

**Dorbe Gardens Condo Assoc.
Miami, FL**

**Financial Statement
February 2023**

**Prepared For
The Board Of Directors**

By:

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

DORBE GARDENS
Balance Sheet
As of February 28, 2023

| | <u>Feb 28, 23</u> |
|---------------------------------------|-------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Chase Operating Acc | 25,660.99 |
| Total Checking/Savings | 25,660.99 |
| Accounts Receivable | |
| Accounts Receivable | -9,097.76 |
| Total Accounts Receivable | -9,097.76 |
| Total Current Assets | 16,563.23 |
| TOTAL ASSETS | 16,563.23 |
| LIABILITIES & EQUITY | |
| Equity | |
| Retained Earnings | 13,100.70 |
| Net Income | 3,462.53 |
| Total Equity | 16,563.23 |
| TOTAL LIABILITIES & EQUITY | 16,563.23 |

DORBE GARDENS
Profit & Loss Budget Performance

February 2023

| | Feb 23 | Budget | Jan - Feb 23 | YTD Budget | Annual Budget |
|----------------------------------|-----------------|-----------------|-----------------|-----------------|------------------|
| Ordinary Income/Expense | | | | | |
| Income | | | | | |
| AP | 0.00 | 25.00 | 0.00 | 50.00 | 300.00 |
| Laundry Income | 42.85 | 50.00 | 42.85 | 100.00 | 600.00 |
| Maintenance Fees | 3,748.00 | 3,750.00 | 7,496.00 | 7,500.00 | 45,000.00 |
| Total Income | 3,790.85 | 3,825.00 | 7,538.85 | 7,650.00 | 45,900.00 |
| Expense | | | | | |
| Admin | | | | | |
| Credit Report | 0.00 | 11.67 | 0.00 | 23.30 | 140.00 |
| Division of Corp /Filling Fees | 0.00 | 0.00 | 0.00 | 93.00 | 93.00 |
| License & Permit | 108.86 | | 108.86 | | |
| Office & Postage Exp. | 10.40 | 12.50 | 15.36 | 25.00 | 150.00 |
| Property Management Fees | 250.00 | 250.00 | 500.00 | 500.00 | 3,000.00 |
| Year End Tax Return | 0.00 | 0.00 | 0.00 | 300.00 | 300.00 |
| Total Admin | 369.26 | 274.17 | 624.22 | 941.30 | 3,683.00 |
| Insurance Expense | 0.00 | 1,916.67 | 500.00 | 3,833.30 | 23,000.00 |
| Repairs & Maint | | | | | |
| Fire Safety | 0.00 | 12.50 | 0.00 | 25.00 | 150.00 |
| Janitorial | 100.00 | 100.00 | 200.00 | 200.00 | 1,200.00 |
| Landscaping and Groundskeep... | 280.00 | 150.00 | 280.00 | 300.00 | 1,800.00 |
| Non Allocated Contingency | 0.00 | 108.92 | 0.00 | 217.80 | 1,307.00 |
| Pest Control | 140.00 | 79.17 | 140.00 | 158.30 | 950.00 |
| Repairs and Maintenance | 0.00 | 83.33 | 0.00 | 166.70 | 1,000.00 |
| Total Repairs & Maint | 520.00 | 533.92 | 620.00 | 1,067.80 | 6,407.00 |
| Utilities | | | | | |
| Electric | 46.17 | 42.50 | 85.81 | 85.00 | 510.00 |
| Water & Sewer | 1,079.26 | 1,025.00 | 2,246.29 | 2,050.00 | 12,300.00 |
| Total Utilities | 1,125.43 | 1,067.50 | 2,332.10 | 2,135.00 | 12,810.00 |
| Total Expense | 2,014.69 | 3,792.26 | 4,076.32 | 7,977.40 | 45,900.00 |
| Net Ordinary Income | 1,776.16 | 32.74 | 3,462.53 | -327.40 | 0.00 |
| Net Income | 1,776.16 | 32.74 | 3,462.53 | -327.40 | 0.00 |