

**Miami Bayside Condominium  
Miami, FL**

**Financial Statement  
October 2025**

**Prepared For  
The Board Of Directors**

**By:**

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

## Miami Bayside Condominium Assoc. Profit & Loss Budget Performance

October 2025

	Oct 25	Budget	Jan - Oct 25	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Application Fee	150.00	37.50	300.00	375.00	450.00
Bank Fees	-5.00		-85.00		
Intrest Income	2.65		22.68		
Late Fee	25.00	33.33	475.00	333.34	400.00
Laundry Income	366.64	125.00	2,028.61	1,250.00	1,500.00
Maintenance Fee Income	17,208.00	17,916.67	177,934.00	179,166.66	215,000.00
Spec Assess	0.00		25.00		
<b>Total Income</b>	<b>17,747.29</b>	<b>18,112.50</b>	<b>180,700.29</b>	<b>181,125.00</b>	<b>217,350.00</b>
<b>Expense</b>					
<b>Administrative Expense</b>					
Bank Fee	22.00	8.33	326.00	83.34	100.00
Fees / Permits / Legal	0.00	66.67	1,586.00	666.66	800.00
License & Permits	0.00		1,700.25		
Office/Postage Supplies	0.00	25.00	117.66	250.00	300.00
Postage and Delivery	1,044.03		1,068.07		
Property Management Fees	0.00	462.00	4,233.00	4,620.00	5,544.00
Screening	0.00	18.75	0.00	187.50	225.00
Tax Return	0.00	31.25	300.00	312.50	375.00
<b>Total Administrative Expense</b>	<b>1,066.03</b>	<b>612.00</b>	<b>9,330.98</b>	<b>6,120.00</b>	<b>7,344.00</b>
<b>Insurance.</b>					
Insurance Expense	3,913.00	5,000.00	50,848.84	50,000.00	60,000.00
<b>Total Insurance.</b>	<b>3,913.00</b>	<b>5,000.00</b>	<b>50,848.84</b>	<b>50,000.00</b>	<b>60,000.00</b>
<b>Repairs and Maintenance</b>					
Building Maint - Alvino Soares	0.00		1,051.31		
Building Repairs & Maint	2,340.86		17,154.26		
Building Supplies	0.00	375.00	0.00	3,750.00	4,500.00
Fire Alarm	105.00	225.00	6,660.00	2,250.00	2,700.00
Janitorial	450.00	450.00	4,750.00	4,500.00	5,400.00
Landscaping and Groundskeeping	450.00	133.33	5,380.00	1,333.34	1,600.00
Miscellaneous Expense	0.00	0.50	0.00	5.00	6.00
Non-Allocated Reserve Deposit	0.00	5,041.67	0.00	50,416.66	60,500.00
Pest Control	327.00	133.33	2,963.25	1,333.34	1,600.00
Pool Maint & Repairs	600.00	833.33	7,350.00	8,333.34	10,000.00
<b>Total Repairs and Maintenance</b>	<b>4,272.86</b>	<b>7,192.16</b>	<b>45,308.82</b>	<b>71,921.68</b>	<b>86,306.00</b>
<b>Utilities</b>					
Electric	612.31	475.00	5,917.56	4,750.00	5,700.00
Gas	807.24	583.33	6,734.87	5,833.34	7,000.00
Sanitation/ Trash	2,070.08	958.33	14,977.04	9,583.34	11,500.00
Telephone Expense	360.02	208.33	2,157.15	2,083.34	2,500.00
Water & Sewer	6,411.30	3,083.33	37,968.21	30,833.34	37,000.00
<b>Total Utilities</b>	<b>10,260.95</b>	<b>5,308.32</b>	<b>67,754.83</b>	<b>53,083.36</b>	<b>63,700.00</b>
<b>Total Expense</b>	<b>19,512.84</b>	<b>18,112.48</b>	<b>173,243.47</b>	<b>181,125.04</b>	<b>217,350.00</b>
<b>Net Ordinary Income</b>	<b>-1,765.55</b>	<b>0.02</b>	<b>7,456.82</b>	<b>-0.04</b>	<b>0.00</b>
<b>Net Income</b>	<b>-1,765.55</b>	<b>0.02</b>	<b>7,456.82</b>	<b>-0.04</b>	<b>0.00</b>

Miami Bayside Condominium Assoc.  
**Balance Sheet**  
As of October 31, 2025

	<u>Oct 31, 25</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
City National Bank Oper (870)	56,698.68
City National Reserve (657)	224.91
Total Checking/Savings	<u>56,923.59</u>
Accounts Receivable	
Accounts Receivable	-6,430.98
Total Accounts Receivable	<u>-6,430.98</u>
Other Current Assets	
Petty Cash	1,129.55
Total Other Current Assets	<u>1,129.55</u>
Total Current Assets	<u>51,622.16</u>
<b>TOTAL ASSETS</b>	<b><u>51,622.16</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	2,572.96
Total Accounts Payable	<u>2,572.96</u>
Other Current Liabilities	
Reserves	14,681.91
Total Other Current Liabilities	<u>14,681.91</u>
Total Current Liabilities	<u>17,254.87</u>
Total Liabilities	17,254.87
Equity	
Retained Earnings	26,910.47
Net Income	7,456.82
Total Equity	<u>34,367.29</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>51,622.16</u></b>