

**Castle #2 Condominium
Lauderhill, FL**

**Financial Statement
June 2025**

**Prepared For
The Board Of Directors**

By:

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

8:56 PM

07/20/25

Accrual Basis

Castle #2 Condominium Inc

Balance Sheet

As of June 30, 2025

	Jun 30, 25
ASSETS	
Current Assets	
Checking/Savings	
Southstate Oper (8752)	10,499.65
Southstate Reserv (8760)	21,077.88
TD Operating #0710	418.04
Total Checking/Savings	31,995.57
Accounts Receivable	
Accounts Receivable	33,757.84
Total Accounts Receivable	33,757.84
Other Current Assets	
Undeposited Funds	531.00
Total Other Current Assets	531.00
Total Current Assets	66,284.41
TOTAL ASSETS	66,284.41
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	5,115.36
Total Accounts Payable	5,115.36
Other Current Liabilities	
Reserves	
Reserve Pooled	40,016.17
Total Reserves	40,016.17
Southstate Loan matures 12/13/3	392,506.23
Total Other Current Liabilities	432,522.40
Total Current Liabilities	437,637.76
Total Liabilities	437,637.76
Equity	
Retained Earnings	-379,004.86
Net Income	7,651.51
Total Equity	-371,353.35
TOTAL LIABILITIES & EQUITY	66,284.41

Castle #2 Condominium Inc
Profit & Loss Budget Performance

June 2025

	Jun 25	Budget	Jan - Jun 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Application Fees	0.00	25.00	600.00	150.00	300.00
Bank Fees	0.00		7.00		
Late Fee	75.00	83.33	700.00	500.02	1,000.00
Laundry	0.00	375.00	2,501.00	2,250.00	4,500.00
Maintenance Fees	23,052.00	23,047.00	138,376.00	138,282.00	276,564.00
Special Assessment	454.48		54,545.51		
Total Income	23,581.48	23,530.33	196,729.51	141,182.02	282,364.00
Expense					
Admin					
Accounting Fee	0.00	31.25	350.00	187.50	375.00
Bank Service Fee	0.00		108.00		
Legal Fee	0.00	83.33	4,613.64	500.02	1,000.00
License, Permits & Fees	0.00	29.83	333.00	179.02	358.00
Master Association Cost	3,536.00	3,588.00	21,216.00	21,528.00	43,056.00
Office / Postage	23.38	50.00	260.99	300.00	600.00
Property Management Fees	705.00	675.00	4,455.00	4,050.00	8,100.00
Screening	0.00	12.50	300.00	75.00	150.00
Total Admin	4,264.38	4,469.91	31,636.63	26,819.54	53,639.00
Insurance					
Insurance Expense	8,271.75	9,833.33	63,216.34	59,000.02	118,000.00
Total Insurance	8,271.75	9,833.33	63,216.34	59,000.02	118,000.00
Repairs & Maint					
Building Supplies	0.00	41.67	0.00	249.98	500.00
Elevator Maint Contract	150.00	154.50	3,405.00	927.00	1,854.00
Janitorial	500.00	500.00	3,500.00	3,000.00	6,000.00
Landscaping and Groundskeeping	450.00	450.00	4,300.00	2,700.00	5,400.00
Laundry Equipment Repairs & Mai	0.00	291.67	0.00	1,749.98	3,500.00
Loan (17001012037)	4,541.97		27,251.82		
Miscellaneous	0.00	41.67	0.00	249.98	500.00
Pest Control	0.00	233.33	2,048.64	1,400.02	2,800.00
Plumbing	242.58	250.00	4,572.58	1,500.00	3,000.00
Repairs and Maintenance	6,418.62	1,250.00	10,939.01	7,500.00	15,000.00
Roof Maint & Repairs	0.00	125.00	2,862.22	750.00	1,500.00
Tree Trimming	0.00	116.67	0.00	699.98	1,400.00
Total Repairs & Maint	12,303.17	3,454.51	58,879.27	20,726.94	41,454.00
Reserve	0.00	305.92	0.00	1,835.48	3,671.00
Utilities					
Electric	712.65	616.67	3,369.39	3,699.98	7,400.00
Elevator Telephone	56.50	50.00	335.55	300.00	600.00
Telephone Expense	300.01	216.67	1,181.94	1,299.98	2,600.00
Water / Sewer / Trash	5,106.08	4,583.33	30,520.59	27,500.02	55,000.00
Total Utilities	6,175.24	5,466.67	35,407.47	32,799.98	65,600.00
Total Expense	31,014.54	23,530.34	189,139.71	141,181.96	282,364.00
Net Ordinary Income	-7,433.06	-0.01	7,589.80	0.06	0.00
Other Income/Expense					
Other Income					
Interest	11.63		61.71		
Total Other Income	11.63		61.71		
Net Other Income	11.63		61.71		
Net Income	-7,421.43	-0.01	7,651.51	0.06	0.00