

**Valmoral Townhouses At Jacaranda  
Fort Lauderdale, FL**

**Financial Statement  
Feb 2024**

**Prepared For  
The Board Of Directors**

**By:**

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

VALMORAL TOWNHOUSES HOA

Balance Sheet

As of February 29, 2024

	Feb 29, 24
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Southstate Bank	10,763.34
TD Non Allocated Account	7,098.31
TD Operating Bank	810.00
Total Checking/Savings	18,671.65
Accounts Receivable	
Accounts Receivable	-12,523.82
Total Accounts Receivable	-12,523.82
Other Current Assets	
Prepaid Building Assessment	69,491.20
Undeposited Funds	25.49
Total Other Current Assets	69,516.69
Total Current Assets	75,664.52
<b>TOTAL ASSETS</b>	<b>75,664.52</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Centerstate Loan	50,927.82
Contingency Fund	16,098.31
Total Other Current Liabilities	67,026.13
Total Current Liabilities	67,026.13
Total Liabilities	67,026.13
Equity	
Retained Earnings	8,290.47
Net Income	347.92
Total Equity	8,638.39
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>75,664.52</b>

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 Accrual Basis

VALMORAL TOWNHOUSES HOA  
 Profit & Loss Budget Performance  
 February 2024

	Feb 24	Budget	Jan - Feb 24	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Application Fee	0.00	12.50	0.00	25.00	150.00
Maintenance Fee Income	940.59	940.58	1,881.18	1,881.20	11,287.00
Special Assessment	1,024.00	576.00	2,048.00	1,152.00	6,912.00
<b>Total Income</b>	<b>1,964.59</b>	<b>1,529.08</b>	<b>3,929.18</b>	<b>3,058.20</b>	<b>18,349.00</b>
<b>Expense</b>					
Bank Service Charge	3.00	1.67	6.00	3.30	20.00
Contingency Reserve	0.00	25.00	0.00	50.00	300.00
Drain Maintenance	0.00	33.33	0.00	66.70	400.00
Insurance Expense	0.00	250.00	0.00	500.00	3,000.00
Landscaping and Groundskeepi...	0.00	200.00	0.00	400.00	2,400.00
License & Permits	0.00	0.00	0.00	97.00	97.00
Loan Fees	856.75	576.00	1,713.50	1,152.00	6,912.00
Office / Postage Supplies	12.24	8.33	26.76	16.70	100.00
Pest Control	985.00	83.33	1,335.00	166.70	1,000.00
Property Management Fees	220.00	220.00	440.00	440.00	2,640.00
Screening	0.00	5.83	0.00	11.70	70.00
Special Assessment Acct Fee	30.00	30.00	60.00	60.00	360.00
Tax Return	0.00	0.00	0.00	250.00	250.00
Tree Trimming	0.00	66.67	0.00	133.30	800.00
<b>Total Expense</b>	<b>2,106.99</b>	<b>1,500.16</b>	<b>3,581.26</b>	<b>3,347.40</b>	<b>18,349.00</b>
<b>Net Ordinary Income</b>	<b>-142.40</b>	<b>28.92</b>	<b>347.92</b>	<b>-289.20</b>	<b>0.00</b>
<b>Net Income</b>	<b>-142.40</b>	<b>28.92</b>	<b>347.92</b>	<b>-289.20</b>	<b>0.00</b>