

**Dorbe Condo Assoc  
Miami, FL**

**Financial Statement  
September 2024**

**Prepared For  
The Board Of Directors**

**By:**

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

3:10 PM

10/23/24

Accrual Basis

**DORBE GARDENS**  
**Balance Sheet**  
As of September 30, 2024

	<u>Sep 30, 24</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Chase - Spec Assess ((1067)	128,691.12
Chase Operating Acc	37,188.22
Total Checking/Savings	<u>165,879.34</u>
Accounts Receivable	
Accounts Receivable	-409.16
Total Accounts Receivable	<u>-409.16</u>
Total Current Assets	<u>165,470.18</u>
<b>TOTAL ASSETS</b>	<u><b>165,470.18</b></u>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	-150.00
Total Accounts Payable	<u>-150.00</u>
Other Current Liabilities	
Spec Assessment Payable	152,232.50
Total Other Current Liabilities	<u>152,232.50</u>
Total Current Liabilities	<u>152,082.50</u>
Total Liabilities	152,082.50
Equity	
Retained Earnings	-39.85
Net Income	13,427.53
Total Equity	<u>13,387.68</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>165,470.18</b></u>

DORBE GARDENS  
Profit & Loss Budget Performance

September 2024

	Sep 24	Budget	Jan - Sep 24	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
AP	0.00	25.00	0.00	225.00	300.00
Laundry Income	0.00	41.67	11.64	374.99	500.00
Maintenance Fees	5,418.00	5,416.67	48,762.00	48,749.99	65,000.00
<b>Total Income</b>	<b>5,418.00</b>	<b>5,483.34</b>	<b>48,773.64</b>	<b>49,349.98</b>	<b>65,800.00</b>
<b>Expense</b>					
<b>Admin</b>					
Bank Service Fee	0.00		6.00		
City Fine	0.00		4,975.00		
Credit Report	0.00	11.67	0.00	104.99	140.00
Division of Corp /Filling Fees	0.00	0.00	0.00	93.00	93.00
License & Permit	160.00		260.00		
Office & Postage Exp.	3.70	8.33	57.33	75.01	100.00
Property Management Fees	250.00	250.00	2,250.00	2,250.00	3,000.00
Year End Tax Return	0.00	0.00	350.00	350.00	350.00
<b>Total Admin</b>	<b>413.70</b>	<b>270.00</b>	<b>7,898.33</b>	<b>2,873.00</b>	<b>3,683.00</b>
<b>Insurance Expense</b>	<b>0.00</b>	<b>3,333.33</b>	<b>5,318.00</b>	<b>30,000.01</b>	<b>40,000.00</b>
<b>Repairs &amp; Maint</b>					
Fire Safety	0.00	12.50	528.44	112.50	150.00
Janitorial	100.00	100.00	900.00	900.00	1,200.00
Landscaping and Groundskeep...	150.00	150.00	3,710.00	1,350.00	1,800.00
Non Allocated Contingency	0.00	241.00	0.00	2,169.00	2,892.00
Pest Control	72.48	85.42	1,743.46	768.74	1,025.00
Repairs and Maintenance	0.00	83.33	0.00	750.01	1,000.00
Special Assesment Expense	0.00		1,505.00		
<b>Total Repairs &amp; Maint</b>	<b>322.48</b>	<b>672.25</b>	<b>8,386.90</b>	<b>6,050.25</b>	<b>8,067.00</b>
<b>Utilities</b>					
Electric	41.18	45.83	437.99	412.51	550.00
Water & Sewer	2,626.13	1,125.00	13,304.89	10,125.00	13,500.00
<b>Total Utilities</b>	<b>2,667.31</b>	<b>1,170.83</b>	<b>13,742.88</b>	<b>10,537.51</b>	<b>14,050.00</b>
<b>Total Expense</b>	<b>3,403.49</b>	<b>5,446.41</b>	<b>35,346.11</b>	<b>49,460.77</b>	<b>65,800.00</b>
<b>Net Ordinary Income</b>	<b>2,014.51</b>	<b>36.93</b>	<b>13,427.53</b>	<b>-110.79</b>	<b>0.00</b>
<b>Net Income</b>	<b>2,014.51</b>	<b>36.93</b>	<b>13,427.53</b>	<b>-110.79</b>	<b>0.00</b>