

**Valmoral Townhouses
Plantation, FL**

**Financial Statement
August 2025**

**Prepared For
The Board Of Directors**

By:

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

VALMORAL TOWNHOUSES HOA

09/19/25

Balance Sheet

Accrual Basis

As of August 31, 2025

	Aug 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Southstate Bank	6,724.84
TD Non Allocated Account	2,956.82
TD Operating Bank	1,477.28
Total Checking/Savings	11,158.94
Accounts Receivable	
Accounts Receivable	-1,644.90
Total Accounts Receivable	-1,644.90
Other Current Assets	
Prepaid Building Assessment	69,491.20
Total Other Current Assets	69,491.20
Total Current Assets	79,005.24
TOTAL ASSETS	79,005.24
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	1,373.31
Total Accounts Payable	1,373.31
Other Current Liabilities	
Centerstate Loan	45,895.44
Contingency Fund	16,362.82
Total Other Current Liabilities	62,258.26
Total Current Liabilities	63,631.57
Total Liabilities	63,631.57
Equity	
Retained Earnings	16,454.16
Net Income	-1,080.49
Total Equity	15,373.67
TOTAL LIABILITIES & EQUITY	79,005.24

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09/19/25

Accrual Basis

VALMORAL TOWNHOUSES HOA
Profit & Loss Budget Performance
August 2025

	Aug 25	Budget	Jan - Aug 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Application Fee	150.00	12.50	600.00	100.00	150.00
Late Fees	0.00		25.00		
Maintenance Fee Income	808.00	1,053.00	8,179.00	8,424.00	12,636.00
Special Assessment	896.00	576.00	6,656.00	4,608.00	6,912.00
Total Income	1,854.00	1,641.50	15,460.00	13,132.00	19,698.00
Expense					
Bank Service Charge	29.00		50.00		
Contingency Reserve	0.00	25.00	0.00	200.00	300.00
Drain Maintenance	0.00	41.67	800.00	333.32	500.00
Insurance Expense	0.00	250.00	2,565.82	2,000.00	3,000.00
Landscaping and Groundskeeping	0.00	200.00	1,200.00	1,600.00	2,400.00
License & Permits	0.00	8.08	61.25	64.68	97.00
Loan Fees	971.90	576.00	5,527.21	4,608.00	6,912.00
Miscellaneous	0.00	5.75	0.00	46.00	69.00
Office / Postage Supplies	12.58	14.58	127.78	116.68	175.00
Pest Control	290.00	83.33	2,500.00	666.68	1,000.00
Property Management Fees	325.00	220.00	1,900.92	1,760.00	2,640.00
Repairs and Maintenance	0.00	83.33	102.51	666.68	1,000.00
Screening	0.00	5.83	225.00	46.68	70.00
Special Assessment Acct Fee	0.00	30.00	180.00	240.00	360.00
Tax Return	0.00	31.25	300.00	250.00	375.00
Tree Trimming	0.00	66.67	1,000.00	533.32	800.00
Total Expense	1,628.48	1,641.49	16,540.49	13,132.04	19,698.00
Net Ordinary Income	225.52	0.01	-1,080.49	-0.04	0.00
Net Income	225.52	0.01	-1,080.49	-0.04	0.00