

Villas De Golf Association, Inc

Balance Sheet For 4/30/2026

Operating Cash

10-00101 - Popular Bank Operating 2452	\$104,553.85
10-00105 - Petty Cash	\$1,000.00
10-00121 - ADM Insurance 2247695	\$420,838.69
10-00196 - Spec Asmt Invested in Rsv-Roof	\$868.96
10-00197 - Spec Asmt Invested in Rsv - 2024 Mansard & Misc Projects	\$44,247.62

Total Operating Cash

\$571,509.12

Reserve Account

13-00201 - Popular Bank RSV 2460	\$159,202.52
13-00209 - BOZK RSV 0948	\$83.10
13-00242 - Edward Jones - Barclay Bank 0210	\$2,122.83
13-00244 - Edward Jones Resv CD -Morgan Stanley 3.75% 1/2/29	\$225,000.00
13-00245 - Edward Jones Resv CD- UBS Bank 3.75% 1/2/29	\$225,000.00
13-00246 - Edward Jones Resv CD- Bank NY 3.55% 1/5/27	\$225,000.00
13-00247 - Edward Jones CD-Bank Amer 3.55% 10/7/26	\$125,000.00
13-00296 - Spec Asmt Invested in Rsv-Roof	(\$868.96)
13-00297 - Spec Asmt Invested in Rsv - 2024 Mansard & Misc Projects	(\$44,247.62)

Total Reserve Account

\$916,291.87

Other Assets

16-00310 - Accounts Receivables	\$2,303.15
16-00311 - Allow for Doubtful Accounts	(\$7,898.17)
16-00312 - FLCR - Mackey 10 - 106 8/14	\$8,503.26
16-00345 - PPD Expenses	\$2,650.00

Total Other Assets

\$5,558.24

Fixed Assets

18-00410 - Land	\$60,000.00
18-00415 - Buildings	\$117,294.00
18-00420 - Land Improvements	\$69,135.22
18-00425 - Recreation Facility	\$62,277.28
18-00430 - Other Equipment	\$25,440.42
18-00435 - Well & Sprinkler System	\$9,512.94
18-00440 - Accumulated Depreciation	(\$248,870.61)

Total Fixed Assets

\$94,789.25

Total Assets

\$1,588,148.48

Reserve Funds

22-00540 - Pooled Reserves - General	\$262,314.34
22-00545 - Pooled Reserves - SIRS	\$653,977.53

Total Reserve Funds

\$916,291.87

Other Liabilities

25-00620 - Prepaid Fees	\$41,896.49
25-00630 - VIBE	\$1,595.67
25-00685 - Accounts Payable	\$125.00
25-00686 - Accounts Payable - RPM	\$295.03

Total Other Liabilities

\$43,912.19

Special Assessment

Villas De Golf Association, Inc

Balance Sheet For 4/30/2026

27-00790 - S/A 2023 - Roof	\$868.96	
27-00791 - S/A 2024 - Mansard & Misc Projects	<u>\$44,247.62</u>	
Total Special Assessment		\$45,116.58
Fund Balances		
30-00900 - Prior Years Fund	\$434,870.21	
30-00910 - Current Year Fund	<u>\$147,957.63</u>	
Total Fund Balances		\$582,827.84
	Total Liabilities / Equity	<u>\$1,588,148.48</u>

Villas De Golf Association, Inc

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
Operating income							
40-01010 - Maintenance Fees	103,850.00	103,814.08	35.92	415,400.00	415,256.32	143.68	1,245,769.00
40-01040 - Miscellaneous	36.16	-	36.16	36.16	-	36.16	-
40-01050 - Application Fees	-	-	-	215.01	-	215.01	-
40-01060 - Late Fees	120.56	-	120.56	75.81	-	75.81	-
40-01071 - Advertising Income	100.00	-	100.00	150.00	-	150.00	-
40-01800 - Operating Interest	751.51	-	751.51	983.17	-	983.17	-
Total Operating income	104,858.23	103,814.08	1,044.15	416,860.15	415,256.32	1,603.83	1,245,769.00
Other Income							
43-01995 - Reserve Interest - Pooled GEN	237.87	-	237.87	685.76	-	685.76	-
43-01998 - Reserve Interest - Pooled SIRS	593.03	-	593.03	1,605.71	-	1,605.71	-
Total Other Income	830.90	-	830.90	2,291.47	-	2,291.47	-
Total Operating Income	105,689.13	103,814.08	1,875.05	419,151.62	415,256.32	3,895.30	1,245,769.00
Expense							
Maintenance & Repair							
50-02020 - Pool Service	600.00	833.33	233.33	2,400.00	3,333.32	933.32	10,000.00
50-02045 - Bldg Maintenance & Repair	3,482.77	5,000.00	1,517.23	12,939.99	20,000.00	7,060.01	60,000.00
50-02048 - Fire Alarm & Equipment	-	416.67	416.67	913.40	1,666.68	753.28	5,000.00
50-02056 - Janitorial Salary/Sup	3,380.00	3,600.00	220.00	13,647.24	14,400.00	752.76	43,200.00
50-02060 - Elevator	450.16	833.33	383.17	2,056.80	3,333.32	1,276.52	10,000.00
50-02070 - Lawn & Landscape Care	2,650.00	4,708.33	2,058.33	15,266.44	18,833.32	3,566.88	56,500.00
50-02071 - Grounds Improvements	-	1,666.67	1,666.67	14,461.00	6,666.68	(7,794.32)	20,000.00
50-02072 - Fert/Weed/Pests	-	833.33	833.33	-	3,333.32	3,333.32	10,000.00
50-02074 - Irrigation	87.70	433.33	345.63	1,307.64	1,733.32	425.68	5,200.00
50-02075 - Laundry Room Maintenance	-	291.67	291.67	768.00	1,166.68	398.68	3,500.00
50-02080 - Pest Control	95.00	208.33	113.33	1,090.00	833.32	(256.68)	2,500.00
50-02099 - Security	-	416.67	416.67	-	1,666.68	1,666.68	5,000.00
Total Maintenance & Repair	10,745.63	19,241.66	8,496.03	64,850.51	76,966.64	12,116.13	230,900.00
Utilities							
60-04010 - Electric	2,673.98	3,030.83	356.85	12,361.89	12,123.32	(238.57)	36,370.00
60-04015 - Storm Water	6,166.56	2,815.42	(3,351.14)	12,609.13	11,261.68	(1,347.45)	33,785.00
60-04020 - Water	3,473.97	2,296.83	(1,177.14)	7,234.88	9,187.32	1,952.44	27,562.00
60-04030 - Sewer	11,578.39	6,231.83	(5,346.56)	23,117.90	24,927.32	1,809.42	74,782.00
60-04040 - Trash	3,112.00	1,098.92	(2,013.08)	6,175.12	4,395.68	(1,779.44)	13,187.00
60-04050 - Telephone	30.00	27.00	(3.00)	115.00	108.00	(7.00)	324.00
60-04051 - Elevator Phone	-	150.00	150.00	471.87	600.00	128.13	1,800.00
60-04070 - Cable TV	8,832.13	8,831.92	(.21)	35,328.52	35,327.68	(.84)	105,983.00
Total Utilities	35,867.03	24,482.75	(11,384.28)	97,414.31	97,931.00	516.69	293,793.00
Administrative							
65-05010 - Management Fee	2,631.86	2,716.67	84.81	10,527.44	10,866.68	339.24	32,600.00
65-05011 - Office Supplies/Postage	271.54	375.00	103.46	1,674.65	1,500.00	(174.65)	4,500.00

Villas De Golf Association, Inc

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
65-05015 - Division Fees	-	58.00	58.00	-	232.00	232.00	696.00
65-05016 - Licenses/Permits/Taxes	-	90.00	90.00	61.25	360.00	298.75	1,080.00
65-05030 - Professional Fees	-	666.67	666.67	3,850.00	2,666.68	(1,183.32)	8,000.00
65-05036 - Income Taxes	-	291.67	291.67	291.00	1,166.68	875.68	3,500.00
65-05040 - Insurance - Property	-	33,333.33	33,333.33	-	133,333.32	133,333.32	400,000.00
Total Administrative	2,903.40	37,531.34	34,627.94	16,404.34	150,125.36	133,721.02	450,376.00
Reserve Funding							
80-09040 - Pooled Reserves - General	6,591.67	6,591.67	-	26,366.68	26,366.68	-	79,100.00
80-09045 - Pooled Reserves - SIRS	15,966.67	15,966.67	-	63,866.68	63,866.68	-	191,600.00
80-09095 - Reserve Interest	830.90	-	(830.90)	2,291.47	-	(2,291.47)	-
Total Reserve Funding	23,389.24	22,558.34	(830.90)	92,524.83	90,233.36	(2,291.47)	270,700.00
Miscellaneous							
85-10550 - Prior Year Expense	-	-	-	(500.00)	-	500.00	-
85-10551 - Prior Year Transfer	-	-	-	500.00	-	(500.00)	-
Total Miscellaneous	-	-	-	-	-	-	-
Total Operating Expense	72,905.30	103,814.09	30,908.79	271,193.99	415,256.36	144,062.37	1,245,769.00
Net Operating Income	32,783.83	(.01)	32,783.84	147,957.63	(.04)	147,957.67	-
Reserve Transfers							
90-21045 - Rsv Trans - GEN - Sport Court, Tennis, Fence, Subsequent	26,175.00	-	26,175.00	26,175.00	-	26,175.00	-
Total Reserve Transfers	26,175.00	-	26,175.00	26,175.00	-	26,175.00	-
Reserve Disbursements							
95-25045 - Rsv Disb - GEN - Sport Court, Tennis, Fence, Subsequent	26,175.00	-	(26,175.00)	26,175.00	-	(26,175.00)	-
Total Reserve Disbursements	26,175.00	-	(26,175.00)	26,175.00	-	(26,175.00)	-
Net Income	32,783.83	(.01)	32,783.84	147,957.63	(.04)	147,957.67	-