



Financial Report

YEAR 2024

Prepared by:

Nancy Font



12901 W. Okeechobee Rd. Suite F11
Hialeah Gardens, Fla. 33018

**Palm Springs Villas South
Profit & Loss
January through December 2024**

Accrual Basis

	Jan - Dec 24
Ordinary Income/Expense	
Income	
Interest Earned	32.45
Late Fee Income	1,330.00
Maintenance Income	60,480.00
Returned Check Charges	60.00
Total Income	61,902.45
Gross Profit	61,902.45
Expense	
Bank Service Charges	20.00
Contributions	100.00
Groundskeeping	
Janitorial Services	3,325.00
Total Groundskeeping	3,325.00
Insurance	
D & O	1,578.63
Total Insurance	1,578.63
Lawn Care	
Improvement	8,734.00
Landscaping	9,555.00
Tree Trimming	4,185.00
Total Lawn Care	22,474.00
Licenses and Permits	61.25
Management Fees	22,675.00
Meeting Expenses	207.71
Postage and Delivery	364.00
Printing and Reproduction	748.71
Professional Fees	
Communication	300.00
Legal Fees	2,499.00
Total Professional Fees	2,799.00
Repairs	
Building Repairs	
Electrical Repairs	7,950.00
Building Repairs - Other	12,725.00
Total Building Repairs	20,675.00
Equipment Repairs	4,350.00
Repairs - Other	500.00
Total Repairs	25,525.00
Supplies	
Property Supplies	1,840.72
Total Supplies	1,840.72
Utilities	
Electricity	948.39
Total Utilities	948.39
Total Expense	82,667.41
Net Ordinary Income	-20,764.96

Palm Springs Villas South
Balance Sheet
As of December 31, 2024

Accrual Basis

	<u>Dec 31, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
US Century	17,336.49
US Century-Reserve	25,998.90
Total Checking/Savings	43,335.39
Accounts Receivable	
Accounts Receivable	6,296.14
Total Accounts Receivable	6,296.14
Other Current Assets	
Undeposited Funds	233.00
Total Other Current Assets	233.00
Total Current Assets	49,864.53
TOTAL ASSETS	<u><u>49,864.53</u></u>
LIABILITIES & EQUITY	
Equity	
Opening Bal Equity	3,198.00
Retained Earnings	67,431.49
Net Income	-20,764.96
Total Equity	49,864.53
TOTAL LIABILITIES & EQUITY	<u><u>49,864.53</u></u>

Palm Springs Villas South
Transaction Detail by Account
January through December 2024

Accrual Basis

Date	Name	Memo	Amount	Balance
Bank Service Charges				
07/23/2024		Bank service charges ...	10.00	10.00
12/28/2024		Bank service charges ...	10.00	20.00
Total Bank Service Charges			20.00	20.00
Contributions				
03/25/2024	San Lazaro Catho...	Donation	100.00	100.00
Total Contributions			100.00	100.00
Groundskeeping				
Janitorial Services				
01/02/2024	Fraguela Service...	Dec	250.00	250.00
02/05/2024	Fraguela Service...	Jan, Clean 42 St	250.00	500.00
03/01/2024	Fraguela Service...	Mail Rd	250.00	750.00
03/01/2024	Fraguela Service...	Secure sugns on grass	275.00	1,025.00
04/01/2024	Fraguela Service...	March Main Road	250.00	1,275.00
05/02/2024	Fraguela Service...	April Main Rd	250.00	1,525.00
06/03/2024	Fraguela Service...	May	250.00	1,775.00
07/01/2024	Fraguela Service...	Clean Main Rd	250.00	2,025.00
08/02/2024	Fraguela Service...	Main Rd July	250.00	2,275.00
09/03/2024	Fraguela Service...	Clean 42 and dead cat	270.00	2,545.00
10/01/2024	Jorge Rodriguez	Sept Main Road	150.00	2,695.00
11/04/2024	Jorge Rodriguez	Main Rd	300.00	2,995.00
11/04/2024	Your Neighborho...	main rd, 2 days paid ...	30.00	3,025.00
12/02/2024	Jorge Rodriguez	Nov Main Rd	300.00	3,325.00
Total Janitorial Services			3,325.00	3,325.00
Total Groundskeeping			3,325.00	3,325.00
Insurance				
D & O				
03/01/2024	C & C Insurance I...	D&O Ins.	1,578.63	1,578.63
Total D & O			1,578.63	1,578.63
Total Insurance			1,578.63	1,578.63
Lawn Care				
Improvement				
09/04/2024	Pineda Landscapi...	Half deposit to replac...	2,000.00	2,000.00
09/04/2024	Pineda Landscapi...	Dep. paid replace hed...	2,000.00	4,000.00
09/10/2024	Pineda Landscapi...	Partital Pmt new hedges	2,500.00	6,500.00
09/10/2024	Pineda Landscapi...	Final pmt new hedges	1,374.00	7,874.00
10/01/2024	Pineda Landscapi...	Sept	860.00	8,734.00
Total Improvement			8,734.00	8,734.00
Landscaping				
01/02/2024	Pineda Landscapi...	Dec	860.00	860.00
02/05/2024	Pineda Landscapi...	lawn,new grass	955.00	1,815.00
03/01/2024	Pineda Landscapi...	Feb	860.00	2,675.00
04/01/2024	Pineda Landscapi...	March	860.00	3,535.00
05/02/2024	Pineda Landscapi...	April Inv 5774	860.00	4,395.00
06/03/2024	Pineda Landscapi...	June	860.00	5,255.00
07/01/2024	Pineda Landscapi...	June	860.00	6,115.00
08/02/2024	Pineda Landscapi...	July	860.00	6,975.00
09/03/2024	Pineda Landscapi...	Aug.	860.00	7,835.00
11/04/2024	Pineda Landscapi...	Oct	860.00	8,695.00
12/02/2024	Pineda Landscapi...	Nov	860.00	9,555.00
Total Landscaping			9,555.00	9,555.00

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January through December 2024

Accrual Basis

<u>Date</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>	<u>Balance</u>
Tree Trimming				
04/01/2024	Pineda Landscapi...	Tree Trimming	4,185.00	4,185.00
Total Tree Trimming			4,185.00	4,185.00
Total Lawn Care			22,474.00	22,474.00
Licenses and Permits				
05/02/2024	Your Neighborho...	Dept. of Corp. Annual ...	61.25	61.25
Total Licenses and Permits			61.25	61.25
Management Fees				
01/02/2024	Your Neighborho...	Jan	1,750.00	1,750.00
02/05/2024	Your Neighborho...	Feb	1,900.00	3,650.00
03/01/2024	Your Neighborho...	March	1,900.00	5,550.00
04/01/2024	Your Neighborho...	March-Copies Del.	1,925.00	7,475.00
05/02/2024	Your Neighborho...	April	1,900.00	9,375.00
06/03/2024	Your Neighborho...	June	1,900.00	11,275.00
07/01/2024	Your Neighborho...	July	1,900.00	13,175.00
08/02/2024	Your Neighborho...	Aug	1,900.00	15,075.00
09/03/2024	Your Neighborho...	Aug	1,900.00	16,975.00
10/01/2024	Your Neighborho...	Oct	1,900.00	18,875.00
11/04/2024	Your Neighborho...	Nov	1,900.00	20,775.00
12/02/2024	Your Neighborho...	Dec	1,900.00	22,675.00
Total Management Fees			22,675.00	22,675.00
Meeting Expenses				
03/25/2024	Edco Awards and...	Avelino's award	72.71	72.71
03/25/2024	Yerani Marabal	Off Duty Officer	135.00	207.71
Total Meeting Expenses			207.71	207.71
Postage and Delivery				
02/05/2024	US Postal Service	PO BOX Renewal	364.00	364.00
Total Postage and Delivery			364.00	364.00
Printing and Reproduction				
01/17/2024	South Data, Inc.	Pmt Books	668.60	668.60
03/01/2024	Signarama	Replace lost Web. Re...	52.55	721.15
10/01/2024	Your Neighborho...	Fences removal N.18l...	27.56	748.71
Total Printing and Reproduction			748.71	748.71
Professional Fees				
Communication				
10/01/2024	Owl Help Out	Website Annual Fee	300.00	300.00
Total Communication			300.00	300.00
Legal Fees				
09/03/2024	Eisinger, Brown, ...	Inv.451477	2,187.00	2,187.00
10/01/2024	Eisinger, Brown, ...	Review last change	312.00	2,499.00
Total Legal Fees			2,499.00	2,499.00
Total Professional Fees			2,799.00	2,799.00
Repairs				
Building Repairs				
Electrical Repairs				
01/25/2024	K & L Electrical S...	Elect Repair Broken e...	850.00	850.00
04/12/2024	K & L Electrical S...	Repair All North side ...	3,500.00	4,350.00
04/16/2024	K & L Electrical S...	Addtl Pmt Elect.Repair	1,500.00	5,850.00
04/16/2024	K & L Electrical S...	Addtl Pmt Elect.Repair	1,500.00	7,350.00
09/03/2024	K & L Electrical S...	South S. 19 Ave light f...	300.00	7,650.00
09/04/2024	K & L Electrical S...	End of 42nd lights, br...	300.00	7,950.00
Total Electrical Repairs			7,950.00	7,950.00

Palm Springs Villas South
Transaction Detail by Account
January through December 2024

Accrual Basis

Date	Name	Memo	Amount	Balance
Building Repairs - Other				
09/03/2024	Fraguela Service...	Holes on 18th ave wall	225.00	225.00
10/14/2024	Construction Net...	Dep. Alley N. 18L/!8Ct	6,250.00	6,475.00
10/14/2024	Construction Net...	Bal. alley N.18Ln/18Ct	6,250.00	12,725.00
Total Building Repairs - Other			12,725.00	12,725.00
Total Building Repairs			20,675.00	20,675.00
Equipment Repairs				
02/05/2024	Pineda Landscapi...	Pvc pipe sprinkler	95.00	95.00
05/02/2024	Pineda Landscapi...	Sprinkler repair Inv 57...	3,425.00	3,520.00
12/04/2024	Alexis Pareda	Re-build Sprinklers pu...	380.00	3,900.00
12/05/2024	Alexis Pareda	Deposit for repair irrig...	225.00	4,125.00
12/05/2024	Alexis Pareda	Bal Repair Irrigation s...	225.00	4,350.00
Total Equipment Repairs			4,350.00	4,350.00
Repairs - Other				
07/01/2024	Fraguela Service...	Pot holes , 19ave Sou...	280.00	280.00
11/04/2024	Jorge Rodriguez	Pothole 18 Ln N	220.00	500.00
Total Repairs - Other			500.00	500.00
Total Repairs			25,525.00	25,525.00
Supplies				
Property Supplies				
01/17/2024	Signarama	Inv 827 Stop signs	1,840.72	1,840.72
Total Property Supplies			1,840.72	1,840.72
Total Supplies			1,840.72	1,840.72
Utilities				
Electricity				
01/03/2024	Florida Power & L...	4200 Ct Acct 21170-...	42.67	42.67
01/03/2024	Florida Power & L...	4198 Ct Acct # 16695...	40.86	83.53
01/24/2024	Florida Power & L...	4200 Ct - Acct 21170-...	41.15	124.68
01/24/2024	Florida Power & L...	4198 Ct - Acct 16695-...	44.46	169.14
03/05/2024	Florida Power & L...	4198 Ct/ Acct 16695-...	47.14	216.28
03/05/2024	Florida Power & L...	4200 Ct / Acct 21170-...	42.09	258.37
04/02/2024	Florida Power & L...	4198 Ct /Acct 16695-...	42.12	300.49
04/02/2024	Florida Power & L...	4200 Ct / Acct 21170...	37.78	338.27
05/01/2024	Florida Power & L...	16695-97385 41.98 Ct	40.57	378.84
05/01/2024	Florida Power & L...	21170-78424 4200 ct	37.06	415.90
06/01/2024	Florida Power & L...	21170-78424	38.03	453.93
06/01/2024	Florida Power & L...	16695-97385	40.56	494.49
07/05/2024	Florida Power & L...	21170-78424 4200 Ct	38.17	532.66
07/05/2024	Florida Power & L...	16695-97385 4198 Ct	39.87	572.53
08/01/2024	Florida Power & L...	4198 Ct - 16695-97385	36.66	609.19
08/01/2024	Florida Power & L...	4200 Ct - 21170-78424	35.72	644.91
09/03/2024	Florida Power & L...	16695-97385 4198 Ct	36.11	681.02
09/03/2024	Florida Power & L...	21170-78424 4200 Ct	35.32	716.34
10/02/2024	Florida Power & L...	16695-97385 - 4200 ...	37.94	754.28
10/02/2024	Florida Power & L...	21170-78424 - 4198 Ct	39.29	793.57
10/26/2024	Florida Power & L...	4200 !8 Ct-21170-784...	38.67	832.24
10/26/2024	Florida Power & L...	4198 Ct - 16695-97385	38.09	870.33
12/01/2024	Florida Power & L...	4198 Ct -16695-97385	38.42	908.75
12/01/2024	Florida Power & L...	4200 Ct - 21170-78424	39.64	948.39
Total Electricity			948.39	948.39
Total Utilities			948.39	948.39

**Palm Springs Villas South
Transaction Detail by Account
January through December 2024**

Accrual Basis

Date	Name	Memo	Amount	Balance
Other Expenses				
04/02/2024	VOID Ck	Void	0.00	0.00
09/03/2024	VOID Ck	Void Ck		0.00
12/01/2024	Your Neighborho...	Check cut by error	80.00	80.00
12/03/2024	Your Neighborho...	Check cut by error	-80.00	0.00
Total Other Expenses			0.00	0.00
TOTAL			82,667.41	82,667.41