Malibu North Condominium
Margate, FL

Financial Statement
October 2025

Prepared For

The Board Of Directors

By:

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

1:03 PM
11/18/25
Accrual Basis

Malibu North Condominium Assoc
Profit & Loss Budget Performance
October 2025

	Oct 25	Budget	Jan - Oct 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Application Fees	0.00	12.50	300.00	125.00	150.00
Intrest Income	0.43		4.23		
Late Fees Interest	125.00	25.00	840.76	250.00	300.00
Maintenance Fees	4,251.25	4,254.83	42,787.50	42,548.34	51,058.00
Operating Balance Transfer	0.00	1,666.67	0.00	16,666.66	20,000.00
Reserve Deposit	1,748.75	1,748.75	17,487.50	17,487.50	20,985.00
Total Income	6,125.43	7,707.75	61,419.99	77,077.50	92,493.00
Expense					
Admin					
Bank Fees	0.00		265.00		
Credit & Criminal Reports	0.00	6.25	75.00	62.50	75.00
Division of Corp Fees	0.00	13.17	0.00	131.66	158.00
License & Permits	0.00		466.85		
Office & Postage Exp	12.64	25.00	160.27	250.00	300.00
Property Management Fees	1,118.96	550.00	6,077.65	5,500.00	6,600.00
Year End Tax Returns	0.00	31.25	300.00	312.50	375.00
Total Admin	1,131.60	625.67	7,344.77	6,256.66	7,508.00
Grounds Maint					
Fertilization & Mulch	0.00	83.33	0.00	833.34	1,000.00
Landscaping and Groundskeeping	475.00	475.00	3,910.93	4,750.00	5,700.00
Total Grounds Maint	475.00	558.33	3,910.93	5,583.34	6,700.00
Insurance					
Insurance Expense	3,763.37	3,583.33	39,806.95	35,833.34	43,000.00
Total Insurance	3,763.37	3,583.33	39,806.95	35,833.34	43,000.00
Repairs & Maint					
Electrical & Plumbing Repairs	0.00	83.33	500.00	833.34	1,000.00
Fire Extinguishers	0.00	25.00	499.68	250.00	300.00
Pest Control	90.00	100.00	900.00	1,000.00	1,200.00
Pressure Cleaning	0.00	66.67	0.00	666.66	800.00
Repairs and Maintenance	62.57	83.33	2,612.57	833.34	1,000.00
Total Repairs & Maint	152.57	358.33	4,512.25	3,583.34	4,300.00
Reserves.					
Reserves	0.00	1,748.75	0.00	17,487.50	20,985.00
Total Reserves.	0.00	1,748.75	0.00	17,487.50	20,985.00
Utilities					
Electric	160.56	150.00	1,617.43	1,500.00	1,800.00
Sanitation	838.59	683.33	8,892.63	6,833.34	8,200.00
Total Utilities	999.15	833.33	10,510.06	8,333.34	10,000.00
Total Expense	6,521.69	7,707.74	66,084.96	77,077.52	92,493.00
Net Ordinary Income	-396.26	0.01	-4,664.97	-0.02	0.00
Net Income	**-396.26**	**0.01**	**-4,664.97**	**-0.02**	**0.00**

Malibu North Condominium Assoc
Balance Sheet
As of October 31, 2025

		Oct 31, 25
ASSETS		
Current Assets		
Checking/Savings		
BOA Operating Ac (4481)		51,639.76
BOA Reserve Acct (4042)		17,009.94
Total Checking/Savings		68,649.70
Accounts Receivable		
Accounts Receivable		-3,137.00
Total Accounts Receivable		-3,137.00
Total Current Assets		65,512.70
TOTAL ASSETS		**65,512.70**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
Accounts Payable		-2,700.87
Total Accounts Payable		-2,700.87
Other Current Liabilities		
Reserve		
Reserve Intrest	237.11	
Reserve Painting	8,051.00	
Reserve Paving	2,004.00	
Reserve Roof	6,704.69	
Total Reserve		16,996.80
Total Other Current Liabilities		16,996.80
Total Current Liabilities		14,295.93
Total Liabilities		14,295.93
Equity		
Retained Earnings		55,881.74
Net Income		-4,664.97
Total Equity		51,216.77
TOTAL LIABILITIES & EQUITY		**65,512.70**