



Financial Report

1st Quarter 2026

(January, February, and March)

Prepared by:

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Palm Springs Villas South
Balance Sheet
As of March 31, 2026

Accrual Basis

	<u>Mar 31, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
US Century	47,864.73
US Century-Reserve	26,015.08
Total Checking/Savings	73,879.81
Accounts Receivable	
Accounts Receivable	-9,802.56
Total Accounts Receivable	-9,802.56
Other Current Assets	
Undeposited Funds	950.00
Total Other Current Assets	950.00
Total Current Assets	65,027.25
TOTAL ASSETS	<u>65,027.25</u>
LIABILITIES & EQUITY	
Equity	
Opening Bal Equity	3,198.00
Retained Earnings	76,595.83
Net Income	-14,766.58
Total Equity	65,027.25
TOTAL LIABILITIES & EQUITY	<u>65,027.25</u>

Palm Springs Villas South

Profit & Loss

January through March 2026

Accrual Basis

	Jan - Mar 26
Ordinary Income/Expense	
Income	
Interest Earned	3.20
Late Fee Income	400.00
Maintenance Income	22,680.00
Returned Check Charges	60.00
Total Income	23,143.20
Gross Profit	23,143.20
Expense	
Bank Service Charges	20.00
Dues and Subscriptions	565.00
Groundskeeping	
Janitorial Services	1,200.00
Wild animals removal	1,360.00
Total Groundskeeping	2,560.00
Insurance	
D & O	1,578.63
Total Insurance	1,578.63
Lawn Care	
Improvement	375.00
Landscaping	3,180.00
Tree Trimming	5,270.00
Total Lawn Care	8,825.00
Management Fees	5,700.00
Meeting Expenses	100.00
Postage and Delivery	398.00
Printing and Reproducti...	706.49
Repairs	
Building Repairs	
Electrical Repairs	962.80
Building Repairs - Ot...	16,000.00
Total Building Repairs	16,962.80
Repairs - Other	130.00
Total Repairs	17,092.80
Supplies	
Property Supplies	28.59
Total Supplies	28.59
Utilities	
Electricity	335.27
Total Utilities	335.27
Total Expense	37,909.78
Net Ordinary Income	-14,766.58
Net Income	-14,766.58

**Palm Springs Villas South
Transaction Detail by Account
January through March 2026**

Accrual Basis

<u>Date</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>	<u>Balance</u>
Bank Service Charges				
01/04/2026		Bank service cha...	10.00	10.00
02/28/2026		Bank service cha...	10.00	20.00
Total Bank Service Charges			20.00	20.00
Dues and Subscriptions				
02/02/2026	Your Neighborh...	Accounting 2026	500.00	500.00
03/01/2026	Your Neighborh...	Sunbiz annual re...	65.00	565.00
Total Dues and Subscriptions			565.00	565.00
Groundskeeping				
Janitorial Services				
01/01/2026	Jorge Rodriguez	Main Rd + clean r...	500.00	500.00
02/02/2026	Jorge Rodriguez	Main Rd	350.00	850.00
03/01/2026	Jorge Rodriguez	Main Rd	350.00	1,200.00
Total Janitorial Services			1,200.00	1,200.00
Wild animals removal				
03/01/2026	Deniel Quintero	Trap and relocate...	1,360.00	1,360.00
Total Wild animals removal			1,360.00	1,360.00
Total Groundskeeping			2,560.00	2,560.00
Insurance				
D & O				
03/01/2026	C & C Insuranc...	Directors and offi...	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				
03/01/2026	Pineda Landsca...	Fertilize	375.00	375.00
Total Improvement			375.00	375.00
Landscaping				
01/01/2026	Pineda Landsca...	Dec 2025	1,060.00	1,060.00
02/02/2026	Pineda Landsca...	Regular service D...	1,060.00	2,120.00
03/01/2026	Pineda Landsca...	Feb	1,060.00	3,180.00
Total Landscaping			3,180.00	3,180.00
Tree Trimming				
02/02/2026	Pineda Landsca...	Trim one tree by ...	250.00	250.00
03/15/2026	Pineda Landsca...	Main Rd + South ...	4,470.00	4,720.00
03/15/2026	Pineda Landsca...	Hospital trees ov...	550.00	5,270.00
Total Tree Trimming			5,270.00	5,270.00
Total Lawn Care			8,825.00	8,825.00
Management Fees				
01/01/2026	Your Neighborh...	Jan 2026	1,900.00	1,900.00
02/02/2026	Your Neighborh...	Feb	1,900.00	3,800.00
03/01/2026	Your Neighborh...	Mangmt March	1,900.00	5,700.00
Total Management Fees			5,700.00	5,700.00
Meeting Expenses				
01/12/2026	San Lazaro Cat...	Contribution	100.00	100.00
Total Meeting Expenses			100.00	100.00

Palm Springs Villas South
Transaction Detail by Account
January through March 2026

Accrual Basis

Date	Name	Memo	Amount	Balance
Postage and Delivery				
03/01/2026	Your Neighborh...	PO Box renewal	398.00	398.00
Total Postage and Delivery			398.00	398.00
Printing and Reproduction				
02/02/2026	South Data, Inc.	Pynt Books	706.49	706.49
Total Printing and Reproduction			706.49	706.49
Repairs				
Building Repairs				
Electrical Repairs				
02/02/2026	Your Neighborh...	Bulbs street entra...	12.80	12.80
03/01/2026	K & L Electrical ...	feel power to 19th...	950.00	962.80
Total Electrical Repairs			962.80	962.80
Building Repairs - Other				
03/01/2026	Aco Painting Inc.	Dep. Repair Nort...	8,000.00	8,000.00
03/15/2026	Aco Painting Inc.	Bal. Repair South...	8,000.00	16,000.00
Total Building Repairs - Other			16,000.00	16,000.00
Total Building Repairs			16,962.80	16,962.80
Repairs - Other				
03/01/2026	Jorge Rodriguez	Pot hole	130.00	130.00
Total Repairs - Other			130.00	130.00
Total Repairs			17,092.80	17,092.80
Supplies				
Property Supplies				
03/01/2026	Your Neighborh...	No parking Violati...	28.59	28.59
Total Property Supplies			28.59	28.59
Total Supplies			28.59	28.59
Utilities				
Electricity				
01/02/2026	Florida Power &...	4198 section	60.43	60.43
01/02/2026	Florida Power &...	4200 section	45.44	105.87
02/01/2026	Florida Power &...	4198 16695-97385	65.15	171.02
02/01/2026	Florida Power &...	4200 21170-78424	48.88	219.90
03/01/2026	Florida Power &...	4200 18 Ct	49.10	269.00
03/01/2026	Florida Power &...	4198 18 Ct	66.27	335.27
Total Electricity			335.27	335.27
Total Utilities			335.27	335.27
TOTAL			37,909.78	37,909.78