

**Park Place of Bal Harbour Condominium  
Bal Harbour, FL**

**Financial Statement  
October 2025**

**Prepared For  
The Board Of Directors**

**By:**

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

2:50 PM

11/18/25

Accrual Basis

## Park Place of Bal Harbor Condo Assoc Inc.

## Profit &amp; Loss Budget Performance

October 2025

	Oct 25	Budget	Jan - Oct 25	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
4000 · Maintenance Income	6,094.00	6,094.58	60,940.00	60,945.84	73,135.00
4010 · Application Fees	0.00	12.50	0.00	125.00	150.00
4020 · Late Fee	0.00		75.00		
<b>Total Income</b>	<b>6,094.00</b>	<b>6,107.08</b>	<b>61,015.00</b>	<b>61,070.84</b>	<b>73,285.00</b>
<b>Expense</b>					
62200 · Credit & Criminal Reports	0.00	6.25	0.00	62.50	75.00
62500 · Div. of Corporations/Filing Fee	0.00	7.08	0.00	70.84	85.00
62600 · Electric	88.58	125.00	972.50	1,250.00	1,500.00
62700 · Electric Repairs & Supplies	0.00	83.33	0.00	833.34	1,000.00
62800 · Fire Equipment	0.00	25.00	155.15	250.00	300.00
63300 · Insurance Expense	7,291.00	4,083.33	30,360.49	40,833.34	49,000.00
63600 · Janitorial Service	0.00	100.00	900.00	1,000.00	1,200.00
63700 · Landscaping and Groundskeeping	100.00	250.00	2,650.00	2,500.00	3,000.00
63800 · Laundry Equipment Contract	0.00	25.00	617.13	250.00	300.00
63900 · Licenses & Permits	150.48	12.50	285.73	125.00	150.00
64500 · Non-Allocated Contingency Fund	0.00	416.67	0.00	4,166.66	5,000.00
64900 · Office/Postage Supplies	12.81	8.33	108.84	83.34	100.00
66300 · Pest Control	0.00	41.67	3,336.50	416.66	500.00
66400 · Pool Service & Repairs	120.00	125.00	1,270.00	1,250.00	1,500.00
66800 · Property Management Fees	200.00	200.00	2,600.00	2,000.00	2,400.00
67200 · Repairs and Maintenance	0.00		786.32		
67700 · Roof Repairs & Maintenance	0.00	166.67	1,750.00	1,666.66	2,000.00
68700 · Water & Sewer	0.00	400.00	3,638.56	4,000.00	4,800.00
68800 · Year End Tax Returns	0.00	31.25	300.00	312.50	375.00
<b>Total Expense</b>	<b>7,962.87</b>	<b>6,107.08</b>	<b>49,731.22</b>	<b>61,070.84</b>	<b>73,285.00</b>
<b>Net Ordinary Income</b>	<b>-1,868.87</b>	<b>0.00</b>	<b>11,283.78</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Income</b>	<b>-1,868.87</b>	<b>0.00</b>	<b>11,283.78</b>	<b>0.00</b>	<b>0.00</b>

## Park Place of Bal Harbor Condo Assoc Inc.

**Balance Sheet**

11/18/25

As of October 31, 2025

Accrual Basis

	<u>Oct 31, 25</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1000 · Flagstar Bank (3201)	31,780.59
Total Checking/Savings	31,780.59
Accounts Receivable	
11000 · Accounts Receivable	-2,642.95
Total Accounts Receivable	-2,642.95
Total Current Assets	29,137.64
<b>TOTAL ASSETS</b>	<b><u>29,137.64</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	7,291.00
Total Accounts Payable	7,291.00
Total Current Liabilities	7,291.00
Total Liabilities	7,291.00
Equity	
32000 · Retained Earnings	10,562.86
Net Income	11,283.78
Total Equity	21,846.64
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>29,137.64</u></b>