

**Collonade Condominium
North Miami, FL**

**Financial Statement
October 2025**

**Prepared For
The Board Of Directors**

By:

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

COLLONADE CONDO ASSOCIATION INC

Profit & Loss Budget Performance

October 2025

	Oct 25	Budget	Jan - Oct 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Revenue					
Application Fees	0.00	75.00	3,300.00	750.00	900.00
Interest - Savings	1.86	1.67	22.57	16.66	20.00
Interest - Checking	2.16	1.67	17.47	16.66	20.00
Late Fee	150.00	125.00	1,400.00	1,250.00	1,500.00
Maintenance Fees	36,360.00	36,333.33	363,609.90	363,333.34	436,000.00
Special Assessment	6,050.00	6,600.00	59,535.00	66,000.00	79,200.00
Total Revenue	42,564.02	43,136.67	427,884.94	431,366.66	517,640.00
Total Income	42,564.02	43,136.67	427,884.94	431,366.66	517,640.00
Expense					
Administrative					
Accounting / Tax Return	38.00	31.25	362.00	312.50	375.00
Credit & Criminal Repor	0.00	37.50	300.00	375.00	450.00
Legal Fees	0.00	41.67	627.69	416.66	500.00
License & Permits	0.00	25.08	594.45	250.84	301.00
Office & Postage	1,991.86	16.67	3,305.66	166.66	200.00
Property Management Fees	0.00	720.00	5,760.00	7,200.00	8,640.00
Total Administrative	2,029.86	872.17	10,949.80	8,721.66	10,466.00
Grounds Expense					
Landscaping and Groundskeeping	1,900.00	1,833.33	19,275.00	18,333.34	22,000.00
Total Grounds Expense	1,900.00	1,833.33	19,275.00	18,333.34	22,000.00
Insurance					
Insurance Expense	33,463.83	32,396.25	363,716.81	323,962.50	388,755.00
Total Insurance	33,463.83	32,396.25	363,716.81	323,962.50	388,755.00
Popular Loan					
Loan Expense	6,513.27	6,600.00	65,132.70	66,000.00	79,200.00
Total Popular Loan	6,513.27	6,600.00	65,132.70	66,000.00	79,200.00
Repairs and Maintenance					
Building Repairs & Maint	2,965.00	416.67	26,782.74	4,166.66	5,000.00
Electrical Repairs	0.00	25.00	300.00	250.00	300.00
Miscellaneous Expense	0.00	8.08	0.00	80.84	97.00
Pest Control	1,682.00	418.50	6,221.00	4,185.00	5,022.00
Plumbing Repairs	0.00	333.33	0.00	3,333.34	4,000.00
Roof Repairs	0.00	83.33	2,100.00	833.34	1,000.00
Total Repairs and Maintenance	4,647.00	1,284.91	35,403.74	12,849.18	15,419.00
Utilities					
Electric	103.76	108.33	1,047.40	1,083.34	1,300.00
Water & Sewer	0.00	41.67	0.00	416.66	500.00
Total Utilities	103.76	150.00	1,047.40	1,500.00	1,800.00
Total Expense	48,657.72	43,136.66	495,525.45	431,366.66	517,640.00
Net Ordinary Income	-6,093.70	0.01	-67,640.51	-0.02	0.00
Net Income	-6,093.70	0.01	-67,640.51	-0.02	0.00

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COLLONADE CONDO ASSOCIATION INC

Balance Sheet

As of October 31, 2025

11/18/25

Accrual Basis

	<u>Oct 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Loan Proceeds(6859)	19,018.12
Popular Bank Operating (9606)	54,286.93
Popular Bank Reserve (1686)	191,244.23
Popular Bank Spec Assess (1942)	9,369.18
Total Checking/Savings	273,918.46
Accounts Receivable	
Accounts Receivable	-27,724.84
Total Accounts Receivable	-27,724.84
Other Current Assets	
Prepaid Spec Assess Roof	38,236.90
Undeposited Funds	730.36
Total Other Current Assets	38,967.26
Total Current Assets	285,160.88
TOTAL ASSETS	<u>285,160.88</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Non Allocated Contingency	191,244.23
Total Other Current Liabilities	191,244.23
Total Current Liabilities	191,244.23
Total Liabilities	191,244.23
Equity	
Retained Earnings	161,557.16
Net Income	-67,640.51
Total Equity	93,916.65
TOTAL LIABILITIES & EQUITY	<u>285,160.88</u>