

**Holly Tree Patio Villas
Pembroke Park, FL**

**Financial Statement
February 2022**

**Prepared For
The Board Of Directors**

By:

**USA Management
9000 Sheridan St, Suite 166
Pembroke Pines, FL 33024**

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03/21/23

Accrual Basis

Holly Tree Patio Villas Homeowners Assoc.

Balance Sheet

As of February 28, 2023

	Feb 28, 23
ASSETS	
Current Assets	
Checking/Savings	
1000 · Wells Fargo Operating Ac	11,407.28
1005 · Wells Fargo Reserve Ac	112,581.97
Total Checking/Savings	123,989.25
Other Current Assets	
1500 · Provision Bad Debt	-8,333.30
Total Other Current Assets	-8,333.30
Total Current Assets	115,655.95
TOTAL ASSETS	115,655.95
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	820.08
Total Accounts Payable	820.08
Other Current Liabilities	
2150 · NonAllocated Reserve	137,580.97
Total Other Current Liabilities	137,580.97
Total Current Liabilities	138,401.05
Total Liabilities	138,401.05
Equity	
1110 · Retained Earnings	-30,928.21
Net Income	8,183.11
Total Equity	-22,745.10
TOTAL LIABILITIES & EQUITY	115,655.95

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Accrual Basis

Holly Tree Patio Villas Homeowners Assoc.
Profit & Loss Budget Performance

February 2023

	Feb 23	Budget	Jan - Feb 23	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
4010 · Fee Income					
4030 · Maintenance Fees	9,911.49	8,708.33	19,234.46	17,416.70	104,500.00
4045 · Screening Fees	0.00	37.50	0.00	75.00	450.00
4055 · Late Fees	0.00	8.33	0.00	16.70	100.00
Total 4010 · Fee Income	9,911.49	8,754.16	19,234.46	17,508.40	105,050.00
Total Income	9,911.49	8,754.16	19,234.46	17,508.40	105,050.00
Expense					
6100 · Administrative Expense					
6110 · Management Fees	470.00	470.00	940.00	940.00	5,640.00
6120 · Bank Service Charges	2.00		4.00		
6130 · Office & Postage Expense	94.32	100.00	238.16	200.00	1,200.00
6135 · Credit Investigation	0.00	17.50	0.00	35.00	210.00
6145 · Division of Corporations	0.00	0.00	0.00	193.00	193.00
6150 · Licence & Permits	0.00	14.58	0.00	29.20	175.00
6155 · Bad Debt	0.00	2.00	0.00	4.00	24.00
6165 · Town of Pembroke Park-Sign Fee	0.00	0.00	0.00	200.00	200.00
6166 · Year End Tax Return	0.00	0.00	0.00	300.00	300.00
Total 6100 · Administrative Expense	566.32	604.08	1,182.16	1,901.20	7,942.00
6180 · Insurance					
6530 · Building Insurance	0.00	3,833.33	0.00	7,666.70	46,000.00
Total 6180 · Insurance	0.00	3,833.33	0.00	7,666.70	46,000.00
6300 · Repairs & Maintenance					
6310 · Building Repairs	0.00	250.00	2,500.00	500.00	3,000.00
6311 · Fire Equipment & Service	0.00	33.33	0.00	66.70	400.00
6315 · Miscellaneous	0.00	4.83	0.00	9.70	58.00
6316 · Electrical Repairs	0.00	41.87	0.00	83.30	500.00
6320 · Building Supplies	0.00	16.87	0.00	33.30	200.00
Total 6300 · Repairs & Maintenance	0.00	346.50	2,500.00	693.00	4,158.00
6390 · Utilities					
6400 · Electric	460.28	316.67	864.61	633.30	3,800.00
6405 · Sanitation	2,082.37	1,833.33	4,392.24	3,666.70	22,000.00
6410 · Water & Sewer	20.08	83.33	82.34	166.70	1,000.00
Total 6390 · Utilities	2,562.73	2,233.33	5,319.19	4,466.70	26,800.00
6500 · Grounds Expense					
6505 · Lawn Service & Fertilization	0.00	712.50	650.00	1,425.00	8,550.00
6507 · Tree Trimming	0.00	250.00	0.00	500.00	3,000.00
Total 6500 · Grounds Expense	0.00	962.50	650.00	1,925.00	11,550.00
6610 · Pool Expense					
6620 · Pool Maintenance & Supplies	0.00	233.33	600.00	466.70	2,800.00
6630 · Pool Repairs	0.00	83.33	0.00	166.70	1,000.00
Total 6610 · Pool Expense	0.00	316.66	600.00	633.40	3,800.00
6800 · Non-Allocated Contingency Fund	400.00	400.00	800.00	800.00	4,800.00
Total Expense	3,529.05	8,696.40	11,051.35	18,086.00	105,050.00
Net Ordinary Income	6,382.44	57.76	8,183.11	-577.60	0.00
Net Income	6,382.44	57.76	8,183.11	-577.60	0.00