

**Venice Lane 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**

11:26 AM

11/19/25

Accrual Basis

VENICE LANE CONDO ASSOCIATION
Profit & Loss Budget Performance
October 2025

	Oct 25	Budget	Jan - Oct 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Application Fees	0.00	75.00	900.00	750.00	900.00
BANK CORRECTION	0.00		256.00		
Late Fees	125.00	25.00	300.00	250.00	300.00
Laundry Income	0.00	200.00	1,400.00	2,000.00	2,400.00
Maintenance Fees	8,802.00	8,802.00	88,020.00	88,020.00	105,624.00
Special Assessment	2,705.75		10,919.50		
Total Income	11,632.75	9,102.00	101,795.50	91,020.00	109,224.00
Expense					
Bank Service Charge	-19.00		-38.00		
Building Supplies	0.00		773.42		
Electric	516.99	500.00	5,008.04	5,000.00	6,000.00
Filing Fee	0.00	11.75	0.00	117.50	141.00
Fire Equipment	0.00	23.33	333.79	233.34	280.00
Gas	474.80	525.00	30,941.19	5,250.00	6,300.00
Grounds Maintenance	0.00	8.33	0.00	83.34	100.00
Insurance Expense	0.00	3,333.33	0.00	33,333.34	40,000.00
Landscaping and Groundskeeping	194.48	208.33	1,122.00	2,083.34	2,500.00
Laundry Equipment Repairs	0.00	25.00	424.93	250.00	300.00
License & Permits	0.00	17.50	2,210.39	175.00	210.00
Miscellaneous Expense	0.00	1.08	0.00	10.84	13.00
Non- Allocated Contingency	0.00	241.67	0.00	2,416.66	2,900.00
Office & Postage	10.19	37.50	336.91	375.00	450.00
Pest Control	0.00	10.42	0.00	104.16	125.00
Plumbing	0.00	83.33	1,920.71	833.34	1,000.00
Pool Repairs	0.00	83.33	890.55	833.34	1,000.00
Pool Service	275.00	166.67	1,858.69	1,666.66	2,000.00
Property Management Fees	443.76	370.00	3,803.76	3,700.00	4,440.00
Repairs and Maintenance	0.00	666.67	23,118.04	6,666.66	8,000.00
Sanitation	1,041.99	470.00	6,813.03	4,700.00	5,640.00
Screening Expense	0.00	37.50	450.00	375.00	450.00
Water & Sewer	5,353.02	2,166.67	31,925.84	21,666.66	26,000.00
Water Cooling Tower	319.98	83.33	1,159.98	833.34	1,000.00
Year End Tax Return	0.00	31.25	300.00	312.50	375.00
Total Expense	8,611.21	9,101.99	113,353.27	91,020.02	109,224.00
Net Ordinary Income	3,021.54	0.01	-11,557.77	-0.02	0.00
Net Income	3,021.54	0.01	-11,557.77	-0.02	0.00

VENICE LANE CONDO ASSOCIATION
Balance Sheet
As of October 31, 2025

	<u>Oct 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Southstate Bank Operating ac	49,952.74
Total Checking/Savings	49,952.74
Accounts Receivable	
Accounts Receivable	2,118.68
Total Accounts Receivable	2,118.68
Other Current Assets	
Undeposited Funds	608.83
Total Other Current Assets	608.83
Total Current Assets	52,680.25
TOTAL ASSETS	52,680.25
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	3,208.86
Total Accounts Payable	3,208.86
Other Current Liabilities	
Non allocated Contingency	11,600.00
Spec Assessment Payable	6,162.00
Total Other Current Liabilities	17,762.00
Total Current Liabilities	20,970.86
Total Liabilities	20,970.86
Equity	
Retained Earnings	43,267.16
Net Income	-11,557.77
Total Equity	31,709.39
TOTAL LIABILITIES & EQUITY	52,680.25