

**Miami Bayside Condo Assoc Inc**  
**Miami, FL**

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

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

**By:**

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

## Balance Sheet

As of October 31, 2024

	<u>Oct 31, 24</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
City National Bank Oper (870)	32,532.86
City National Reserve (657)	16,218.23
Total Checking/Savings	48,751.09
Accounts Receivable	
Accounts Receivable	3,742.68
Total Accounts Receivable	3,742.68
Other Current Assets	
Petty Cash	831.47
Total Other Current Assets	831.47
Total Current Assets	53,325.24
<b>TOTAL ASSETS</b>	<u>53,325.24</u>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	-1,850.00
Total Accounts Payable	-1,850.00
Other Current Liabilities	
Reserves	14,681.91
Total Other Current Liabilities	14,681.91
Total Current Liabilities	12,831.91
Total Liabilities	12,831.91
Equity	
Retained Earnings	-444.90
Net Income	40,938.23
Total Equity	40,493.33
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u>53,325.24</u>

Miami Bayside 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 Fee	0.00	12.50	450.00	125.00	150.00
Bank Fees	0.00		100.00		
INSURANCE	0.00		1,368.75		
Intrest Income	2.06		18.97		
Late Fee	50.00	33.33	450.00	333.34	400.00
Laundry Income	120.88	125.00	1,325.07	1,250.00	1,500.00
Maintenance Fee Income	17,816.00	17,916.67	179,160.00	179,166.66	215,000.00
Spec Assess	13,487.65		25,036.85		
<b>Total Income</b>	<b>31,576.79</b>	<b>18,087.50</b>	<b>207,901.65</b>	<b>180,875.00</b>	<b>217,050.00</b>
<b>Expense</b>					
<b>Administrative Expense</b>					
Bank Fee	40.60	23.33	448.80	233.34	280.00
Fees / Permits / Legal	0.00	68.67	1,687.00	666.66	800.00
Office/Postage Supplies	31.82	8.33	302.85	83.34	100.00
Property Management Fees	462.00	462.00	4,620.00	4,620.00	5,544.00
Screening	0.00	5.83	280.00	58.34	70.00
Tax Return	0.00	0.00	0.00	350.00	350.00
<b>Total Administrative Expense</b>	<b>534.42</b>	<b>566.16</b>	<b>7,338.45</b>	<b>6,011.68</b>	<b>7,144.00</b>
<b>Insurance</b>					
Insurance Expense	3,465.20	5,000.00	51,460.13	50,000.00	60,000.00
<b>Total Insurance</b>	<b>3,465.20</b>	<b>5,000.00</b>	<b>51,460.13</b>	<b>50,000.00</b>	<b>60,000.00</b>
<b>Repairs and Maintenance</b>					
Building Maint - Alvino Soares	0.00		300.00		
Building Repairs & Maint	5,470.79	833.33	20,562.97	8,333.34	10,000.00
Building Supplies	0.00	416.67	3,288.42	4,166.66	5,000.00
Fire Alarm	1,400.00	225.00	1,400.00	2,250.00	2,700.00
Janitorial	450.00	450.00	3,600.00	4,500.00	5,400.00
Landscaping and Groundskee...	450.00	133.33	3,627.43	1,333.34	1,600.00
Miscellaneous Expense	105.00	0.00	1,860.00	6.00	6.00
Non-Allocated Reserve Deposit	0.00	5,300.00	0.00	53,000.00	63,600.00
Pest Control	325.00	133.33	6,620.99	1,333.34	1,600.00
Pool Maint & Repairs	820.00		10,550.00		
<b>Total Repairs and Maintenance</b>	<b>9,020.79</b>	<b>7,491.66</b>	<b>61,809.81</b>	<b>74,922.68</b>	<b>89,906.00</b>
<b>Utilities</b>					
Electric	500.13	425.00	4,316.09	4,250.00	5,100.00
Gas	458.14	583.33	8,018.68	5,833.34	7,000.00
Sanitation/ Trash	1,110.20	950.00	10,805.03	9,500.00	11,400.00
Telephone Expense	198.96	208.33	2,055.32	2,083.34	2,500.00
Water & Sewer	3,378.33	2,833.33	31,159.91	28,333.34	34,000.00
<b>Total Utilities</b>	<b>5,645.76</b>	<b>4,999.99</b>	<b>56,355.03</b>	<b>50,000.02</b>	<b>60,000.00</b>
<b>Total Expense</b>	<b>18,666.17</b>	<b>18,057.81</b>	<b>166,963.42</b>	<b>180,934.38</b>	<b>217,050.00</b>
<b>Net Ordinary Income</b>	<b>12,910.62</b>	<b>29.69</b>	<b>40,938.23</b>	<b>-59.38</b>	<b>0.00</b>
<b>Net Income</b>	<b>12,910.62</b>	<b>29.69</b>	<b>40,938.23</b>	<b>-59.38</b>	<b>0.00</b>