

Villas De Golf Association, Inc

Balance Sheet For 8/31/2025

Operating Cash

10-00101 - Popular Bank Operating 2452	\$105,143.14
10-00105 - Petty Cash	\$500.00
10-00120 - Popular Bank Insurance 2478	\$103,186.23
10-00196 - Spec Asmt Invested in Rsv-Roof	\$868.96
10-00197 - Spec Asmt Invested in Rsv - 2024 Mansard & Misc Projects	\$115,927.98

Total Operating Cash

\$325,626.31

Reserve Account

13-00201 - Popular Bank RSV 2460	\$50,000.00
13-00202 - Popular Bank Rsv ICS 4604	\$352,869.97
13-00209 - BOZK RSV 0948	\$224,037.53
13-00213 - Regions Bank RSV MMK 5695	\$250,031.53
13-00242 - Edward Jones - Barclay Bank 0210	\$1.09
13-00296 - Spec Asmt Invested in Rsv-Roof	(\$868.96)
13-00297 - Spec Asmt Invested in Rsv - 2024 Mansard & Misc Projects	(\$115,927.98)

Total Reserve Account

\$760,143.18

Other Assets

16-00310 - Accounts Receivables	\$3,201.72
16-00311 - Allow for Doubtful Accounts	(\$7,898.17)
16-00312 - FLCR - Mackey 10 - 106 8/14	\$8,503.26

Total Other Assets

\$3,806.81

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

\$1,184,365.55

Reserve Funds

22-00540 - Pooled Reserves - General	\$235,159.39
22-00545 - Pooled Reserves - SIRS	\$524,983.79

Total Reserve Funds

\$760,143.18

Other Liabilities

25-00620 - Prepaid Fees	\$43,683.12
25-00630 - VIBE	\$225.17
25-00685 - Accounts Payable	\$1,113.34

Total Other Liabilities

\$45,021.63

Special Assessment

27-00790 - S/A 2023 - Roof	\$868.96
27-00791 - S/A 2024 - Mansard & Misc Projects	\$115,927.98

Total Special Assessment

\$116,796.94

Villas De Golf Association, Inc

Balance Sheet For 8/31/2025

Fund Balances

30-00900 - Prior Years Fund	\$253,792.80	
30-00910 - Current Year Fund	<u>\$8,611.00</u>	

Total Fund Balances**\$262,403.80****Total Liabilities / Equity****\$1,184,365.55**

Villas De Golf Association, Inc

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	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	881,817.92	881,816.64	1.28	1,322,725.00
40-01037 - Ins Claim Funds-Hurricane Milton	-	-	-	43,183.52	-	43,183.52	-
40-01050 - Application Fees	93.00	-	93.00	793.00	-	793.00	-
40-01060 - Late Fees	117.47	-	117.47	135.22	-	135.22	-
40-01800 - Operating Interest	3.42	-	3.42	51.66	-	51.66	-
Total Operating income	110,441.13	110,227.08	214.05	925,981.32	881,816.64	44,164.68	1,322,725.00
Other Income							
43-01900 - Special Asmt - 2023 Roof	-	39,115.50	(39,115.50)	-	312,924.00	(312,924.00)	469,386.00
43-01901 - Special Asmt-2024 Mansard Roof	-	-	-	598,865.56	-	598,865.56	-
43-01902 - Special Asmt-2024 Carports	-	-	-	37,985.00	-	37,985.00	-
43-01903 - Special Asmt-2024 Electric Rooms	-	-	-	3,958.00	-	3,958.00	-
43-01904 - Special Asmt-2024 Drainage	-	-	-	54,658.36	-	54,658.36	-
43-01905 - Special Asmt - 2024 Pool Mechanics	17,132.75	-	17,132.75	115,472.80	-	115,472.80	-
43-01995 - Reserve Interest - Pooled GEN	137.19	-	137.19	1,604.72	-	1,604.72	-
43-01998 - Reserve Interest - Pooled SIRS	306.28	-	306.28	3,545.79	-	3,545.79	-
Total Other Income	17,576.22	39,115.50	(21,539.28)	816,090.23	312,924.00	503,166.23	469,386.00
Total Operating Income	128,017.35	149,342.58	(21,325.23)	1,742,071.55	1,194,740.64	547,330.91	1,792,111.00
Expense							
Maintenance & Repair							
50-02020 - Pool Service	1,133.00	833.33	(299.67)	5,455.77	6,666.64	1,210.87	10,000.00
50-02037 - Hurricane Milton Expenses	-	-	-	61,001.50	-	(61,001.50)	-
50-02045 - Bldg Maintenance & Repair	1,710.01	5,000.00	3,289.99	39,769.14	40,000.00	230.86	60,000.00
50-02048 - Fire Alarm & Equipment	342.40	416.67	74.27	4,486.68	3,333.36	(1,153.32)	5,000.00
50-02056 - Janitorial Salary/Sup	1,754.00	1,750.00	(4.00)	14,032.00	14,000.00	(32.00)	21,000.00
50-02060 - Elevator	303.88	416.67	112.79	5,555.46	3,333.36	(2,222.10)	5,000.00
50-02070 - Lawn & Landscape Care	4,205.48	4,583.33	377.85	33,643.84	36,666.64	3,022.80	55,000.00
50-02071 - Grounds Improvements	4,230.00	378.50	(3,851.50)	4,230.00	3,028.00	(1,202.00)	4,542.00
50-02072 - Fert/Weed/Pests	1,620.10	208.33	(1,411.77)	3,240.20	1,666.64	(1,573.56)	2,500.00
50-02074 - Irrigation	772.34	416.67	(355.67)	4,232.43	3,333.36	(899.07)	5,000.00
50-02075 - Laundry Room Maintenance	581.64	291.67	(289.97)	2,007.48	2,333.36	325.88	3,500.00
50-02080 - Pest Control	95.00	208.33	113.33	880.00	1,666.64	786.64	2,500.00
50-02099 - Security	-	1,250.00	1,250.00	1,204.91	10,000.00	8,795.09	15,000.00
Total Maintenance & Repair	16,747.85	15,753.50	(994.35)	179,739.41	126,028.00	(53,711.41)	189,042.00
Utilities							
60-04010 - Electric	468.38	3,030.83	2,562.45	17,129.59	24,246.64	7,117.05	36,370.00
60-04015 - Storm Water	-	2,455.83	2,455.83	16,088.04	19,646.64	3,558.60	29,470.00
60-04020 - Water	-	1,642.92	1,642.92	14,250.82	13,143.36	(1,107.46)	19,715.00
60-04030 - Sewer	-	5,072.08	5,072.08	35,221.38	40,576.64	5,355.26	60,865.00

Villas De Golf Association, Inc

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
60-04040 - Trash	-	1,458.33	1,458.33	8,791.56	11,666.64	2,875.08	17,500.00
60-04050 - Telephone	25.00	25.00	-	199.52	200.00	.48	300.00
60-04051 - Elevator Phone	-	170.00	170.00	889.18	1,360.00	470.82	2,040.00
60-04070 - Cable TV	8,411.33	8,487.08	75.75	67,290.64	67,896.64	606.00	101,845.00
Total Utilities	8,904.71	22,342.07	13,437.36	159,860.73	178,736.56	18,875.83	268,105.00
Administrative							
65-05010 - Management Fee	2,631.86	2,631.83	(.03)	21,054.88	21,054.64	(.24)	31,582.00
65-05011 - Office Supplies/Postage	156.79	666.67	509.88	2,976.83	5,333.36	2,356.53	8,000.00
65-05015 - Division Fees	-	58.00	58.00	-	464.00	464.00	696.00
65-05016 - Licenses/Permits/Taxes	275.00	50.00	(225.00)	1,161.25	400.00	(761.25)	600.00
65-05030 - Professional Fees	-	666.67	666.67	3,430.62	5,333.36	1,902.74	8,000.00
65-05036 - Income Taxes	(1,428.98)	325.00	1,753.98	1,010.02	2,600.00	1,589.98	3,900.00
65-05040 - Insurance - Property	-	45,833.33	45,833.33	372,936.58	366,666.64	(6,269.94)	550,000.00
Total Administrative	1,634.67	50,231.50	48,596.83	402,570.18	401,852.00	(718.18)	602,778.00
Reserve Funding							
80-09040 - Pooled Reserves - General	6,400.00	6,400.00	-	51,200.00	51,200.00	-	76,800.00
80-09045 - Pooled Reserves - SIRS	15,500.00	15,500.00	-	124,000.00	124,000.00	-	186,000.00
80-09095 - Reserve Interest	443.47	-	(443.47)	5,150.51	-	(5,150.51)	-
Total Reserve Funding	22,343.47	21,900.00	(443.47)	180,350.51	175,200.00	(5,150.51)	262,800.00
Miscellaneous							
85-10590 - Special Asmt Disb - 2023 Roofing	-	39,115.50	39,115.50	-	312,924.00	312,924.00	469,386.00
85-10591 - Special Asmt Disb - 2024 Mansard Roofing	-	-	-	598,865.56	-	(598,865.56)	-
85-10592 - Special Asmt Disb - 2024 Carports	-	-	-	37,985.00	-	(37,985.00)	-
85-10593 - Special Asmt Disb - 2024 Electric Rooms	-	-	-	3,958.00	-	(3,958.00)	-
85-10594 - Special Asmt Disb - 2024 Drainage	-	-	-	54,658.36	-	(54,658.36)	-
85-10595 - Special Asmt Disb - 2024 Pool Mechanics	17,132.75	-	(17,132.75)	115,472.80	-	(115,472.80)	-
Total Miscellaneous	17,132.75	39,115.50	21,982.75	810,939.72	312,924.00	(498,015.72)	469,386.00
Total Operating Expense	66,763.45	149,342.57	82,579.12	1,733,460.55	1,194,740.56	(538,719.99)	1,792,111.00
Net Operating Income	61,253.90	.01	61,253.89	8,611.00	.08	8,610.92	-
Net Income	61,253.90	.01	61,253.89	8,611.00	.08	8,610.92	-