

**Dorbe Gardens Condominium
Miami, FL**

**Financial Statement
October 2025**

**Prepared For
The Board Of Directors**

By:

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

1:36 PM

11/19/25

Accrual Basis

DORBE GARDENS Profit & Loss Budget Performance October 2025

	Oct 25	Budget	Jan - Oct 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Laundry Income	0.00	0.00	11.64	300.00	300.00
Maintenance Fees	5,418.00	5,416.67	52,895.00	54,166.66	65,000.00
Screening Income	0.00	0.00	150.00	150.00	150.00
Total Income	5,418.00	5,416.67	53,056.64	54,616.66	65,450.00
Expense					
Admin					
Building Violations	0.00		1,512.20		
Credit Report	0.00	6.25	70.00	62.50	75.00
Division of Corp /Filling Fees	0.00	7.75	0.00	77.50	93.00
License & Permit	0.00		116.51		
Office & Postage Exp.	4.74	6.25	50.18	62.50	75.00
Property Management Fees	250.00	250.00	2,500.00	2,500.00	3,000.00
Year End Tax Return	0.00	0.00	300.00	375.00	375.00
Total Admin	254.74	270.25	4,548.89	3,077.50	3,618.00
Repairs & Maint					
Fire Safety	0.00	41.67	0.00	416.66	500.00
Insurance Expense	0.00	2,916.67	5,945.00	29,166.66	35,000.00
Janitorial	100.00	100.00	1,000.00	1,000.00	1,200.00
Landscaping and Groundskeeping	950.00	150.00	2,500.00	1,500.00	1,800.00
Non Allocated Contingency	0.00	215.17	0.00	2,151.66	2,582.00
Pest Control	125.98	125.00	1,418.28	1,250.00	1,500.00
Repairs and Maintenance	0.00		2,330.00		
Repairs & Maint - Other	0.00	83.33	0.00	833.34	1,000.00
Total Repairs & Maint	1,175.98	3,631.84	13,193.28	36,318.32	43,582.00
Utilities					
Electric	43.61	45.83	420.83	458.34	550.00
Water & Sewer	2,381.65	1,475.00	10,616.61	14,750.00	17,700.00
Total Utilities	2,425.26	1,520.83	11,037.44	15,208.34	18,250.00
Total Expense	3,855.98	5,422.92	28,779.61	54,604.16	65,450.00
Net Ordinary Income	1,562.02	-6.25	24,277.03	12.50	0.00
Net Income	1,562.02	-6.25	24,277.03	12.50	0.00

DORBE GARDENS
Balance Sheet
As of October 31, 2025

	<u>Oct 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Chase - Spec Assess ((1067)	111,943.00
Chase Operating Acc	64,388.36
Total Checking/Savings	<u>176,331.36</u>
Accounts Receivable	
Accounts Receivable	-648.16
Total Accounts Receivable	<u>-648.16</u>
Total Current Assets	<u>175,683.20</u>
TOTAL ASSETS	<u>175,683.20</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	1,309.16
Total Accounts Payable	<u>1,309.16</u>
Other Current Liabilities	
Spec Assessment Payable	145,302.50
Total Other Current Liabilities	<u>145,302.50</u>
Total Current Liabilities	<u>146,611.66</u>
Total Liabilities	146,611.66
Equity	
Retained Earnings	4,794.51
Net Income	24,277.03
Total Equity	<u>29,071.54</u>
TOTAL LIABILITIES & EQUITY	<u>175,683.20</u>