

Victoria Hammock Assoc Inc.
Fort Lauderdale, FL

Financial Statement
Sept 2023

Prepared For
The Board Of Directors

By:

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

VICTORIA HAMMOCK ASSOCIATION INC

Balance Sheet

As of September 30, 2023

	Sep 30, 23
ASSETS	
Current Assets	
Checking/Savings	
Valley Bank - Operating	3,560.47
Total Checking/Savings	3,560.47
Accounts Receivable	
Accounts Receivable	662.00
Total Accounts Receivable	662.00
Total Current Assets	4,222.47
Other Assets	
Tenant Imp (2012)	-450.00
Total Other Assets	-450.00
TOTAL ASSETS	3,772.47
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	217.72
Total Accounts Payable	217.72
Total Current Liabilities	217.72
Total Liabilities	217.72
Equity	
Retained Earnings	3,578.91
Net Income	-24.16
Total Equity	3,554.75
TOTAL LIABILITIES & EQUITY	3,772.47

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Accrual Basis

VICTORIA HAMMOCK ASSOCIATION INC
Profit & Loss Budget Performance
September 2023

	Sep 23	Budget	Jan - Sep 23	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Application Fees	0.00		150.00		
Maintenance Fees	0.00	0.00	13,716.09	13,716.00	18,288.00
Other Income	0.00		25.00		
Total Income	0.00	0.00	13,891.09	13,716.00	18,288.00
Expense					
Building Supplies	0.00	4.17	0.00	37.49	50.00
Electric	33.79	20.83	304.12	187.51	250.00
Fees to State of Florida	0.00	0.00	0.00	77.00	77.00
Insurance Expense	0.00	280.00	1,188.60	2,520.00	3,360.00
Landscaping and Groundskeepi...	0.00		2,100.00		
Lawn Service	0.00	191.67	0.00	1,724.99	2,300.00
License & Permits	0.00		61.25		
Miscellaneous	0.00	4.25	0.00	38.25	51.00
Non- Allocated Contingency	0.00	266.67	0.00	2,399.99	3,200.00
Office Supplies	9.60	8.33	32.67	75.01	100.00
Pest Control	75.00	75.00	1,625.00	675.00	900.00
Postage and Office	0.00		25.60		
Property Management Fees	225.00	225.00	2,025.00	2,025.00	2,700.00
Repairs and Maintenance	0.00	125.00	0.00	1,125.00	1,500.00
Screening Expense	0.00		70.00		
Sprinkler/Irrigation	0.00		1,505.00		
Tree Trimming	0.00		2,430.00		
Water & Sewer Expense	199.84	291.67	2,248.01	2,624.99	3,500.00
Year End Tax Return	0.00	0.00	300.00	300.00	300.00
Total Expense	543.23	1,492.59	13,915.25	13,810.23	18,288.00
Net Ordinary Income	-543.23	-1,492.59	-24.16	-94.23	0.00
Net Income	-543.23	-1,492.59	-24.16	-94.23	0.00