Lighhouse Co-Op Apts Assoc Inc.
Miami, FL

Financial Statement
March 2021

Prepared For

The Board Of Directors

By:

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

LIGHTHOUSE CO-OP APARTMENTS
Balance Sheet
As of March 31, 2021

		Mar 31, 21
ASSETS		
Current Assets		
Checking/Savings		
Ocean Bank		0.79
Banesco Operating Acct. #50		11,583.89
BB&T Operating Acct.#1213		-70.00
B. Popular Loan #6510		70.00
Banesco Reserve Acct. #97		25,562.96
Total Checking/Savings		37,147.64
Accounts Receivable		
Accounts Receivable		
Maintenance and Other	-855.00	
Special Assessment 7/2/2015	50.00	
Accounts Receivable - Other	-40.00	
Total Accounts Receivable		-845.00
Total Accounts Receivable		-845.00
Other Current Assets		
Petty Cash		100.00
Total Other Current Assets		100.00
Total Current Assets		36,402.64
Other Assets		
Insurance - Prepaid		
Flood Ins. (P.P.)	3,118.00	
Total Insurance - Prepaid		3,118.00
Total Other Assets		3,118.00
TOTAL ASSETS		**39,520.64**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
Accounts Payable		788.94
Total Accounts Payable		788.94
Other Current Liabilities		
Special Assessment Revenues		
Special Assessment Fee	880.00	
Total Special Assessment Revenues		880.00
Insurance Financing Agreement		
Finance Agreement #0921	-5,038.46	
Total Insurance Financing Agreement		-5,038.46
Reserve		
Reserve Contingency	70,601.52	
Interest - Reserve Bank Acct.	145.90	
Total Reserve		70,747.42
Total Other Current Liabilities		66,588.96
Total Current Liabilities		67,377.90
Total Liabilities		67,377.90
Equity		
Retained Earnings		-20,902.69

LIGHTHOUSE CO-OP APARTMENTS
Balance Sheet
As of March 31, 2021

	Mar 31, 21
Net Income	-6,954.57
Total Equity	-27,857.26
TOTAL LIABILITIES & EQUITY	39,520.64

LIGHTHOUSE CO-OP APARTMENTS
Profit & Loss Budget Performance
March 2021

	Mar 21	Budget	Jan - Mar 21	YTD Budget	Annual Budget
Income					
Water Fee (Washer Inside Apt.)	20.00	20.00	60.00	60.00	240.00
Maintenance Fee	11,200.00	11,209.00	33,600.99	33,627.00	134,508.00
Laundry Inc.	0.00	350.00	558.00	1,050.00	4,200.00
Gas Fee Inc.	9.00	9.00	27.00	27.00	108.00
Application Fee	100.00	0.00	300.00	400.00	400.00
Late Fee	-50.00	0.00	-50.00	200.00	200.00
Total Income	11,279.00	11,588.00	34,495.99	35,364.00	139,656.00
Gross Profit	11,279.00	11,588.00	34,495.99	35,364.00	139,656.00
Expense					
Administrative Expenses					
Credit & Criminal	0.00	0.00	65.00	260.00	260.00
Non Allocated Contigency F...	0.00	1,969.25	0.00	5,907.75	23,631.00
Screening	0.00	37.92	65.00	113.72	455.00
Postages and Copies	170.16	20.83	182.81	62.53	250.00
Land Lease	0.00	625.00	7,500.00	1,875.00	7,500.00
Bank Fees	0.00	0.00	100.00	100.00	100.00
Licenses and Permits	0.00	0.00	0.00	150.00	150.00
Taxes	300.00	0.00	300.00	300.00	300.00
Total Administrative Expenses	470.16	2,653.00	8,212.81	8,769.00	32,646.00
General Repairs					
Fire Equipment Repairs	0.00	8.33	0.00	25.03	100.00
Electric Repair	0.00	25.00	1,250.00	75.00	300.00
General Repair	0.00		565.00		
Plumbing Repair	0.00	83.33	0.00	250.03	1,000.00
Pool Repair	0.00	8.33	0.00	25.03	100.00
Washers and Dryers	0.00		180.20		
Roof Repair	0.00	125.00	0.00	375.00	1,500.00
Building Supply	0.00	108.33	380.55	325.03	1,300.00
Total General Repairs	0.00	358.32	2,375.75	1,075.12	4,300.00
Professional Fees					
Accountant	0.00	0.00	0.00	300.00	300.00
Management Fee	575.00	575.00	1,725.00	1,725.00	6,900.00
Total Professional Fees	575.00	575.00	1,725.00	2,025.00	7,200.00
Insurance					
Windstorm and Property	4,976.11	4,183.33	12,123.24	12,550.03	50,200.00
Total Insurance	4,976.11	4,183.33	12,123.24	12,550.03	50,200.00
Services					
Tree Trimming	0.00	41.67	0.00	124.97	500.00
Laundry Machine Lease Svs.	0.00	20.83	0.00	62.53	250.00
Cleaning	480.00	240.00	960.00	720.00	2,880.00
Gardening	0.00	90.00	180.00	270.00	1,080.00
Fire Alarm & Extinguisher	0.00	33.33	0.00	100.03	400.00
Fumigation	0.00	80.00	160.00	240.00	960.00
Garbage	1,980.60	833.33	2,970.90	2,500.03	10,000.00
Pool	1,465.35	195.00	5,465.35	585.00	2,340.00
Total Services	3,925.95	1,534.16	9,736.25	4,602.56	18,410.00
Utilities					
Electric	422.60	166.67	770.59	499.97	2,000.00
Gas	798.43	233.33	1,239.57	700.03	2,800.00
Water	1,751.66	1,841.67	5,267.35	5,524.97	22,100.00
Total Utilities	2,972.69	2,241.67	7,277.51	6,724.97	26,900.00
Total Expense	12,919.91	11,545.48	41,450.56	35,746.68	139,656.00
Net Income	**-1,640.91**	**42.52**	**-6,954.57**	**-382.68**	**0.00**

LIGHTHOUSE CO-OP APARTMENTS

4/17/2021 1:01 PM

Register: Banesco Operating Acct. #50

From 03/01/2021 through 03/31/2021

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
03/01/2021	debit	TECO PEOPLES GAS	Accounts Payable	acct # 2110145...	32.08	X		11,383.06
03/01/2021	debit	Waste Connection of ...	Services:Garbage		990.30	X		10,392.76
03/01/2021	1156	USA MANAGEMENT	Accounts Payable	INVOICE # 11...	581.72	X		9,811.04
03/02/2021	debit	TECO PEOPLES GAS	Utilities:Gas		354.49	X		9,456.55
03/04/2021			-split-	Deposit		X	8,090.00	17,546.55
03/05/2021	DEBIT	FPL	Accounts Payable	ACCT # 4561...	34.47	X		17,512.08
03/05/2021	DEBIT	FPL	Accounts Payable	ACCT # 4516...	201.74	X		17,310.34
03/05/2021	DEBIT	FIRST INSURANCE	Accounts Payable	ACCT # 93349...	4,976.11	X		12,334.23
03/09/2021	DEBIT	CITY OF MIAMI B...	Accounts Payable	ACCOUNT # 0...	1,726.93	X		10,607.30
03/10/2021			Undeposited Funds	Deposit			50.00	10,657.30
03/10/2021	1157	CASH	Accounts Payable	CLEANING - ...	240.00			10,417.30
03/10/2021	Orl		Late Fee	waive late fees	50.00	X		10,367.30
03/12/2021	1158	USA MANAGEMENT	Accounts Payable	INVOICE # 10...	313.44	X		10,053.86
03/15/2021	debit	TECO PEOPLES GAS	Accounts Payable	Ac 211014564...	33.15	X		10,020.71
03/15/2021	debit	TECO PEOPLES GAS	Accounts Payable	ac 2110145642...	375.91	X		9,644.80
03/16/2021			-split-	Deposit		X	6,809.00	16,453.80
03/29/2021	debit	Waste Connection of ...	Services:Garbage		990.30	X		15,463.50
03/30/2021	1161	WENDY RODRIGU...	Accounts Payable	CLEANING - ...	240.00			15,223.50
03/31/2021	DEBIT	CITY OF MIAMI B...	Utilities:Water	ACCT # 05654...	1,751.66			13,471.84
03/31/2021	DEBIT	FPL	Utilities:Electric	ACCT # 45615...	422.60			13,049.24
03/31/2021	DEBIT	ALL FLORIDA PO...	Services:Pool	INV 677555-1...	1,352.48			11,696.76
03/31/2021	DEBIT	ALL FLORIDA PO...	Services:Pool	INV 675759-1 ...	112.87			11,583.89