



Property Managers, LLC.  
11199 Polo Club Rd. #A  
Wellington, FL 33414  
(P) 561.249.1477 ~ (F) 561-249-1129

## Monthly Financial Statement

# PALM CLUB VILLAGE 2

## FOR AUGUST 2024

**Board:**

D. FOURNIER

E. GALLON

R. MUCHECHETERE

J. KOPF

**Manager: Joseph Zito, LCAM**

**September 3, 2024**

**Prepared by:**

**Tina Casaceli**

**Accounting Manager**



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 Wellington, FL 33414  
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## PALM CLUB VILLAGE II

### Management Summary

For the Month Ended August 2024

The accompanying financial statements have been prepared in accordance with the requirements of Florida state law. The financial records of the Association are maintained using the accrual method of accounting, which recognizes Income when earned and Expenses when incurred.

<u>CASH POSITION</u>	<u>AS OF THE END OF THE MONTH</u>
OPERATING FUNDS, BANK BALANCE	\$379,864
RESERVE FUNDS, BANK BALANCE	\$196,068
SEC DEPOSITS, BANK BALANCE	\$188,637
ACCOUNTS RECEIVABLE	\$0
ACCOUNTS PAYABLE	\$23,544

<u>INCOME/EXPENSES SUMMARY</u>	<u>CURRENT</u>	<u>YEAR TO DATE</u>
MONTH END INCOME	\$187,998	\$1,539,309
MONTH END EXPENSE	\$166,982	\$1,412,744
MONTH END INCOME/(LOSS)	\$21,016	\$126,566

COMMENTS:

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# The Palm Club Village 2 Condo

Run Date: 09/03/2024  
Run Time: 03:20 PM

## BALANCE SHEET As of: 08/31/2024

### Assets

Account #	Account Name	Total
01020	TRUIST RESERVES 8940	\$196,068.10
01200	A/R SPECIAL ASSESSMENT	\$5,195.50
01016	TRUIST SEC DEP 8983	\$192,362.23
01350	A/R OWNER MISC. FEES	\$625.00
01500	PREPAID INSURANCE	\$5,076.47
01510	PREPAID EXPENSES	(\$21,573.38)
01010	TRUIST OPER 2815	\$354,951.15
01021	WELLS FARGO RESERV 7149	\$3,936.42
01100	A/R MAINTENANCE FEES	\$127,819.99
01550	UTILITY DEPOSITS	\$12,674.29
01300	A/R LATE FEES	\$550.00
	TOTAL ASSETS	\$877,685.77

### Liabilities

Account #	Account Name	Total
02110	DEFERRED CABLE	\$13,226.69
02150	SECURITY DEPOSIT	\$186,033.23
02100	DEFERRED ASSESSMENT	\$186,108.55
02010	PREPAID OWNER ASSESSMENTS	\$56,796.23
02900	ACCOUNTS PAYABLE	\$23,544.21
	TOTAL LIABILITIES	\$465,708.91

### Equity

Account #	Account Name	Total
03160	RESERVES -ENGINEER	\$21,924.27
03110	RESERVES -ROOF & BK LN INT	\$109,119.02
03130	RESERVES -PAVING & SEALING	\$34,996.52
03180	RESERVE -INTEREST	\$4,856.02
03120	RESERVES - PAINTING	\$14,766.09
03999	RETAINED EARNINGS	\$85,348.34
03150	RESERVES -POOL	\$4,387.46
03140	RESERVES -PUMPS	\$10,013.45
	Current Year Net Income/(Loss)	\$126,565.69
	TOTAL EQUITY	\$411,976.86
	TOTAL LIABILITIES AND EQUITY	\$877,685.77

# The Palm Club Village 2 Condo

Run Date: 09/03/2024

Run Time: 03:20 PM

## INCOME STATEMENT

Start: 08/01/2024 | End: 08/31/2024

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
04100 MAINTENANCE FEE	186,108.59	186,108.58	0.01	1,502,327.95	1,488,868.64	13,459.31	2,233,303.00
04300 LATE FEES	0.00	416.67	(416.67)	1,013.11	3,333.36	(2,320.25)	5,000.00
04350 OWNER MISC. FEES	0.00	0.00	0.00	1,644.00	0.00	1,644.00	0.00
04360 OWNER LEGAL	0.00	0.00	0.00	600.00	0.00	600.00	0.00
04400 APPLICATION FEES	600.00	958.33	(358.33)	8,550.00	7,666.64	883.36	11,500.00
04410 CLUBHOUSE RENTAL	300.00	0.00	300.00	1,500.00	0.00	1,500.00	0.00
04415 GATE REMOTE/DECAL	328.00	958.33	(630.33)	7,020.00	7,666.64	(646.64)	11,500.00
04420 POOL KEY	75.00	0.00	75.00	726.00	0.00	726.00	0.00
04425 RENTAL INCOME	0.00	2,016.67	(2,016.67)	9,100.00	16,133.36	(7,033.36)	24,200.00
04460 CABLE COMPENSATION	583.33	583.33	0.00	4,666.64	4,666.64	0.00	7,000.00
04900 OTHER INCOME	0.00	0.00	0.00	2,140.00	0.00	2,140.00	0.00
04910 INTEREST INCOME	3.33	375.00	(371.67)	21.72	3,000.00	(2,978.28)	4,500.00
<b>Income Total</b>	<b>187,998.25</b>	<b>191,416.91</b>	<b>(3,418.66)</b>	<b>1,539,309.42</b>	<b>1,531,335.28</b>	<b>7,974.14</b>	<b>2,297,003.00</b>
<b>Total Income</b>	<b>187,998.25</b>	<b>191,416.91</b>	<b>(3,418.66)</b>	<b>1,539,309.42</b>	<b>1,531,335.28</b>	<b>7,974.14</b>	<b>2,297,003.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>GENERAL &amp; ADMINISTRATIVE</b>							
05025 PERMITS / LICENSES	0.00	20.83	20.83	(276.00)	166.64	442.64	250.00
05050 LEGAL FEES	0.00	1,250.00	1,250.00	4,517.50	10,000.00	5,482.50	15,000.00
05075 INSURANCE	53,054.66	50,083.33	(2,971.33)	380,971.96	400,666.64	19,694.68	601,000.00
05100 MANAGEMENT	16,900.00	16,900.00	0.00	135,200.00	135,200.00	0.00	202,800.00
05125 EMERGENCY CELL PHONE	0.00	50.00	50.00	269.75	400.00	130.25	600.00
05150 ACCOUNTING FEES	0.00	625.00	625.00	6,725.00	5,000.00	(1,725.00)	7,500.00
05175 CONDO FEE	125.33	125.00	(0.33)	1,002.64	1,000.00	(2.64)	1,500.00
05200 POSTAGE / PRINTING / ADMIN.	91.47	1,058.33	966.86	9,590.83	8,466.64	(1,124.19)	12,700.00
05250 SCREENING FEE	0.00	441.67	441.67	3,600.41	3,533.36	(67.05)	5,300.00
05400 TRI-PALM MAINTANCE	12,126.00	12,126.00	0.00	97,164.67	97,008.00	(156.67)	145,512.00
05500 BAD DEBT	0.00	1,250.00	1,250.00	0.00	10,000.00	10,000.00	15,000.00
<b>GENERAL &amp; ADMINISTRATIVE Total</b>	<b>82,297.46</b>	<b>83,930.16</b>	<b>1,632.70</b>	<b>638,766.76</b>	<b>671,441.28</b>	<b>32,674.52</b>	<b>1,007,162.00</b>
<b>REPAIRS &amp; MAINTENANCE</b>							
06025 IRRIGATION REPAIR / MAINT.	0.00	10,416.67	10,416.67	46,250.00	83,333.36	37,083.36	125,000.00
06075 TERMITE CONTRACT	1,790.00	833.33	(956.67)	11,704.00	6,666.64	(5,037.36)	10,000.00
06125 GENERAL REPAIRS / MAINT.	1,701.54	7,250.00	5,548.46	36,821.51	58,000.00	21,178.49	87,000.00
06140 BACKFLOW MAINTENANCE	0.00	291.67	291.67	1,036.00	2,333.36	1,297.36	3,500.00
06150 PLUMBING / SUPPLIES	0.00	2,291.67	2,291.67	4,872.99	18,333.36	13,460.37	27,500.00
06155 TOOLS / EQUIPMENT	0.00	83.33	83.33	0.00	666.64	666.64	1,000.00
06160 ELECTRICAL SUPPLIES	0.00	266.67	266.67	467.59	2,133.36	1,665.77	3,200.00
06165 FIRE ALARM CONT. / REPAIR	123.05	958.33	835.28	6,218.77	7,666.64	1,447.87	11,500.00
06175 FIRE EXTINGUISHER	0.00	375.00	375.00	0.00	3,000.00	3,000.00	4,500.00
06200 LAKE MAINTENANCE	391.22	275.92	(115.30)	2,594.76	2,207.36	(387.40)	3,311.00
06215 LAKE FOUNTAIN REPAIRS	196.03	125.00	(71.03)	731.03	1,000.00	268.97	1,500.00
06220 RENTAL PROPERTY EXP	0.00	2,083.33	2,083.33	9,295.00	16,666.64	7,371.64	25,000.00
06225 GOLF CART	0.00	416.67	416.67	2,732.15	3,333.36	601.21	5,000.00
<b>REPAIRS &amp; MAINTENANCE Total</b>	<b>4,201.84</b>	<b>25,667.59</b>	<b>21,465.75</b>	<b>122,723.80</b>	<b>205,340.72</b>	<b>82,616.92</b>	<b>308,011.00</b>

The Palm Club Village 2 Condo  
 Start: 08/01/2024 | End: 08/31/2024

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>LANDSCAPE EXPENSE</b>							
07100 LAWN MAINTENANCE	5,337.15	5,350.00	12.85	42,697.20	42,800.00	102.80	64,200.00
07125 LANDSCAPE OTHER	0.00	402.33	402.33	0.00	3,218.64	3,218.64	4,828.00
07150 TREE TRIMMING	0.00	1,666.67	1,666.67	18,230.00	13,333.36	(4,896.64)	20,000.00
07175 FERTILIZER / PEST CONTROL	2,708.00	2,712.50	4.50	21,664.00	21,700.00	36.00	32,550.00
<b>LANDSCAPE EXPENSE Total</b>	<b>8,045.15</b>	<b>10,131.50</b>	<b>2,086.35</b>	<b>82,591.20</b>	<b>81,052.00</b>	<b>(1,539.20)</b>	<b>121,578.00</b>
<b>POOL EXPENSE</b>							
08100 POOL SERVICE	535.00	604.17	69.17	3,544.40	4,833.36	1,288.96	7,250.00
08110 POOL REPAIRS	154.95	291.67	136.72	28,681.45	2,333.36	(26,348.09)	3,500.00
<b>POOL EXPENSE Total</b>	<b>689.95</b>	<b>895.84</b>	<b>205.89</b>	<b>32,225.85</b>	<b>7,166.72</b>	<b>(25,059.13)</b>	<b>10,750.00</b>
<b>UTILITIES</b>							
08520 TELEPHONE	248.17	208.33	(39.84)	1,713.82	1,666.64	(47.18)	2,500.00
08528 ELECTRIC	2,384.06	3,518.67	1,134.61	25,699.99	28,149.36	2,449.37	42,224.00
08550 WATER / SEWER	35,663.64	37,083.33	1,419.69	263,527.34	296,666.64	33,139.30	445,000.00
08600 TRASH / RECYCLING	0.00	2,875.00	2,875.00	22,235.21	23,000.00	764.79	34,500.00
08625 CABLE EXPENSE	18,249.28	18,236.83	(12.45)	145,969.40	145,894.64	(74.76)	218,842.00
<b>UTILITIES Total</b>	<b>56,545.15</b>	<b>61,922.16</b>	<b>5,377.01</b>	<b>459,145.76</b>	<b>495,377.28</b>	<b>36,231.52</b>	<b>743,066.00</b>
<b>RESERVES</b>							
09500 RESERVES-ROOF	2,649.67	2,649.67	0.00	21,197.36	21,197.36	0.00	31,796.00
09510 RESERVES-PAINTING	4,433.00	4,433.00	0.00	35,464.00	35,464.00	0.00	53,196.00
09520 RESERVES-POOL	413.92	413.92	0.00	3,311.36	3,311.36	0.00	4,967.00
09530 RESERVES-PAVING / SEAL COAT	983.33	983.33	0.00	7,866.64	7,866.64	0.00	11,800.00
09550 RESERVES-PUMPS	6,722.75	389.75	(6,333.00)	9,451.00	3,118.00	(6,333.00)	4,677.00
<b>RESERVES Total</b>	<b>15,202.67</b>	<b>8,869.67</b>	<b>(6,333.00)</b>	<b>77,290.36</b>	<b>70,957.36</b>	<b>(6,333.00)</b>	<b>106,436.00</b>
<b>Total Expense</b>	<b>166,982.22</b>	<b>191,416.92</b>	<b>24,434.70</b>	<b>1,412,743.73</b>	<b>1,531,335.36</b>	<b>118,591.63</b>	<b>2,297,003.00</b>
<b>Net Income</b>	<b>21,016.03</b>	<b>(0.01)</b>	<b>21,016.04</b>	<b>126,565.69</b>	<b>(0.08)</b>	<b>126,565.77</b>	<b>0.00</b>

## Aged Open Items

The Palm Club Village 2 Condo  
As of: 08/31/2024

Run Date: 09/03/2024  
Run Time: 03:20 PM

Item #	Vendor	Invoice	Date	Current	31-60	61-90	Over 90
14266	PPL-PREFERRED PEST & LAWN MGMT INC 07175 FERTILIZER / PEST CONTROL	072224	7/22/2024	\$0.00	\$2,708.00	\$0.00	\$0.00
14278	DICKRI-STOLOFF & MANOFF P.A. 05050 LEGAL FEES	130096	7/31/2024	\$0.00	\$682.50	\$0.00	\$0.00
14265	SOLITU-SOLITUDE LAKE MANAGEMENT 06215 LAKE FOUNTAIN REPAIRS	1100818	8/6/2024	\$196.03	\$0.00	\$0.00	\$0.00
14271	HUL-HULETT ENVIRONMENTAL 06075 TERMITE CONTRACT	57785402	8/2/2024	\$895.00	\$0.00	\$0.00	\$0.00
14288	FORTREAL-FORTUNAT REALTY, LLC 02150 SECURITY DEPOSIT	082424	8/30/2024	\$1,700.00	\$0.00	\$0.00	\$0.00
14267	PPL-PREFERRED PEST & LAWN MGMT INC 07175 FERTILIZER / PEST CONTROL	082024	8/20/2024	\$2,708.00	\$0.00	\$0.00	\$0.00
14270	PELICA-PELICAN POOL SERVICE 08110 POOL REPAIRS	241040802	8/27/2024	\$154.95	\$0.00	\$0.00	\$0.00
14283	CERRIT-CERRITO ELECTRIC 06125 GENERAL REPAIRS / MAINT.	2307233	8/19/2024	\$1,497.00	\$0.00	\$0.00	\$0.00
14285	GWM-GWM PROPERTIES, INC 02150 SECURITY DEPOSIT	081724	8/17/2024	\$1,550.00	\$0.00	\$0.00	\$0.00
14282	EC-EQUESTRIAN CONCIERGE, INC 05200 POSTAGE / PRINTING / ADMIN.	16798	8/15/2024	\$28.24	\$0.00	\$0.00	\$0.00
14289	AQUADIS-AQUADISPLAIS 06200 LAKE MAINTENANCE	23607	8/30/2024	\$107.00	\$0.00	\$0.00	\$0.00
14264	SOLITU-SOLITUDE LAKE MANAGEMENT 06200 LAKE MAINTENANCE	1095212	8/1/2024	\$284.22	\$0.00	\$0.00	\$0.00
14273	BUCK-BUCKEYE PLUMBING SERVICES 06140 BACKFLOW MAINTENANCE	425352	7/8/2024	\$0.00	\$444.00	\$0.00	\$0.00
14290	CWBP-THE CITY OF WESTPALM BEACH 08550 WATER / SEWER	40959	8/30/2024	\$58.59	\$0.00	\$0.00	\$0.00
14281	JDM-JDM PROPERTY	PC20824	8/1/2024	\$63.23	\$0.00	\$0.00	\$0.00

# The Palm Club Village 2 Condo

## GENERAL LEDGER DETAIL

As of: Start: 08/01/2024 | End: 08/31/2024

Account	Balance Forward	Debits	Credits	Ending Balance
01010 TRUIST OPER 2815	\$461,682.59	\$37,196.99	\$143,928.43	\$354,951.15
01016 TRUIST SEC DEP 8983	\$192,362.23	\$0.00	\$0.00	\$192,362.23
01020 TRUIST RESERVES 8940	\$186,722.55	\$9,345.55	\$0.00	\$196,068.10
01021 WELLS FARGO RESERV 7149	\$3,951.26	\$0.16	\$15.00	\$3,936.42
01100 A/R MAINTENANCE FEES	\$151,604.74	\$1,730.00	\$25,514.75	\$127,819.99
01200 A/R SPECIAL ASSESSMENT	\$5,195.50	\$0.00	\$0.00	\$5,195.50
01300 A/R LATE FEES	\$550.00	\$0.00	\$0.00	\$550.00
01350 A/R OWNER MISC. FEES	\$625.00	\$0.00	\$0.00	\$625.00
01500 PREPAID INSURANCE	\$5,076.47	\$53,054.66	\$53,054.66	\$5,076.47
01510 PREPAID EXPENSES	(\$9,199.00)	\$0.00	\$12,374.38	(\$21,573.38)
01550 UTILITY DEPOSITS	\$12,674.29	\$0.00	\$0.00	\$12,674.29
02010 PREPAID OWNER ASSESSMENTS	(\$46,420.32)	\$0.00	\$10,375.91	(\$56,796.23)
02100 DEFERRED ASSESSMENT	(\$372,217.14)	\$186,108.59	\$0.00	(\$186,108.55)
02110 DEFERRED CABLE	(\$13,810.02)	\$583.33	\$0.00	(\$13,226.69)
02150 SECURITY DEPOSIT	(\$192,112.23)	\$6,079.00	\$0.00	(\$186,033.23)
02900 ACCOUNTS PAYABLE	(\$5,055.80)	\$6,683.00	\$25,171.41	(\$23,544.21)
03110 RESERVES -ROOF & BK LN INT	(\$106,469.35)	\$0.00	\$2,649.67	(\$109,119.02)
03120 RESERVES - PAINTING	(\$10,333.09)	\$0.00	\$4,433.00	(\$14,766.09)
03130 RESERVES -PAVING & SEALING	(\$34,013.19)	\$0.00	\$983.33	(\$34,996.52)
03140 RESERVES -PUMPS	(\$9,623.70)	\$0.00	\$389.75	(\$10,013.45)
03150 RESERVES -POOL	(\$3,973.54)	\$0.00	\$413.92	(\$4,387.46)
03160 RESERVES -ENGINEER	(\$21,924.27)	\$0.00	\$0.00	(\$21,924.27)
03180 RESERVE -INTEREST	(\$4,394.98)	\$15.00	\$476.04	(\$4,856.02)
03999 RETAINED EARNINGS	(\$85,348.34)	\$0.00	\$0.00	(\$85,348.34)
04100 MAINTENANCE FEE	(\$1,316,219.36)	\$1,730.00	\$187,838.59	(\$1,502,327.95)
04300 LATE FEES	(\$1,013.11)	\$0.00	\$0.00	(\$1,013.11)
04350 OWNER MISC. FEES	(\$1,644.00)	\$0.00	\$0.00	(\$1,644.00)
04360 OWNER LEGAL	(\$600.00)	\$0.00	\$0.00	(\$600.00)
04400 APPLICATION FEES	(\$7,950.00)	\$0.00	\$600.00	(\$8,550.00)
04410 CLUBHOUSE RENTAL	(\$1,200.00)	\$0.00	\$300.00	(\$1,500.00)
04415 GATE REMOTE/DECAL	(\$6,692.00)	\$0.00	\$328.00	(\$7,020.00)
04420 POOL KEY	(\$651.00)	\$0.00	\$75.00	(\$726.00)
04425 RENTAL INCOME	(\$9,100.00)	\$0.00	\$0.00	(\$9,100.00)
04460 CABLE COMPENSATION	(\$4,083.31)	\$0.00	\$583.33	(\$4,666.64)
04900 OTHER INCOME	(\$2,140.00)	\$0.00	\$0.00	(\$2,140.00)
04910 INTEREST INCOME	(\$18.39)	\$0.00	\$3.33	(\$21.72)
05025 PERMITS / LICENSES	(\$276.00)	\$0.00	\$0.00	(\$276.00)
05050 LEGAL FEES	\$4,517.50	\$0.00	\$0.00	\$4,517.50
05075 INSURANCE	\$327,917.30	\$53,054.66	\$0.00	\$380,971.96
05100 MANAGEMENT	\$118,300.00	\$16,900.00	\$0.00	\$135,200.00
05125 EMERGENCY CELL PHONE	\$269.75	\$0.00	\$0.00	\$269.75
05150 ACCOUNTING FEES	\$6,725.00	\$0.00	\$0.00	\$6,725.00
05175 CONDO FEE	\$877.31	\$125.33	\$0.00	\$1,002.64
05200 POSTAGE / PRINTING / ADMIN.	\$9,499.36	\$91.47	\$0.00	\$9,590.83
05250 SCREENING FEE	\$3,600.41	\$0.00	\$0.00	\$3,600.41
05400 TRI-PALM MAINTANCE	\$3,600.41	\$0.00	\$0.00	\$3,600.41
06025 IRRIGATION REPAIR / MAINT.	\$85,038.67	\$12,126.00	\$0.00	\$97,164.67
06075 TERMITE CONTRACT	\$46,250.00	\$0.00	\$0.00	\$46,250.00
06125 GENERAL REPAIRS / MAINT.	\$9,914.00	\$1,790.00	\$0.00	\$11,704.00
	\$35,119.97	\$1,701.54	\$0.00	\$36,821.51

The Palm Club Village 2 Condo  
 As of: Start: 08/01/2024 | End: 08/31/2024

Account	Balance Forward	Debits	Credits	Ending Balance
06140 BACKFLOW MAINTENANCE	\$1,036.00	\$0.00	\$0.00	\$1,036.00
06150 PLUMBING / SUPPLIES	\$4,872.99	\$0.00	\$0.00	\$4,872.99
06160 ELECTRICAL SUPPLIES	\$467.59	\$0.00	\$0.00	\$467.59
06165 FIRE ALARM CONT. / REPAIR	\$6,095.72	\$123.05	\$0.00	\$6,218.77
06200 LAKE MAINTENANCE	\$2,203.54	\$391.22	\$0.00	\$2,594.76
06215 LAKE FOUNTAIN REPAIRS	\$535.00	\$196.03	\$0.00	\$731.03
06220 RENTAL PROPERTY EXP	\$9,295.00	\$0.00	\$0.00	\$9,295.00
06225 GOLF CART	\$2,732.15	\$0.00	\$0.00	\$2,732.15
07100 LAWN MAINTENANCE	\$37,360.05	\$5,337.15	\$0.00	\$42,697.20
07150 TREE TRIMMING	\$18,230.00	\$0.00	\$0.00	\$18,230.00
07175 FERTILIZER / PEST CONTROL	\$18,956.00	\$2,708.00	\$0.00	\$21,664.00
08100 POOL SERVICE	\$3,009.40	\$535.00	\$0.00	\$3,544.40
08110 POOL REPAIRS	\$28,526.50	\$154.95	\$0.00	\$28,681.45
08520 TELEPHONE	\$1,465.65	\$248.17	\$0.00	\$1,713.82
08528 ELECTRIC	\$23,315.93	\$2,384.06	\$0.00	\$25,699.99
08550 WATER / SEWER	\$227,863.70	\$35,663.64	\$0.00	\$263,527.34
08600 TRASH / RECYCLING	\$22,235.21	\$0.00	\$0.00	\$22,235.21
08625 CABLE EXPENSE	\$127,720.12	\$18,249.28	\$0.00	\$145,969.40
09500 RESERVES-ROOF	\$18,547.69	\$2,649.67	\$0.00	\$21,197.36
09510 RESERVES-PAINTING	\$31,031.00	\$4,433.00	\$0.00	\$35,464.00
09520 RESERVES-POOL	\$2,897.44	\$413.92	\$0.00	\$3,311.36
09530 RESERVES-PAVING / SEAL COAT	\$6,883.31	\$983.33	\$0.00	\$7,866.64
09550 RESERVES-PUMPS	\$2,728.25	\$6,722.75	\$0.00	\$9,451.00
<b>Total:</b>	<b>\$0.00</b>	<b>\$469,508.50</b>	<b>\$469,508.50</b>	<b>\$0.00</b>



# The Palm Club Village 2 Condo

Run Date: 09/03/2024  
Run Time: 03:20 PM

## TRIAL BALANCE

Start: 08/01/2024 | End: 08/31/2024

Account	Balance Forward	Debits	Credits	EndingBalance
01010 TRUIST OPER 2815	\$461,682.59	\$37,196.99	\$143,928.43	\$354,951.15
01016 TRUIST SEC DEP 8983	\$192,362.23	\$0.00	\$0.00	\$192,362.23
01020 TRUIST RESERVES 8940	\$186,722.55	\$9,345.55	\$0.00	\$196,068.10
01021 WELLS FARGO RESERV 7149	\$3,951.26	\$0.16	\$15.00	\$3,936.42
01100 A/R MAINTENANCE FEES	\$151,604.74	\$1,730.00	\$25,514.75	\$127,819.99
01200 A/R SPECIAL ASSESSMENT	\$5,195.50	\$0.00	\$0.00	\$5,195.50
01300 A/R LATE FEES	\$550.00	\$0.00	\$0.00	\$550.00
01350 A/R OWNER MISC. FEES	\$625.00	\$0.00	\$0.00	\$625.00
01500 PREPAID INSURANCE	\$5,076.47	\$53,054.66	\$53,054.66	\$5,076.47
01510 PREPAID EXPENSES	(\$9,199.00)	\$0.00	\$12,374.38	(\$21,573.38)
01550 UTILITY DEPOSITS	\$12,674.29	\$0.00	\$0.00	\$12,674.29
02010 PREPAID OWNER ASSESSMENTS	(\$46,420.32)	\$0.00	\$10,375.91	(\$56,796.23)
02100 DEFERRED ASSESSMENT	(\$372,217.14)	\$186,108.59	\$0.00	(\$186,108.55)
02110 DEFERRED CABLE	(\$13,810.02)	\$583.33	\$0.00	(\$13,226.69)
02150 SECURITY DEPOSIT	(\$192,112.23)	\$6,079.00	\$0.00	(\$186,033.23)
02900 ACCOUNTS PAYABLE	(\$5,055.80)	\$6,683.00	\$25,171.41	(\$23,544.21)
03110 RESERVES -ROOF & BK LN INT	(\$106,469.35)	\$0.00	\$2,649.67	(\$109,119.02)
03120 RESERVES - PAINTING	(\$10,333.09)	\$0.00	\$4,433.00	(\$14,766.09)
03130 RESERVES -PAVING & SEALING	(\$34,013.19)	\$0.00	\$983.33	(\$34,996.52)
03140 RESERVES -PUMPS	(\$9,623.70)	\$0.00	\$389.75	(\$10,013.45)
03150 RESERVES -POOL	(\$3,973.54)	\$0.00	\$413.92	(\$4,387.46)
03160 RESERRVES -ENGINEER	(\$21,924.27)	\$0.00	\$0.00	(\$21,924.27)
03180 RESERVE -INTEREST	(\$4,394.98)	\$15.00	\$476.04	(\$4,856.02)
03999 RETAINED EARNINGS	(\$85,348.34)	\$0.00	\$0.00	(\$85,348.34)
04100 MAINTENANCE FEE	(\$1,316,219.36)	\$1,730.00	\$187,838.59	(\$1,502,327.95)
04300 LATE FEES	(\$1,013.11)	\$0.00	\$0.00	(\$1,013.11)
04350 OWNER MISC. FEES	(\$1,644.00)	\$0.00	\$0.00	(\$1,644.00)
04360 OWNER LEGAL	(\$600.00)	\$0.00	\$0.00	(\$600.00)
04400 APPLICATION FEES	(\$7,950.00)	\$0.00	\$600.00	(\$8,550.00)
04410 CLUBHOUSE RENTAL	(\$1,200.00)	\$0.00	\$300.00	(\$1,500.00)
04415 GATE REMOTE/DECAL	(\$6,692.00)	\$0.00	\$328.00	(\$7,020.00)
04420 POOL KEY	(\$651.00)	\$0.00	\$75.00	(\$726.00)
04425 RENTAL INCOME	(\$9,100.00)	\$0.00	\$0.00	(\$9,100.00)
04460 CABLE COMPENSATION	(\$4,083.31)	\$0.00	\$583.33	(\$4,666.64)
04900 OTHER INCOME	(\$2,140.00)	\$0.00	\$0.00	(\$2,140.00)

The Palm Club Village 2 Condo  
 Start: 08/01/2024 | End: 08/31/2024

Account	Balance Forward	Debits	Credits	EndingBalance
04910 INTEREST INCOME	(\$18.39)	\$0.00	\$3.33	(\$21.72)
05025 PERMITS / LICENSES	(\$276.00)	\$0.00	\$0.00	(\$276.00)
05050 LEGAL FEES	\$4,517.50	\$0.00	\$0.00	\$4,517.50
05075 INSURANCE	\$327,917.30	\$53,054.66	\$0.00	\$380,971.96
05100 MANAGEMENT	\$118,300.00	\$16,900.00	\$0.00	\$135,200.00
05125 EMERGENCY CELL PHONE	\$269.75	\$0.00	\$0.00	\$269.75
05150 ACCOUNTING FEES	\$6,725.00	\$0.00	\$0.00	\$6,725.00
05175 CONDO FEE	\$877.31	\$125.33	\$0.00	\$1,002.64
05200 POSTAGE / PRINTING / ADMIN.	\$9,499.36	\$91.47	\$0.00	\$9,590.83
05250 SCREENING FEE	\$3,600.41	\$0.00	\$0.00	\$3,600.41
05400 TRI-PALM MAINTANCE	\$85,038.67	\$12,126.00	\$0.00	\$97,164.67
06025 IRRIGATION REPAIR / MAINT.	\$46,250.00	\$0.00	\$0.00	\$46,250.00
06075 TERMITE CONTRACT	\$9,914.00	\$1,790.00	\$0.00	\$11,704.00
06125 GENERAL REPAIRS / MAINT.	\$35,119.97	\$1,701.54	\$0.00	\$36,821.51
06140 BACKFLOW MAINTENANCE	\$1,036.00	\$0.00	\$0.00	\$1,036.00
06150 PLUMBING / SUPPLIES	\$4,872.99	\$0.00	\$0.00	\$4,872.99
06160 ELECTRICAL SUPPLIES	\$467.59	\$0.00	\$0.00	\$467.59
06165 FIRE ALARM CONT. / REPAIR	\$6,095.72	\$123.05	\$0.00	\$6,218.77
06200 LAKE MAINTENANCE	\$2,203.54	\$391.22	\$0.00	\$2,594.76
06215 LAKE FOUNTAIN REPAIRS	\$535.00	\$196.03	\$0.00	\$731.03
06220 RENTAL PROPERTY EXP	\$9,295.00	\$0.00	\$0.00	\$9,295.00
06225 GOLF CART	\$2,732.15	\$0.00	\$0.00	\$2,732.15
07100 LAWN MAINTENANCE	\$37,360.05	\$5,337.15	\$0.00	\$42,697.20
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<b>Total:</b>	<b>\$0.00</b>	<b>\$469,508.50</b>	<b>\$469,508.50</b>	<b>\$0.00</b>