

**East Shores Condominium
Fort Lauderdale, FL**

**Financial Statement
October 2025**

**Prepared For
The Board Of Directors**

By:

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

East Shore Condo Association Profit & Loss Budget Performance

October 2025

	Oct 25	Budget	Jan - Oct 25	YTD Budget	Annual Budget
Income					
4010 · Fee Income					
Application Fee	0.00	50.00	450.00	500.00	600.00
4011 · Regular Maintenance Fees	9,168.00	9,166.67	91,682.00	91,666.66	110,000.00
4016 · Miscellaneous Income	0.00	8.33	0.00	83.34	100.00
4017 · Late Fees	25.00	33.33	375.00	333.34	400.00
4020 · Screening Fees	0.00		-220.00		
4050 · Laundry Income	0.00	200.00	1,180.00	2,000.00	2,400.00
Total 4010 · Fee Income	9,193.00	9,458.33	93,467.00	94,583.34	113,500.00
Total Income	9,193.00	9,458.33	93,467.00	94,583.34	113,500.00
Expense					
6100 · Administrative Expense					
6110 · Management Fees	585.00	315.00	5,535.00	3,150.00	3,780.00
6120 · Bank Service Charges	0.00		70.00		
6130 · Legal Fees	0.00	41.67	747.50	416.66	500.00
6140 · Filing Fee	0.00	0.00	157.25	157.00	157.00
6150 · License & Permits	0.00	24.58	555.50	245.84	295.00
6160 · Office & Postage	67.90	50.00	242.43	500.00	600.00
6165 · Sceneing Expense	0.00	25.00	0.00	250.00	300.00
6170 · Year End Tax Returns	0.00	31.25	350.00	312.50	375.00
6175 · Miscellaneous	0.00	6.92	0.00	69.16	83.00
Total 6100 · Administrative Expense	652.90	494.42	7,657.68	5,101.16	6,090.00
6180 · Insurance					
6191 · Liability Insurance	0.00		-360.00		
6192 · Building	3,630.10	3,750.00	39,107.74	37,500.00	45,000.00
Total 6180 · Insurance	3,630.10	3,750.00	38,747.74	37,500.00	45,000.00
6300 · Repairs & Maintenance					
6310 · Building Repairs	1,070.00	166.67	2,099.27	1,666.66	2,000.00
6311 · Grounds Repairs	0.00	16.67	0.00	166.66	200.00
6320 · Plumbing Repairs	0.00	250.00	405.00	2,500.00	3,000.00
6321 · Janitorial Service	375.00	375.00	3,375.00	3,750.00	4,500.00
6326 · Laundry Equip Maint	0.00	16.67	0.00	166.66	200.00
6330 · Pool Repairs	435.00	41.67	4,267.17	416.66	500.00
6331 · Pool Service	0.00	250.00	549.95	2,500.00	3,000.00
6333 · Pest Control	59.00	58.33	570.00	583.34	700.00
6334 · Fire Inspection	2,147.86	33.33	3,259.59	333.34	400.00
6414 · Elevator Repairs & Maint	1,086.28	166.67	4,345.12	1,666.66	2,000.00
6417 · Lawn Service	0.00	41.67	0.00	416.66	500.00
6419 · Roof & Soffit Repairs	0.00	83.33	0.00	833.34	1,000.00
Total 6300 · Repairs & Maintenance	5,173.14	1,500.01	18,871.10	14,999.98	18,000.00
6390 · Utilities					
6400 · Electric	244.36	208.33	2,201.01	2,083.34	2,500.00
6405 · Gas	119.01	33.33	1,733.65	333.34	400.00
6410 · Water & Sewer	1,371.03	883.33	17,530.63	8,833.34	10,600.00
6415 · Telephone	54.02	50.83	540.20	508.34	610.00
6420 · Sanitation	2,625.93	2,166.67	23,908.92	21,666.66	26,000.00
Total 6390 · Utilities	4,414.35	3,342.49	45,914.41	33,425.02	40,110.00
6500 · Non-Allocated Contingency Fund	0.00	358.33	1,433.36	3,583.34	4,300.00
Total Expense	13,870.49	9,445.25	112,624.29	94,609.50	113,500.00
Net Income	-4,677.49	13.08	-19,157.29	-26.16	0.00

East Shore Condo Association

Balance Sheet

11/19/25

As of October 31, 2025

Accrual Basis

	<u>Oct 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
1006 · East Shores Reserve	16,414.92
1007 · East Shores New Op Acct (2627)	-169.54
Total Checking/Savings	<u>16,245.38</u>
Accounts Receivable	
1200 · Accounts Receivable	-2,098.94
Total Accounts Receivable	<u>-2,098.94</u>
Other Current Assets	
1355 · Provision - Bad debt	-9,583.31
Total Other Current Assets	<u>-9,583.31</u>
Total Current Assets	<u>4,563.13</u>
TOTAL ASSETS	<u>4,563.13</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	5,671.47
Total Accounts Payable	<u>5,671.47</u>
Other Current Liabilities	
2219 · Key Deposits	500.00
2500 · Reserve Funds	
2501 · Roof Reserve	8,051.67
2502 · Painting Reserve	3,125.00
2503 · Resurfacing	999.69
2505 · Carpeting Reserve	500.00
2506 · Elevator Reserve	13,080.58
2507 · Contingency Reserve	4,898.98
Total 2500 · Reserve Funds	<u>30,655.92</u>
2530 · Security Deposits	2,700.00
Total Other Current Liabilities	<u>33,855.92</u>
Total Current Liabilities	<u>39,527.39</u>
Total Liabilities	39,527.39
Equity	
1110 · Retained Earnings	-15,806.97
Net Income	-19,157.29
Total Equity	<u>-34,964.26</u>
TOTAL LIABILITIES & EQUITY	<u>4,563.13</u>