

**Ocean Terrace Beachside Condominium  
Fort Lauderdale, FL**

**Financial Statement  
October 2025**

**Prepared For  
The Board Of Directors**

**By:**

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

2:00 PM

## Ocean Terrace Beachside Condominium Assoc

## Profit &amp; Loss Budget Performance

11/18/25

October 2025

Accrual Basis

	Oct 25	Budget	Jan - Oct 25	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
LATE FEES	0.00		150.00		
Maintenance Fee Income	14,141.25	12,500.00	51,653.70	50,000.00	50,000.00
<b>Total Income</b>	14,141.25	12,500.00	51,803.70	50,000.00	50,000.00
<b>Expense</b>					
Bank Service fee	5.00		45.00		
Division of Corporations	0.00	7.75	61.25	77.50	93.00
Electric	107.47	54.17	606.56	541.66	650.00
Fire Equipment Repairs, Inspect	0.00	41.67	154.02	416.66	500.00
Insurance Expense	4,059.85	2,000.00	24,136.72	20,000.00	24,000.00
Janitorial Expense	0.00	330.00	1,320.00	3,300.00	3,960.00
Landscaping and Groundskeeping	0.00	166.67	260.00	1,666.66	2,000.00
License & Permits	0.00		73.92		
Misc	0.00	1.83	0.00	18.34	22.00
Non-Allocated Contingency Reserv	0.00	833.33	0.00	8,333.34	10,000.00
Office & Postage	0.00	8.33	140.62	83.34	100.00
Pest Control	125.00	100.00	1,473.80	1,000.00	1,200.00
Plumbing Expense	0.00	25.00	0.00	250.00	300.00
Property Management Fees	0.00	300.00	3,000.00	3,000.00	3,600.00
Repairs and Maintenance	300.00	83.33	8,136.58	833.34	1,000.00
Sanitation	1,970.16		3,470.16		
Water & Sewer	266.39	183.33	1,632.27	1,833.34	2,200.00
Year End Taxes	0.00	31.25	300.00	312.50	375.00
<b>Total Expense</b>	6,833.87	4,166.66	44,810.90	41,666.68	50,000.00
<b>Net Ordinary Income</b>	7,307.38	8,333.34	6,992.80	8,333.32	0.00
<b>Net Income</b>	<b>7,307.38</b>	<b>8,333.34</b>	<b>6,992.80</b>	<b>8,333.32</b>	<b>0.00</b>

2:00 PM

Ocean Terrace Beachside Condominium Assoc

11/18/25

Balance Sheet

Accrual Basis

As of October 31, 2025

	<u>Oct 31, 25</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Truist Operating Account	19,440.72
Total Checking/Savings	<u>19,440.72</u>
Accounts Receivable	
Accounts Receivable	1,608.75
Total Accounts Receivable	<u>1,608.75</u>
Total Current Assets	<u>21,049.47</u>
<b>TOTAL ASSETS</b>	<b><u>21,049.47</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	2,302.54
Total Accounts Payable	<u>2,302.54</u>
Total Current Liabilities	<u>2,302.54</u>
Total Liabilities	2,302.54
Equity	
Retained Earnings	11,754.13
Net Income	6,992.80
Total Equity	<u>18,746.93</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>21,049.47</u></b>