



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 JUNE 2024

**Board:**

D. FOURNIER

E. GALLON

R. MUCHECHETERE

J. KOPF

**Manager: Joseph Zito, LCAM**

**July 26<sup>th</sup>, 2024**

**Prepared by:**

**Tina Casaceli**

**Accounting Manager**



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

## PALM CLUB VILLAGE II

### Management Summary

For the Month Ended June 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	\$229,266
RESERVE FUNDS, BANK BALANCE	\$181,425
SEC DEPOSITS, BANK BALANCE	\$192,442
ACCOUNTS RECEIVABLE	\$0
ACCOUNTS PAYABLE	\$6,550

<u>INCOME/EXPENSES SUMMARY</u>	<u>CURRENT</u>	<u>YEAR TO DATE</u>
MONTH END INCOME	\$189,851	\$1,149,922
MONTH END EXPENSE	\$138,502	\$1,060,045
MONTH END INCOME/(LOSS)	\$51,349	\$89,977

COMMENTS:

Sign\_\_\_\_\_

The Palm Club Village 2 Condo

Balance Sheet  
As of 06/30/24

	ASSETS	
CURRENT ASSETS		
TRUIST OPER 2815	\$ 229,265.60	
	<hr/>	
Subtotal Current Assets		\$ 229,265.60
SECURITY DEPOSIT		
TRUIST SEC DEP 8983	\$ 192,442.23	
	<hr/>	
Subtotal Security Deposit		\$ 192,442.23
RESERVES		
TRUIST RESERVES 8940	\$ 177,400.40	
WELLS FARGO RESERV 7149	4,024.41	
	<hr/>	
Subtotal Reserves		\$ 181,424.81
OTHER ASSETS		
A/R MAINTENANCE FEES	\$ 63,944.02	
A/R SPECIAL ASSESSMENT	5,531.50	
A/R LATE FEES	1,500.00	
A/R OWNER MISC. FEES	1,075.00	
PREPAID INSURANCE	5,076.47	
PREPAID EXPENSES	3,175.38	
UTILITY DEPOSITS	12,674.29	
	<hr/>	
Subtotal Other Assets		\$ 92,976.66
		<hr/>
TOTAL ASSETS		\$ 696,109.30
		=====

The Palm Club Village 2 Condo

Balance Sheet  
As of 06/30/24

LIABILITIES & EQUITY

CURRENT LIABILITIES:

PREPAID OWNER ASSESSMENTS	\$ 126,323.23
DEFERRED ASSESSMENT	(.02)
DEFERRED CABLE	14,393.35
SECURITY DEPOSIT	192,192.23
ACCOUNTS PAYABLE	6,550.41

Subtotal Current Liab. \$ 339,459.20

RESERVES:

RESERVES -ROOF & BK LN INT	\$ 103,819.68
RESERVES - PAINTING	5,900.09
RESERVES -PAVING & SEALING	33,029.86
RESERVES -PUMPS	9,233.95
RESERVES -POOL	3,559.62
RESERRVES -ENGINEER	21,924.27
RESERVE -INTEREST	3,957.34

Subtotal Reserves \$ 181,424.81

EQUITY:

RETAINED EARNINGS	\$ 85,348.34
Current Year Net Income/(Loss)	89,876.95

Subtotal Equity \$ 175,225.29

TOTAL LIABILITIES & EQUITY \$ 696,109.30

=====

# The Palm Club Village 2 Condo

## Income/Expense Statement Period: 06/01/24 to 06/30/24

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME:</b>							
MAINTENANCE FEE	186,108.59	186,108.58	.01	1,116,921.02	1,116,651.48	269.54	2,233,303.00
LATE FEES	.00	416.67	(416.67)	1,013.11	2,500.02	(1,486.91)	5,000.00
OWNER MISC. FEES	.00	.00	.00	1,644.00	.00	1,644.00	.00
OWNER LEGAL	.00	.00	.00	600.00	.00	600.00	.00
APPLICATION FEES	1,200.00	958.33	241.67	7,050.00	5,749.98	1,300.02	11,500.00
CLUBHOUSE RENTAL	300.00	.00	300.00	1,200.00	.00	1,200.00	.00
GATE REMOTE/DECAL	906.00	958.33	(52.33)	6,188.00	5,749.98	438.02	11,500.00
POOL KEY	225.00	.00	225.00	651.00	.00	651.00	.00
RENTAL INCOME	.00	2,016.67	(2,016.67)	9,100.00	12,100.02	(3,000.02)	24,200.00
CABLE COMPENSATION	583.33	583.33	.00	3,499.98	3,499.98	.00	7,000.00
OTHER INCOME	526.00	.00	526.00	2,040.00	.00	2,040.00	.00
INTEREST INCOME	1.98	375.00	(373.02)	14.77	2,250.00	(2,235.23)	4,500.00
<b>Subtotal Income</b>	<b>189,850.90</b>	<b>191,416.91</b>	<b>(1,566.01)</b>	<b>1,149,921.88</b>	<b>1,148,501.46</b>	<b>1,420.42</b>	<b>2,297,003.00</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE EXPENSE</b>							
PERMITS / LICENSES	(276.00)	20.83	296.83	(276.00)	124.98	400.98	250.00
LEGAL FEES	.00	1,250.00	1,250.00	3,380.00	7,500.00	4,120.00	15,000.00
INSURANCE	53,054.66	50,083.33	(2,971.33)	274,862.64	300,499.98	25,637.34	601,000.00
MANAGEMENT	.00	16,900.00	16,900.00	101,400.00	101,400.00	.00	202,800.00
EMERGENCY CELL PHONE	.00	50.00	50.00	269.75	300.00	30.25	600.00
ACCOUNTING FEES	.00	625.00	625.00	6,725.00	3,750.00	(2,975.00)	7,500.00
CONDO FEE	125.33	125.00	(.33)	751.98	750.00	(1.98)	1,500.00
POSTAGE / PRINTING / ADMIN.	1,168.07	1,058.33	(109.74)	9,399.30	6,349.98	(3,049.32)	12,700.00
SCREENING FEE	.00	441.67	441.67	3,063.51	2,650.02	(413.49)	5,300.00
TRI-PALM MAINTANCE	12,126.00	12,126.00	.00	72,912.67	72,756.00	(156.67)	145,512.00
BAD DEBT	.00	1,250.00	1,250.00	.00	7,500.00	7,500.00	15,000.00
<b>ADMINISTRATIVE EXPENSE</b>	<b>66,198.06</b>	<b>83,930.16</b>	<b>17,732.10</b>	<b>472,488.85</b>	<b>503,580.96</b>	<b>31,092.11</b>	<b>1,007,162.00</b>
<b>REPAIRS &amp; MAINTENANCE</b>							
IRRIGATION REPAIR / MAINT.	.00	10,416.67	10,416.67	46,250.00	62,500.02	16,250.02	125,000.00
TERMITE CONTRACT	2,685.00	833.33	(1,851.67)	9,019.00	4,999.98	(4,019.02)	10,000.00
GENERAL REPAIRS / MAINT.	18,651.10	7,250.00	(11,401.10)	30,882.48	43,500.00	12,617.52	87,000.00
BACKFLOW MAINTENANCE	.00	291.67	291.67	592.00	1,750.02	1,158.02	3,500.00
PLUMBING / SUPPLIES	1,751.34	2,291.67	540.33	4,872.99	13,750.02	8,877.03	27,500.00
TOOLS / EQUIPMENT	.00	83.33	83.33	.00	499.98	499.98	1,000.00
ELECTRICAL SUPPLIES	.00	266.67	266.67	467.59	1,600.02	1,132.43	3,200.00
FIRE ALARM CONT. / REPAIR	465.15	958.33	493.18	5,972.67	5,749.98	(222.69)	11,500.00
FIRE EXTINGUISHER	.00	375.00	375.00	.00	2,250.00	2,250.00	4,500.00
LAKE MAINTENANCE	391.22	275.92	(115.30)	1,812.32	1,655.52	(156.80)	3,311.00
LAKE FOUNTAIN REPAIRS	.00	125.00	125.00	535.00	750.00	215.00	1,500.00
RENTAL PROPERTY EXP	2,446.50	2,083.33	(363.17)	9,295.00	12,499.98	3,204.98	25,000.00



# The Palm Club Village 2 Condo

## Income/Expense Statement Period: 06/01/24 to 06/30/24

Description	Current Period			Year-To-Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
GOLF CART	.00	416.67	416.67	911.06	2,500.02	1,588.96	5,000.00
REPAIRS & MAINTENANCE	26,390.31	25,667.59	(722.72)	110,610.11	154,005.54	43,395.43	308,011.00
LANDSCAPE EXPENSE							
LAWN MAINTENANCE	5,337.15	5,350.00	12.85	32,022.90	32,100.00	77.10	64,200.00
LANDSCAPE OTHER	.00	402.33	402.33	.00	2,413.98	2,413.98	4,828.00
TREE TRIMMING	.00	1,666.67	1,666.67	.00	10,000.02	10,000.02	20,000.00
FERTILIZER / PEST CONTROL	2,708.00	2,712.50	4.50	16,248.00	16,275.00	27.00	32,550.00
LANDSCAPE EXPENSE	8,045.15	10,131.50	2,086.35	48,270.90	60,789.00	12,518.10	121,578.00
POOL EXPENSE							
POOL SERVICE	.00	604.17	604.17	2,675.00	3,625.02	950.02	7,250.00
POOL REPAIRS	28,259.00	291.67	(27,967.33)	28,526.50	1,750.02	(26,776.48)	3,500.00
POOL EXPENSE	28,259.00	895.84	(27,363.16)	31,201.50	5,375.04	(25,826.46)	10,750.00
UTILITIES							
TELEPHONE	.00	208.33	208.33	1,218.19	1,249.98	31.79	2,500.00
ELECTRIC	740.00	3,518.67	2,778.67	20,770.96	21,112.02	341.06	42,224.00
WATER / SEWER	.00	37,083.33	37,083.33	190,556.21	222,499.98	31,943.77	445,000.00
TRASH / RECYCLING	.00	2,875.00	2,875.00	22,235.21	17,250.00	(4,985.21)	34,500.00
CABLE EXPENSE	.00	18,236.83	18,236.83	109,474.98	109,420.98	(54.00)	218,842.00
UTILITIES	740.00	61,922.16	61,182.16	344,255.55	371,532.96	27,277.41	743,066.00
RESERVES							
RESERVES-ROOF	2,649.67	2,649.67	.00	15,898.02	15,898.02	.00	31,796.00
RESERVES-PAINTING	4,433.00	4,433.00	.00	26,598.00	26,598.00	.00	53,196.00
RESERVES-POOL	413.92	413.92	.00	2,483.52	2,483.52	.00	4,967.00
RESERVES-PAVING / SEAL COAT	983.33	983.33	.00	5,899.98	5,899.98	.00	11,800.00
RESERVES-PUMPS	389.75	389.75	.00	2,338.50	2,338.50	.00	4,677.00
RESERVES	8,869.67	8,869.67	.00	53,218.02	53,218.02	.00	106,436.00
TOTAL EXPENSES	138,502.19	191,416.92	52,914.73	1,060,044.93	1,148,501.52	88,456.59	2,297,003.00
Current Year Net Income/(loss)	51,348.71	(.01)	51,348.72	89,876.95	(.06)	89,877.01	.00

AGED ACCOUNTS PAYABLE SUMMARY

Starting vendor: "First"  
Cut off date: 06/30/24

Ending vendor: "Last"

Contact	Vendor Phone	Current	31-60	61-90	Over 90
AQUADISPLAYS INC		107.00	.00	.00	.00
ALL STAR PLUMBING & AIR	561-718-5398	484.11	.00	.00	.00
CERRITO ELECTRIC		740.00	.00	.00	.00
HULETT ENVIRONMENTAL SERVICES		1,790.00	.00	.00	.00
PREFERRED PEST & LAWN MGMT INC		2,708.00	.00	.00	.00
SOUTH FLORIDA JANITORIAL		295.35	.00	.00	.00
WTC BACKGROUNDS		.00	425.95	.00	.00
	Totals:	6,124.46	425.95	.00	.00
	Grand total:	6,550.41			

## A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First"  
Ending vendor #: "Last"Starting date: 06/01/24  
Ending date: 06/30/24

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
2150		SECURITY DEPOSIT							
	06/03/24		1722	HNL	HNL MANAGEMENT	06032024	1106E2 SEC DEP REFUND		1,500.00
							Account Total:		1,500.00
5025		PERMITS / LICENSES							
	06/03/24		1714	FDH	FLORIDA DEPARTMENT OF HEALTH	50-BID-7167450	PERMIT 50-60-01705		100.00
							Account Total:		100.00
5200		POSTAGE / PRINTING / ADMIN.							
	06/03/24		1715	GREAT	GREAT AMERICA BUSINESS	43325463	VIOLATION BOOK		97.64
	06/03/24		1716	JDMPM	JDM PROPERTY MANAGERS, LLC	1892	2024 ANNUAL REPORT		70.44
	06/03/24		1721	JDMPM	JDM PROPERTY MANAGERS, LLC	PC20624	JUNE MISC		993.99
							Account Total:		1,162.07
6075		TERMITE CONTRACT							
	06/06/24		1730	HULETT	HULETT ENVIRONMENTAL SERVICES	57721271	1117GA2 TERMITE		895.00
	06/12/24		1739	HULETT	HULETT ENVIRONMENTAL SERVICES	57727208	1111F3 DRYWOOD		895.00
	06/12/24		1740	HULETT	HULETT ENVIRONMENTAL SERVICES	57727216	1112G3 DRYWOOD		895.00
							Account Total:		2,685.00
6125		GENERAL REPAIRS / MAINT.							
	06/03/24		1718	HOLMES	MICHAEL HOLMES	06032024	REIMB PAINT		167.99
	06/04/24		1731	KLINE	KLINE SAFE & LOCK	27368	POOL GATE LOCK		483.11
	06/13/24		1728	PROGRA	PROFESSIONAL GRADING, INC	052724	DAMAGED PIPE REPAIR		18,000.00
							Account Total:		18,651.10
6150		PLUMBING / SUPPLIES							
	06/03/24		1713	JDMPM	JDM PROPERTY MANAGERS, LLC	1896	ALL STAR PLUMBING		1,267.23
	06/26/24		1738	ASPLUM	ALL STAR PLUMBING & AIR	43765632	1107A1 CLEAR DRAIN		484.11
							Account Total:		1,751.34
6165		FIRE ALARM CONT. / REPAIR							



A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First"  
Ending vendor #: "Last"

Starting date: 06/01/24  
Ending date: 06/30/24

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
	06/03/24	LIFE	1717		LIFESAFETY MANAGEMENT	45208	EXTINGUISHERS		342.10
							Account Total:		342.10
6200		LAKE MAINTENANCE							
	06/01/24	SOLITU	1724		SOLITUDE LAKE MANAGEMENT	PS1078185	JUNE SERV		284.22
	06/25/24	AQUA	1751		AQUADISPLAYS INC	23506	JUNE SERVICE		107.00
							Account Total:		391.22
6220		RENTAL PROPERTY EXP							
	06/13/24	BATH	1732		BATH FITTER	242032168	BALANCE TUB LINER		2,446.50
							Account Total:		2,446.50
7100		LAWN MAINTENANCE							
	06/03/24	JARRIE	1723		JARRIEL COMMERCIAL LANDSCAPING	3303	JUNE SERV		5,337.15
							Account Total:		5,337.15
7175		FERTILIZER / PEST CONTROL							
	06/18/24	PPL	1750		PREFERRED PEST & LAWN MGMT INC	061824	JUNE FERTILIZER		2,708.00
							Account Total:		2,708.00
8110		POOL REPAIRS							
	06/13/24	TRIP	1726		TRIPLEPLAY POOL	2244	POOL REFINSH		28,259.00
							Account Total:		28,259.00
8528		ELECTRIC							
	06/24/24	CERRIT	1747		CERRITO ELECTRIC	2307181	PARKING LOT POLE LIGHT		740.00
							Account Total:		740.00
							Section Total:		66,073.48

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First"  
Ending vendor #: "Last"

Starting date: 06/01/24  
Ending date: 06/30/24

Account #	Date	Description	Name	Invoice #	Reference	Chk #	Amount
Account Payable in Detail							
2900	ACCOUNTS PAYABLE						
	06/01/24	1724 SOLITU	SOLITUDE LAKE MANAGEMENT	PS1078185	JUNE SERV		284.22
	06/03/24	1714 FDH	FLORIDA DEPARTMENT OF HEALTH	50-BID-7167450	PERMIT 50-60-01705		100.00
	06/03/24	1715 GREAT	GREAT AMERICA BUSINESS	43325463	VIOLATION BOOK		97.64
	06/03/24	1722 HNL	HNL MANAGEMENT	06032024	1106E2 SEC DEP REFUND		1,500.00
	06/03/24	1718 HOLMES	MICHAEL HOLMES	06032024	REIMB PAINT		167.99
	06/03/24	1723 JARRIE	JARRIEL COMMERCIAL LANDSCAPING	3303	JUNE SERV		5,337.15
	06/03/24	1713 JDMPM	JDM PROPERTY MANAGERS, LLC	1896	ALL STAR PLUMBING		1,267.23
	06/03/24	1716 JDMPM	JDM PROPERTY MANAGERS, LLC	1892	2024 ANNUAL REPORT		70.44
	06/03/24	1721 JDMPM	JDM PROPERTY MANAGERS, LLC	PC20624	JUNE MISC		993.99
	06/03/24	1717 LIFE	LIFESAFETY MANAGEMENT	45208	EXTINGUISHERS		342.10
	06/04/24	1731 KLINE	KLINE SAFE & LOCK	27368	POOL GATE LOCK		483.11
	06/06/24	1730 HULETT	HULETT ENVIRONMENTAL SERVICES	57721271	1117GA2 TERMITE		895.00
	06/12/24	1739 HULETT	HULETT ENVIRONMENTAL SERVICES	57727208	1111F3 DRYWOOD		895.00
	06/12/24	1740 HULETT	HULETT ENVIRONMENTAL SERVICES	57727216	1112G3 DRYWOOD		895.00
	06/13/24	1732 BATH	BATH FITTER	242032168	BALANCE TUB LINER		2,446.50
	06/13/24	1728 PROGRA	PROFESSIONAL GRADING, INC	052724	DAMAGED PIPE REPAIR		18,000.00
	06/13/24	1726 TRIP	TRIPLEPLAY POOL	2244	POOL REFINSH		28,259.00
	06/18/24	1750 PPL	PREFERRED PEST & LAWN MGMT INC	061824	JUNE FERTILIZER		2,708.00
	06/24/24	1747 CERRIT	CERRITO ELECTRIC	2307181	PARKING LOT POLE LIGHT		740.00
	06/25/24	1751 AQUA	AQUADISPLAYS INC	23506	JUNE SERVICE		107.00
	06/26/24	1738 ASPLUM	ALL STAR PLUMBING & AIR	43765632	1107A1 CLEAR DRAIN		484.11
					Account Total:		66,073.48
					Section Total:		66,073.48

## GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"  
Ending account #: "Last"Starting date: 06/01/24  
Ending date: 06/30/24

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1001	PETTY CASH	.00	.00	.00	.00	.00
1010	TRUIST OPER 2815	332,614.55	94,892.35	198,241.30	103,348.95CR	229,265.60
1015	WELLS FARGO SEC DEP 7604	.00	.00	.00	.00	.00
1016	TRUIST SEC DEP 8983	186,647.23	7,295.00	1,500.00	5,795.00	192,442.23
1020	TRUIST RESERVES 8940	168,117.34	9,283.06	.00	9,283.06	177,400.40
1021	WELLS FARGO RESERV 7149	4,024.41	.00	.00	.00	4,024.41
1022	WELLS FARGO RESERV 9528	.00	.00	.00	.00	.00
1023	WELLS FARGO RESERV 1319	.00	.00	.00	.00	.00
1024	WELLS FARGO RESERV ROOF 6801	.00	.00	.00	.00	.00
1025	DUE FR OPER-RESERVES	.00	.00	.00	.00	.00
1100	A/R MAINTENANCE FEES	78,703.02	.00	14,759.00	14,759.00CR	63,944.02
1200	A/R SPECIAL ASSESSMENT	5,531.50	.00	.00	.00	5,531.50
1300	A/R LATE FEES	2,075.00	.00	575.00	575.00CR	1,500.00
1350	A/R OWNER MISC. FEES	1,550.00	.00	475.00	475.00CR	1,075.00
1360	A/R OWNER LEGAL FEES	.00	.00	.00	.00	.00
1380	UNDEP FUND	.00	.00	.00	.00	.00
1390	ALLOWANCE BAD DEBT	.00	.00	.00	.00	.00
1500	PREPAID INSURANCE	58,131.13	.00	53,054.66	53,054.66CR	5,076.47
1510	PREPAID EXPENSES	15,549.76	.00	12,374.38	12,374.38CR	3,175.38
1520	PREPAID TRI PALM	.00	.00	.00	.00	.00
1550	UTILITY DEPOSITS	12,674.29	.00	.00	.00	12,674.29
2010	PREPAID OWNER ASSESSMENTS	50,524.86CR	.00	75,798.37	75,798.37CR	126,323.23CR
2100	DEFERRED ASSESSMENT	186,108.57CR	186,108.59	.00	186,108.59	.02
2110	DEFERRED CABLE	14,976.68CR	583.33	.00	583.33	14,393.35CR
2150	SECURITY DEPOSIT	186,647.23CR	1,500.00	7,045.00	5,545.00CR	192,192.23CR

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"  
Ending account #: "Last"

Starting date: 06/01/24  
Ending date: 06/30/24

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
2200	DUE TO RESERVE-FR OPER	.00	.00	.00	.00	.00
2900	ACCOUNTS PAYABLE	131,342.56CR	190,865.63	66,073.48	124,792.15	6,550.41CR
2910	ACCRUED EXPENSES	.00	.00	.00	.00	.00
2990	BB&T BK LOAN ROOF RESERV	.00	.00	.00	.00	.00
3100	RESERVES -CAPITAL IMPROV	.00	.00	.00	.00	.00
3110	RESERVES -ROOF & BK LN INT	101,170.01CR	.00	2,649.67	2,649.67CR	103,819.68CR
3120	RESERVES - PAINTING	1,467.09CR	.00	4,433.00	4,433.00CR	5,900.09CR
3130	RESERVES -PAVING & SEALING	32,046.53CR	.00	983.33	983.33CR	33,029.86CR
3140	RESERVES -PUMPS	8,844.20CR	.00	389.75	389.75CR	9,233.95CR
3150	RESERVES -POOL	3,145.70CR	.00	413.92	413.92CR	3,559.62CR
3160	RESERRVES -ENGINEER	21,924.27CR	.00	.00	.00	21,924.27CR
3180	RESERVE -INTEREST	3,543.95CR	.00	413.39	413.39CR	3,957.34CR
3190	RESERVE -ROOF BK LOAN	.00	.00	.00	.00	.00
3999	RETAINED EARNINGS	85,348.34CR	.00	.00	.00	85,348.34CR
4100	MAINTENANCE FEE	930,812.43CR	.00	186,108.59	186,108.59CR	1,116,921.02CR
4300	LATE FEES	1,013.11CR	.00	.00	.00	1,013.11CR
4350	OWNER MISC. FEES	1,644.00CR	.00	.00	.00	1,644.00CR
4360	OWNER LEGAL	600.00CR	.00	.00	.00	600.00CR
4400	APPLICATION FEES	5,850.00CR	.00	1,200.00	1,200.00CR	7,050.00CR
4410	CLUBHOUSE RENTAL	900.00CR	.00	300.00	300.00CR	1,200.00CR
4415	GATE REMOTE/DECAL	5,282.00CR	.00	906.00	906.00CR	6,188.00CR
4420	POOL KEY	426.00CR	.00	225.00	225.00CR	651.00CR
4425	RENTAL INCOME	9,100.00CR	.00	.00	.00	9,100.00CR
4460	CABLE COMPENSATION	2,916.65CR	.00	583.33	583.33CR	3,499.98CR



## GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"  
Ending account #: "Last"Starting date: 06/01/24  
Ending date: 06/30/24

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
4900	OTHER INCOME	1,514.00CR	.00	526.00	526.00CR	2,040.00CR
4910	INTEREST INCOME	12.79CR	.00	1.98	1.98CR	14.77CR
5025	PERMITS / LICENSES	.00	100.00	376.00	276.00CR	276.00CR
5050	LEGAL FEES	3,380.00	.00	.00	.00	3,380.00
5075	INSURANCE	221,807.98	53,054.66	.00	53,054.66	274,862.64
5100	MANAGEMENT	101,400.00	.00	.00	.00	101,400.00
5125	EMERGENCY CELL PHONE	269.75	.00	.00	.00	269.75
5150	ACCOUNTING FEES	6,725.00	.00	.00	.00	6,725.00
5175	CONDO FEE	626.65	125.33	.00	125.33	751.98
5200	POSTAGE / PRINTING / ADMIN.	8,231.23	1,168.07	.00	1,168.07	9,399.30
5250	SCREENING FEE	3,063.51	.00	.00	.00	3,063.51
5400	TRI-PALM MAINTANCE	60,786.67	12,126.00	.00	12,126.00	72,912.67
6025	IRRIGATION REPAIR / MAINT.	46,250.00	.00	.00	.00	46,250.00
6075	TERMITE CONTRACT	6,334.00	2,685.00	.00	2,685.00	9,019.00
6125	GENERAL REPAIRS / MAINT.	12,231.38	18,651.10	.00	18,651.10	30,882.48
6140	BACKFLOW MAINTENANCE	592.00	.00	.00	.00	592.00
6150	PLUMBING / SUPPLIES	3,121.65	1,751.34	.00	1,751.34	4,872.99
6160	ELECTRICAL SUPPLIES	467.59	.00	.00	.00	467.59
6165	FIRE ALARM CONT. / REPAIR	5,507.52	465.15	.00	465.15	5,972.67
6200	LAKE MAINTENANCE	1,421.10	391.22	.00	391.22	1,812.32
6215	LAKE FOUNTAIN REPAIRS	535.00	.00	.00	.00	535.00
6220	RENTAL PROPERTY EXP	6,848.50	2,446.50	.00	2,446.50	9,295.00
6225	GOLF CART	911.06	.00	.00	.00	911.06
7100	LAWN MAINTENANCE	26,685.75	5,337.15	.00	5,337.15	32,022.90
7175	FERTILIZER / PEST CONTROL	13,540.00	2,708.00	.00	2,708.00	16,248.00



## GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"  
Ending account #: "Last"Starting date: 06/01/24  
Ending date: 06/30/24

Acct#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
8100	POOL SERVICE	2,675.00	.00	.00	.00	2,675.00
8110	POOL REPAIRS	267.50	28,259.00	.00	28,259.00	28,526.50
8520	TELEPHONE	1,218.19	.00	.00	.00	1,218.19
8528	ELECTRIC	20,030.96	740.00	.00	740.00	20,770.96
8550	WATER / SEWER	190,556.21	.00	.00	.00	190,556.21
8600	TRASH / RECYCLING	22,235.21	.00	.00	.00	22,235.21
8625	CABLE EXPENSE	109,474.98	.00	.00	.00	109,474.98
9500	RESERVES-ROOF	13,248.35	2,649.67	.00	2,649.67	15,898.02
9510	RESERVES-PAINTING	22,165.00	4,433.00	.00	4,433.00	26,598.00
9520	RESERVES-POOL	2,069.60	413.92	.00	413.92	2,483.52
9530	RESERVES-PAVING / SEAL COAT	4,916.65	983.33	.00	983.33	5,899.98
9550	RESERVES-PUMPS	1,948.75	389.75	.00	389.75	2,338.50
Grnd Total:		.00	629,406.15	629,406.15	.00	.00