



Villagio at Palmetto Bay Condo

Financial Reporting Package

Period Ending 06/30/2026

Corporate Office

14275 SW 142 Avenue Miami, Florida 33186

Office: 305.378.0130 | Fax: 305.378.0259 | Toll Free: 1.800.273.4603 | www.miamimanagement.com

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Villagio at Palmetto Bay Condo

		Balance as of 06/30/26	Balance as of 05/31/26	Increase (Decrease)
ASSETS				
CURRENT ASSETS				
1003-0000	CASH - OPERATING - CITY NATIONAL BANK	198,350.37	183,114.89	15,235.48
1004-0000	CASH - SECURITY DEPOSIT - CITY NATIONAL BANK	39,206.67	39,206.67	0.00
1100-0000	ASSESSMENTS RECEIVABLE	4,643.60	2,921.63	1,721.97
1140-0000	PREPAID INSURANCE	141,096.69	156,789.71	-15,693.02
	TOTAL CURRENT ASSETS	383,297.33	382,032.90	1,264.43
RESERVE FUND				
1180-0000	CASH - RESERVE - CITY NATIONAL BANK	711,094.69	699,709.02	11,385.67
	TOTAL RESERVE FUND	711,094.69	699,709.02	11,385.67
OTHER ASSETS				
1303-0000	DUE FROM RESERVE	99,796.92	99,796.92	0.00
1350-0000	EXCHANGE	0.00	0.00	0.00
	TOTAL OTHER ASSETS	99,796.92	99,796.92	0.00
	TOTAL ASSETS	1,194,188.94	1,181,538.84	12,650.10
LIABILITIES AND EQUITY				
CURRENT LIABILITIES				
2010-0000	ACCRUED EXPENSES	14,504.33	5,871.54	8,632.79
2045-0000	NOTES PAYABLE	152,055.40	168,801.41	-16,746.01
2046-0000	SECURITY DEPOSITS	37,500.00	37,500.00	0.00
2060-0000	ASSESSMENTS PAID IN ADVANCE	9,256.89	8,835.47	421.42
2081-0000	DUE TO OPERATING	99,796.92	99,796.92	0.00
	TOTAL CURRENT LIABILITIES	313,113.54	320,805.34	-7,691.80
RESERVE FUNDS				
3011-0000	RESERVE - INTEREST/BANK CHARGES	23,963.82	23,500.15	463.67
3030-0000	RESERVE - ROOF	291,040.43	285,310.74	5,729.69
3031-0000	RESERVE - PAVING & PARKING	26,394.08	25,969.08	425.00
3032-0000	RESERVE - PAINTING & SEALANT	85,960.20	85,876.87	83.33
3033-0000	RESERVE - POOL RESURFACE	11,746.56	11,321.18	425.38
3040-0000	RESERVE - DRAINAGE/GUTTERS	10,779.14	10,611.57	167.57
3043-0000	RESERVE - SPRINKLERS	11,687.84	11,464.92	222.92
3081-0000	RESERVE - FIRE ALARM	25,472.26	25,092.63	379.63
3093-0000	RESERVE - ELECTRIC ENTRANCE	23,801.63	23,508.18	293.45
3100-0000	RESERVE - POOLED	100,451.81	97,256.78	3,195.03
	TOTAL RESERVE FUNDS	611,297.77	599,912.10	11,385.67
MEMBERS' EQUITY				
4020..9999-0000	CURRENT EARNINGS	30,663.21	21,706.98	8,956.23
3600-0000	RETAINED EARNINGS	241,510.22	241,510.22	0.00
3601-0000	PRIOR YEAR ADJUSTMENTS	-2,395.80	-2,395.80	0.00
	TOTAL MEMBERS' EQUITY	269,777.63	260,821.40	8,956.23
	TOTAL LIABILITIES AND EQUITY	1,194,188.94	1,181,538.84	12,650.10

If the account "Due to Reserves" appears above, this is an indication that the associations reserves are not fully funded as required by Florida Statutes and per the current approved budget. Management advises that the Board of Directors take the the necessary corrective action".

*** UNAUDITED FOR MANAGEMENT PURPOSES ONLY ***

FDIC coverage is \$250,000.00 per depositor at FDIC insured institutions.

For the Month Ending 06/30/26
INCOME STATEMENT

		ACTUAL	BUDGET	BUDGET VAR.	ACTUAL YTD	BUDGET YTD	BUDGET VAR.	BUDGET % VAR.	YEARLY BUD.	REMAINING BUD.
ASSESSMENT INCOME	4020-0000	\$45,170.37	\$45,136.00	\$34.37	\$271,022.22	\$270,816.00	\$206.22	0.08	\$541,632.00	(\$270,609.78)
BANK ACCOUNTS INTEREST INCOME	4022-0000	472.43	0.00	472.43	2,732.27	0.00	2,732.27	*****	0.00	2,732.27
LATE FEES	4024-0000	100.00	0.00	100.00	300.00	0.00	300.00	*****	0.00	300.00
RESERVE ASSESSMENTS	4030-0000	10,922.00	10,922.00	0.00	65,532.00	65,532.00	0.00	0.00	131,064.00	(65,532.00)
LAUNDRY INCOME	4040-0000	875.88	0.00	875.88	4,837.13	0.00	4,837.13	*****	0.00	4,837.13
GATE KEY INCOME	4060-0000	20.00	0.00	20.00	550.00	0.00	550.00	*****	0.00	550.00
SCREENING INCOME	4070-0000	0.00	0.00	0.00	1,800.00	0.00	1,800.00	*****	0.00	1,800.00
COLLECTIONS/ADMINISTRATION FEES	4200-0000	30.00	0.00	30.00	260.00	0.00	260.00	*****	0.00	260.00
TOTAL INCOME	4999-0000	57,590.68	56,058.00	1,532.68	347,033.62	336,348.00	10,685.62	3.18	672,696.00	(325,662.38)
EXPENSES										
MANAGEMENT FEES	5001-0000	1,700.00	1,700.00	0.00	10,200.00	10,200.00	0.00	0.00	20,400.00	10,200.00
MAINTENANCE PERSONNEL	5005-0000	1,196.00	1,200.00	4.00	7,176.00	7,200.00	24.00	0.33	14,400.00	7,224.00
LEGAL AND PROFESSIONAL	5010-0000	0.00	100.00	100.00	912.23	600.00	(312.23)	(52.04)	1,200.00	287.77
ACCOUNTING FEES	5020-0000	0.00	600.00	600.00	2,000.00	3,600.00	1,600.00	44.44	7,200.00	5,200.00
SCREENING FEES	5025-0000	0.00	150.00	150.00	1,020.00	900.00	(120.00)	(13.33)	1,800.00	780.00
INSURANCE - UMBRELLA	5028-0000	148.17	155.00	6.83	889.02	930.00	40.98	4.41	1,860.00	970.98
INSURANCE - EXPENSE	5030-0000	2,663.40	2,457.00	(206.40)	16,082.91	14,742.00	(1,340.91)	(9.10)	29,484.00	13,401.09
INSURANCE - PROPERTY	5032-0000	12,526.31	14,742.00	2,215.69	80,889.90	88,452.00	7,562.10	8.55	176,904.00	96,014.10
INSURANCE - DIR & OFF	5033-0000	252.63	220.00	(32.63)	1,515.78	1,320.00	(195.78)	(14.83)	2,640.00	1,124.22
INSURANCE - CRIME	5035-0000	60.59	65.00	4.41	302.95	390.00	87.05	22.32	780.00	477.05
INSURANCE - WORKERS COMP	5036-0000	41.92	72.00	30.08	209.60	432.00	222.40	51.48	864.00	654.40
LICENSES, FEES, PERMITS	5040-0000	0.00	100.00	100.00	0.00	600.00	600.00	100.00	1,200.00	1,200.00
CORPORATE ANNUAL REPORT	5041-0000	0.00	6.00	6.00	61.25	36.00	(25.25)	(70.14)	72.00	10.75
FIRE EXTINGUISHER INSPECTION	5044-0000	0.00	125.00	125.00	1,653.23	750.00	(903.23)	(120.43)	1,500.00	(153.23)
FEES TO DIVISION / CONDOMINIUM FILING FEE	5045-0000	0.00	45.00	45.00	364.00	270.00	(94.00)	(34.81)	540.00	176.00
ELECTRICITY	5050-0000	613.39	650.00	36.61	3,547.88	3,900.00	352.12	9.03	7,800.00	4,252.12
TELEPHONE	5060-0000	171.20	126.00	(45.20)	965.14	756.00	(209.14)	(27.66)	1,512.00	546.86
WATER AND SEWER	5070-0000	5,439.78	6,900.00	1,460.22	34,359.47	41,400.00	7,040.53	17.01	82,800.00	48,440.53
GAS	5080-0000	1,161.75	1,400.00	238.25	10,232.59	8,400.00	(1,832.59)	(21.82)	16,800.00	6,567.41
TRASH COLLECTION	5090-0000	4,965.61	3,900.00	(1,065.61)	29,080.48	23,400.00	(5,680.48)	(24.28)	46,800.00	17,719.52
SPRINKLER MAINTENANCE	6003-0000	0.00	100.00	100.00	0.00	600.00	600.00	100.00	1,200.00	1,200.00
GENERAL REPAIRS & MAINTENANCE	6009-0000	3,920.00	4,500.00	580.00	28,193.00	27,000.00	(1,193.00)	(4.42)	54,000.00	25,807.00
LANDSCAPE MAINTENANCE	6010-0000	1,300.00	1,500.00	200.00	7,800.00	9,000.00	1,200.00	13.33	18,000.00	10,200.00
JANITORIAL MAINTENANCE	6011-0000	0.00	200.00	200.00	0.00	1,200.00	1,200.00	100.00	2,400.00	2,400.00
PLUMBING MAINTENANCE	6012-0000	0.00	500.00	500.00	280.00	3,000.00	2,720.00	90.67	6,000.00	5,720.00
ELECTRICAL REPAIRS	6016-0000	0.00	100.00	100.00	0.00	600.00	600.00	100.00	1,200.00	1,200.00
MAINTENANCE SUPPLIES/REPAIRS	6019-0000	0.00	250.00	250.00	983.11	1,500.00	516.89	34.46	3,000.00	2,016.89
POOL SERVICE	6020-0000	600.00	600.00	0.00	3,550.00	3,600.00	50.00	1.39	7,200.00	3,650.00
POOL SUPPLIES/REPAIRS	6021-0000	0.00	100.00	100.00	0.00	600.00	600.00	100.00	1,200.00	1,200.00
TREE TRIMMING	6040-0000	0.00	350.00	350.00	1,850.00	2,100.00	250.00	11.90	4,200.00	2,350.00
LANDSCAPE REPLACEMENT	6045-0000	0.00	150.00	150.00	0.00	900.00	900.00	100.00	1,800.00	1,800.00
FIRE EQUIPMENT EXPENSES	6070-0000	0.00	100.00	100.00	720.00	600.00	(120.00)	(20.00)	1,200.00	480.00
SECURITY PARKING	6560-0000	340.00	450.00	110.00	1,700.00	2,700.00	1,000.00	37.04	5,400.00	3,700.00
PRINTING AND POSTAGE	7000-0000	57.08	325.00	267.92	759.99	1,950.00	1,190.01	61.03	3,900.00	3,140.01
REPAIRS-MAINTENANCE GATES	7031-0000	60.95	200.00	139.05	635.70	1,200.00	564.30	47.02	2,400.00	1,764.30

For the Month Ending 06/30/26
INCOME STATEMENT

		ACTUAL	BUDGET	BUDGET VAR.	ACTUAL YTD	BUDGET YTD	BUDGET VAR.	BUDGET % VAR.	YEARLY BUD.	REMAINING BUD.
COLLECTIONS/ADMIN EXPENSE	7110-0000	30.00	68.00	38.00	215.00	408.00	193.00	47.30	816.00	601.00
RESERVE TRANSFER	8000-0000	10,922.00	10,922.00	0.00	65,532.00	65,532.00	0.00	0.00	131,064.00	65,532.00
RESERVE INT(S/C) TRANSFER	8001-0000	463.67	0.00	(463.67)	2,689.18	0.00	(2,689.18)	*****	0.00	(2,689.18)
LOAN PAYMENT (40 YEAR CERT)	8030-0000	0.00	500.00	500.00	0.00	3,000.00	3,000.00	100.00	6,000.00	6,000.00
MISCELLANEOUS EXPENSE	8080-0000	0.00	280.00	280.00	0.00	1,680.00	1,680.00	100.00	3,360.00	3,360.00
WEBSITE	8189-0000	0.00	150.00	150.00	0.00	900.00	900.00	100.00	1,800.00	1,800.00
TOTAL EXPENSES	9902-0000	48,634.45	56,058.00	7,423.55	316,370.41	336,348.00	19,977.59	5.94	672,696.00	356,325.59
NET INCOME	9972-0000	8,956.23	0.00	8,956.23	30,663.21	0.00	30,663.21	*****	0.00	30,663.21