

**Venice Lane Assoc  
Miami, FL**

**Financial Statement  
January 2023**

**Prepared For  
The Board Of Directors**

**By:**

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

VENICE LANE CONDO ASSOCIATION  
**Balance Sheet**  
As of January 31, 2023

	<u>Jan 31, 23</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Southstate Bank Operating ac	13,749.36
TD Bank - Laundry	200.00
Total Checking/Savings	<u>13,949.36</u>
Accounts Receivable	
Accounts Receivable	1,617.00
Total Accounts Receivable	<u>1,617.00</u>
Total Current Assets	<u>15,566.36</u>
<b>TOTAL ASSETS</b>	<u><u>15,566.36</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	5,250.77
Total Accounts Payable	<u>5,250.77</u>
Other Current Liabilities	
Non allocated Contingency	1,600.00
Total Other Current Liabilities	<u>1,600.00</u>
Total Current Liabilities	<u>6,850.77</u>
Total Liabilities	6,850.77
Equity	
Retained Earnings	7,431.38
Net Income	1,284.21
Total Equity	<u>8,715.59</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>15,566.36</u></u>

VENICE LANE CONDO ASSOCIATION  
Profit & Loss Budget Performance  
January 2023

	Jan 23	Budget	Jan 23	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Application Fees	150.00	62.50	150.00	62.50	750.00
Late Fees	0.00	8.37	0.00	8.37	100.00
Laundry Income	0.00	200.00	0.00	200.00	2,400.00
Maintenance Fees	6,956.00	6,956.00	6,956.00	6,956.00	83,472.00
Special Assessment	50.00		50.00		
<b>Total Income</b>	<b>7,156.00</b>	<b>7,226.87</b>	<b>7,156.00</b>	<b>7,226.87</b>	<b>86,722.00</b>
<b>Expense</b>					
Bank Service Charge	0.00	1.63	0.00	1.63	20.00
Electric	509.73	450.00	509.73	450.00	5,400.00
Filing Fee	0.00	141.00	0.00	141.00	141.00
Fire Equipment	0.00	18.75	0.00	18.75	225.00
Gas	513.10	375.00	513.10	375.00	4,500.00
Grounds Maintenance	0.00	12.50	0.00	12.50	150.00
Insurance Expense	0.00	2,666.63	0.00	2,666.63	32,000.00
Landscaping and Groundskeepi...	125.00	125.00	125.00	125.00	1,500.00
Laundry Equipment Repairs	1,154.53	8.37	1,154.53	8.37	100.00
Legal Fees	0.00	16.63	0.00	16.63	200.00
License & Permits	0.00	17.50	0.00	17.50	210.00
Miscellaneous Expense	0.00	11.37	0.00	11.37	136.00
Non- Allocated Contingency	0.00	333.37	0.00	333.37	4,000.00
Office & Postage	17.28	37.50	17.28	37.50	450.00
Plumbing	0.00	41.63	0.00	41.63	500.00
Pool Repairs	0.00	16.63	0.00	16.63	200.00
Pool Service	160.00	166.63	160.00	166.63	2,000.00
Property Management Fees	370.00	370.00	370.00	370.00	4,440.00
Repairs and Maintenance	0.00	83.37	0.00	83.37	1,000.00
Sanitation	501.63	441.63	501.63	441.63	5,300.00
Screening Expense	0.00	29.13	0.00	29.13	350.00
Spec Assessment Expense	30.00		30.00		
Water & Sewer	2,370.52	1,833.37	2,370.52	1,833.37	22,000.00
Water Cooling Tower	120.00	133.37	120.00	133.37	1,600.00
Year End Tax Return	0.00	300.00	0.00	300.00	300.00
<b>Total Expense</b>	<b>5,871.79</b>	<b>7,631.01</b>	<b>5,871.79</b>	<b>7,631.01</b>	<b>86,722.00</b>
<b>Net Ordinary Income</b>	<b>1,284.21</b>	<b>-404.14</b>	<b>1,284.21</b>	<b>-404.14</b>	<b>0.00</b>
<b>Net Income</b>	<b>1,284.21</b>	<b>-404.14</b>	<b>1,284.21</b>	<b>-404.14</b>	<b>0.00</b>