Holly Tree Patio Villas
Pembroke Park, FL

Financial Statement
October 2025

Prepared For

The Board Of Directors

By:

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

2:10 PM

11/19/25

Accrual Basis

Holly Tree Patio Villas Homeowners Assoc.
Profit & Loss Budget Performance
October 2025

	Oct 25	Budget	Jan - Oct 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
4010 · Fee Income					
4030 · Maintenance Fees	13,625.00	13,333.33	137,848.94	133,333.34	160,000.00
4040 · Special Assessment	0.00		4,560.00		
4045 · Screening Fees	0.00		300.00		
4055 · Late Fees	0.00	25.00	0.00	250.00	300.00
Total 4010 · Fee Income	13,625.00	13,358.33	142,708.94	133,583.34	160,300.00
Total Income	13,625.00	13,358.33	142,708.94	133,583.34	160,300.00
Expense					
6100 · Administrative Expense					
6110 · Management Fees	470.00	470.00	4,700.00	4,700.00	5,640.00
6120 · Bank Service Charges	0.00		10.00		
6125 · Legal Fees	0.00	83.33	258.85	833.34	1,000.00
6130 · Office & Postage Expense	28.09	66.67	646.45	666.66	800.00
6135 · Credit Investigation	0.00	12.50	75.00	125.00	150.00
6145 · Division of Corporations	0.00	16.08	0.00	160.84	193.00
6150 · Licence & Permits	0.00	14.58	236.25	145.84	175.00
6165 · Town of Pembroke Park-Sign Fee	0.00	83.33	80.00	833.34	1,000.00
6166 · Year End Tax Return	0.00	31.25	350.00	312.50	375.00
Total 6100 · Administrative Expense	498.09	777.74	6,356.55	7,777.52	9,333.00
6180 · Insurance					
6530 · Building Insurance	2,266.48	3,750.00	23,422.84	37,500.00	45,000.00
Total 6180 · Insurance	2,266.48	3,750.00	23,422.84	37,500.00	45,000.00
6300 · Repairs & Maintenance					
6310 · Building Repairs	3,057.40	416.67	8,332.40	4,166.66	5,000.00
6311 · Fire Equipment & Service	0.00	66.67	0.00	666.66	800.00
6315 · Miscellaneous	0.00	5.58	0.00	55.84	67.00
6316 · Electrical Repairs	0.00	250.00	0.00	2,500.00	3,000.00
6320 · Building Supplies	0.00	16.67	0.00	166.66	200.00
Total 6300 · Repairs & Maintenance	3,057.40	755.59	8,332.40	7,555.82	9,067.00
6390 · Utilities					
6400 · Electric	439.60	375.00	3,758.61	3,750.00	4,500.00
6405 · Sanitation	3,838.99	3,125.00	37,552.32	31,250.00	37,500.00
6410 · Water & Sewer	2,221.01	83.33	16,535.31	833.34	1,000.00
Total 6390 · Utilities	6,499.60	3,583.33	57,846.24	35,833.34	43,000.00
6500 · Grounds Expense					
6505 · Lawn Service & Fertilization	0.00	775.00	4,950.00	7,750.00	9,300.00
6507 · Tree Trimming	0.00	333.33	0.00	3,333.34	4,000.00
Total 6500 · Grounds Expense	0.00	1,108.33	4,950.00	11,083.34	13,300.00
6610 · Pool Expense					
6620 · Pool Maintenance & Supplies	600.00	250.00	6,900.00	2,500.00	3,000.00
6630 · Pool Repairs	0.00	250.00	4,890.00	2,500.00	3,000.00
Total 6610 · Pool Expense	600.00	500.00	11,790.00	5,000.00	6,000.00
6800 · Non-Allocated Contingency Fund	0.00	3,883.33	27,183.35	38,833.34	46,600.00
Total Expense	12,921.57	14,358.32	139,881.38	143,583.36	172,300.00
Net Ordinary Income	703.43	-999.99	2,827.56	-10,000.02	-12,000.00
Net Income	**703.43**	**-999.99**	**2,827.56**	**-10,000.02**	**-12,000.00**

Holly Tree Patio Villas Homeowners Assoc.
Balance Sheet
As of October 31, 2025

	Oct 31, 25
ASSETS	
Current Assets	
Checking/Savings	
1000 · Wells Fargo Operating Ac	14,729.47
1005 · Wells Fargo Reserve Ac	70,109.92
Total Checking/Savings	84,839.39
Other Current Assets	
1500 · Provision Bad Debt	-8,333.30
Total Other Current Assets	-8,333.30
Total Current Assets	76,506.09
TOTAL ASSETS	**76,506.09**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	3,883.33
Total Accounts Payable	3,883.33
Other Current Liabilities	
2150 · NonAllocated Reserve	65,076.99
2250 · Insurance Payable	40,000.00
Total Other Current Liabilities	105,076.99
Total Current Liabilities	108,960.32
Total Liabilities	108,960.32
Equity	
1110 · Retained Earnings	-35,281.79
Net Income	2,827.56
Total Equity	-32,454.23
TOTAL LIABILITIES & EQUITY	**76,506.09**