

**Chancellor Hall Condominium  
North Miami Beach, FL**

**Financial Statement  
October 2025**

**Prepared For  
The Board Of Directors**

**By:**

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

## Chancellor Hall Condominium Assoc Profit & Loss Budget Performance

October 2025

	Oct 25	Budget	Jan - Oct 25	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Application Fee	0.00	75.00	1,050.00	750.00	900.00
Interest	15.20		101.57		
Late Fees	175.00	83.33	1,400.00	833.34	1,000.00
Laundry	0.00	333.33	2,862.90	3,333.34	4,000.00
MAINT FEES	25,805.00	20,833.33	223,050.00	208,333.34	250,000.00
Misc	0.00		150.00		
Reserve Income	0.00	5,000.00	35,000.00	50,000.00	60,000.00
SA Roof	4,577.49	8,748.00	45,773.58	87,480.00	104,976.00
Security Deposit	0.00		2,500.00		
<b>Total Income</b>	<b>30,572.69</b>	<b>35,072.99</b>	<b>311,888.05</b>	<b>350,730.02</b>	<b>420,876.00</b>
<b>Expense</b>					
<b>Admin</b>					
Annual Condo Tax	0.00		300.00		
Bank Fees	14.60		200.75		
Division of Corp	0.00	22.08	89.00	220.84	265.00
Legal	10.95	166.67	1,074.64	1,666.66	2,000.00
Licenses & Permits	0.00	33.33	354.25	333.34	400.00
Loan Expense (01101)	4,576.09	8,748.00	45,760.90	87,480.00	104,976.00
Office Supplies	0.00		298.69		
Postage and Delivery	25.28	41.67	347.27	416.66	500.00
Property Management Fees	900.00	900.00	9,000.00	9,000.00	10,800.00
Screening	75.00	37.50	445.00	375.00	450.00
Security Cameras	0.00		4,129.00		
<b>Total Admin</b>	<b>5,601.92</b>	<b>9,949.25</b>	<b>61,999.50</b>	<b>99,492.50</b>	<b>119,391.00</b>
<b>Insurance Exp</b>					
Insurance Expense	5,727.60	11,250.00	103,476.02	112,500.00	135,000.00
<b>Total Insurance Exp</b>	<b>5,727.60</b>	<b>11,250.00</b>	<b>103,476.02</b>	<b>112,500.00</b>	<b>135,000.00</b>
<b>Repairs &amp; Maint</b>					
Building Supplies	326.01	83.33	4,640.35	833.34	1,000.00
Electrical Svc	0.00	216.67	0.00	2,166.66	2,600.00
Elevator Maint, Repairs & Inspe	0.00	108.33	733.60	1,083.34	1,300.00
Elevator Svc	185.00		1,040.00		
Fire Equipment Maint	0.00	166.67	0.00	1,666.66	2,000.00
Janitorial	1,000.00	83.33	4,000.00	833.34	1,000.00
Landscaping and Groundskeeping	300.00	500.00	1,230.00	5,000.00	6,000.00
Non-Allocated Contingency	0.00	1,402.92	0.00	14,029.16	16,835.00
Pest Control	129.00		1,290.00		
Plumbing	900.00	833.33	14,725.00	8,333.34	10,000.00
Pool Repairs	400.00	391.67	5,425.00	3,916.66	4,700.00
Repairs and Maintenance	1,225.00	916.67	25,921.64	9,166.66	11,000.00
Septic Tank Maint	0.00	333.33	0.00	3,333.34	4,000.00
Tree Trimming	0.00	83.33	2,230.00	833.34	1,000.00
<b>Total Repairs &amp; Maint</b>	<b>4,465.01</b>	<b>5,119.58</b>	<b>61,235.59</b>	<b>51,195.84</b>	<b>61,435.00</b>
<b>Reserve</b>	0.00	5,000.00	35,000.00	50,000.00	60,000.00
<b>Utilities</b>					
Electrical	667.51	783.33	6,591.78	7,833.34	9,400.00
Internet & Cable	175.06	166.67	1,747.37	1,666.66	2,000.00
Sanitation	1,407.22	1,620.83	13,997.95	16,208.34	19,450.00
Water & Sewer	1,601.26	1,183.33	16,347.09	11,833.34	14,200.00
<b>Total Utilities</b>	<b>3,851.05</b>	<b>3,754.16</b>	<b>38,684.19</b>	<b>37,541.68</b>	<b>45,050.00</b>
<b>Total Expense</b>	<b>19,645.58</b>	<b>35,072.99</b>	<b>300,395.30</b>	<b>350,730.02</b>	<b>420,876.00</b>
<b>Net Ordinary Income</b>	<b>10,927.11</b>	<b>0.00</b>	<b>11,492.75</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Income</b>	<b>10,927.11</b>	<b>0.00</b>	<b>11,492.75</b>	<b>0.00</b>	<b>0.00</b>

## Chancellor Hall Condominium Assoc

## Balance Sheet

11/17/25

As of October 31, 2025

Accrual Basis

	Oct 31, 25
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Banco Oper Acct # 8805	35,341.09
Banco SP Asses (4981)	10,081.48
Busi Money Mkt Debit Svc (8780)	9,987.23
Business Money Mkt Reserv(4999)	51,559.47
Now Business Ck Loan (8772)	8,752.56
Total Checking/Savings	115,721.83
Accounts Receivable	
Accounts Receivable	18,176.32
Total Accounts Receivable	18,176.32
Other Current Assets	
Maint Receivables	36,037.93
Prepaid Ins	64,224.71
Undeposited Funds	493.08
Total Other Current Assets	100,755.72
Total Current Assets	234,653.87
<b>TOTAL ASSETS</b>	<b>234,653.87</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Bank Error	773.96
Deferred Sp Assess	353,329.74
Fund Balance	-95,356.87
Loan Payable - SA Intrest	-27,609.53
Loan Payable -SA Loan	124,049.57
Loan Payable Ins	6,073.59
Maint Received in Advanc	1,628.26
Refund Sec Deposit	8,275.00
Reserve Intrest	316.47
Reserves	137,921.90
SA Expense	-362,295.89
SA Insurance	15,454.10
SA Termite	7,959.79
Total Other Current Liabilities	170,520.09
Total Current Liabilities	170,520.09
Total Liabilities	170,520.09
Equity	
Retained Earnings	52,641.03
Net Income	11,492.75
Total Equity	64,133.78
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>234,653.87</b>