

**Dorbe Gardens  
Bay Harbour, FL**

**Financial Statement  
January 2025**

**Prepared For  
The Board Of Directors**

**By:**

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

**DORBE GARDENS**  
**Balance Sheet**  
As of January 31, 2025

	Jan 31, 25
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Chase - Spec Assess ((1067)	114,273.00
Chase Operating Acc	41,925.81
Total Checking/Savings	156,198.81
Accounts Receivable	
Accounts Receivable	-409.16
Total Accounts Receivable	-409.16
Total Current Assets	155,789.65
<b>TOTAL ASSETS</b>	<b>155,789.65</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	-150.00
Total Accounts Payable	-150.00
Other Current Liabilities	
Spec Assessment Payable	147,632.50
Total Other Current Liabilities	147,632.50
Total Current Liabilities	147,482.50
<b>Total Liabilities</b>	<b>147,482.50</b>
Equity	
Retained Earnings	4,794.51
Net Income	3,512.64
Total Equity	8,307.15
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>155,789.65</b>

**DORBE GARDENS**  
**Profit & Loss YTD Comparison**  
January 2025

	<u>Jan 25</u>	<u>Jan 25</u>
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
<b>Maintenance Fees</b>	4,133.00	4,133.00
<b>Screening Income</b>	150.00	150.00
	<u>          </u>	<u>          </u>
<b>Total Income</b>	4,283.00	4,283.00
<b>Expense</b>		
<b>Admin</b>		
<b>Credit Report</b>	70.00	70.00
<b>Office &amp; Postage Exp.</b>	5.18	5.18
<b>Property Management Fees</b>	250.00	250.00
	<u>          </u>	<u>          </u>
<b>Total Admin</b>	325.18	325.18
<b>Repairs &amp; Maint</b>		
<b>Janitorial</b>	100.00	100.00
<b>Pest Control</b>	72.48	72.48
	<u>          </u>	<u>          </u>
<b>Total Repairs &amp; Maint</b>	172.48	172.48
<b>Utilities</b>		
<b>Electric</b>	36.16	36.16
<b>Water &amp; Sewer</b>	236.54	236.54
	<u>          </u>	<u>          </u>
<b>Total Utilities</b>	272.70	272.70
	<u>          </u>	<u>          </u>
<b>Total Expense</b>	770.36	770.36
	<u>          </u>	<u>          </u>
<b>Net Ordinary Income</b>	3,512.64	3,512.64
	<u>          </u>	<u>          </u>
<b>Net Income</b>	<u>3,512.64</u>	<u>3,512.64</u>