



Financial Report

2nd Quarter 2026

Prepared by:

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Palm Springs Villas South
Balance Sheet
As of June 30, 2026

Accrual Basis

	<u>Jun 30, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
US Century	43,204.72
US Century-Reserve	26,018.32
Total Checking/Savings	<u>69,223.04</u>
Accounts Receivable	
Accounts Receivable	<u>-3,052.56</u>
Total Accounts Receivable	<u>-3,052.56</u>
Other Current Assets	
Undeposited Funds	<u>1,330.00</u>
Total Other Current Assets	<u>1,330.00</u>
Total Current Assets	<u>67,500.48</u>
TOTAL ASSETS	<u>67,500.48</u>
LIABILITIES & EQUITY	
Equity	
Opening Bal Equity	3,198.00
Retained Earnings	76,595.83
Net Income	<u>-12,293.35</u>
Total Equity	<u>67,500.48</u>
TOTAL LIABILITIES & EQUITY	<u>67,500.48</u>

**Palm Springs Villas South
Profit & Loss**

Accrual Basis

April through June 2026

	Apr - Jun 26
Ordinary Income/Expense	
Income	
Interest Earned	3.24
Late Fee Income	270.00
Maintenance Income	22,680.00
Total Income	22,953.24
Gross Profit	22,953.24
Expense	
Groundskeeping	
Janitorial Services	2,115.00
Wild animals removal	1,920.00
Groundskeeping - Ot...	133.43
Total Groundskeeping	4,168.43
Insurance	
Liability Insurance	5,641.35
Total Insurance	5,641.35
Lawn Care	
Improvement	375.00
Landscaping	1,060.00
Lawn Care - Other	3,200.00
Total Lawn Care	4,635.00
Management Fees	5,700.00
Repairs	
Equipment Repairs	40.00
Total Repairs	40.00
Trash	25.00
Utilities	
Electricity	340.23
Total Utilities	340.23
Total Expense	20,550.01
Net Ordinary Income	2,403.23
Other Income/Expense	
Other Expense	
Other Expenses	0.00
Total Other Expense	0.00
Net Other Income	0.00
Net Income	2,403.23

Palm Springs Villas South

Transaction Detail by Account

April through June 2026

Accrual Basis

Date	Name	Memo	Amount	Balance
Groundskeeping				
Janitorial Services				
04/02/2026	Jorge Rodriguez	Mai Rd + addt'l tr...	370.00	370.00
04/04/2026	Yosvany Puig	Repair and Paint ...	475.00	845.00
05/05/2026	Jorge Rodriguez	Main Rd	350.00	1,195.00
06/01/2026	Jorge Rodriguez	CLEAN MAIN RD...	350.00	1,545.00
06/01/2026	Jorge Rodriguez	Dispose Dead cat	20.00	1,565.00
06/16/2026	Yosvany Puig	Clean alleys behi...	550.00	2,115.00
Total Janitorial Services			2,115.00	2,115.00
Wild animals removal				
04/02/2026	Deniel Quintero	15 raccoons and ...	720.00	720.00
05/05/2026	Deniel Quintero	April	1,200.00	1,920.00
Total Wild animals removal			1,920.00	1,920.00
Groundskeeping - Other				
04/04/2026	Your Neighborh...	Paints, Polyureth...	117.40	117.40
04/04/2026	Your Neighborh...	Polyurethane	16.03	133.43
Total Groundskeeping - Other			133.43	133.43
Total Groundskeeping			4,168.43	4,168.43
Insurance				
Liability Insurance				
06/14/2026	Private Risk Ma...	2026.27	5,641.35	5,641.35
Total Liability Insurance			5,641.35	5,641.35
Total Insurance			5,641.35	5,641.35
Lawn Care				
Improvement				
06/01/2026	Pineda Landsca...	Re-Position Tire ...	375.00	375.00
Total Improvement			375.00	375.00
Landscaping				
04/02/2026	Pineda Landsca...	March service	1,060.00	1,060.00
Total Landscaping			1,060.00	1,060.00
Lawn Care - Other				
05/05/2026	Pineda Landsca...	April	1,060.00	1,060.00
06/01/2026	Pineda Landsca...	May	1,060.00	2,120.00
06/16/2026	Pineda Landsca...	110 hiedras	605.00	2,725.00
06/16/2026	Pineda Landsca...	irrigation hose for...	475.00	3,200.00
Total Lawn Care - Other			3,200.00	3,200.00
Total Lawn Care			4,635.00	4,635.00
Management Fees				
04/04/2026	Your Neighborh...	April	1,900.00	1,900.00
05/05/2026	Your Neighborh...	May	1,900.00	3,800.00
06/01/2026	Your Neighborh...	June	1,900.00	5,700.00
Total Management Fees			5,700.00	5,700.00
Repairs				
Equipment Repairs				
04/02/2026	Jorge Rodriguez	Install a new light...	40.00	40.00
Total Equipment Repairs			40.00	40.00
Total Repairs			40.00	40.00

Palm Springs Villas South

Transaction Detail by Account

April through June 2026

Accrual Basis

Date	Name	Memo	Amount	Balance
Trash				
05/05/2026	Jorge Rodriguez	Storm April 26 tra...	25.00	25.00
Total Trash			25.00	25.00
Utilities				
Electricity				
04/01/2026	Florida Power &...	4198 Ct 16695-9...	61.74	61.74
04/01/2026	Florida Power &...	4200 Ct, 21170-7...	46.93	108.67
05/02/2026	Florida Power &...	16695-97385 /41...	66.40	175.07
05/02/2026	Florida Power &...	21170-78424 /42...	51.62	226.69
06/01/2026	Florida Power &...	16695-97385 419...	66.53	293.22
06/01/2026	Florida Power &...	21170-78424 420...	47.01	340.23
Total Electricity			340.23	340.23
Total Utilities			340.23	340.23
Other Expenses				
04/04/2026	VOID Ck	Void	0.00	0.00
05/05/2026	VOID Ck		0.00	0.00
Total Other Expenses			0.00	0.00
TOTAL			20,550.01	20,550.01