



FirstService
RESIDENTIAL

0948 PALM VILLAGE CLUB CONDOMINIUM ASSOCIATION, INC.

RESIDENT PACKAGE - 0948

For period ending January 31, 2026

Confidential - For Management Use Only



PALM VILLAGE CLUB CONDOMINIUM ASSOCIATION, INC.

RESIDENT PACKAGE - 0948

January 31, 2026

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Disclosures:

1. Please note that effective January 1, 2013 - for all accounts, FDIC coverage is \$250,000 per depositor at FDIC insured institutions.
2. Financial information is provided for owners who are members of this association only. The information is believed to be accurate as of the date the documents are posted. Any owner receiving this information shall not use the information in any way which is inconsistent with the requirements of governing state or federal law.

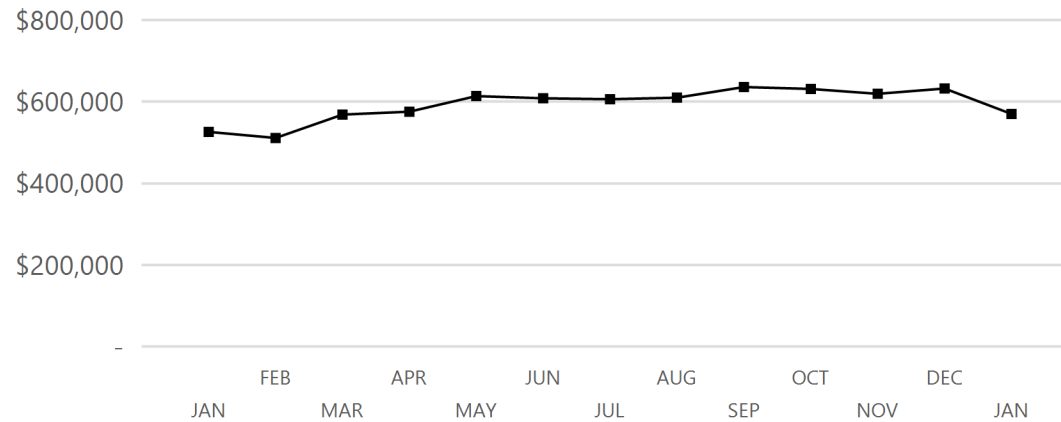
Executive Summary

January 31, 2026

TOTAL CASH

Operating	\$152,963
Other	-
Reserves	\$121,393
Security Deposits	-
Special Assessment	\$295,870
Total Cash	\$570,227

Total Cash Trend



OPERATING CASH

Beginning Cash	\$213,198
Change in Cash	(\$60,234)
Ending Cash	\$152,963
Less: Accruals	\$39,774
Less: Current Accounts Payable	-
Adjusted Operating Cash	\$113,189

ACCOUNTS RECEIVABLE SUMMARY

Receivable Type	Current	Over 30 Days	Over 60 Days	Over 90 Days	Balance
BC Return Check Fees	-	-	-	\$30	\$30
LF Late Fees	\$175	\$100	\$100	\$375	\$750
MM Maintenance Fees	(\$8,056)	\$1,761	\$1,678	\$6,012	\$1,397
S3 Special Assessment	(\$2,217)	(\$678)	\$140	(\$4,858)	(\$7,612)
SM Special Assessment	-	-	-	\$236	\$236
UD Demand/30 Day Collection Notice	\$35	\$35	\$35	\$245	\$350
UF Reminder Collection Cost	\$10	-	-	-	\$10
UP ATP Collection Cost	-	-	-	\$300	\$300
TOTAL	(\$10,052)	\$1,218	\$1,954	\$2,341	(\$4,540)

Executive Summary

January 31, 2026

INCOME STATEMENT SUMMARY

Income Recap

Account	Jan Actual	Jan Budget	Jan Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining
TOTAL REVENUE	\$74,569	\$56,159	\$18,410	\$74,569	\$56,159	\$18,410	\$673,899	(\$599,330)
TOTAL EXPENSES	\$72,623	\$56,159	(\$16,464)	\$72,623	\$56,159	(\$16,464)	\$673,899	\$601,276
NET INCOME/(LOSS)	\$1,946	-	\$1,946	\$1,946	-	\$1,946	-	\$1,946

Expense Summary

Account	Jan Actual	Jan Budget	Jan Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining
ADMINISTRATIVE	\$680	\$1,609	\$929	\$680	\$1,609	\$929	\$19,311	\$18,631
PROPERTY INSURANCE	\$19,873	\$21,000	\$1,127	\$19,873	\$21,000	\$1,127	\$252,000	\$232,127
UTILITIES	\$11,526	\$10,072	(\$1,454)	\$11,526	\$10,072	(\$1,454)	\$120,864	\$109,338
CONTRACTS	\$9,598	\$9,860	\$262	\$9,598	\$9,860	\$262	\$118,320	\$108,722
REPAIRS/MAINTENANCE	\$186	\$3,388	\$3,202	\$186	\$3,388	\$3,202	\$40,656	\$40,470
PRIOR YEAR ACTIVITY	\$595	-	(\$595)	\$595	-	(\$595)	-	(\$595)
SPECIAL ASSESSMENT	\$19,754	-	(\$19,754)	\$19,754	-	(\$19,754)	-	(\$19,754)
RESERVE TRANSFERS	\$10,411	\$10,230	(\$181)	\$10,411	\$10,230	(\$181)	\$122,748	\$112,337

Executive Summary

January 31, 2026

CASH SUMMARY

Bank Code/Bank Name	Account Description	Beginning Balance	Increases	Decreases	Ending Balance
Operating					
OPR5 - CITY NATIONAL BANK OPR CLICK	OPERATING ACCOUNT - CITY NATIONAL BANK OPR CLICK	\$213,198	\$56,621	\$116,856	\$152,963
CIT1 - CASH IN TRANSIT OPR	- CASH IN TRANSIT OPR	-	-	-	-
Total Operating		\$213,198	\$56,621	\$116,856	\$152,963
Reserves					
CIT2 - CASH IN TRANSIT RSV	- CASH IN TRANSIT RSV	-	-	-	-
RSV2 - CITY NATIONAL BANK RSV MM	RESERVES MONEY MARKET - CITY NATIONAL BANK RSV MM	\$118,703	\$2,718	\$28	\$121,393
Total Reserves		\$118,703	\$2,718	\$28	\$121,393
Special Assessment					
SPA6 - CITY NATIONAL BANK SPA CLICK	SPECIAL ASSESSMENT - CITY NATIONAL BANK SPA CLICK	\$68,164	\$18,523	\$24,243	\$62,444
SPA7 - MORGAN STANLEY SPA MM closed 02/05/2026	SPECIAL ASSESSMENT MONEY MARKET - MORGAN STANLEY SPA MM closed 02/05/2026	\$212,055	\$90	-	\$212,145
SPA4 - VALLEY NATIONAL BANK OPR SPA	SPECIAL ASSESSMENT - VALLEY NATIONAL BANK OPR SPA	\$19,995	\$24,000	\$23,138	\$20,857
SPA5 - VALLEY NATIONAL BANK OPR LOAN	OPR LOAN - VALLEY NATIONAL BANK OPR LOAN	\$424	-	-	\$424
CIT3 - CASH IN TRANSIT SPA	- CASH IN TRANSIT SPA	-	-	-	-
Total Special Assessment		\$300,638	\$42,612	\$47,380	\$295,870
Total Cash		\$632,538	\$101,952	\$164,264	\$570,227



PALM VILLAGE CLUB CONDOMINIUM ASSOCIATION, INC.

Balance Sheet

As of January 31, 2026

Account	Description	Current Month January	Prior Month December	Month Inc / (Dec)	Current Year January	Prior Year January	Year Inc / (Dec)
ASSETS							
**CURRENT ASSETS							
10010 22	Cash-Operating - 22 City National Bank	152,963	213,198	(60,234)	152,963	60,308	92,656
10200	Due (To)/From Reserves	(7,712)	0	(7,712)	(7,712)	0	(7,712)
10202	Due (To)/From Special Assessment	(411,602)	(411,639)	37	(411,602)	(412,431)	829
10300	Accounts Receivable	16,018	13,607	2,411	16,018	22,889	(6,871)
10310	Special Assessment Receivable	8,148	7,713	435	8,148	14,487	(6,339)
10330 20	Other Receivables - 20 Insurance	12,458	11,966	492	12,458	0	12,458
10330 85	Other Receivables - 85 Vendors	308	308	0	308	708	(400)
10500	Prepaid Insurance	199,381	8,506	190,875	199,381	230,983	(31,602)
10505	Prepaid Expenses	0	1,928	(1,928)	0	633	(633)
10549	A/P Clearing	2,444	2,444	0	2,444	255	2,189
10550	A/R Clearing	0	(231)	231	0	0	0
**TOTAL CURRENT ASSETS		(\$27,595)	(\$152,202)	\$124,606	(\$27,595)	(\$82,168)	\$54,573
**RESTRICTED FUNDS							
12010 22	Cash-Reserves - 22 City National Bank	121,393	118,703	2,690	121,393	89,483	31,910
12045	Due (To)/From Operating	7,712	0	7,712	7,712	0	7,712
12049	Due To/(From) Special Assessment	411,602	411,639	(37)	411,602	412,431	(829)
12050 01	Cash-Spec Assess - 01 #2	212,145	212,055	90	212,145	200,013	12,132
12050 22	Cash-Spec Assess - 22 City National Bank	62,444	68,164	(5,720)	62,444	165,531	(103,088)
12050 241	Cash-Spec Assess - 241 Valley National Bank	20,857	19,995	862	20,857	10,508	10,349
12050 241a	Cash-Spec Assess - 241a Valley National Bank	424	424	0	424	424	0
**TOTAL RESTRICTED FUNDS		\$836,578	\$830,980	\$5,598	\$836,578	\$878,391	(\$41,813)
**OTHER ASSETS							
10800	Unbilled Special Assessment	25,295	44,960	(19,664)	25,295	0	25,295

Entity: 0948

Executed: 02/23/2026 09:12 PM

Balance Sheet

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PALM VILLAGE CLUB CONDOMINIUM ASSOCIATION, INC.

Balance Sheet

As of January 31, 2026

Account	Description	Current Month January	Prior Month December	Month Inc / (Dec)	Current Year January	Prior Year January	Year Inc / (Dec)
**TOTAL OTHER ASSETS		\$25,295	\$44,960	(\$19,664)	\$25,295	\$0	\$25,295
**TOTAL ASSETS		\$834,278	\$723,738	\$110,539	\$834,278	\$796,223	\$38,055
LIABILITIES							
**CURRENT LIABILITIES							
20010	Accrued Expenses	39,774	45,254	(5,480)	39,774	26,898	12,876
20030	Insurance Payable	125,610	0	125,610	125,610	139,510	(13,900)
20100	PrePaid Assessments	13,181	11,086	2,095	13,181	12,512	669
20110	Prepaid Spec Assess	15,524	16,231	(707)	15,524	10,680	4,844
**TOTAL CURRENT LIABILITIES		\$194,089	\$72,571	\$121,518	\$194,089	\$189,600	\$4,489
**SPECIAL ASSESSMENT LIABILITIES							
21000 00	S/A Liability-Billed - 00	131,425	131,425	0	131,425	131,425	0
21010 00	S/A Liability-Spent - 00	(97,064)	(97,064)	0	(97,064)	(90,036)	(7,028)
**TOTAL SPECIAL ASSESSMENT LIABILITIES		\$34,361	\$34,361	\$0	\$34,361	\$41,389	(\$7,028)
**SPECIAL ASSESSMENT II LIABILITIES							
21020 00	S/A II Liab - Billed - 00	2,600,000	2,600,000	0	2,600,000	2,294,154	305,846
21022	S/A II Loan Proceeds	1,311,356	1,329,924	(18,568)	1,311,356	1,531,676	(220,321)
21025	S/A II Interest Inc	12,185	12,095	90	12,185	53	12,132
21030 00	S/A II Liab - Spent - 00	(3,344,263)	(3,343,983)	(280)	(3,344,263)	(3,289,935)	(54,328)
21030 39	S/A II Liab - Spent - 39 Loan Interest	(584,686)	(580,117)	(4,569)	(584,686)	(527,356)	(57,330)
**TOTAL SPECIAL ASSESSMENT II LIABILITIES		(\$5,408)	\$17,920	(\$23,328)	(\$5,408)	\$8,593	(\$14,001)



PALM VILLAGE CLUB CONDOMINIUM ASSOCIATION, INC.

Balance Sheet

As of January 31, 2026

Account	Description	Current Month January	Prior Month December	Month Inc / (Dec)	Current Year January	Prior Year January	Year Inc / (Dec)
**SPECIAL ASSESSMENT III LIABILITIES							
21040 00	S/A III Liab-Billed - 00	250,001	250,001	0	250,001	250,001	0
21045 00	S/A III Liab - Spent - 00	(222,753)	(222,753)	0	(222,753)	(222,753)	0
**TOTAL SPECIAL ASSESSMENT III LIABILITIES		\$27,248	\$27,248	\$0	\$27,248	\$27,248	\$0
**SPECIAL ASSESSMENT IV LIABILITIES							
21060 00	S/A IV Liab-Billed - 00	1,694,466	1,694,466	0	1,694,466	1,694,466	0
21065 00	S/A IV Liab-Spent - 00	(1,025,277)	(1,025,277)	0	(1,025,277)	(978,982)	(46,295)
**TOTAL SPECIAL ASSESSMENT IV LIABILITIES		\$669,190	\$669,190	\$0	\$669,190	\$715,484	(\$46,295)
**RESERVE LIABILITIES							
30000 001	Reserves - 001 Pooled	117,302	114,318	2,983	117,302	87,186	30,116
30003 001	SIRS Reserves - 001 Pooled	7,196	0	7,196	7,196	0	7,196
30080	Reserve-Interest	4,608	4,384	224	4,608	2,297	2,311
**TOTAL RESERVE LIABILITIES		\$129,106	\$118,703	\$10,403	\$129,106	\$89,483	\$39,622
**TOTAL LIABILITIES		\$1,048,586	\$939,993	\$108,593	\$1,048,586	\$1,071,797	(\$23,211)
**MEMBERS EQUITY							
38880	Fund Balance	(216,255)	(216,255)	0	(216,255)	(290,512)	74,257
Current Year							
Net Income/		1,946	0	1,946	1,946	14,937	(12,991)
(Loss)							
**TOTAL MEMBERS EQUITY		(\$214,308)	(\$216,255)	\$1,946	(\$214,308)	(\$275,575)	\$61,266
**TOTAL LIABILITIES & EQUITY		\$834,278	\$723,738	\$110,539	\$834,278	\$796,223	\$38,055



PALM VILLAGE CLUB CONDOMINIUM ASSOCIATION, INC.

Balance Sheet

As of January 31, 2026

Account	Description	Current Month January	Prior Month December	Month Inc / (Dec)	Current Year January	Prior Year January	Year Inc / (Dec)
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Income Statement

January 31, 2026

Account	Description	Jan Actual	Jan Budget	Jan Variance	Jan Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
REVENUE											
OPERATING REVENUE											
40000	Owner Assessments	43,932	45,929	(1,997)	-4.3%	43,932	45,929	(1,997)	-4.3%	551,151	507,219
40002	Reserve Income	2,992	2,992	(1)	0.0%	2,992	2,992	(1)	0.0%	35,898	32,907
40002	Reserve Income SIRS	7,196	7,196	0	0.0%	7,196	7,196	0	0.0%	86,350	79,154
40004	Special Assess Fees	19,664	0	19,664	0.0%	19,664	0	19,664	0.0%	0	(19,664)
40011	Late Fee Income	250	0	250	0.0%	250	0	250	0.0%	0	(250)
40030	Screening Fees	142	0	142	0.0%	142	0	142	0.0%	0	(142)
40081	Reserve Interest	224	42	182	>100%	224	42	182	>100%	500	276
40082	Spec Assess Interest	90	0	90	0.0%	90	0	90	0.0%	0	(90)
40115	Administrative Fee	80	0	80	0.0%	80	0	80	0.0%	0	(80)
OPERATING REVENUE TOTAL:		\$74,569	\$56,159	\$18,410	32.8%	\$74,569	\$56,159	\$18,410	32.8%	\$673,899	\$599,330
TOTAL REVENUE:		\$74,569	\$56,159	\$18,410	32.8%	\$74,569	\$56,159	\$18,410	32.8%	\$673,899	\$599,330
EXPENSES											
ADMINISTRATIVE											
50005	Accounting Fees	625	625	0	0.0%	625	625	0	0.0%	7,500	6,875
50015	Bank Charges	12	26	14	53.8%	12	26	14	53.8%	315	303
50045	Legal Fees - Assoc Matters	0	200	200	100.0%	0	200	200	100.0%	2,400	2,400
50046	Inspection Fees- Fire Equipment	0	78	78	100.0%	0	78	78	100.0%	936	936
50048	Annual Condo Fees	37	42	5	11.0%	37	42	5	11.0%	504	467
50050	License,Taxes,Permi t - Elevators	0	50	50	100.0%	0	50	50	100.0%	600	600
50050	License,Taxes,Permi t - Pool/Spa	0	13	13	100.0%	0	13	13	100.0%	156	156
50053	Corporate Annual Rep	5	5	0	-2.8%	5	5	0	-2.8%	60	55
50054	Administrative Collection Fee	0	80	80	100.0%	0	80	80	100.0%	960	960

Income Statement

January 31, 2026

Account	Description	Jan Actual	Jan Budget	Jan Variance	Jan Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
50064	Admin - Reserve Study	0	280	280	100.0%	0	280	280	100.0%	3,360	3,360
50075	Office Supplies	0	100	100	100.0%	0	100	100	100.0%	1,200	1,200
50080	Postage	0	60	60	100.0%	0	60	60	100.0%	720	720
50085	Printing	0	50	50	100.0%	0	50	50	100.0%	600	600
ADMINISTRATIVE TOTAL:		\$680	\$1,609	\$929	57.8%	\$680	\$1,609	\$929	57.8%	\$19,311	\$18,631
PROPERTY INSURANCE											
52028	Property & Liability	19,873	21,000	1,127	5.4%	19,873	21,000	1,127	5.4%	252,000	232,127
PROPERTY INSURANCE TOTAL:		\$19,873	\$21,000	\$1,127	5.4%	\$19,873	\$21,000	\$1,127	5.4%	\$252,000	\$232,127
UTILITIES											
54050	Electricity	2,748	2,167	(581)	-26.8%	2,748	2,167	(581)	-26.8%	26,004	23,256
54070	Water & Sewer	8,542	7,680	(862)	-11.2%	8,542	7,680	(862)	-11.2%	92,160	83,618
54100	Telephone - Elevator Phone Monitor	236	225	(11)	-4.9%	236	225	(11)	-4.9%	2,700	2,464
UTILITIES TOTAL:		\$11,526	\$10,072	(\$1,454)	-14.4%	\$11,526	\$10,072	(\$1,454)	-14.4%	\$120,864	\$109,338
CONTRACTS											
60035	Elevator Contract	385	385	0	-0.1%	385	385	0	-0.1%	4,620	4,235
60050	Fire Alarm System	0	75	75	100.0%	0	75	75	100.0%	900	900
60075	Janitorial Service	1,400	1,400	0	0.0%	1,400	1,400	0	0.0%	16,800	15,400
60090	Lawn Maintenance	1,100	1,250	150	12.0%	1,100	1,250	150	12.0%	15,000	13,900
61000	Management Services	4,035	4,100	65	1.6%	4,035	4,100	65	1.6%	49,200	45,165
61010	Pest Control	536	450	(86)	-19.2%	536	450	(86)	-19.2%	5,400	4,864
61020	Pool/Spa Contract	450	500	50	10.0%	450	500	50	10.0%	6,000	5,550
61055	Trash Removal	1,692	1,700	8	0.5%	1,692	1,700	8	0.5%	20,400	18,708
CONTRACTS TOTAL:		\$9,598	\$9,860	\$262	2.7%	\$9,598	\$9,860	\$262	2.7%	\$118,320	\$108,722
REPAIRS/MAINTENANCE											
70025	R&M-Building	0	1,000	1,000	100.0%	0	1,000	1,000	100.0%	12,000	12,000

Income Statement

January 31, 2026

Account	Description	Jan Actual	Jan Budget	Jan Variance	Jan Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
70040	R&M-Elevator	0	83	83	100.0%	0	83	83	100.0%	996	996
70043	R&M Equipment	0	200	200	100.0%	0	200	200	100.0%	2,400	2,400
70045	R&M-Electrical	0	125	125	100.0%	0	125	125	100.0%	1,500	1,500
70060	R&M-General	186	200	14	7.0%	186	200	14	7.0%	2,400	2,214
70090	R&M-Plumbing	0	1,500	1,500	100.0%	0	1,500	1,500	100.0%	18,000	18,000
70138	Tree Trim/Replace	0	200	200	100.0%	0	200	200	100.0%	2,400	2,400
70175	Custodial Supplies	0	80	80	100.0%	0	80	80	100.0%	960	960
REPAIRS/MAINTENANCE TOTAL:		\$186	\$3,388	\$3,202	94.5%	\$186	\$3,388	\$3,202	94.5%	\$40,656	\$40,470
PRIOR YEAR ACTIVITY											
70298	Prior Year Expense	595	0	(595)	0.0%	595	0	(595)	0.0%	0	(595)
PRIOR YEAR ACTIVITY TOTAL:		\$595	\$0	(\$595)	0.0%	\$595	\$0	(\$595)	0.0%	\$0	(\$595)
SPECIAL ASSESSMENT											
73000	Special Assess Transfer	19,664	0	(19,664)	0.0%	19,664	0	(19,664)	0.0%	0	(19,664)
73001	Spec Assess-Interest	90	0	(90)	0.0%	90	0	(90)	0.0%	0	(90)
SPECIAL ASSESSMENT TOTAL:		\$19,754	\$0	(\$19,754)	0.0%	\$19,754	\$0	(\$19,754)	0.0%	\$0	(\$19,754)
RESERVE TRANSFERS											
80000	Reserve Transfers	2,992	2,992	1	0.0%	2,992	2,992	1	0.0%	35,898	32,907
80001	Reserve Interest	224	42	(182)	<-100%	224	42	(182)	<-100%	500	276
80004	SIRS Reserve Transfer	7,196	7,196	0	0.0%	7,196	7,196	0	0.0%	86,350	79,154
RESERVE TRANSFERS TOTAL:		\$10,411	\$10,230	(\$181)	-1.8%	\$10,411	\$10,230	(\$181)	-1.8%	\$122,748	\$112,337
TOTAL EXPENSES:		\$72,623	\$56,159	(\$16,464)	-29.3%	\$72,623	\$56,159	(\$16,464)	-29.3%	\$673,899	\$601,276
NET INCOME/ (LOSS):		1,946	0	\$1,946	0.0%	1,946	0	1,946	0.0%	0	(1,946)