



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 MAY 2023

Board:

D. FOURNIER

E. GALLON

R. MUCHECHETERE

J. KOPF

Manager: Gene Kronick, LCAM

JUNE 26, 2023

Prepared by:

Maria Del Pino

Accounting Manager



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PALM CLUB VILLAGE II

Management Summary

For the Month Ended MAY 2023

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	\$236,276
RESERVE FUNDS, BANK BALANCE	\$66,979
SEC DEPOSITS, BANK BALANCE	\$161,189
ACCOUNTS RECEIVABLE	\$38,088
ACCOUNTS PAYABLE	\$107

<u>INCOME/EXPENSES SUMMARY</u>	<u>CURRENT</u>	<u>YEAR TO DATE</u>
MONTH END INCOME	\$161,990	\$816,101
MONTH END EXPENSE	\$173,636	\$771,577
MONTH END INCOME/(LOSS)	(\$11,645)	\$43,602

COMMENTS:

Sign _____

The Palm Club Village 2 Condo

Balance Sheet
As of 05/31/23

		ASSETS	
CURRENT ASSETS			
1010	TRUIST OPER 2815	\$	236,276.73
Subtotal Current Assets		\$	236,276.73
SECURITY DEPOSIT			
1016	TRUIST SEC DEP 8983	\$	161,189.73
Subtotal Security Deposit		\$	161,189.73
RESERVES			
1020	TRUIST RESERVES 8940	\$	62,827.32
1021	WELLS FARGO RESERV 7149		4,151.72
Subtotal Reserves		\$	66,979.04
OTHER ASSETS			
1100	A/R MAINTENANCE FEES	\$	29,818.67
1200	A/R SPECIAL ASSESSMENT		4,301.00
1300	A/R LATE FEES		1,950.00
1350	A/R OWNER MISC. FEES		2,019.00
1500	PREPAID INSURANCE		3,750.80
1510	PREPAID EXPENSES		16,368.54
1550	UTILITY DEPOSITS		12,674.29
Subtotal Other Assets		\$	70,882.30
TOTAL ASSETS		\$	535,327.80
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The Palm Club Village 2 Condo

Balance Sheet
As of 05/31/23

LIABILITIES & EQUITY

CURRENT LIABILITIES:

2010	PREPAID OWNER ASSESSMENTS	\$ 60,765.53
2100	DEFERRED ASSESSMENT	157,841.68
2110	DEFERRED CABLE	21,813.33
2150	SECURITY DEPOSIT	161,189.73
2900	ACCOUNTS PAYABLE	107.00

Subtotal Current Liab. \$ 401,717.27

RESERVES:

3110	RESERVES -ROOF & BK LN INT	\$ 54,730.04
3120	RESERVES - PAINTING	(33,401.22)
3130	RESERVES -PAVING & SEALING	24,504.88
3140	RESERVES -PUMPS	3,978.83
3150	RESERVES -POOL	(673.90)
3160	RESERVES -ENGINEER	17,274.27
3180	RESERVE -INTEREST	566.14

Subtotal Reserves \$ 66,979.04

EQUITY:

3999	RETAINED EARNINGS	\$ 23,028.65
	Current Year Net Income/(Loss)	43,602.84

Subtotal Equity \$ 66,631.49

TOTAL LIABILITIES & EQUITY \$ 535,327.80

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The Palm Club Village 2 Condo

Income/Expense Statement Period: 05/01/23 to 05/31/23

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME:								
04100	MAINTENANCE FEE	157,866.66	157,833.66	33.00	789,333.32	789,168.30	165.02	1,894,004.00
04300	LATE FEES	271.85	333.33	(61.48)	2,640.70	1,666.65	974.05	4,000.00
04350	OWNER MISC. FEES	50.00	.00	50.00	1,950.00	.00	1,950.00	.00
04400	APPLICATION FEES	1,200.00	500.00	700.00	3,950.00	2,500.00	1,450.00	6,000.00
04410	CLUBHOUSE RENTAL	.00	.00	.00	600.00	.00	600.00	.00
04415	GATE REMOTE	726.00	2,916.66	(2,190.66)	4,403.00	14,583.30	(10,180.30)	35,000.00
04420	POOL KEY	.00	.00	.00	200.00	.00	200.00	.00
04425	RENTAL INCOME	1,300.00	1,666.66	(366.66)	6,500.00	8,333.30	(1,833.30)	20,000.00
04460	CABLE COMPENSATION	560.00	560.00	.00	2,800.00	2,800.00	.00	6,720.00
04900	OTHER INCOME	13.40	375.00	(361.60)	2,792.40	1,875.00	917.40	4,500.00
04910	INTEREST INCOME	2.56	.00	2.56	10.97	.00	10.97	.00
	Subtotal Income	161,990.47	164,185.31	(2,194.84)	815,180.39	820,926.55	(5,746.16)	1,970,224.00
EXPENSES								
ADMINISTRATIVE EXPENSE								
05025	PERMITS / LICENSES	100.00	83.33	(16.67)	100.00	416.65	316.65	1,000.00
05050	LEGAL FEES	1,539.07	500.00	(1,039.07)	4,502.07	2,500.00	(2,002.07)	6,000.00
05075	INSURANCE	38,566.22	39,583.33	1,017.11	168,613.33	197,916.65	29,303.32	475,000.00
05100	MANAGEMENT	16,250.00	16,250.00	.00	81,250.00	81,250.00	.00	195,000.00
05125	EMERGENCY CELL PHONE	44.90	50.00	5.10	224.66	250.00	25.34	600.00
05150	ACCOUNTING FEES	.00	500.00	500.00	.00	2,500.00	2,500.00	6,000.00
05175	CONDO FEE	125.33	125.00	(.33)	626.65	625.00	(1.65)	1,500.00
05200	POSTAGE / PRINTING / ADMIN.	4,141.89	416.66	(3,725.23)	10,849.25	2,083.30	(8,765.95)	5,000.00
05225	DPR FINE-LEGAL & EXP	.00	1,250.00	1,250.00	.00	6,250.00	6,250.00	15,000.00
05250	SCREENING FEE	473.93	191.66	(282.27)	2,469.58	958.30	(1,511.28)	2,300.00
05400	TRI-PALM MAINTANCE	11,311.55	11,297.83	(13.72)	56,530.31	56,489.15	(41.16)	135,574.00
	ADMINISTRATIVE EXPENSE	72,552.89	70,247.81	(2,305.08)	325,165.85	351,239.05	26,073.20	842,974.00
REPAIRS & MAINTENANCE								
06025	IRRIGATION REPAIR / MAINT.	.00	833.33	833.33	.00	4,166.65	4,166.65	10,000.00
06075	TERMITE CONTRACT	1,298.00	254.16	(1,043.84)	5,178.00	1,270.80	(3,907.20)	3,050.00
06125	GENERAL REPAIRS / MAINT.	8,318.25	2,500.00	(5,818.25)	18,366.17	12,500.00	(5,866.17)	30,000.00
06140	BACKFLOW MAINTENANCE	.00	208.33	208.33	.00	1,041.65	1,041.65	2,500.00
06150	PLUMBING / SUPPLIES	5,563.00	1,250.00	(4,313.00)	11,879.00	6,250.00	(5,629.00)	15,000.00
06160	ELECTRICAL SUPPLIES	.00	.00	.00	861.89	.00	(861.89)	.00
06165	FIRE ALARM CONT. / REPAIR	1,602.16	816.66	(785.50)	3,241.29	4,083.30	842.01	9,800.00
06175	FIRE EXTINGUISHER	.00	250.00	250.00	.00	1,250.00	1,250.00	3,000.00
06200	LAKE MAINTENANCE	275.94	250.00	(25.94)	1,379.70	1,250.00	(129.70)	3,000.00
06215	LAKE FOUNTAIN REPAIRS	214.00	108.33	(105.67)	847.71	541.65	(306.06)	1,300.00
06220	RENTAL PROPERTY EXP	.00	833.33	833.33	.00	4,166.65	4,166.65	10,000.00
06225	GOLF CART	.00	125.00	125.00	.00	625.00	625.00	1,500.00

The Palm Club Village 2 Condo

Income/Expense Statement
Period: 05/01/23 to 05/31/23

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
	REPAIRS & MAINTENANCE	17,271.35	7,429.14	(9,842.21)	41,753.76	37,145.70	(4,608.06)	89,150.00
LANDSCAPE EXPENSE								
07100	LAWN MAINTENANCE	5,337.15	5,350.00	12.85	21,602.75	26,750.00	5,147.25	64,200.00
07125	LANDSCAPE OTHER	.00	291.66	291.66	.00	1,458.30	1,458.30	3,500.00
07150	TREE TRIMMING	.00	1,666.66	1,666.66	.00	8,333.30	8,333.30	20,000.00
07175	FERTILIZER / PEST CONTROL	2,076.00	1,379.16	(696.84)	8,007.00	6,895.80	(1,111.20)	16,550.00
	LANDSCAPE EXPENSE	7,413.15	8,687.48	1,274.33	29,609.75	43,437.40	13,827.65	104,250.00
POOL EXPENSE								
08100	POOL SERVICE	485.00	604.16	119.16	2,425.00	3,020.80	595.80	7,250.00
08110	POOL REPAIRS	887.00	166.66	(720.34)	1,529.50	833.30	(696.20)	2,000.00
	POOL EXPENSE	1,372.00	770.82	(601.18)	3,954.50	3,854.10	(100.40)	9,250.00
UTILITIES								
08520	TELEPHONE	195.47	233.33	37.86	988.93	1,166.65	177.72	2,800.00
08528	ELECTRIC	2,975.47	3,183.33	207.86	18,703.73	15,916.65	(2,787.08)	38,200.00
08550	WATER / SEWER	35,503.85	37,083.33	1,579.48	169,637.40	185,416.65	15,779.25	445,000.00
08600	TRASH / RECYCLING	2,698.00	2,766.66	68.66	13,490.00	13,833.30	343.30	33,200.00
08625	CABLE EXPENSE	17,537.25	17,666.66	129.41	87,690.38	88,333.30	642.92	212,000.00
	UTILITIES	58,910.04	60,933.31	2,023.27	290,510.44	304,666.55	14,156.11	731,200.00
RESERVES								
09500	RESERVES-ROOF	4,741.66	4,741.66	.00	23,708.30	23,708.30	.00	56,900.00
09510	RESERVES-PAINTING	8,333.33	8,333.33	.00	41,666.65	41,666.65	.00	100,000.00
09520	RESERVES-POOL	250.00	250.00	.00	1,250.00	1,250.00	.00	3,000.00
09530	RESERVES-PAVING / SEAL COAT	375.00	375.00	.00	1,875.00	1,875.00	.00	4,500.00
09540	RESERVES-ENGINEER	2,000.00	2,000.00	.00	10,000.00	10,000.00	.00	24,000.00
09550	RESERVES-PUMPS	416.66	416.66	.00	2,083.30	2,083.30	.00	5,000.00
	RESERVES	16,116.65	16,116.65	.00	80,583.25	80,583.25	.00	193,400.00
	TOTAL EXPENSES	173,636.08	164,185.21	(9,450.87)	771,577.55	820,926.05	49,348.50	1,970,224.00
	Current Year Net Income/(loss)	(11,645.61)	.10	(11,645.71)	43,602.84	.50	43,602.34	.00