



Financial Report

YEAR 2025

Prepared by:

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**Palm Springs Villas South
Balance Sheet
As of December 31, 2025**

Accrual Basis

	<u>Dec 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
US Century	45,155.81
US Century-Reserve	26,011.88
Total Checking/Savings	71,167.69
Accounts Receivable	
Accounts Receivable	8,326.14
Total Accounts Receivable	8,326.14
Other Current Assets	
Undeposited Funds	250.00
Total Other Current Assets	250.00
Total Current Assets	79,743.83
TOTAL ASSETS	<u>79,743.83</u>
LIABILITIES & EQUITY	
Equity	
Opening Bal Equity	3,198.00
Retained Earnings	46,866.53
Net Income	29,679.30
Total Equity	79,743.83
TOTAL LIABILITIES & EQUITY	<u>79,743.83</u>

Palm Springs Villas South
Profit & Loss
 January through December 2025

Accrual Basis

	Jan - Dec 25
Ordinary Income/Expense	
Income	
Interest Earned	12.98
Late Fee Income	1,470.00
Maintenance Income	90,660.00
Total Income	92,142.98
Gross Profit	92,142.98
Expense	
Contributions	100.00
Dues and Subscriptions	300.00
Groundskeeping	
Janitorial Services	7,385.00
Total Groundskeeping	7,385.00
Insurance	
D & O	1,578.63
Liability Insurance	5,258.15
Total Insurance	6,836.78
Lawn Care	
Improvement	784.00
Landscaping	11,340.00
Tree Trimming	4,260.00
Total Lawn Care	16,384.00
Licenses and Permits	61.25
Management Fees	22,800.00
Meeting Expenses	499.99
Postage and Delivery	481.29
Printing and Reproduct...	1,025.30
Professional Fees	
Communication	300.00
Total Professional Fees	300.00
Repairs	
Building Repairs	
Electrical Repairs	4,681.38
Total Building Repairs	4,681.38
Equipment Repairs	472.00
Total Repairs	5,153.38
Trash	50.00
Utilities	
Electricity	1,086.69
Total Utilities	1,086.69
Total Expense	62,463.68
Net Ordinary Income	29,679.30
Net Income	29,679.30

Palm Springs Villas South
Transaction Detail by Account
January through December 2025

Accrual Basis

Date	Name	Memo	Amount	Balance
Contributions				
03/24/2025	San Lazaro Cat...	Donation	100.00	100.00
Total Contributions			100.00	100.00
Dues and Subscriptions				
02/01/2025	Your Neighborh...	Acees QB	300.00	300.00
Total Dues and Subscriptions			300.00	300.00
Groundskeeping				
Janitorial Services				
01/01/2025	Jorge Rodriguez	main rd	300.00	300.00
01/01/2025	Jorge Rodriguez	Murals, posters o...	15.00	315.00
01/15/2025	Jorge Rodriguez	Pressure clean si...	1,400.00	1,715.00
02/01/2025	Jorge Rodriguez	Clean Main Rd	350.00	2,065.00
03/01/2025	Jorge Rodriguez	Feb	350.00	2,415.00
04/03/2025	Jorge Rodriguez	Main Rd	350.00	2,765.00
05/01/2025	Jorge Rodriguez	Clean Main Rd. a...	370.00	3,135.00
06/01/2025	Jorge Rodriguez	May	350.00	3,485.00
07/01/2025	Jorge Rodriguez	Main Rd	350.00	3,835.00
07/01/2025	Jorge Rodriguez	Pot holes	240.00	4,075.00
08/01/2025	Jorge Rodriguez	Main rd and dead...	370.00	4,445.00
09/01/2025	Jorge Rodriguez	Main Rd	350.00	4,795.00
10/01/2025	Jorge Rodriguez	Sept Main Road	350.00	5,145.00
11/03/2025	Jorge Rodriguez	Oct Main Rd	350.00	5,495.00
12/01/2025	Jorge Rodriguez	Pressure Clean S...	1,400.00	6,895.00
12/01/2025	Jorge Rodriguez	Liquid to clean co...	90.00	6,985.00
12/01/2025	Jorge Rodriguez	Main Rd	350.00	7,335.00
12/01/2025	Jorge Rodriguez	Clean muritos(po...	50.00	7,385.00
Total Janitorial Services			7,385.00	7,385.00
Total Groundskeeping			7,385.00	7,385.00
Insurance				
D & O				
03/11/2025	C & C Insuranc...	2025.26	1,578.63	1,578.63
Total D & O			1,578.63	1,578.63
Liability Insurance				
06/02/2025	Private Risk Ma...	iab. Ins	5,258.15	5,258.15
Total Liability Insurance			5,258.15	5,258.15
Total Insurance			6,836.78	6,836.78
Lawn Care				
Improvement				
02/01/2025	Pineda Landsca...	Replace dead po...	672.00	672.00
03/24/2025	Pineda Landsca...	replace 4 dead p...	112.00	784.00
Total Improvement			784.00	784.00
Landscaping				
01/01/2025	Pineda Landsca...	Dec 2024	860.00	860.00
02/01/2025	Pineda Landsca...	Jan Service	860.00	1,720.00
03/01/2025	Pineda Landsca...	Feb	860.00	2,580.00
04/03/2025	Pineda Landsca...	Marzo	860.00	3,440.00
05/01/2025	Pineda Landsca...	April	860.00	4,300.00
06/01/2025	Pineda Landsca...	May	860.00	5,160.00
07/01/2025	Pineda Landsca...	June	860.00	6,020.00
08/01/2025	Pineda Landsca...	July	1,060.00	7,080.00
09/01/2025	Pineda Landsca...	Aug Inv. 7724	1,060.00	8,140.00
10/01/2025	Pineda Landsca...	Sept	1,060.00	9,200.00
11/03/2025	Pineda Landsca...	Oct	1,080.00	10,280.00
12/01/2025	Pineda Landsca...	Dec	1,060.00	11,340.00
Total Landscaping			11,340.00	11,340.00

Palm Springs Villas South
Transaction Detail by Account
January through December 2025

Accrual Basis

Date	Name	Memo	Amount	Balance
Tree Trimming				
03/24/2025	Pineda Landscap...	Trimming Main, 4...	4,260.00	4,260.00
Total Tree Trimming			4,260.00	4,260.00
Total Lawn Care			16,384.00	16,384.00
Licenses and Permits				
05/01/2025	Your Neighborh...	Sunbiz	61.25	61.25
Total Licenses and Permits			61.25	61.25
Management Fees				
01/01/2025	Your Neighborh...	Jan+ Budget mee...	1,900.00	1,900.00
02/01/2025	Your Neighborh...	Feb	1,900.00	3,800.00
03/01/2025	Your Neighborh...	March	1,900.00	5,700.00
04/03/2025	Your Neighborh...	April	1,900.00	7,600.00
05/01/2025	Your Neighborh...	April	1,900.00	9,500.00
06/01/2025	Your Neighborh...	June	1,900.00	11,400.00
07/01/2025	Your Neighborh...	July	1,900.00	13,300.00
08/01/2025	Your Neighborh...	Aug	1,900.00	15,200.00
09/01/2025	Your Neighborh...	Sept	1,900.00	17,100.00
10/01/2025	Your Neighborh...	Oct	1,900.00	19,000.00
11/03/2025	Your Neighborh...	Nov	1,900.00	20,900.00
12/01/2025	Your Neighborh...	Management fee	1,900.00	22,800.00
Total Management Fees			22,800.00	22,800.00
Meeting Expenses				
02/01/2025	Your Neighborh...	Copies first Notice	323.57	323.57
05/19/2025	Hialeah Police ...	Annual Meeting ...	176.42	499.99
Total Meeting Expenses			499.99	499.99
Postage and Delivery				
01/01/2025	Your Neighborh...	Delivery to ea. m...	20.00	20.00
02/01/2025	Postmaster	Renew PO Box 1...	382.00	402.00
02/01/2025	Your Neighborh...	Mail one pmt boo...	1.29	403.29
10/01/2025	Your Neighborh...	10 stamps	78.00	481.29
Total Postage and Delivery			481.29	481.29
Printing and Reproduction				
01/01/2025	Your Neighborh...	Budget meeting n...	50.42	50.42
01/15/2025	South Data, Inc.	Pmt Books	681.51	731.93
02/01/2025	Your Neighborh...	Shredding Old Do...	10.89	742.82
12/01/2025	Your Neighborh...	1st Notice of Ann...	282.48	1,025.30
Total Printing and Reproduction			1,025.30	1,025.30
Professional Fees				
Communication				
07/01/2025	Owl Help Out	Website hosting,...	300.00	300.00
Total Communication			300.00	300.00
Total Professional Fees			300.00	300.00
Repairs				
Building Repairs				
Electrical Repairs				
01/01/2025	Jorge Rodriguez	Light fixtute entra...	15.00	15.00
08/15/2025	Your Neighborh...	Outdoor Solar Ou...	866.38	881.38
10/01/2025	K & L Electrical ...	install 2 Solar pol...	400.00	1,281.38
12/01/2025	K & L Electrical ...	replace bulbs , en...	600.00	1,881.38
12/22/2025	K & L Electrical ...	Double light fixtures	2,800.00	4,681.38
Total Electrical Repairs			4,681.38	4,681.38
Total Building Repairs			4,681.38	4,681.38

**Palm Springs Villas South
Transaction Detail by Account
January through December 2025**

Accrual Basis

Date	Name	Memo	Amount	Balance
Equipment Repairs				
03/24/2025	Alexis Pareda	Sprinkler motor	472.00	472.00
Total Equipment Repairs			472.00	472.00
Total Repairs			5,153.38	5,153.38
Trash				
04/03/2025	Jorge Rodriguez	Addtl Trash, Bran...	50.00	50.00
Total Trash			50.00	50.00
Utilities				
Electricity				
01/02/2025	Florida Power &...	16695-97385 - 41...	38.00	38.00
01/02/2025	Florida Power &...	21170-78424 - 42...	39.29	77.29
02/01/2025	Florida Power &...	16695-97385 - 41...	41.29	118.58
02/01/2025	Florida Power &...	21170-78424 - 42...	46.66	165.24
03/01/2025	Florida Power &...	4199 Ct 16695-9...	39.04	204.28
03/01/2025	Florida Power &...	4200 Ct 21170-7...	46.96	251.24
04/01/2025	Florida Departm...	4200 Ct- 21170-7...	42.49	293.73
04/01/2025	Florida Departm...	4198 Ct -16695-9...	39.93	333.66
05/01/2025	Florida Power &...	4200 Ct -21170-7...	42.58	376.24
05/01/2025	Florida Power &...	4198 Ct -16695-9...	37.06	413.30
06/01/2025	Florida Power &...	4198 18 Ct 1669...	36.21	449.51
06/01/2025	Florida Power &...	4200 18 Ct 211...	44.61	494.12
07/01/2025	Florida Power &...	4198 Ct 16695-9...	52.88	547.00
07/01/2025	Florida Power &...	4200 Ct -21170-7...	42.40	589.40
08/01/2025	Florida Power &...	16695-97385 419...	45.85	635.25
08/01/2025	Florida Power &...	21170-78424 420...	42.37	677.62
09/01/2025	Florida Power &...	4198 Ct - 16695-...	58.03	735.65
09/01/2025	Florida Power &...	4200 Ct - 21170-...	44.13	779.78
10/01/2025	Florida Power &...	4200 Ct Acct 211...	43.22	823.00
10/01/2025	Florida Power &...	4198 Ct Acct 166...	57.41	880.41
11/01/2025	Florida Power &...	4200 Ct Acct 211...	45.89	926.30
11/01/2025	Florida Power &...	4198 Ct Acct 166...	60.29	986.59
12/01/2025	Florida Power &...	4198 Ct Acct 166...	56.39	1,042.98
12/01/2025	Florida Power &...	4200 Ct Acct 211...	43.71	1,086.69
Total Electricity			1,086.69	1,086.69
Total Utilities			1,086.69	1,086.69
TOTAL			62,463.68	62,463.68