

**Valmoral Townhouses At Jacaranda
Fort Lauderdale, FL**

**Financial Statement
Aug 2024**

**Prepared For
The Board Of Directors**

By:

**USA Management
9000 Sheridan St, Suite166
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VALMORAL TOWNHOUSES HOA

Balance Sheet

As of August 31, 2024

	Aug 31, 24
ASSETS	
Current Assets	
Checking/Savings	
Southstate Bank	9,802.84
TD Non Allocated Account	4,256.65
TD Operating Bank	1,148.08
Total Checking/Savings	15,207.57
Accounts Receivable	
Accounts Receivable	-9,691.52
Total Accounts Receivable	-9,691.52
Other Current Assets	
Prepaid Building Assessment	69,491.20
Total Other Current Assets	69,491.20
Total Current Assets	75,007.25
TOTAL ASSETS	75,007.25
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Centerstate Loan	50,927.82
Contingency Fund	16,362.65
Total Other Current Liabilities	67,290.47
Total Current Liabilities	67,290.47
Total Liabilities	67,290.47
Equity	
Retained Earnings	8,290.47
Net Income	-573.69
Total Equity	7,716.78
TOTAL LIABILITIES & EQUITY	75,007.25

VALMORAL TOWNHOUSES HOA
 Profit & Loss Budget Performance
 August 2024

	Aug 24	Budget	Jan - Aug 24	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Application Fee	0.00	12.50	0.00	100.00	150.00
Maintenance Fee Income	941.57	940.58	7,529.13	7,524.68	11,287.00
Special Assessment	1,024.00	576.00	8,192.00	4,608.00	6,912.00
Total Income	1,965.57	1,529.08	15,721.13	12,232.68	18,349.00
Expense					
Bank Service Charge	3.00	1.67	24.00	13.32	20.00
Contingency Reserve	0.00	25.00	0.00	200.00	300.00
Drain Maintenance	0.00	33.33	0.00	266.68	400.00
Insurance Expense	0.00	250.00	1,170.63	2,000.00	3,000.00
Landscaping and Groundskeepi...	0.00	200.00	1,200.00	1,600.00	2,400.00
License & Permits	0.00	0.00	61.25	97.00	97.00
Loan Fees	856.75	576.00	6,854.00	4,808.00	6,912.00
Office / Postage Supplies	1.38	8.33	64.94	66.68	100.00
Pest Control	190.00	83.33	2,015.00	666.68	1,000.00
Property Management Fees	220.00	220.00	1,760.00	1,760.00	2,640.00
Repairs and Maintenance	0.00		2,555.00		
Screening	0.00	5.83	0.00	46.68	70.00
Special Assessment Acct Fee	30.00	30.00	240.00	240.00	360.00
Tax Return	0.00	0.00	350.00	250.00	250.00
Tree Trimming	0.00	66.67	0.00	533.32	800.00
Total Expense	1,301.13	1,500.16	16,294.82	12,348.36	18,349.00
Net Ordinary Income	664.44	28.92	-573.69	-115.68	0.00
Net Income	664.44	28.92	-573.69	-115.68	0.00