

Villas De Golf Association, Inc

Balance Sheet For 2/28/2025

Operating Cash

10-00101 - Popular Bank Operating 2452	\$53,943.10
10-00105 - Petty Cash	\$500.00
10-00120 - Popular Bank Insurance 2478	\$176,536.90
10-00194 - Operating Invested in RSV	\$120,000.00
10-00196 - Spec Asmt Invested in Rsv-Roof	\$868.96
10-00197 - Spec Asmt Invested in Rsv - 2024 Mansard & Misc Projects	\$508,766.75

Total Operating Cash

\$860,615.71

Reserve Account

13-00201 - Popular Bank RSV 2460	\$50,036.84
13-00202 - Popular Bank Rsv ICS 4604	\$731,016.25
13-00209 - BOZK RSV 0948	\$223,482.84
13-00213 - Regions Bank RSV MMK 5695	\$250,019.13
13-00242 - Edward Jones - Barclay Bank 0210	\$1.09
13-00294 - Operating invested in RSV	(\$120,000.00)
13-00296 - Spec Asmt Invested in Rsv-Roof	(\$868.96)
13-00297 - Spec Asmt Invested in Rsv - 2024 Mansard & Misc Projects	(\$508,766.75)

Total Reserve Account

\$624,920.44

Other Assets

16-00310 - Accounts Receivables	\$4,136.87
16-00311 - Allow for Doubtful Accounts	(\$7,898.17)
16-00312 - FLCR - Mackey 10 - 106 8/14	\$8,503.26

Total Other Assets

\$4,741.96

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

\$1,585,067.36

Reserve Funds

22-00540 - Pooled Reserves	\$195,570.56
22-00545 - Pooled Reserves - SIRS	\$429,349.88

Total Reserve Funds

\$624,920.44

Other Liabilities

25-00620 - Prepaid Fees	\$45,830.02
25-00630 - VIBE	\$225.17
25-00685 - Accounts Payable	\$696.00

Total Other Liabilities

\$46,751.19

Special Assessment

27-00790 - S/A 2023 - Roof	\$868.96
27-00791 - Special Asmt-2024 Mansard & Misc Projects	\$509,486.92

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Balance Sheet For 2/28/2025

Total Special Assessment		\$510,355.88
Fund Balances		
30-00900 - Prior Years Fund	\$253,868.21	
30-00910 - Current Year Fund	\$149,171.64	
Total Fund Balances		\$403,039.85
Total Liabilities / Equity		\$1,585,067.36

Villas De Golf Association, Inc

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	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	220,454.48	220,454.16	.32	1,322,725.00
40-01037 - Ins Claim Funds-Hurricane Milton	43,183.52	-	43,183.52	43,183.52	-	43,183.52	-
40-01050 - Application Fees	100.00	-	100.00	100.00	-	100.00	-
40-01060 - Late Fees	(227.24)	-	(227.24)	(276.40)	-	(276.40)	-
40-01800 - Operating Interest	7.99	-	7.99	21.67	-	21.67	-
Total Operating income	153,291.51	110,227.08	43,064.43	263,483.27	220,454.16	43,029.11	1,322,725.00
Other Income							
43-01900 - Special Asmt - 2023 Roof	-	39,115.50	(39,115.50)	-	78,231.00	(78,231.00)	469,386.00
43-01901 - Special Asmt-2024 Mansard Roof	361,042.38	-	361,042.38	413,429.78	-	413,429.78	-
43-01903 - Special Asmt-2024 Electric Rooms	3,958.00	-	3,958.00	3,958.00	-	3,958.00	-
43-01995 - Unallocated RSV Interest	265.80	-	265.80	415.89	-	415.89	-
43-01998 - Reserve Interest - Pooled SIRS	583.54	-	583.54	911.88	-	911.88	-
Total Other Income	365,849.72	39,115.50	326,734.22	418,715.55	78,231.00	340,484.55	469,386.00
Total Operating Income	519,141.23	149,342.58	369,798.65	682,198.82	298,685.16	383,513.66	1,792,111.00

Expense							
Maintenance & Repair							
50-02020 - Pool Service	-	833.33	833.33	533.00	1,666.66	1,133.66	10,000.00
50-02045 - Bldg Maintenance & Repair	245.00	5,000.00	4,755.00	1,009.15	10,000.00	8,990.85	60,000.00
50-02048 - Fire Alarm & Equipment	-	416.67	416.67	-	833.34	833.34	5,000.00
50-02056 - Janitorial Salary/Sup	1,754.00	1,750.00	(4.00)	3,508.00	3,500.00	(8.00)	21,000.00
50-02060 - Elevator	-	416.67	416.67	590.06	833.34	243.28	5,000.00
50-02070 - Lawn & Landscape Care	4,205.48	4,583.33	377.85	8,410.96	9,166.66	755.70	55,000.00
50-02071 - Grounds Improvements	-	378.50	378.50	-	757.00	757.00	4,542.00
50-02072 - Fert/Weed/Pests	-	208.33	208.33	-	416.66	416.66	2,500.00
50-02074 - Irrigation	362.55	416.67	54.12	672.48	833.34	160.86	5,000.00
50-02075 - Laundry Room Maintenance	165.00	291.67	126.67	1,043.11	583.34	(459.77)	3,500.00
50-02080 - Pest Control	95.00	208.33	113.33	95.00	416.66	321.66	2,500.00
50-02099 - Security	-	1,250.00	1,250.00	-	2,500.00	2,500.00	15,000.00
Total Maintenance & Repair	6,827.03	15,753.50	8,926.47	15,861.76	31,507.00	15,645.24	189,042.00
Utilities							
60-04010 - Electric	236.20	3,030.83	2,794.63	3,113.40	6,061.66	2,948.26	36,370.00
60-04015 - Storm Water	5,362.68	2,455.83	(2,906.85)	5,362.68	4,911.66	(451.02)	29,470.00
60-04020 - Water	6,475.57	1,642.92	(4,832.65)	6,475.57	3,285.84	(3,189.73)	19,715.00
60-04030 - Sewer	12,867.30	5,072.08	(7,795.22)	12,867.30	10,144.16	(2,723.14)	60,865.00
60-04040 - Trash	2,776.00	1,458.33	(1,317.67)	2,776.00	2,916.66	140.66	17,500.00
60-04050 - Telephone	26.53	25.00	(1.53)	49.52	50.00	.48	300.00
60-04051 - Elevator Phone	444.59	170.00	(274.59)	444.59	340.00	(104.59)	2,040.00
60-04070 - Cable TV	8,411.33	8,487.08	75.75	16,822.66	16,974.16	151.50	101,845.00

Villas De Golf Association, Inc

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Utilities	36,600.20	22,342.07	(14,258.13)	47,911.72	44,684.14	(3,227.58)	268,105.00
Administrative							
65-05010 - Management Fee	2,631.86	2,631.83	(.03)	5,263.72	5,263.66	(.06)	31,582.00
65-05011 - Office Supplies/Postage	27.06	666.67	639.61	649.43	1,333.34	683.91	8,000.00
65-05015 - Division Fees	696.00	58.00	(638.00)	-	116.00	116.00	696.00
65-05016 - Licenses/Permits/Taxes	-	50.00	50.00	-	100.00	100.00	600.00
65-05030 - Professional Fees	826.00	666.67	(159.33)	826.00	1,333.34	507.34	8,000.00
65-05036 - Income Taxes	-	325.00	325.00	-	650.00	650.00	3,900.00
65-05040 - Insurance - Property	-	45,833.33	45,833.33	(1.00)	91,666.66	91,667.66	550,000.00
Total Administrative	4,180.92	50,231.50	46,050.58	6,738.15	100,463.00	93,724.85	602,778.00
Reserve Funding							
80-09040 - Pooled Reserves	6,400.00	6,400.00	-	12,800.00	12,800.00	-	76,800.00
80-09045 - Pooled Reserves - SIRS	15,500.00	15,500.00	-	31,000.00	31,000.00	-	186,000.00
80-09095 - Reserve Interest	849.34	-	(849.34)	1,327.77	-	(1,327.77)	-
Total Reserve Funding	22,749.34	21,900.00	(849.34)	45,127.77	43,800.00	(1,327.77)	262,800.00
Miscellaneous							
85-10590 - Special Asmt Disb - 2023 Roofing	-	39,115.50	39,115.50	-	78,231.00	78,231.00	469,386.00
85-10591 - Special Asmt Disb - 2024 Mansard Roofing	361,042.38	-	(361,042.38)	413,429.78	-	(413,429.78)	-
85-10593 - Special Asmt Disb - 2024 Electric Rooms	3,958.00	-	(3,958.00)	3,958.00	-	(3,958.00)	-
Total Miscellaneous	365,000.38	39,115.50	(325,884.88)	417,387.78	78,231.00	(339,156.78)	469,386.00
Total Operating Expense	435,357.87	149,342.57	(286,015.30)	533,027.18	298,685.14	(234,342.04)	1,792,111.00
Net Operating Income	83,783.36	.01	83,783.35	149,171.64	.02	149,171.62	-
Net Income	83,783.36	.01	83,783.35	149,171.64	.02	149,171.62	-