

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

**Financial Statement
Aug 2024**

**Prepared For
The Board Of Directors**

By:

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

12:21 PM

09/13/24

Accrual Basis

Holly Tree Patio Villas Homeowners Assoc.

Balance Sheet

As of August 31, 2024

| | Aug 31, 24 |
|---------------------------------------|------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| 1000 · Wells Fargo Operating Ac | 49,371.68 |
| 1005 · Wells Fargo Reserve Ac | 31,271.67 |
| Total Checking/Savings | 80,643.35 |
| Other Current Assets | |
| 1500 · Provision Bad Debt | -8,333.30 |
| Total Other Current Assets | -8,333.30 |
| Total Current Assets | 72,310.05 |
| TOTAL ASSETS | 72,310.05 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 2000 · Accounts Payable | 3,105.35 |
| Total Accounts Payable | 3,105.35 |
| Other Current Liabilities | |
| 2150 · NonAllocated Reserve | 57,305.46 |
| 2250 · Insurance Payable | 37,594.65 |
| Total Other Current Liabilities | 94,900.11 |
| Total Current Liabilities | 98,005.46 |
| Total Liabilities | 98,005.46 |
| Equity | |
| 1110 · Retained Earnings | -46,084.70 |
| Net Income | 20,389.29 |
| Total Equity | -25,695.41 |
| TOTAL LIABILITIES & EQUITY | 72,310.05 |

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

August 2024

| | Aug 24 | Budget | Jan - Aug 24 | YTD Budget | Annual Budget |
|---|------------------|------------------|------------------|------------------|-------------------|
| Ordinary Income/Expense | | | | | |
| Income | | | | | |
| 4010 · Fee Income | | | | | |
| 4030 · Maintenance Fees | 13,053.63 | 12,244.00 | 96,479.80 | 97,952.00 | 146,928.00 |
| 4045 · Screening Fees | 0.00 | 25.00 | 0.00 | 200.00 | 300.00 |
| 4055 · Late Fees | 0.00 | 8.33 | 0.00 | 66.68 | 100.00 |
| Total 4010 · Fee Income | 13,053.63 | 12,277.33 | 96,479.80 | 98,218.68 | 147,328.00 |
| Total Income | 13,053.63 | 12,277.33 | 96,479.80 | 98,218.68 | 147,328.00 |
| Expense | | | | | |
| 6100 · Administrative Expense | | | | | |
| 6110 · Management Fees | 470.00 | 470.00 | 3,760.00 | 3,760.00 | 5,640.00 |
| 6120 · Bank Service Charges | 0.00 | 0.83 | 0.00 | 6.68 | 10.00 |
| 6125 · Legal Fees | 0.00 | | 1,150.00 | | |
| 6130 · Office & Postage Expense | 50.94 | 83.33 | 445.42 | 666.68 | 1,000.00 |
| 6135 · Credit Investigation | 0.00 | 11.67 | 0.00 | 93.32 | 140.00 |
| 6145 · Division of Corporations | 0.00 | 0.00 | 0.00 | 193.00 | 193.00 |
| 6150 · Licence & Permits | 50.00 | 14.58 | 336.25 | 116.68 | 175.00 |
| 6165 · Town of Pembroke Park-Sign Fee | 0.00 | 16.67 | 1,040.00 | 133.32 | 200.00 |
| 6166 · Year End Tax Return | 0.00 | 0.00 | 0.00 | 350.00 | 350.00 |
| Total 6100 · Administrative Expense | 570.94 | 597.08 | 6,731.67 | 5,319.68 | 7,708.00 |
| 6180 · Insurance | | | | | |
| 6530 · Building Insurance | 2,519.16 | 4,333.33 | 17,059.28 | 34,666.68 | 52,000.00 |
| Total 6180 · Insurance | 2,519.16 | 4,333.33 | 17,059.28 | 34,666.68 | 52,000.00 |
| 6300 · Repairs & Maintenance | | | | | |
| 6310 · Building Repairs | 0.00 | 2,500.00 | 2,357.91 | 20,000.00 | 30,000.00 |
| 6311 · Fire Equipment & Service | 0.00 | 66.67 | 0.00 | 533.32 | 800.00 |
| 6315 · Miscellaneous | 0.00 | 10.00 | 0.00 | 80.00 | 120.00 |
| 6316 · Electrical Repairs | 0.00 | 250.00 | 0.00 | 2,000.00 | 3,000.00 |
| 6320 · Building Supplies | 0.00 | 16.67 | 0.00 | 133.32 | 200.00 |
| INSPECT · Inspections | 0.00 | | 4,675.00 | | |
| Total 6300 · Repairs & Maintenance | 0.00 | 2,843.34 | 7,032.91 | 22,746.64 | 34,120.00 |
| 6390 · Utilities | | | | | |
| 6400 · Electric | 365.24 | 433.33 | 2,998.87 | 3,466.68 | 5,200.00 |
| 6405 · Sanitation | 3,060.01 | 2,500.00 | 24,765.38 | 20,000.00 | 30,000.00 |
| 6410 · Water & Sewer | 1,100.24 | 41.67 | 2,737.40 | 333.32 | 500.00 |
| Total 6390 · Utilities | 4,525.49 | 2,975.00 | 30,501.65 | 23,800.00 | 35,700.00 |
| 6500 · Grounds Expense | | | | | |
| 6505 · Lawn Service & Fertilization | 700.00 | 666.67 | 5,600.00 | 5,333.32 | 8,000.00 |
| 6507 · Tree Trimming | 0.00 | 333.33 | 0.00 | 2,666.68 | 4,000.00 |
| Total 6500 · Grounds Expense | 700.00 | 1,000.00 | 5,600.00 | 8,000.00 | 12,000.00 |
| 6610 · Pool Expense | | | | | |
| 6620 · Pool Maintenance & Supplies | 600.00 | 233.33 | 9,165.00 | 1,866.68 | 2,800.00 |
| 6630 · Pool Repairs | 0.00 | 250.00 | 0.00 | 2,000.00 | 3,000.00 |
| 6631 · Pool Fines & Permit | 0.00 | | 0.00 | | |
| Total 6610 · Pool Expense | 600.00 | 483.33 | 9,165.00 | 3,866.68 | 5,800.00 |
| Total Expense | 8,915.59 | 12,232.08 | 76,090.51 | 98,399.68 | 147,328.00 |
| Net Ordinary Income | 4,138.04 | 45.25 | 20,389.29 | -181.00 | 0.00 |
| Net Income | 4,138.04 | 45.25 | 20,389.29 | -181.00 | 0.00 |