

**East Shores Condo
Fort Lauderdale, FL**

**Financial Statement
March 2024**

**Prepared For
The Board Of Directors**

By:

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

East Shore Condo Association
Balance Sheet
 As of March 31, 2024

	Mar 31, 24
ASSETS	
Current Assets	
Checking/Savings	
1006 · East Shores Reserve	21,393.98
1007 · East Shores New Op Acct (2627)	-145.56
Total Checking/Savings	21,248.42
Accounts Receivable	
1200 · Accounts Receivable	5,319.25
Total Accounts Receivable	5,319.25
Other Current Assets	
1355 · Provision - Bad debt	-9,583.31
Total Other Current Assets	-9,583.31
Total Current Assets	16,984.36
TOTAL ASSETS	16,984.36
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2219 · Key Deposits	500.00
2500 · Reserve Funds	
2501 · Roof Reserve	13,225.67
2502 · Painting Reserve	3,125.00
2503 · Resurfacing	999.69
2505 · Carpeting Reserve	500.00
2506 · Elevator Reserve	13,080.58
2507 · Contingency Reserve	4,878.04
Total 2500 · Reserve Funds	35,808.98
2530 · Security Deposits	900.00
Total Other Current Liabilities	37,208.98
Total Current Liabilities	37,208.98
Total Liabilities	37,208.98
Equity	
1110 · Retained Earnings	-40,804.29
3000 · Opening Bal Equity	24,423.75
Net Income	-3,844.08
Total Equity	-20,224.62
TOTAL LIABILITIES & EQUITY	16,984.36

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Accrual Basis

**East Shore Condo Association
Profit & Loss Budget Performance**

March 2024

	Mar 24	Budget	Jan - Mar 24	YTD Budget	Annual Budget
Income					
4010 - Fee Income					
Application Fee	0.00	75.00	0.00	225.00	900.00
4011 - Regular Maintenance Fees	9,168.00	9,166.67	27,504.00	27,499.97	110,000.00
4016 - Miscellaneous Income	0.00	25.00	0.00	75.00	300.00
4017 - Late Fees	75.00	33.33	250.00	100.03	400.00
4050 - Laundry Income	390.00	200.00	390.00	600.00	2,400.00
Total 4010 - Fee Income	9,633.00	9,500.00	28,144.00	28,500.00	114,000.00
Total Income	9,633.00	9,500.00	28,144.00	28,500.00	114,000.00
Expense					
6100 - Administrative Expense					
6110 - Management Fees	623.50	315.00	1,793.50	945.00	3,780.00
6120 - Bank Service Charges	-13.00	2.50	-13.00	7.50	30.00
6130 - Legal Fees	0.00	83.33	0.00	250.03	1,000.00
6140 - Filing Fee	61.25	0.00	61.25	157.00	157.00
6150 - License & Permits	0.00	24.58	0.00	73.78	295.00
6160 - Office & Postage	21.24	66.67	143.15	199.97	800.00
6165 - Sceening Expense	0.00	35.00	0.00	105.00	420.00
6170 - Year End Tax Returns	350.00	29.17	350.00	87.47	350.00
6175 - Miscellaneous	0.00	7.75	0.00	23.25	93.00
Total 6100 - Administrative Expense	1,042.99	564.00	2,334.90	1,849.00	6,925.00
6180 - Insurance					
6192 - Building	3,143.11	4,166.67	9,429.33	12,499.97	50,000.00
Total 6180 - Insurance	3,143.11	4,166.67	9,429.33	12,499.97	50,000.00
6300 - Repairs & Maintenance					
6310 - Building Repairs	0.00	166.67	5,218.77	499.97	2,000.00
6311 - Grounds Repairs	0.00	16.67	0.00	49.97	200.00
6320 - Plumbing Repairs	342.40	250.00	342.40	750.00	3,000.00
6321 - Janitorial Service	188.34	350.00	888.34	1,050.00	4,200.00
6326 - Laundry Equip Maint	0.00	16.67	0.00	49.97	200.00
6330 - Pool Repairs	310.00	41.67	1,159.99	124.97	500.00
6331 - Pool Service	0.00	208.33	0.00	625.03	2,500.00
6333 - Pest Control	57.00	58.33	171.00	175.03	700.00
6334 - Fire Inspection	0.00	41.67	0.00	124.97	500.00
6414 - Elevator Repairs & Maint	0.00		2,516.93		
6416 - Elevator Maintenance	0.00	166.67	0.00	499.97	2,000.00
6417 - Lawn Service	0.00	41.67	0.00	124.97	500.00
6419 - Roof & Soffit Repairs	0.00	83.33	0.00	250.03	1,000.00
Total 6300 - Repairs & Maintenance	897.74	1,441.68	10,297.43	4,324.88	17,300.00
6390 - Utilities					
6400 - Electric	195.57	250.00	628.03	750.00	3,000.00
6405 - Gas	36.85	50.00	110.55	150.00	600.00
6410 - Water & Sewer	803.86	691.67	2,580.94	2,074.97	8,300.00
6415 - Telephone	50.72	47.92	152.16	143.72	575.00
6420 - Sanitation	2,183.84	1,833.33	6,454.74	5,500.03	22,000.00
Total 6390 - Utilities	3,250.84	2,872.92	9,926.42	8,618.72	34,475.00
6500 - Non-Allocated Contingency Fund	0.00	191.67	0.00	574.97	2,300.00
6600 - Reserve Transfer	0.00	250.00	0.00	750.00	3,000.00
Total Expense	8,334.68	9,486.94	31,986.08	28,617.54	114,000.00
Net Income	1,298.32	13.06	-3,844.08	-117.54	0.00