

**Countryside Condo Assoc
Davie, FL**

**Financial Statement
June 2025**

**Prepared For
The Board Of Directors**

By:

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

Countryside Condominium Association
Balance Sheet
As of June 30, 2025

	<u>Jun 30, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Centenial Oper (0547)	7,856.22
Centennial Reserve (0094)	31,736.12
Operating Ac	5,245.06
Spec Assess Ac	98.43
Truist Operating	328.39
Total Checking/Savings	<u>45,264.22</u>
Accounts Receivable	
Accounts Receivable	28,838.22
Total Accounts Receivable	<u>28,838.22</u>
Other Current Assets	
Undeposited Funds	3,541.77
Total Other Current Assets	<u>3,541.77</u>
Total Current Assets	<u>77,644.21</u>
TOTAL ASSETS	<u><u>77,644.21</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	735.00
Total Accounts Payable	<u>735.00</u>
Other Current Liabilities	
Reserves	
Reserve Interest	9,660.76
Reserves Pooled	167,271.36
Total Reserves	<u>176,932.12</u>
Total Other Current Liabilities	<u>176,932.12</u>
Total Current Liabilities	<u>177,667.12</u>
Total Liabilities	177,667.12
Equity	
Retained Earnings	-104,341.52
Net Income	4,318.61
Total Equity	<u>-100,022.91</u>

Countryside Condominium Association
Profit & Loss Budget Performance

June 2025

	Jun 25	Budget	Jan - Jun 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Application Fee	150.00	100.00	1,800.00	600.00	1,200.00
Interest Income	1.14		6.22		
Late Fee	375.00	50.00	2,725.00	300.00	600.00
Laundry Income	0.00	1,400.00	6,428.96	8,400.00	16,800.00
Maintenance Fees	42,191.33	42,191.33	252,148.33	253,148.02	506,296.00
SPECIAL ASSESSMENT	7,801.46	5,666.08	50,340.41	33,996.52	67,993.00
Total Income	50,518.93	49,407.41	313,448.92	296,444.54	592,889.00
Expense					
Bad Debt	0.00		103.51		
Building Supplies	0.00	333.33	1,300.00	2,000.02	4,000.00
Division of Corporations	0.00	39.75	61.25	238.50	477.00
Engineering Services	0.00		4,000.00		
Insurance Expense	24,789.95	21,833.33	147,797.44	131,000.02	262,000.00
Janitorial	5,287.14	4,990.00	27,190.64	29,940.00	59,880.00
Landscaping and Groundskeeping	800.00	875.00	8,192.00	5,250.00	10,500.00
Legal Fees	0.00	666.67	8,695.23	3,999.98	8,000.00
License & Permits	0.00	16.67	3,708.60	99.98	200.00
Office and Postage	31.82	50.00	686.55	300.00	600.00
Payroll Expenses	1,796.30		2,068.25		
Pest Control	0.00	84.00	0.00	504.00	1,008.00
Plumbing Expense	0.00		2,800.00		
Pool Service Repairs & Supplies	435.00	583.33	3,045.00	3,500.02	7,000.00
Property Management Fees	1,352.00	1,352.00	14,283.77	8,112.00	16,224.00
Repairs and Maintenance	627.05	1,250.00	1,779.40	7,500.00	15,000.00
Roof Repairs	0.00	666.67	0.00	3,999.98	8,000.00
Sanitation	3,281.68	3,166.67	19,690.08	18,999.98	38,000.00
Screening Expense	0.00	50.00	1,485.00	300.00	600.00
Tax Returns	0.00	208.33	0.00	1,250.02	2,500.00
Tree Trimming	0.00	375.00	0.00	2,250.00	4,500.00
Utilities					
Electric	1,107.44	1,200.00	5,256.50	7,200.00	14,400.00
Water & Sewer	11,257.50	11,666.67	56,987.09	69,999.98	140,000.00
Total Utilities	12,364.94	12,866.67	62,243.59	77,199.98	154,400.00
Total Expense	50,765.88	49,407.42	309,130.31	296,444.48	592,889.00
Net Ordinary Income	-246.95	-0.01	4,318.61	0.06	0.00
Net Income	-246.95	-0.01	4,318.61	0.06	0.00