**Chancellor Hall Condo Inc.**
**Miami, FL**

Financial Statement
**March 2025**

Prepared For

The Board Of Directors

**By:**

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

3:37 PM

04/24/25

Accrual Basis

# Chancellor Hall Condominium Assoc
## Balance Sheet
### As of March 31, 2025

| | Mar 31, 25 |
|---|---|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Banco Oper Acct # 8805 | 22,508.11 |
| Banco SP Asses (4981) | 15,712.44 |
| Busi Money Mkt Debit Svc (8780) | 9,984.30 |
| Business Money Mkt Reserv(4999) | 26,481.84 |
| Now Bisiness Ck Loan (8772) | 8,751.34 |
| Total Checking/Savings | 83,438.03 |
| Accounts Receivable | |
| Accounts Receivable | 27,158.95 |
| Total Accounts Receivable | 27,158.95 |
| Other Current Assets | |
| Allowance for bad Debt | -8,750.07 |
| Maint Receivables | 36,037.93 |
| Prepaid Ins | 64,224.71 |
| Total Other Current Assets | 91,512.57 |
| Total Current Assets | 202,109.55 |
| TOTAL ASSETS | 202,109.55 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| Accounts Payable | 6,220.72 |
| Total Accounts Payable | 6,220.72 |
| Other Current Liabilities | |
| Bank Error | 1,375.15 |
| Deferred Sp Assess | 353,329.74 |
| Fund Balance | -95,356.87 |
| Loan Payable - SA Intrest | -27,609.53 |
| Loan Payable -SA Loan | 124,049.57 |
| Loan Payable Ins | 6,073.59 |
| Maint Received in Advanc | 1,628.26 |
| Refund Sec Depost | 8,275.00 |
| Reserve Intrest | 316.47 |
| Reserves | 112,921.90 |
| SA Expense | -362,295.89 |
| SA Insurance | 15,454.10 |
| SA Termite | 7,959.79 |
| Total Other Current Liabilities | 146,121.28 |
| Total Current Liabilities | 152,342.00 |
| Total Liabilities | 152,342.00 |
| Equity | |
| Retained Earnings | 49,227.33 |
| Net Income | 540.22 |
| Total Equity | 49,767.55 |
| TOTAL LIABILITIES & EQUITY | 202,109.55 |

# Chancellor Hall Condominium Assoc
## Profit & Loss Budget Performance
March 2025

| | Mar 25 | Budget | Jan - Mar 25 | YTD Budget | Annual Budget |
|---|---|---|---|---|---|
| **Ordinary Income/Expense** | | | | | |
| **Income** | | | | | |
| Application Fee | 150.00 | 75.00 | 300.00 | 225.00 | 900.00 |
| Interest | 4.72 | | 11.30 | | |
| Late Fees | 200.00 | 83.33 | 600.00 | 250.03 | 1,000.00 |
| Laundry | 0.00 | 333.33 | 869.32 | 1,000.03 | 4,000.00 |
| MAINT FEES | 25,805.00 | 20,833.33 | 77,415.00 | 62,500.03 | 250,000.00 |
| Reserve Income | 0.00 | 5,000.00 | 0.00 | 15,000.00 | 60,000.00 |
| SA Roof | 4,475.55 | 8,748.00 | 13,680.03 | 26,244.00 | 104,976.00 |
| Security Deposit | 500.00 | | 1,000.00 | | |
| **Total Income** | 31,135.27 | 35,072.99 | 93,875.65 | 105,219.09 | 420,876.00 |
| **Expense** | | | | | |
| **Admin** | | | | | |
| Annual Condo Tax | 300.00 | | 300.00 | | |
| Bank Fees | 31.08 | | 57.20 | | |
| Division of Corp | 0.00 | 22.08 | 0.00 | 66.28 | 265.00 |
| Legal | 986.44 | 166.67 | 986.44 | 499.97 | 2,000.00 |
| Licenses & Permits | 0.00 | 33.33 | 204.00 | 100.03 | 400.00 |
| Loan Expense (01101) | 9,152.18 | 8,748.00 | 18,304.36 | 26,244.00 | 104,976.00 |
| Office Supplies | 27.38 | | 42.18 | | |
| Postage and Delivery | 20.72 | 41.67 | 106.56 | 124.97 | 500.00 |
| Property Management Fees | 1,800.00 | 900.00 | 3,600.00 | 2,700.00 | 10,800.00 |
| Screening | 75.00 | 37.50 | 145.00 | 112.50 | 450.00 |
| Security Cameras | 3,879.00 | | 3,879.00 | | |
| **Total Admin** | 16,271.80 | 9,949.25 | 27,624.74 | 29,847.75 | 119,391.00 |
| **Insurance Exp** | | | | | |
| Insurance Expense | 8,725.02 | 11,250.00 | 28,218.66 | 33,750.00 | 135,000.00 |
| **Total Insurance Exp** | 8,725.02 | 11,250.00 | 28,218.66 | 33,750.00 | 135,000.00 |
| **Repairs & Maint** | | | | | |
| Building Supplies | 0.00 | 83.33 | 583.19 | 250.03 | 1,000.00 |
| Electrical Svc | 0.00 | 216.67 | 0.00 | 649.97 | 2,600.00 |
| Elevator Maint, Repairs & Inspe | 0.00 | 108.33 | 0.00 | 325.03 | 1,300.00 |
| Fire Equipment Maint | 0.00 | 166.67 | 0.00 | 499.97 | 2,000.00 |
| Janitorial | 0.00 | 83.33 | 1,000.00 | 250.03 | 1,000.00 |
| Landscaping and Groundskeeping | 0.00 | 500.00 | 0.00 | 1,500.00 | 6,000.00 |
| Non-Allocated Contingency | 5,000.00 | 1,402.92 | 15,000.00 | 4,208.72 | 16,835.00 |
| Pest Control | 129.00 | | 387.00 | | |
| Plumbing | 0.00 | 833.33 | 900.00 | 2,500.03 | 10,000.00 |
| Pool Repairs | 675.00 | 391.67 | 1,475.00 | 1,174.97 | 4,700.00 |
| Repairs and Maintenance | 1,710.80 | 916.67 | 5,872.64 | 2,749.97 | 11,000.00 |
| Septic Tank Maint | 0.00 | 333.33 | 0.00 | 1,000.03 | 4,000.00 |
| Tree Triming | 400.00 | 83.33 | 700.00 | 250.03 | 1,000.00 |
| **Total Repairs & Maint** | 7,914.80 | 5,119.58 | 25,917.83 | 15,358.78 | 61,435.00 |
| **Reserve** | 0.00 | 5,000.00 | 0.00 | 15,000.00 | 60,000.00 |
| **Utilities** | | | | | |
| Electrical | 664.34 | 783.33 | 1,997.17 | 2,350.03 | 9,400.00 |
| Internet & Cable | 174.81 | 166.67 | 524.47 | 499.97 | 2,000.00 |
| Sanitation | 1,398.97 | 1,620.83 | 4,196.91 | 4,862.53 | 19,450.00 |
| Water & Sewer | 1,613.41 | 1,183.33 | 4,855.65 | 3,550.03 | 14,200.00 |
| **Total Utilities** | 3,851.53 | 3,754.16 | 11,574.20 | 11,262.56 | 45,050.00 |
| **Total Expense** | 36,763.15 | 35,072.99 | 93,335.43 | 105,219.09 | 420,876.00 |
| **Net Ordinary Income** | -5,627.88 | 0.00 | 540.22 | 0.00 | 0.00 |
| **Net Income** | **-5,627.88** | **0.00** | **540.22** | **0.00** | **0.00** |