

**Valmoral Townhouses Assoc
Plantation, FL**

**Financial Statement
January 2023**

**Prepared For
The Board Of Directors**

By:

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

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02/18/23

Accrual Basis

VALMORAL TOWNHOUSES HOA

Balance Sheet

As of January 31, 2023

	Jan 31, 23
ASSETS	
Current Assets	
Checking/Savings	
Southstate Bank	4,998.09
TD Non Allocated Account	7,098.31
TD Operating Bank	5,537.84
Total Checking/Savings	17,634.24
Accounts Receivable	
Accounts Receivable	-10,268.00
Total Accounts Receivable	-10,268.00
Other Current Assets	
Prepaid Building Assessment	69,491.20
Total Other Current Assets	69,491.20
Total Current Assets	76,857.44
TOTAL ASSETS	76,857.44
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	290.00
Total Accounts Payable	290.00
Other Current Liabilities	
Centerstate Loan	50,927.82
Contingency Fund	16,098.31
Total Other Current Liabilities	67,026.13
Total Current Liabilities	67,316.13
Total Liabilities	67,316.13
Equity	
Retained Earnings	9,009.84
Net Income	531.47
Total Equity	9,541.31
TOTAL LIABILITIES & EQUITY	76,857.44

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Accrual Basis

VALMORAL TOWNHOUSES HOA
Profit & Loss Budget Performance
January 2023

	Jan 23	Budget	Jan 23	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Application Fee	0.00	12.50	0.00	12.50	150.00
Late Fees	25.00		25.00		
Maintenance Fee Income	900.00	900.00	900.00	900.00	10,800.00
Special Assessment	1,024.00	576.00	1,024.00	576.00	6,912.00
Total Income	1,949.00	1,488.50	1,949.00	1,488.50	17,862.00
Expense					
Accounting - Tax Prep	0.00	250.00	0.00	250.00	250.00
Bank Service Charge	3.00	1.63	3.00	1.63	20.00
Contingency Reserve	0.00	25.00	0.00	25.00	300.00
Drain Maintenance	0.00	33.37	0.00	33.37	400.00
Insurance Expense	0.00	208.37	0.00	208.37	2,500.00
Landscaping and Groundskeepi...	0.00	200.00	0.00	200.00	2,400.00
License & Permits	0.00	97.00	0.00	97.00	97.00
Loan Fees	856.75	576.00	856.75	576.00	6,912.00
Miscellaneous	0.00	1.12	0.00	1.12	13.00
Office / Postage Supplies	17.78	8.37	17.78	8.37	100.00
Pest Control	290.00	83.37	290.00	83.37	1,000.00
Professional Fees	0.00	30.00	0.00	30.00	360.00
Property Management Fees	220.00	220.00	220.00	220.00	2,640.00
Screening	0.00	5.87	0.00	5.87	70.00
Special Assessment Acct Fee	30.00		30.00		
Tree Trimming	0.00	66.63	0.00	66.63	800.00
Total Expense	1,417.53	1,806.73	1,417.53	1,806.73	17,862.00
Net Ordinary Income	531.47	-318.23	531.47	-318.23	0.00
Net Income	531.47	-318.23	531.47	-318.23	0.00