

Villas De Golf Association, Inc

Balance Sheet For 4/30/2025

Operating Cash

10-00101 - Popular Bank Operating 2452	\$60,374.15
10-00105 - Petty Cash	\$500.00
10-00120 - Popular Bank Insurance 2478	\$268,210.24
10-00194 - Operating Invested in RSV	\$235,000.00
10-00196 - Spec Asmt Invested in Rsv-Roof	\$868.96
10-00197 - Spec Asmt Invested in Rsv - 2024 Mansard & Misc Projects	\$316,678.38

Total Operating Cash

\$881,631.73

Reserve Account

13-00201 - Popular Bank RSV 2460	\$65,039.47
13-00202 - Popular Bank Rsv ICS 4604	\$684,198.50
13-00209 - BOZK RSV 0948	\$223,663.50
13-00213 - Regions Bank RSV MMK 5695	\$250,025.29
13-00242 - Edward Jones - Barclay Bank 0210	\$1.09
13-00294 - Operating invested in RSV	(\$235,000.00)
13-00296 - Spec Asmt Invested in Rsv-Roof	(\$868.96)
13-00297 - Spec Asmt Invested in Rsv - 2024 Mansard & Misc Projects	(\$316,678.38)

Total Reserve Account

\$670,380.51

Other Assets

16-00310 - Accounts Receivables	\$3,837.20
16-00311 - Allow for Doubtful Accounts	(\$7,898.17)
16-00312 - FLCR - Mackey 10 - 106 8/14	\$8,503.26

Total Other Assets

\$4,442.29

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

\$1,651,243.78

Reserve Funds

22-00540 - Pooled Reserves	\$208,888.37
22-00545 - Pooled Reserves - SIRS	\$461,492.14

Total Reserve Funds

\$670,380.51

Other Liabilities

25-00620 - Prepaid Fees	\$43,222.30
25-00630 - VIBE	\$225.17
25-00685 - Accounts Payable	\$248,648.33

Total Other Liabilities

\$292,095.80

Special Assessment

27-00790 - S/A 2023 - Roof	\$868.96
27-00791 - Special Asmt-2024 Mansard & Misc Projects	\$316,763.55

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Balance Sheet For 4/30/2025

Total Special Assessment		\$317,632.51
Fund Balances		
30-00900 - Prior Years Fund	\$253,868.21	
30-00910 - Current Year Fund	\$117,266.75	
Total Fund Balances		\$371,134.96
Total Liabilities / Equity		\$1,651,243.78

Villas De Golf Association, Inc

Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
Operating income							
40-01010 - Maintenance Fees	110,227.24	110,227.08	.16	440,908.96	440,908.32	.64	1,322,725.00
40-01037 - Ins Claim Funds-Hurricane Milton	-	-	-	43,183.52	-	43,183.52	-
40-01050 - Application Fees	-	-	-	200.00	-	200.00	-
40-01060 - Late Fees	120.25	-	120.25	19.06	-	19.06	-
40-01800 - Operating Interest	5.16	-	5.16	32.29	-	32.29	-
Total Operating income	110,352.65	110,227.08	125.57	484,343.83	440,908.32	43,435.51	1,322,725.00
Other Income							
43-01900 - Special Asmt - 2023 Roof	-	39,115.50	(39,115.50)	-	156,462.00	(156,462.00)	469,386.00
43-01901 - Special Asmt-2024 Mansard Roof	146,426.88	-	146,426.88	565,217.50	-	565,217.50	-
43-01903 - Special Asmt-2024 Electric Rooms	-	-	-	3,958.00	-	3,958.00	-
43-01905 - Special Asmt - 2024 Pool Mechanics	40,934.65	-	40,934.65	40,934.65	-	40,934.65	-
43-01995 - Reserve Interest - Pooled GEN	262.66	-	262.66	933.70	-	933.70	-
43-01998 - Reserve Interest - Pooled SIRS	580.28	-	580.28	2,054.14	-	2,054.14	-
Total Other Income	188,204.47	39,115.50	149,088.97	613,097.99	156,462.00	456,635.99	469,386.00
Total Operating Income	298,557.12	149,342.58	149,214.54	1,097,441.82	597,370.32	500,071.50	1,792,111.00
Expense							
Maintenance & Repair							
50-02020 - Pool Service	533.00	833.33	300.33	2,132.00	3,333.32	1,201.32	10,000.00
50-02037 - Hurricane Milton Expenses	122,568.00	-	(122,568.00)	125,056.50	-	(125,056.50)	-
50-02045 - Bldg Maintenance & Repair	148.07	5,000.00	4,851.93	5,290.26	20,000.00	14,709.74	60,000.00
50-02048 - Fire Alarm & Equipment	2,996.70	416.67	(2,580.03)	2,996.70	1,666.68	(1,330.02)	5,000.00
50-02056 - Janitorial Salary/Sup	1,754.00	1,750.00	(4.00)	7,016.00	7,000.00	(16.00)	21,000.00
50-02060 - Elevator	428.88	416.67	(12.21)	3,914.94	1,666.68	(2,248.26)	5,000.00
50-02070 - Lawn & Landscape Care	4,205.48	4,583.33	377.85	16,821.92	18,333.32	1,511.40	55,000.00
50-02071 - Grounds Improvements	-	378.50	378.50	-	1,514.00	1,514.00	4,542.00
50-02072 - Fert/Weed/Pests	-	208.33	208.33	-	833.32	833.32	2,500.00
50-02074 - Irrigation	298.45	416.67	118.22	1,157.50	1,666.68	509.18	5,000.00
50-02075 - Laundry Room Maintenance	-	291.67	291.67	1,043.11	1,166.68	123.57	3,500.00
50-02080 - Pest Control	95.00	208.33	113.33	190.00	833.32	643.32	2,500.00
50-02099 - Security	868.91	1,250.00	381.09	1,204.91	5,000.00	3,795.09	15,000.00
Total Maintenance & Repair	133,896.49	15,753.50	(118,142.99)	166,823.84	63,014.00	(103,809.84)	189,042.00
Utilities							
60-04010 - Electric	5,230.79	3,030.83	(2,199.96)	10,849.57	12,123.32	1,273.75	36,370.00
60-04015 - Storm Water	5,362.68	2,455.83	(2,906.85)	10,725.36	9,823.32	(902.04)	29,470.00
60-04020 - Water	4,018.98	1,642.92	(2,376.06)	10,494.55	6,571.68	(3,922.87)	19,715.00
60-04030 - Sewer	11,508.00	5,072.08	(6,435.92)	24,375.30	20,288.32	(4,086.98)	60,865.00
60-04040 - Trash	3,239.56	1,458.33	(1,781.23)	6,015.56	5,833.32	(182.24)	17,500.00
60-04050 - Telephone	25.00	25.00	-	99.52	100.00	.48	300.00

Villas De Golf Association, Inc

Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
60-04051 - Elevator Phone	-	170.00	170.00	444.59	680.00	235.41	2,040.00
60-04070 - Cable TV	8,411.33	8,487.08	75.75	33,645.32	33,948.32	303.00	101,845.00
Total Utilities	37,796.34	22,342.07	(15,454.27)	96,649.77	89,368.28	(7,281.49)	268,105.00
Administrative							
65-05010 - Management Fee	2,631.86	2,631.83	(.03)	10,527.44	10,527.32	(.12)	31,582.00
65-05011 - Office Supplies/Postage	751.41	666.67	(84.74)	1,380.84	2,666.68	1,285.84	8,000.00
65-05015 - Division Fees	-	58.00	58.00	-	232.00	232.00	696.00
65-05016 - Licenses/Permits/Taxes	61.25	50.00	(11.25)	61.25	200.00	138.75	600.00
65-05030 - Professional Fees	929.62	666.67	(262.95)	1,595.94	2,666.68	1,070.74	8,000.00
65-05036 - Income Taxes	1,402.00	325.00	(1,077.00)	2,439.00	1,300.00	(1,139.00)	3,900.00
65-05040 - Insurance - Property	-	45,833.33	45,833.33	(1.00)	183,333.32	183,334.32	550,000.00
Total Administrative	5,776.14	50,231.50	44,455.36	16,003.47	200,926.00	184,922.53	602,778.00
Reserve Funding							
80-09040 - Pooled Reserves - General	6,400.00	6,400.00	-	25,600.00	25,600.00	-	76,800.00
80-09045 - Pooled Reserves - SIRS	15,500.00	15,500.00	-	62,000.00	62,000.00	-	186,000.00
80-09095 - Reserve Interest	842.94	-	(842.94)	2,987.84	-	(2,987.84)	-
Total Reserve Funding	22,742.94	21,900.00	(842.94)	90,587.84	87,600.00	(2,987.84)	262,800.00
Miscellaneous							
85-10590 - Special Asmt Disb - 2023 Roofing	-	39,115.50	39,115.50	-	156,462.00	156,462.00	469,386.00
85-10591 - Special Asmt Disb - 2024 Mansard Roofing	146,426.88	-	(146,426.88)	565,217.50	-	(565,217.50)	-
85-10593 - Special Asmt Disb - 2024 Electric Rooms	-	-	-	3,958.00	-	(3,958.00)	-
85-10595 - Special Asmt Disb - 2024 Pool Mechanics	40,934.65	-	(40,934.65)	40,934.65	-	(40,934.65)	-
Total Miscellaneous	187,361.53	39,115.50	(148,246.03)	610,110.15	156,462.00	(453,648.15)	469,386.00
Total Operating Expense	387,573.44	149,342.57	(238,230.87)	980,175.07	597,370.28	(382,804.79)	1,792,111.00
Net Operating Income	(89,016.32)	.01	(89,016.33)	117,266.75	.04	117,266.71	-
Net Income	(89,016.32)	.01	(89,016.33)	117,266.75	.04	117,266.71	-