

**Castle #2 Condominium
Lauderhill, FL**

**Financial Statement
September 2025**

**Prepared For
The Board Of Directors**

By:

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

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10/16/25

Accrual Basis

Castle #2 Condominium Inc Profit & Loss Budget Performance

September 2025

	Sep 25	Budget	Jan - Sep 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Application Fees	150.00	25.00	1,150.00	225.00	300.00
Bank Fees	0.00		-18.00		
Late Fee	250.00	83.33	1,275.00	750.01	1,000.00
Laundry	0.00	375.00	3,501.00	3,375.00	4,500.00
Maintenance Fees	23,085.00	23,047.00	206,950.00	207,423.00	276,564.00
Other Income	707.33		707.33		
Special Assessment	100.00		55,100.12		
Total Income	24,272.33	23,530.33	268,665.45	211,773.01	282,364.00
Expense					
Admin					
Accounting Fee	0.00	31.25	350.00	281.25	375.00
Bank Service Fee	6.00		120.00		
Legal Fee	-5,595.28	83.33	-981.64	750.01	1,000.00
License, Permits & Fees	692.41	29.83	1,025.41	268.51	358.00
Master Association Cost	3,536.00	3,588.00	31,824.00	32,292.00	43,056.00
Office / Postage	35.19	50.00	343.47	450.00	600.00
Property Management Fees	720.00	675.00	6,570.00	6,075.00	8,100.00
Screening	75.00	12.50	450.00	112.50	150.00
Total Admin	-530.68	4,469.91	39,701.24	40,229.27	53,639.00
Insurance					
Insurance Expense	8,329.40	9,833.33	88,089.24	88,500.01	118,000.00
Total Insurance	8,329.40	9,833.33	88,089.24	88,500.01	118,000.00
Repairs & Maint					
Building Supplies	0.00	41.67	0.00	374.99	500.00
Elevator Maint Contract	150.00	154.50	3,855.00	1,390.50	1,854.00
Janitorial	500.00	500.00	5,000.00	4,500.00	6,000.00
Landscaping and Groundskeeping	450.00	450.00	5,650.00	4,050.00	5,400.00
Laundry Equipment Repairs & Mai	1,291.11	291.67	2,270.13	2,624.99	3,500.00
Loan (17001012037)	4,541.97		45,419.70		
Miscellaneous	0.00	41.67	0.00	374.99	500.00
Pest Control	0.00	233.33	2,519.64	2,100.01	2,800.00
Plumbing	0.00	250.00	1,523.08	2,250.00	3,000.00
Repairs and Maintenance	0.00	1,250.00	12,190.49	11,250.00	15,000.00
Roof Maint & Repairs	0.00	125.00	2,862.22	1,125.00	1,500.00
Tree Trimming	0.00	116.67	0.00	1,049.99	1,400.00
Total Repairs & Maint	6,933.08	3,454.51	81,290.26	31,090.47	41,454.00
Reserve	0.00	305.92	0.00	2,753.24	3,671.00
Utilities					
Electric	733.89	616.67	5,662.37	5,549.99	7,400.00
Elevator Telephone	113.00	50.00	618.05	450.00	600.00
Telephone Expense	290.16	216.67	1,751.98	1,949.99	2,600.00
Water / Sewer / Trash	5,251.11	4,583.33	40,669.31	41,250.01	55,000.00
Total Utilities	6,388.16	5,466.67	48,701.71	49,199.99	65,600.00
Total Expense	21,119.96	23,530.34	257,782.45	211,772.98	282,364.00
Net Ordinary Income	3,152.37	-0.01	10,883.00	0.03	0.00
Other Income/Expense					
Other Income					
Interest	12.02		96.26		
Total Other Income	12.02		96.26		
Net Other Income	12.02		96.26		
Net Income	3,164.39	-0.01	10,979.26	0.03	0.00

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Accrual Basis

Castle #2 Condominium Inc

Balance Sheet

As of September 30, 2025

	<u>Sep 30, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Southstate Oper (8752)	11,589.81
Southstate Reserv (8760)	21,112.43
TD Operating #0710	418.04
Total Checking/Savings	<u>33,120.28</u>
Accounts Receivable	
Accounts Receivable	30,082.98
Total Accounts Receivable	<u>30,082.98</u>
Other Current Assets	
Undeposited Funds	1,502.81
Total Other Current Assets	<u>1,502.81</u>
Total Current Assets	<u>64,706.07</u>
TOTAL ASSETS	<u><u>64,706.07</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	209.27
Total Accounts Payable	<u>209.27</u>
Other Current Liabilities	
Reserves	
Reserve Pooled	40,016.17
Total Reserves	<u>40,016.17</u>
Southstate Loan matures 12/13/3	392,506.23
Total Other Current Liabilities	<u>432,522.40</u>
Total Current Liabilities	<u>432,731.67</u>
Total Liabilities	432,731.67
Equity	
Retained Earnings	-379,004.86
Net Income	10,979.26
Total Equity	<u>-368,025.60</u>
TOTAL LIABILITIES & EQUITY	<u><u>64,706.07</u></u>