0.00            |                 | 177.40           |                  |                   |
| <b>Total 6450 - Elevator Expense</b>          | <b>177.40</b>   | <b>179.17</b>   | <b>354.80</b>    | <b>358.30</b>    | <b>2,150.00</b>   |
| 6500 - Grounds Expense                        |                 |                 |                  |                  |                   |
| 6501 - Lawn Maintenance                       | 385.00          | 375.00          | 385.00           | 750.00           | 4,500.00          |
| 6503 - Landscaping                            | 0.00            | 8.33            | 0.00             | 16.70            | 100.00            |
| 6504 - Sprinkler Repairs                      | 0.00            | 41.67           | 0.00             | 83.30            | 500.00            |
| <b>Total 6500 - Grounds Expense</b>           | <b>385.00</b>   | <b>425.00</b>   | <b>385.00</b>    | <b>850.00</b>    | <b>5,100.00</b>   |
| 6610 - Pool Expense                           |                 |                 |                  |                  |                   |
| 6620 - Pool Maintenance                       | 350.00          | 350.00          | 700.00           | 700.00           | 4,200.00          |
| 6630 - Pool Repairs                           | 0.00            | 33.33           | 860.42           | 66.70            | 400.00            |
| <b>Total 6610 - Pool Expense</b>              | <b>350.00</b>   | <b>383.33</b>   | <b>1,560.42</b>  | <b>766.70</b>    | <b>4,600.00</b>   |

11:33 AM  
03/19/22  
Accrual Basis

Rocaille Condominium Apts. Inc  
Profit & Loss Budget Performance

February 2022

|                                       | <u>Feb 22</u>     | <u>Budget</u>     | <u>Jan - Feb 22</u> | <u>YTD Budget</u> | <u>Annual Budget</u> |
|---------------------------------------|-------------------|-------------------|---------------------|-------------------|----------------------|
| 8020 - Non-Allocated Contingency Fund | 0.00              | 750.00            | 0.00                | 1,500.00          | 9,000.00             |
| Total Expense                         | 10,661.41         | 12,316.69         | 18,919.68           | 24,933.10         | 148,100.00           |
| Net Ordinary Income                   | -10,656.41        | -11,975.02        | 17,130.32           | 11,750.20         | 0.00                 |
| Net Income                            | <u>-10,656.41</u> | <u>-11,975.02</u> | <u>17,130.32</u>    | <u>11,750.20</u>  | <u>0.00</u>          |

Rocaille Condominium Apts. Inc

3/19/2022 11:29 AM

Register: 1258 · BB&T Operating  
 From 02/01/2022 through 02/28/2022  
 Sorted by: Date, Type, Number/Ref

| Date       | Number | Payee                 | Account                   | Memo            | Payment  | C | Deposit  | Balance   |
|------------|--------|-----------------------|---------------------------|-----------------|----------|---|----------|-----------|
| 02/01/2022 | 1727   | Cash                  | 6100 · Administrative ... | MAIL LADY ...   | 100.00   | X |          | 12,894.39 |
| 02/01/2022 | 3070   | USA MANAGEMENT        | 2000 · Accounts Payable   | INVOICE # 11... | 425.92   | X |          | 12,468.47 |
| 02/04/2022 | debit  | AMAZON                | 6300 · Repairs & Main...  |                 | 244.78   | X |          | 12,223.69 |
| 02/07/2022 |        |                       | -split-                   | Deposit         |          | X | 6,317.00 | 18,540.69 |
| 02/07/2022 |        |                       | 1499 · Undeposited Fu...  | Deposit         |          | X | 292.00   | 18,832.69 |
| 02/11/2022 | DEBIT  | AT&T                  | 2000 · Accounts Payable   | ACCT # 28472... | 53.50    | X |          | 18,779.19 |
| 02/11/2022 | 3071   | AQUATICA POOL ...     | 2000 · Accounts Payable   | INVOICE # 13... | 350.00   | X |          | 18,429.19 |
| 02/11/2022 | 3072   | Bug Off               | 2000 · Accounts Payable   | 1095998-1100... | 273.00   | X |          | 18,156.19 |
| 02/11/2022 | 3073   | City Of Pompano Be... | 2000 · Accounts Payable   | ACCT # 4535-... | 1,513.16 | X |          | 16,643.03 |
| 02/11/2022 | 3074   | FPL                   | 2000 · Accounts Payable   | ACCT # 50988... | 682.56   | X |          | 15,960.47 |
| 02/11/2022 | 3075   | ORACLE ELEVAT...      | 2000 · Accounts Payable   | INVOICE # SL... | 177.40   |   |          | 15,783.07 |
| 02/11/2022 | 3076   | PUMPING STATIO...     | 2000 · Accounts Payable   | INVOICE # 36... | 230.00   | X |          | 15,553.07 |
| 02/11/2022 | 3077   | SYNERGY CLEANI...     | 2000 · Accounts Payable   | INVOICE # 11... | 500.00   |   |          | 15,053.07 |
| 02/11/2022 | 3078   | WASTE PRO             | 2000 · Accounts Payable   | INVOICE # 10... | 287.96   | X |          | 14,765.11 |
| 02/12/2022 | DEBIT  | AT&T                  | 2000 · Accounts Payable   | ACCT # 954 9... | 230.88   | X |          | 14,534.23 |
| 02/16/2022 | debit  | LOWES                 | 6300 · Repairs & Main...  |                 | 32.01    | X |          | 14,502.22 |
| 02/17/2022 | DEBIT  | FIRST INSURANCE...    | 2000 · Accounts Payable   | ACCT # 95566... | 4,800.24 | X |          | 9,701.98  |
| 02/19/2022 |        |                       | 1499 · Undeposited Fu...  | Deposit         |          | X | 292.00   | 9,993.98  |
| 02/25/2022 | DEBIT  | AT&T                  | 2000 · Accounts Payable   | ACCT # 954 9... | 163.21   | X |          | 9,830.77  |
| 02/26/2022 | 3079   | GREEN FAST LAN...     | 2000 · Accounts Payable   | INVOICE # 35... | 385.00   |   |          | 9,445.77  |
| 02/26/2022 | 3080   | LATOUR FIRE EQ...     | 2000 · Accounts Payable   | INVOICE # 13... | 453.51   |   |          | 8,992.26  |
| 02/28/2022 | debit  | Home Depot            | 6300 · Repairs & Main...  |                 | 8.54     | X |          | 8,983.72  |

Rocaille Condominium Apts. Inc

3/19/2022 11:29 AM

Register: 1264 - BBT Fund ac (62105)

From 02/01/2022 through 02/28/2022

Sorted by: Date, Type, Number/Ref

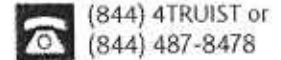
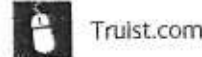
| <u>Date</u> | <u>Number</u> | <u>Payee</u> | <u>Account</u> | <u>Memo</u> | <u>Payment</u> | <u>C</u> | <u>Deposit</u> | <u>Balance</u> |
|-------------|---------------|--------------|----------------|-------------|----------------|----------|----------------|----------------|
| 02/28/2022  |               |              | -split-        | Deposit     |                | X        | 24,875.00      | 25,202.00      |

885-41-01-00 50158 0 C 001 29 50 004  
 ROCAILLE CONDO APARTMENTS INC  
 C/O AMS FLORIDA  
 9000 SHERIDAN ST STE 166  
 PEMBROKE PINES FL 33024-8808

# Your account statement

For 02/28/2022

## Contact us



### ■ BUSINESS VALUE 200 CHECKING 1100002228724

#### Account summary

|   |                      |
|---|----------------------|
| Your previous balance as of 01/31/2022        | \$24,022.95          |
| Checks  | - 8,062.39           |
| Other withdrawals, debits and service charges | - 5,533.16           |
| Deposits, credits and interest                | + 6,901.00           |
| <b>Your new balance as of 02/28/2022</b>      | <b>= \$17,328.40</b> |

#### Checks

| DATE  | CHECK # | AMOUNT(\$) | DATE  | CHECK # | AMOUNT(\$) | DATE  | CHECK # | AMOUNT(\$) |
|-------|---------|------------|-------|---------|------------|-------|---------|------------|
| 02/14 | 1727    | 100.00     | 02/07 | *3067   | 161.65     | 02/17 | 3072    | 273.00     |
| 02/01 | *3051   | 605.00     | 02/11 | 3068    | 500.00     | 02/17 | 3073    | 1,513.16   |
| 02/25 | *3054   | 1,034.40   | 02/08 | 3069    | 616.00     | 02/16 | 3074    | 682.56     |
| 02/01 | *3061   | 385.00     | 02/08 | 3070    | 425.92     | 02/22 | *3076   | 230.00     |
| 02/01 | *3064   | 17.32      | 02/25 | 3071    | 350.00     | 02/23 | *3078   | 287.96     |
| 02/04 | 3065    | 880.42     |       |         |            |       |         |            |

\* indicates a skip in sequential check numbers above this item

**Total checks = \$8,062.39**

#### Other withdrawals, debits and service charges

| DATE   | DESCRIPTION  | AMOUNT(\$)          |
|--|--|---------------------|
| 02/04  | DEBIT CARD PURCHASE AMZN Mktp US*PJ69X 02-03 Amzn.com/bill WA 8285                         | 244.78              |
| 02/14  | Payment ATT PAYW ROCAILLE CONDOMINIUM C  | 53.50               |
| 02/14  | Payment ATT PAYX ROCAILLE CONDO APT  | 230.88              |
| 02/16  | DEBIT CARD PURCHASE LOWES #01792* 02-15 POMPANO BEACH FL 8285                              | 32.01               |
| 02/18  | ACH CORP DEBIT INSURANCE FIRST INSURANCE Rocaille Condominium ACUSTOMER ID<br>900-95566634 | 4,800.24            |
| 02/28  | DEBIT CARD PURCHASE THE HOME DEPOT #02 02-25 POMPANO BEACH FL 8285                         | 8.54                |
| 02/28  | Payment ATT PAYK ROCAILLE CONDOMINIUM  | 163.21              |
| <b>Total other withdrawals, debits and service charges</b> |  | <b>= \$5,533.16</b> |

#### Deposits, credits and interest

| DATE  | DESCRIPTION | AMOUNT(\$)          |
|---|-------------|---------------------|
| 02/07                                       | DEPOSIT     | 292.00              |
| 02/07                                       | DEPOSIT     | 6,317.00            |
| 02/22                                       | DEPOSIT     | 292.00              |
| <b>Total deposits, credits and interest</b> |             | <b>= \$6,901.00</b> |

885-41-01-00 50158 0 C 001 30 50 004  
ROCAILLE CONDO APTS INC  
ASSESSMENT ACCOUNT  
C/O AMS FLORIDA  
9000 SHERIDAN ST STE 166  
PEMBROKE PINES FL 33024-8808

## Your account statement

For 02/28/2022

### Contact us



Truist.com



(844) 4TRUIST or  
(844) 487-8478

#### ■ BUSINESS VALUE 200 CHECKING 0000240162105

##### Account summary

|   |               |
|---|---------------|
| Your previous balance as of 01/31/2022        | \$327.00      |
| Checks  | - 0.00        |
| Other withdrawals, debits and service charges | - 0.00        |
| Deposits, credits and interest                | + 24,875.00   |
| Your new balance as of 02/28/2022             | = \$25,202.00 |

##### Deposits, credits and interest

| DATE                                 | DESCRIPTION | AMOUNT(\$)    |
|--------------------------------------|-------------|---------------|
| 02/28                                | DEPOSIT     | 24,875.00     |
| Total deposits, credits and interest |             | = \$24,875.00 |



11:28 AM

03/19/22

**Rocaille Condominium Apts. Inc**  
**A/R Aging Summary**  
 As of March 19, 2022

|                        | <u>Current</u>   | <u>1 - 30</u>     | <u>31 - 60</u>   | <u>61 - 90</u> | <u>&gt; 90</u> | <u>TOTAL</u>     |
|------------------------|------------------|-------------------|------------------|----------------|----------------|------------------|
| 203 RUSSO              | 2,125.00         | 0.00              | 0.00             | 0.00           | 0.00           | 2,125.00         |
| 204 PETERSON           | 0.00             | 0.00              | 292.00           | 0.00           | 0.00           | 292.00           |
| 205 BOOTH              | 2,125.00         | 0.00              | 0.00             | 0.00           | 0.00           | 2,125.00         |
| 207 IANNONE            | 2,125.00         | 0.00              | 0.00             | 0.00           | 0.00           | 2,125.00         |
| 301 NOLAN              | 2,125.00         | 0.00              | 0.00             | 0.00           | 0.00           | 2,125.00         |
| 303 STOCK              | 2,125.00         | 0.00              | 0.00             | 0.00           | 0.00           | 2,125.00         |
| 304 REYNOLDS           | 2,125.00         | 0.00              | 0.00             | 0.00           | 0.00           | 2,125.00         |
| 305 LANHAM             | 2,125.00         | 0.00              | 0.00             | 0.00           | 0.00           | 2,125.00         |
| 306 SAXON/FRANGOS      | 2,125.00         | 0.00              | 0.00             | 0.00           | 0.00           | 2,125.00         |
| 307 SOTTOSANTI/CACAMIS | 0.00             | -10,000.00        | 0.00             | 0.00           | 0.00           | -10,000.00       |
| 308 HART               | 2,125.00         | 0.00              | -4,500.00        | 0.00           | 0.00           | -2,375.00        |
| 401 MASDONATI          | 2,125.00         | 0.00              | 0.00             | 0.00           | 0.00           | 2,125.00         |
| 402 PASNIEWSKI         | 2,125.00         | 0.00              | 0.00             | 0.00           | 0.00           | 2,125.00         |
| 404 VUICH              | 2,125.00         | 0.00              | 0.00             | 0.00           | 0.00           | 2,125.00         |
| 405 IANNECE            | 2,125.00         | 0.00              | 0.00             | 0.00           | 0.00           | 2,125.00         |
| 407 MASDONATI (CORSO)  | 2,125.00         | 0.00              | 0.00             | 0.00           | 0.00           | 2,125.00         |
| <b>TOTAL</b>           | <u>29,750.00</u> | <u>-10,000.00</u> | <u>-4,208.00</u> | <u>0.00</u>    | <u>0.00</u>    | <u>15,542.00</u> |