

**Atlantic Shores Condo Inc**  
**Hallandale Beach, FL**

**Financial Statement**  
**October 2024**

**Prepared For**  
**The Board Of Directors**

**By:**

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

## Atlantic Shores Condominium Assoc

## Balance Sheet

As of October 31, 2024

11/24/24

Accrual Basis

	Oct 31, 24
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Bank America Operating Ac	42,208.69
Bank of America Savings Ac	936.03
Total Checking/Savings	43,143.72
Accounts Receivable	
Accounts Receivable	-4,743.53
Total Accounts Receivable	-4,743.53
Total Current Assets	38,400.19
<b>TOTAL ASSETS</b>	<b>38,400.19</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	598.80
Total Accounts Payable	598.80
Other Current Liabilities	
Non Allocated Contingency	9,772.53
Total Other Current Liabilities	9,772.53
Total Current Liabilities	10,371.33
Total Liabilities	10,371.33
Equity	
Retained Earnings	7,777.96
Net Income	20,260.87
Total Equity	28,028.86
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>38,400.19</b>

Atlantic Shores Condominium Assoc  
 Profit & Loss Budget Performance

October 2024

	Oct 24	Budget	Jan - Oct 24	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Application Fees	0.00	75.00	450.00	750.00	900.00
Late Fee Income	50.00	41.67	580.40	416.66	500.00
Laundry Income	405.00	333.33	2,876.00	3,333.34	4,000.00
Maintenance Fee Income	16,374.89	17,907.25	155,435.51	179,072.50	214,887.00
Special Assessment	0.00		13,733.66		
<b>Total Income</b>	<b>16,829.89</b>	<b>18,357.25</b>	<b>173,075.77</b>	<b>183,572.50</b>	<b>220,287.00</b>
<b>Expense</b>					
Bad Debt	0.00		2,060.97		
Bank Service Fee	0.00	16.00	0.00	150.00	180.00
Building Supplies	0.00	33.33	185.34	333.34	400.00
Credit and Criminal Report	0.00	35.00	350.00	360.00	420.00
Electrical Repairs	0.00	25.00	0.00	250.00	300.00
Elevator Maintenance	187.60	100.00	1,236.80	1,000.00	1,200.00
Fire Alarm Monitoring	0.00	42.00	221.60	420.00	504.00
Insurance Expense	9,909.28	11,416.67	79,745.14	114,166.66	137,000.00
Janitorial Expense	300.00	300.00	3,150.00	3,000.00	3,600.00
Landscaping and Groundskee...	0.00	200.00	880.00	2,000.00	2,400.00
Laundry Contract	498.25	214.00	2,538.25	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	3,838.25	420.84	505.00
Non-Allocated Contingency Fu...	0.00	166.67	0.00	1,886.66	2,000.00
Office / Postage Expense	30.70	41.67	339.70	416.66	500.00
Pest Control	1,001.00	150.00	2,308.00	1,500.00	1,800.00
Plumbing Expense	1,300.00	250.00	1,300.00	2,500.00	3,000.00
Pool Service	200.00	291.67	2,745.00	2,916.66	3,500.00
Property Management Fees	630.00	630.00	5,380.00	5,300.00	6,360.00
Repairs and Maintenance	0.00	250.00	797.20	2,500.00	3,000.00
Reserves	0.00	250.00	0.00	2,500.00	3,000.00
Roof Maintenance	0.00	83.33	0.00	833.34	1,000.00
<b>Utilities</b>					
Electric	770.61	883.33	8,823.56	8,833.34	10,600.00
Telephone Expense	0.00	60.00	2,782.84	500.00	600.00
Water & Sewer	3,640.99	2,916.67	33,885.25	29,166.66	35,000.00
<b>Total Utilities</b>	<b>4,411.60</b>	<b>3,850.00</b>	<b>45,492.65</b>	<b>38,500.00</b>	<b>46,200.00</b>
Year End Tax Returns	0.00	0.00	350.00	360.00	350.00
<b>Total Expense</b>	<b>18,378.41</b>	<b>18,328.09</b>	<b>152,824.90</b>	<b>183,630.82</b>	<b>220,287.00</b>
<b>Net Ordinary Income</b>	<b>-1,548.52</b>	<b>29.16</b>	<b>20,250.87</b>	<b>-58.32</b>	<b>0.00</b>
<b>Net Income</b>	<b>-1,548.52</b>	<b>29.16</b>	<b>20,250.87</b>	<b>-58.32</b>	<b>0.00</b>