

**Sheridan Beach Club #2 Condominium
Dania Beach, FL**

**Financial Statement
August 2025**

**Prepared For
The Board Of Directors**

By:

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

Sheridan Beach Club Condo Assoc #2

Balance Sheet

09/19/25

As of August 31, 2025

Accrual Basis

	Aug 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Southstate - Op Acct	37,176.44
SouthState Reserve (9101)	197,531.89
Total Checking/Savings	234,708.33
Accounts Receivable	
Accounts Receivable	23,466.83
Total Accounts Receivable	23,466.83
Other Current Assets	
Undeposited Funds	1,242.21
Total Other Current Assets	1,242.21
Total Current Assets	259,417.37
TOTAL ASSETS	259,417.37
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	-1,822.11
Total Accounts Payable	-1,822.11
Other Current Liabilities	
Reserves.	
Contingency	176,114.40
Reseve Interest	8,832.49
Total Reserves.	184,946.89
Tenant Security Deposits Held	7,100.00
Total Other Current Liabilities	192,046.89
Total Current Liabilities	190,224.78
Total Liabilities	190,224.78
Equity	
Retained Earnings	5,880.07
Net Income	63,312.52
Total Equity	69,192.59
TOTAL LIABILITIES & EQUITY	259,417.37

Sheridan Beach Club Condo Assoc #2 Profit & Loss Budget Performance

August 2025

	Aug 25	Budget	Jan - Aug 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Application fee	450.00	125.00	2,100.00	1,000.00	1,500.00
Late Fees	150.00	83.33	800.00	666.68	1,000.00
Maintenance Income	32,414.00	32,411.08	259,312.00	259,288.68	388,933.00
Miscellaneous	0.00		260.00		
Remote	0.00	23.33	240.00	186.68	280.00
Special Assessment	15,775.29		93,458.96		
Total Income	48,789.29	32,642.74	356,170.96	261,142.04	391,713.00
Expense					
Admin					
Bank Fee	6.00		33.00		
Legal Fees	0.00	83.33	350.00	666.68	1,000.00
Permits & Licences	500.35	61.92	1,002.35	495.32	743.00
Postage/Office Supplies	194.68	33.33	616.17	266.68	400.00
Property Management Fees	780.00	750.00	6,139.64	6,000.00	9,000.00
Property Taxes	0.00	50.00	300.00	400.00	600.00
Screening	225.00	62.50	1,180.00	500.00	750.00
Total Admin	1,706.03	1,041.08	9,621.16	8,328.68	12,493.00
Insurance					
Insurance Expense	10,536.92	14,583.33	103,686.33	116,666.68	175,000.00
Total Insurance	10,536.92	14,583.33	103,686.33	116,666.68	175,000.00
Repairs & Maint					
Electrical Repairs	0.00	66.67	0.00	533.32	800.00
Elevator Maint Contract	0.00	833.33	6,371.95	6,666.68	10,000.00
Elevator Repairs	0.00	166.67	0.00	1,333.32	2,000.00
Fire / Elevator Monitoring	83.88	100.00	772.10	800.00	1,200.00
Fire Alarm	848.45	125.00	16,704.23	1,000.00	1,500.00
Gate Repairs	86.94	83.33	3,434.30	666.68	1,000.00
Janitorial	1,522.50	1,450.00	12,180.00	11,600.00	17,400.00
Janitorial Supplies	0.00	60.00	0.00	480.00	720.00
Landscaping and Groundskeeping	2,471.00	2,750.00	24,271.00	22,000.00	33,000.00
Mosquito Management	1,140.00	733.33	5,700.00	5,866.68	8,800.00
Parcel Mitigation	0.00	333.33	0.00	2,666.68	4,000.00
Pest Control	178.00	183.33	1,602.00	1,466.68	2,200.00
Plumbing	0.00	250.00	0.00	2,000.00	3,000.00
Pool	9,315.00	500.00	12,967.20	4,000.00	6,000.00
Repairs-Roof	0.00	333.37	3,800.00	2,666.52	4,000.00
Repairs and Maintenance	2,920.18	416.67	13,335.25	3,333.32	5,000.00
Security Gate Mnt & Rep	0.00	0.00	0.00	0.00	0.00
Tree Trimming	0.00	291.67	3,800.00	2,333.32	3,500.00
Total Repairs & Maint	18,565.95	8,676.70	104,938.03	69,413.20	104,120.00
Reserve Funding					
Non Allocated Contingency	1,925.00	1,925.00	15,400.00	15,400.00	23,100.00
Total Reserve Funding	1,925.00	1,925.00	15,400.00	15,400.00	23,100.00
Utilities					
Electricity	323.93	516.67	4,425.23	4,133.32	6,200.00
Sanitation	3,205.44	2,316.67	22,603.90	18,533.32	27,800.00
Water	1,765.08	4,416.67	32,183.79	35,333.32	53,000.00
Total Utilities	5,294.45	7,250.01	59,212.92	57,999.96	87,000.00
Total Expense	38,028.35	33,476.12	292,858.44	267,808.52	401,713.00
Net Ordinary Income	10,760.94	-833.38	63,312.52	-6,666.48	-10,000.00
Net Income	10,760.94	-833.38	63,312.52	-6,666.48	-10,000.00