RE: 2023 Audit Report
To the Board of Directors:

Van Lakes Homeowners Association
917 Liberty Lane
Auburndale, Florida 33823

The accompanying balance sheet of Van Lakes Homeowners Association as of December 31, 2023, and the related statements of income and cash flows for the period then ended has been examined for the purpose of an audit. These financial statements are the responsibility of the Van Lakes Homeowners Association. The audit is responsible for expressing an opinion on these financial statements based on our audit.

The audit was conducted in accordance with generally accepted auditing standards. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by Van Lakes Homeowners Association, as well as evaluating the overall financial statement presentation. The audit provides a reasonable basis for the opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Van Lakes Homeowners Association as of December 31, 2023 and the results of its operations and its cash flows for the year then ended in conformity with generally accepted accounting principles.

Alexander Williams
NAME
907 Liberty Lane
ADDRESS
Auburndale, FL 33823
CITY STATE ZIP
3/9/2024
DATE

VAN LAKES HOMEOWNERS ASSOCIATION

Balance Sheet

As of December 31, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Edward Jones Savings	0.00
Petty Cash	254.00
Truist Checking	46,247.55
Truist Money Market	85,925.68
Truist Money Market Road Repair	11,956.02
Total Bank Accounts	**$144,383.25**
Accounts Receivable	
Accounts Receivable	0.00
Accounts Receivable (A/R)	0.00
Total Accounts Receivable	**$0.00**
Other Current Assets	
Allowance for Bad Debts	0.00
Undeposited Funds	240.00
Total Other Current Assets	**$240.00**
Total Current Assets	**$144,623.25**
TOTAL ASSETS	**$144,623.25**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	0.00
Total Accounts Payable	**$0.00**
Total Current Liabilities	**$0.00**
Total Liabilities	**$0.00**
Equity	
Opening Bal Equity	0.00
Retained Earnings	212,447.49
Net Income	-67,824.24
Total Equity	**$144,623.25**
TOTAL LIABILITIES AND EQUITY	**$144,623.25**