

**Ethon House Condominium
Fort Lauderdale, FL**

**Financial Statement
October 2025**

**Prepared For
The Board Of Directors**

By:

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

ETHON HOUSE CONDOMINIUM ASSOC. Profit & Loss Budget Performance

October 2025

	Oct 25	Budget	Jan - Oct 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
DOCKAGE	2,779.35	1,440.00	15,069.35	14,400.00	17,280.00
LATE FEES	200.00	4.17	300.00	41.66	50.00
LAUNDRY INCOME	340.00	200.00	2,060.00	2,000.00	2,400.00
MAINTENANCE FEES	8,250.00	8,245.92	83,100.00	82,459.16	98,951.00
SCREENING FEES	0.00	25.00	750.00	250.00	300.00
4000 · Revenue					
4050 · Maintenance Fees	0.00		-600.00		
Total 4000 · Revenue	0.00		-600.00		
Total Income	11,569.35	9,915.09	100,679.35	99,150.82	118,981.00
Expense					
ADMINISTRATIVE EXPENSE					
ACCOUNTING FEE	0.00	31.25	350.00	312.50	375.00
BANK CHARGES	5.00	8.33	60.00	83.34	100.00
CREDIT & CRIMINAL REPORTS	0.00	12.50	225.00	125.00	150.00
FILING	0.00	10.42	0.00	104.16	125.00
G. PAFENBERG (RECREATIONAL L...	1,333.52	666.75	7,334.36	6,667.50	8,001.00
LICENSE & PERMITS	0.00	12.50	64.00	125.00	150.00
MANAGEMENT FEE	270.00	270.00	2,970.00	2,700.00	3,240.00
OFFICE	0.00	45.83	249.85	458.34	550.00
SCREENING EXPENSE	0.00		150.00		
ADMINISTRATIVE EXPENSE - Other	41.81		50.23		
Total ADMINISTRATIVE EXPENSE	1,650.33	1,057.58	11,453.44	10,575.84	12,691.00
BUILDING INSURANCE					
INSURANCE	6,007.97	5,000.00	54,122.80	50,000.00	60,000.00
Total BUILDING INSURANCE	6,007.97	5,000.00	54,122.80	50,000.00	60,000.00
BUILDING REPAIRS & MAINT					
FIRE EQUIPMENT INSPECTION	192.60	83.33	1,146.05	833.34	1,000.00
GENERAL BLDG REPAIRS	0.00	250.00	6,187.00	2,500.00	3,000.00
GRILL & SUPPLIES	0.00	41.67	1,572.19	416.66	500.00
GROUND MAINTENANCE	0.00	41.67	0.00	416.66	500.00
JANITORIAL SERVICE	220.00	220.00	2,320.00	2,200.00	2,640.00
LAUNDRY EQUIP.	0.00	41.67	0.00	416.66	500.00
Maintenance Supplies	0.00	8.33	0.00	83.34	100.00
Miscellaneous	0.00	4.17	0.00	41.66	50.00
Plumbing Repairs	0.00	83.33	0.00	833.34	1,000.00
TERMITE TREATMENT	0.00	41.67	0.00	416.66	500.00
Total BUILDING REPAIRS & MAINT	412.60	815.84	11,225.24	8,158.32	9,790.00
GROUNDS & POOL SERVICE					
LAWN SERVICE & FERTILIZATION	0.00	416.67	6,191.00	4,166.66	5,000.00
POOL SERVICE	110.00	166.67	1,955.00	1,666.66	2,000.00
Tree Trimming & Removal	0.00	83.33	0.00	833.34	1,000.00
Total GROUNDS & POOL SERVICE	110.00	666.67	8,146.00	6,666.66	8,000.00
UTILITIES					
ELECTRIC.	232.21	200.00	2,310.51	2,000.00	2,400.00
SANITATION	1,281.00	1,175.00	12,503.00	11,750.00	14,100.00
WATER & SEWER	907.77	583.33	6,710.77	5,833.34	7,000.00
Total UTILITIES	2,420.98	1,958.33	21,524.28	19,583.34	23,500.00
Total Expense	10,601.88	9,498.42	106,471.76	94,984.16	113,981.00
Net Ordinary Income	967.47	416.67	-5,792.41	4,166.66	5,000.00
Other Income/Expense					
Other Expense					
Non-Allocation Contingency Fund	0.00	416.67	0.00	4,166.66	5,000.00
Total Other Expense	0.00	416.67	0.00	4,166.66	5,000.00
Net Other Income	0.00	-416.67	0.00	-4,166.66	-5,000.00
Net Income	967.47	0.00	-5,792.41	0.00	0.00

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ETHON HOUSE CONDOMINIUM ASSOC.

Balance Sheet

11/18/25

As of October 31, 2025

Accrual Basis

	<u>Oct 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Truist M/M (6672)	22,550.49
Truist Operating (8387)	5,989.02
Total Checking/Savings	<u>28,539.51</u>
Accounts Receivable	
1200 · Accounts Receivable	-13,715.89
Total Accounts Receivable	<u>-13,715.89</u>
Total Current Assets	<u>14,823.62</u>
TOTAL ASSETS	<u>14,823.62</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	509.48
Total Accounts Payable	<u>509.48</u>
Other Current Liabilities	
Non Allocated Reserve Fund	32,491.45
Total Other Current Liabilities	<u>32,491.45</u>
Total Current Liabilities	<u>33,000.93</u>
Total Liabilities	33,000.93
Equity	
3900 · Retained Earnings	-12,384.90
Net Income	-5,792.41
Total Equity	<u>-18,177.31</u>
TOTAL LIABILITIES & EQUITY	<u>14,823.62</u>