

**Ethon House Condo Assoc.  
Fort Lauderdale, FL**

**Financial Statement  
March 2024**

**Prepared For  
The Board Of Directors**

**By:**

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

## ETHON HOUSE CONDOMINIUM ASSOC.

04/16/24

## Balance Sheet

Accrual Basis

As of March 31, 2024

	Mar 31, 24
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Truist M/M AC	27,964.12
Truist Operating (8387)	13,237.71
Total Checking/Savings	41,201.83
Accounts Receivable	
1200 · Accounts Receivable	-9,053.44
Total Accounts Receivable	-9,053.44
Total Current Assets	32,148.39
<b>TOTAL ASSETS</b>	<b>32,148.39</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	1,378.55
Total Accounts Payable	1,378.55
Other Current Liabilities	
Non Allocated Reserve Fund	34,624.12
Total Other Current Liabilities	34,624.12
Total Current Liabilities	36,002.67
Total Liabilities	36,002.67
Equity	
3900 · Retained Earnings	-3,502.64
Net Income	-351.64
Total Equity	-3,854.28
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>32,148.39</b>

**ETHON HOUSE CONDOMINIUM ASSOC.  
Profit & Loss Budget Performance**

March 2024

	Mar 24	Budget	Jan - Mar 24	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
DOCKAGE	750.00	1,440.00	4,290.00	4,320.00	17,280.00
LATE FEES	0.00	8.33	0.00	25.03	100.00
LAUNDRY INCOME	300.00	200.00	660.00	600.00	2,400.00
MAINTENANCE FEES	6,772.00	6,772.00	20,316.00	20,316.00	81,264.00
SCREENING FEES	0.00	37.50	80.00	112.50	450.00
<b>Total Income</b>	<b>7,822.00</b>	<b>8,457.83</b>	<b>25,346.00</b>	<b>25,373.53</b>	<b>101,494.00</b>
<b>Expense</b>					
<b>ADMINISTRATIVE EXPENSE</b>					
BANK CHARGES	4.00	8.33	12.00	25.03	100.00
FILING	0.00	0.00	0.00	125.00	125.00
G. PAFENBERG (RECREATIONAL LEAS	666.76	666.75	2,000.28	2,000.25	8,001.00
LICENSE & PERMITS	0.00	12.50	0.00	37.50	150.00
MANAGEMENT FEE	270.00	270.00	810.00	810.00	3,240.00
OFFICE	77.10	45.83	124.79	137.53	550.00
SCREENING EXPENSE	0.00	17.50	0.00	52.50	210.00
Tax Preparation	0.00	0.00	0.00	350.00	350.00
<b>Total ADMINISTRATIVE EXPENSE</b>	<b>1,017.86</b>	<b>1,020.91</b>	<b>2,947.07</b>	<b>3,537.81</b>	<b>12,726.00</b>
<b>BUILDING INSURANCE</b>					
INSURANCE	5,743.64	2,666.87	11,137.55	7,999.97	32,000.00
<b>Total BUILDING INSURANCE</b>	<b>5,743.64</b>	<b>2,666.87</b>	<b>11,137.55</b>	<b>7,999.97</b>	<b>32,000.00</b>
<b>BUILDING REPAIRS &amp; MAINT</b>					
FIRE EQUIPMENT INSPECTION	170.02	75.00	622.62	225.00	900.00
GENERAL BLDG REPAIRS	0.00	250.00	0.00	750.00	3,000.00
GRILL & SUPPLIES	0.00	41.67	380.89	124.97	500.00
GROUNDS MAINTENANCE	0.00	41.67	0.00	124.97	500.00
JANITORIAL SERVICE	220.00	220.00	660.00	660.00	2,640.00
LAUNDRY EQUIP.	454.87	41.67	454.87	124.97	500.00
Maintenance Supplies	0.00	10.42	0.00	31.22	125.00
Miscellaneous	0.00	8.58	0.00	25.78	103.00
Plumbing Repairs	595.00	83.33	595.00	250.03	1,000.00
TERMITE TREATMENT	0.00	41.67	0.00	124.97	500.00
<b>Total BUILDING REPAIRS &amp; MAINT</b>	<b>1,439.89</b>	<b>814.01</b>	<b>2,713.38</b>	<b>2,441.91</b>	<b>9,768.00</b>
<b>GROUNDS &amp; POOL SERVICE</b>					
LAWN SERVICE & FERTILIZATION	810.00	391.67	1,810.00	1,174.97	4,700.00
POOL SERVICE	95.00	191.67	285.00	574.97	2,300.00
Tree Trimming & Removal	0.00	83.33	0.00	250.03	1,000.00
GROUNDS & POOL SERVICE - Other	0.00		735.00		
<b>Total GROUNDS &amp; POOL SERVICE</b>	<b>905.00</b>	<b>666.67</b>	<b>2,830.00</b>	<b>1,999.97</b>	<b>8,000.00</b>
<b>UTILITIES</b>					
ELECTRIC.	229.82	233.33	736.31	700.03	2,800.00
SANITATION	1,148.00	1,150.00	3,444.00	3,450.00	13,800.00
WATER & SEWER	568.55	525.00	1,889.33	1,575.00	6,300.00
<b>Total UTILITIES</b>	<b>1,946.37</b>	<b>1,908.33</b>	<b>6,069.64</b>	<b>5,725.03</b>	<b>22,900.00</b>
<b>Total Expense</b>	<b>11,052.76</b>	<b>7,076.59</b>	<b>25,697.64</b>	<b>21,704.69</b>	<b>85,394.00</b>
<b>Net Ordinary Income</b>	<b>-3,230.76</b>	<b>1,381.24</b>	<b>-351.64</b>	<b>3,668.84</b>	<b>16,100.00</b>
<b>Other Income/Expense</b>					
<b>Other Expense</b>					
Non-Allocation Contingency Fund	0.00	1,341.67	0.00	4,024.97	16,100.00
<b>Total Other Expense</b>	<b>0.00</b>	<b>1,341.67</b>	<b>0.00</b>	<b>4,024.97</b>	<b>16,100.00</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>-1,341.67</b>	<b>0.00</b>	<b>-4,024.97</b>	<b>-16,100.00</b>
<b>Net Income</b>	<b>-3,230.76</b>	<b>39.57</b>	<b>-351.64</b>	<b>-356.13</b>	<b>0.00</b>