

**Countryside Condominium, Association
Hollywood, FL**

**Financial Statement
August 2025**

**Prepared For
The Board Of Directors**

By:

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

2:51 PM

09/19/25

Accrual Basis

Countryside Condominium Association

Balance Sheet

As of August 31, 2025

	<u>Aug 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Centennial Oper (0547)	2,653.85
Centennial Reserve (0094)	13,224.60
Operating Ac	5,245.06
Spec Assess Ac	98.43
Truist Operating	328.39
Total Checking/Savings	<u>21,550.33</u>
Accounts Receivable	
Accounts Receivable	34,130.97
Total Accounts Receivable	<u>34,130.97</u>
Other Current Assets	
Undeposited Funds	2,088.10
Total Other Current Assets	<u>2,088.10</u>
Total Current Assets	<u>57,769.40</u>
TOTAL ASSETS	<u><u>57,769.40</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	2,413.63
Total Accounts Payable	<u>2,413.63</u>
Other Current Liabilities	
Reserves	
Reserve Interest	9,751.24
Reserves Pooled	167,271.36
Total Reserves	<u>177,022.60</u>
Total Other Current Liabilities	<u>177,022.60</u>
Total Current Liabilities	<u>179,436.23</u>
Total Liabilities	<u>179,436.23</u>
Equity	
Retained Earnings	-104,341.52
Net Income	-17,325.31
Total Equity	<u>-121,666.83</u>
TOTAL LIABILITIES & EQUITY	<u><u>57,769.40</u></u>

**Countryside Condominium Association
Profit & Loss Budget Performance**

August 2025

	Aug 25	Budget	Jan - Aug 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Application Fee	150.00	100.00	1,950.00	800.00	1,200.00
Interest Income	1.02		8.47		
Late Fee	400.00	50.00	3,450.00	400.00	600.00
Laundry Income	0.00	1,400.00	9,857.69	11,200.00	16,800.00
Maintenance Fees	42,191.35	42,191.33	336,531.01	337,530.68	506,296.00
SPECIAL ASSESSMENT	7,555.43	5,666.08	65,823.57	45,328.68	67,993.00
Total Income	50,297.80	49,407.41	417,620.74	395,259.36	592,889.00
Expense					
Bad Debt	0.00		103.51		
Bank Fee	0.00		-25.00		
BUILDING INSPECTION	7,500.00		7,500.00		
Building Supplies	186.90	333.33	1,486.90	2,666.68	4,000.00
Division of Corporations	0.00	39.75	61.25	318.00	477.00
Engineering Services	0.00		4,000.00		
Insurance Expense	24,789.95	21,833.33	197,377.34	174,666.68	262,000.00
Janitorial	3,524.76	4,990.00	31,615.16	39,920.00	59,880.00
Landscaping and Groundskeeping	800.00	875.00	9,792.00	7,000.00	10,500.00
Legal Fees	-25.38	666.67	14,441.83	5,333.32	8,000.00
License & Permits	0.00	16.67	3,708.60	133.32	200.00
Office and Postage	15.55	50.00	542.04	400.00	600.00
Payroll Expenses	1,131.30		4,314.85		
Pest Control	0.00	84.00	0.00	672.00	1,008.00
Plumbing Expense	0.00		4,024.00		
Pool Service Repairs & Supplies	0.00	583.33	3,930.00	4,666.68	7,000.00
Property Management Fees	1,382.00	1,352.00	17,017.77	10,816.00	16,224.00
Repairs and Maintenance	15,063.43	1,250.00	19,119.83	10,000.00	15,000.00
Roof Repairs	0.00	666.67	0.00	5,333.32	8,000.00
Sanitation	3,281.68	3,166.67	26,253.44	25,333.32	38,000.00
Screening Expense	0.00	50.00	1,185.00	400.00	600.00
Security	550.95		733.95		
Tax Returns	0.00	208.33	0.00	1,666.68	2,500.00
Tree Trimming	0.00	375.00	0.00	3,000.00	4,500.00
Utilities					
Electric	569.01	1,200.00	7,920.74	9,600.00	14,400.00
Water & Sewer	11,116.35	11,666.67	79,842.84	93,333.32	140,000.00
Total Utilities	11,685.36	12,866.67	87,763.58	102,933.32	154,400.00
Total Expense	69,886.50	49,407.42	434,946.05	395,259.32	592,889.00
Net Ordinary Income	-19,588.70	-0.01	-17,325.31	0.04	0.00
Net Income	-19,588.70	-0.01	-17,325.31	0.04	0.00