

SAMPLE CONDOMINIUM ASSOCIATION
NORTH MIAMI BEACH, FLORIDA

FINANCIAL STATEMENT
JULY 2017

USA MANAGEMENT
6915 TAFT STREET HOLLYWOOD, FLORIDA 33024



Sample Condominium Association, Inc.
Profit & Loss Budget Performance
October 2017

	Oct 17	Budget	Jan - Oct 17	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
4010 · Fee Income					
4020 · Application Fees	0.00	0.00	0.00	300.00	300.00
4030 · Regular Maintenance Fees	6,681.00	6,675.92	66,807.70	66,759.16	80,111.00
4050 · Laundry Income	255.75	333.33	2,625.00	3,333.34	4,000.00
4055 · Interest Income	0.15		1.40		
4058 · Other Income	25.00		250.00		
Total 4010 · Fee Income	6,961.90	7,009.25	69,684.10	70,392.50	84,411.00
Total Income	6,961.90	7,009.25	69,684.10	70,392.50	84,411.00
Expense					
6100 · Administrative Expense					
6110 · Management Fees	220.00	220.00	2,200.00	2,200.00	2,640.00
6125 · Credit Investigation	0.00	0.00	0.00	195.00	195.00
6127 · Division of Corporations	0.00	0.00	0.00	133.00	133.00
6140 · Licenses & Permits	0.00	12.50	61.25	125.00	150.00
6145 · Legal Fees	0.00	41.67	540.00	416.66	500.00
6150 · Office & Postage Expense	14.24	50.00	362.64	500.00	600.00
6165 · Recreational Assoc. Fees	492.50	469.00	4,925.00	4,690.00	5,628.00
6166 · Loan Expense	450.00		450.00		
6170 · Year End Tax Returns	0.00	0.00	265.00	265.00	265.00
Total 6100 · Administrative Expense	1,176.74	793.17	8,803.89	8,524.66	10,111.00
6180 · Insurance					
6520 · Directors & Officers	0.00		1,290.00		
6530 · Insurance	0.00	1,866.67	11,805.37	18,666.69	22,400.03
Total 6180 · Insurance	0.00	1,866.67	13,095.37	18,666.69	22,400.03
6200 · Grounds Expense					
6205 · Landscaping	0.00	25.00	64.49	250.00	300.00
6210 · Lawn Maintenance	250.00	250.00	3,157.50	2,500.00	3,000.00
6375 · Tree Trimming	0.00	100.00	500.00	1,000.00	1,200.00
Total 6200 · Grounds Expense	250.00	375.00	3,721.99	3,750.00	4,500.00
6270 · Elevator Expense					
6280 · Elevator Maintenance	95.00	95.00	1,115.00	950.00	1,140.00
6560 · Elevator Repairs	0.00	25.00	0.00	250.00	300.00
6565 · Elevator Telephone	170.70	70.00	1,775.75	700.00	840.00
Total 6270 · Elevator Expense	265.70	190.00	2,890.75	1,900.00	2,280.00
6300 · Repairs & Maintenance					
6310 · Building Repairs	352.02	166.67	1,750.02	1,666.66	2,000.00
6311 · Plumbing Expense	286.10	41.67	1,072.10	416.66	500.00
6315 · Electrical Repairs	0.00	16.67	0.00	166.66	200.00
6320 · Janitorial Service	200.00	200.00	2,000.00	2,000.00	2,400.00
6325 · Pest Control Service	63.60	41.67	636.00	416.66	500.00
6330 · Building Supplies	0.00	16.67	76.65	166.66	200.00
6331 · Miscellaneous	0.00	172.50	0.00	1,725.00	2,070.00
6332 · Monitoring	0.00	50.00	0.00	500.00	600.00
6335 · Fire Alarm System	0.00		586.02		
6336 · Fire Extinguisher Maint	0.00	33.33	286.20	333.34	400.00
6350 · Contingency Fund	712.50	712.50	7,125.00	7,125.00	8,550.00
Total 6300 · Repairs & Maintenance	1,614.22	1,451.68	13,531.99	14,516.64	17,420.00
6390 · Utilities					
6400 · Electric	104.14	133.33	1,220.73	1,333.34	1,600.00
6410 · Water & Sewer	792.98	791.67	9,153.37	7,916.66	9,500.00
6415 · Cable	1,084.95	1,058.33	10,851.55	10,583.34	12,700.00
6420 · Sanitation	379.40	325.00	3,720.83	3,250.00	3,900.00
Total 6390 · Utilities	2,361.47	2,308.33	24,946.48	23,083.34	27,700.00
Total Expense	5,668.13	6,984.85	66,990.47	70,441.33	84,411.03
Net Ordinary Income	1,293.77	24.40	2,693.63	-48.83	-0.03
Net Income	1,293.77	24.40	2,693.63	-48.83	-0.03

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Sample Condominium Association, Inc.
A/R Aging Summary
As of October 31, 2017

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
A-2 AZOR & AZAR	0.00	423.00	39.30	56.40	0.00	518.70
A-4 SULLIVAN	0.00	0.00	0.00	0.00	-262.74	-262.74
A-5 ALZATE	0.00	0.00	0.00	0.00	-166.21	-166.21
A-6 TSUCALAS	0.00	-634.00	0.00	0.00	0.00	-634.00
B-2 GAMBLE	0.00	-796.00	0.00	0.00	0.00	-796.00
B-3 MCCANN TERRY SA PAID IN FULL	0.00	0.00	0.00	0.00	-796.00	-796.00
B-5 RENFER	0.00	0.00	0.00	0.00	1.00	1.00
C-3 OREN (MOVILTEK CORP)	0.00	-73.26	0.00	0.00	0.00	-73.26
C-5 JURIST	0.00	188.00	0.00	0.00	0.00	188.00
TOTAL	<u>0.00</u>	<u>-892.26</u>	<u>39.30</u>	<u>56.40</u>	<u>-1,223.95</u>	<u>-2,020.51</u>

Sample Condominium Association, Inc.
Check Detail
 October 2017

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	debit	10/09/2017	Waste Management		1000 · Banco Popul...		-355.46
Bill		10/09/2017			6420 · Sanitation	-355.46	355.46
TOTAL						-355.46	355.46
Bill Pmt -Check	debit	10/09/2017	Waste Management		1000 · Banco Popul...		-23.94
Bill		10/09/2017			6420 · Sanitation	-23.94	23.94
TOTAL						-23.94	23.94
Bill Pmt -Check	4329	10/01/2017	ATLANTIC COAST ...		1000 · Banco Popul...		-95.00
Bill		10/01/2017			6280 · Elevator Main...	-95.00	95.00
TOTAL						-95.00	95.00
Bill Pmt -Check	4330	10/01/2017	ESRM COMMUNIC...		1000 · Banco Popul...		-33.50
Bill		10/01/2017			6565 · Elevator Tele...	-33.50	33.50
TOTAL						-33.50	33.50
Bill Pmt -Check	4331	10/01/2017	USA MANAGEMENT		1000 · Banco Popul...		-434.24
Bill		10/01/2017			6110 · Management ...	-220.00	220.00
					6320 · Janitorial Ser...	-200.00	200.00
					6150 · Office & Pos...	-14.24	14.24
TOTAL						-434.24	434.24
Bill Pmt -Check	4332	10/09/2017	City Of Plantation		1000 · Banco Popul...		-975.82
Bill		09/30/2017			6410 · Water & Sewer	-975.82	975.82
TOTAL						-975.82	975.82