

**Atlantic Shores Condominium
Hallandale Beach, FL**

**Financial Statement
October 2025**

**Prepared For
The Board Of Directors**

By:

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

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11/14/25

Accrual Basis

Atlantic Shores Condominium Assoc
Profit & Loss Budget Performance
October 2025

	Oct 25	Budget	Jan - Oct 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Application Fees	300.00	50.00	450.00	500.00	600.00
Late Fee Income	100.00	41.67	750.00	416.66	500.00
Laundry Income	0.00	333.33	3,336.00	3,333.34	4,000.00
Maintenance Fee Income	17,463.92	17,907.25	177,564.88	179,072.50	214,887.00
Special Assessment	0.00		22,542.90		
Total Income	17,863.92	18,332.25	204,643.78	183,322.50	219,987.00
Expense					
Bank Service Fee	-9.35		69.34		
Building Supplies	0.00	16.67	0.00	166.66	200.00
Credit and Criminal Report	0.00	25.00	82.40	250.00	300.00
Electrical Repairs	0.00	25.00	0.00	250.00	300.00
Elevator Maintenance	100.77	125.00	1,356.93	1,250.00	1,500.00
Fire Alarm Monitoring	0.00	42.00	0.00	420.00	504.00
Insurance Expense	10,803.51	10,000.00	90,833.25	100,000.00	120,000.00
Janitorial Expense	300.00	300.00	2,700.00	3,000.00	3,600.00
Landscaping and Groundskeeping	0.00	166.67	1,330.00	1,666.66	2,000.00
Laundry Contract	214.00	214.00	2,140.00	2,140.00	2,568.00
Legal Fees	0.00	41.67	0.00	416.66	500.00
Licenses and Permits	0.00	42.08	1,139.25	420.84	505.00
Miscellaneous Expense	0.00	6.25	0.00	62.50	75.00
Non-Allocated Contingency Fund	0.00	1,400.00	0.00	14,000.00	16,800.00
Office / Postage Expense	27.65	33.33	201.29	333.34	400.00
Pest Control	1,005.00	150.00	3,202.00	1,500.00	1,800.00
Plumbing Expense	0.00	250.00	47,300.00	2,500.00	3,000.00
Pool Service	200.00	291.67	2,265.00	2,916.66	3,500.00
Property Management Fees	1,060.00	530.00	5,300.00	5,300.00	6,360.00
Repairs and Maintenance	0.00	250.00	2,168.87	2,500.00	3,000.00
Roof Maintenance	0.00	83.33	0.00	833.34	1,000.00
Screening	150.00		150.00		
Utilities					
Electric	659.60	900.00	7,856.50	9,000.00	10,800.00
Telephone Expense	161.56	50.00	2,547.69	500.00	600.00
Water & Sewer	3,366.21	3,358.33	36,860.09	33,583.34	40,300.00
Total Utilities	4,187.37	4,308.33	47,264.28	43,083.34	51,700.00
Year End Tax Returns	0.00	0.00	350.00	375.00	375.00
Total Expense	18,038.95	18,301.00	207,852.61	183,385.00	219,987.00
Net Ordinary Income	-175.03	31.25	-3,208.83	-62.50	0.00
Net Income	-175.03	31.25	-3,208.83	-62.50	0.00

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Accrual Basis

Atlantic Shores Condominium Assoc
Balance Sheet
As of October 31, 2025

	<u>Oct 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Bank America Operating Ac	20,513.39
Bank of America Savings Ac	20,936.34
Total Checking/Savings	<u>41,449.73</u>
Accounts Receivable	
Accounts Receivable	-4,908.46
Total Accounts Receivable	<u>-4,908.46</u>
Other Current Assets	
Undeposited Funds	1,217.00
Total Other Current Assets	<u>1,217.00</u>
Total Current Assets	<u>37,758.27</u>
TOTAL ASSETS	<u>37,758.27</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	617.64
Total Accounts Payable	<u>617.64</u>
Other Current Liabilities	
Non Allocated Contingency	9,773.84
Total Other Current Liabilities	<u>9,773.84</u>
Total Current Liabilities	<u>10,391.48</u>
Total Liabilities	10,391.48
Equity	
Retained Earnings	30,575.62
Net Income	-3,208.83
Total Equity	<u>27,366.79</u>
TOTAL LIABILITIES & EQUITY	<u>37,758.27</u>