

**Eastern Parkview Condo Association
North Miami Beach, FL**

**Financial Statement
August 2025**

**Prepared For
The Board Of Directors**

By:

**USA Management
9000 Sheridan St, Suite 166
Pembroke Pines, FL 33024**

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09/18/25

Accrual Basis

Eastern Parkview Condo Assn Inc.

Balance Sheet

As of August 31, 2025

	<u>Aug 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
BB&T Operating Ac	29,793.26
Total Checking/Savings	29,793.26
Accounts Receivable	
Accounts Receivable	-2,821.18
Total Accounts Receivable	-2,821.18
Other Current Assets	
Prepaid Roof/Bldg Repairs	28,247.67
Provision for Bad Debt.	-1,666.68
Total Other Current Assets	26,580.99
Total Current Assets	53,553.07
TOTAL ASSETS	<u>53,553.07</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
LOAN FROM BB & T BANK	74,433.50
Non Allocated Contingency	2,555.00
Tenant Security Deposits Held	500.00
Total Other Current Liabilities	77,488.50
Total Current Liabilities	77,488.50
Total Liabilities	77,488.50
Equity	
Retained Earnings	-45,208.83
Net Income	21,273.40
Total Equity	-23,935.43
TOTAL LIABILITIES & EQUITY	<u>53,553.07</u>

Eastern Parkview Condo Assn Inc.
Profit & Loss Budget Performance

August 2025

	Aug 25	Budget	Jan - Aug 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Application Fees	150.00	50.00	750.00	400.00	600.00
Late Fees	0.00	8.33	50.00	66.68	100.00
Laundry Income	0.00	25.00	276.13	200.00	300.00
Maintenance Fees	9,582.00	9,583.33	76,656.00	76,666.68	115,000.00
Special Assessment	0.00		9,000.00		
Total Income	9,732.00	9,666.66	86,732.13	77,333.36	116,000.00
Expense					
Admin					
Credit & Criminal Report	75.00		75.00		
Credit & Criminal Reports	0.00	25.00	275.00	200.00	300.00
License & Permits	0.00	22.92	353.50	183.32	275.00
Office/Postage	16.56	33.33	301.60	266.68	400.00
Property Management Fees	320.00	290.00	2,590.00	2,320.00	3,480.00
Year end tax return	0.00	31.25	350.00	250.00	375.00
Total Admin	411.56	402.50	3,945.10	3,220.00	4,830.00
Insurance Expense	2,853.46	3,750.00	25,852.57	30,000.00	45,000.00
Repairs & Maint					
Building Repair	0.00	250.00	2,936.44	2,000.00	3,000.00
Building Supplies	55.55	41.67	1,897.63	333.32	500.00
Elevator inspection	0.00	37.50	0.00	300.00	450.00
Elevator Monitoring	0.00	58.33	1,668.67	466.68	700.00
Elevator Service & Repairs	95.00	125.00	915.00	1,000.00	1,500.00
Fire Equipment Expense	0.00	83.33	0.00	666.68	1,000.00
Janitorial	500.00	500.00	4,000.00	4,000.00	6,000.00
Landscaping and Groundskeeping	350.00	150.00	1,850.00	1,200.00	1,800.00
Laundry Equipment Maint	0.00		1,080.00		
Miscellaneous Expense	0.00	6.67	0.00	53.32	80.00
Non-Allocated Contingency	0.00	1,400.00	0.00	11,200.00	16,800.00
Pest Control	96.30	100.00	770.40	800.00	1,200.00
Plumbing expense	1,136.41	83.33	2,086.41	666.68	1,000.00
Pool Expense	345.00	520.00	2,760.00	4,160.00	6,240.00
Total Repairs & Maint	2,578.26	3,355.83	19,964.55	26,846.68	40,270.00
Special Assessment Expense	2,695.00		2,695.00		
Utilities					
Electric	320.12	325.00	2,439.58	2,600.00	3,900.00
Telephone Expense	0.00	250.00	330.00	2,000.00	3,000.00
Water & Sewer, Sanitation	1,272.50	1,583.33	10,231.93	12,666.68	19,000.00
Total Utilities	1,592.62	2,158.33	13,001.51	17,266.68	25,900.00
Total Expense	10,130.90	9,666.66	65,458.73	77,333.36	116,000.00
Net Ordinary Income	-398.90	0.00	21,273.40	0.00	0.00
Net Income	-398.90	0.00	21,273.40	0.00	0.00