

Dorbe Gardens Condo, Inc.
Bay Harbor Islands, FL

Financial Statement
Aug 2024

Prepared For
The Board Of Directors

By:

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

DORBE GARDENS
Balance Sheet
As of August 31, 2024

	Aug 31, 24
ASSETS	
Current Assets	
Checking/Savings	
Chase - Spec Assess ((1067)	133,891.12
Chase Operating Acc	32,548.58
Total Checking/Savings	166,239.70
Accounts Receivable	
Accounts Receivable	-409.16
Total Accounts Receivable	-409.16
Total Current Assets	165,830.54
TOTAL ASSETS	165,830.54
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	-150.00
Total Accounts Payable	-150.00
Other Current Liabilities	
Spec Assessment Payable	210,000.00
Total Other Current Liabilities	210,000.00
Total Current Liabilities	209,850.00
Total Liabilities	209,850.00
Equity	
Retained Earnings	-39.85
Net Income	-43,979.61
Total Equity	-44,019.46
TOTAL LIABILITIES & EQUITY	165,830.54

DORBE GARDENS
Profit & Loss Budget Performance
 August 2024

	Aug 24	Budget	Jan - Aug 24	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
AP	0.00	25.00	0.00	200.00	300.00
Laundry Income	11.64	41.67	11.64	333.32	500.00
Maintenance Fees	5,418.00	5,416.67	43,344.00	43,333.32	65,000.00
Total Income	5,429.64	5,483.34	43,355.64	43,866.64	65,800.00
Expense					
Admin					
Bank Service Fee	0.00		6.00		
City Fine	0.00		4,975.00		
Credit Report	0.00	11.67	0.00	93.32	140.00
Division of Corp /Filing Fees	0.00	0.00	0.00	93.00	93.00
Licence & Permit	0.00		100.00		
Office & Postage Exp.	3.45	8.33	53.63	66.68	100.00
Property Management Fees	250.00	250.00	2,000.00	2,000.00	3,000.00
Year End Tax Return	0.00	0.00	350.00	350.00	350.00
Total Admin	253.45	270.00	7,484.63	2,603.00	3,663.00
Insurance Expense					
Repairs & Maint	0.00	3,333.33	5,318.00	26,666.68	40,000.00
Repairs & Maint					
Fire Safety	0.00	12.50	528.44	100.00	150.00
Janitorial	100.00	100.00	800.00	800.00	1,200.00
Landscaping and Groundskeeping	1,485.00	150.00	3,560.00	1,200.00	1,800.00
Non Allocated Contingency	0.00	241.00	0.00	1,928.00	2,892.00
Pest Control	72.48	85.42	1,670.98	683.32	1,025.00
Repairs and Maintenance	0.00	83.33	26,285.00	668.88	1,000.00
Special Assesment Expense	0.00		-1,537.50		
Repairs & Maint - Other	0.00		29,525.00		
Total Repairs & Maint	1,657.48	672.25	60,831.92	5,378.00	8,067.00
Utilities					
Electric	77.76	45.83	396.81	366.68	550.00
Water & Sewer	4,158.30	1,125.00	13,303.89	9,000.00	13,500.00
Total Utilities	4,236.06	1,170.83	13,700.70	9,366.68	14,050.00
Total Expense	6,146.99	5,446.41	87,335.25	44,014.36	65,800.00
Net Ordinary Income	-717.35	36.93	-43,979.61	-147.72	0.00
Net Income	-717.35	36.93	-43,979.61	-147.72	0.00