

Villas De Golf Association, Inc

Balance Sheet For 1/31/2025

Operating Cash

10-00101 - Popular Bank Operating 2452	\$186,798.36
10-00105 - Petty Cash	\$500.00
10-00120 - Popular Bank Insurance 2478	\$130,702.15
10-00196 - Spec Asmt Invested in Rsv-Roof	\$868.96
10-00197 - Spec Asmt Invested in Rsv - 2024 Mansard & Misc Projects	\$856,951.48

Total Operating Cash

\$1,175,820.95

Reserve Account

13-00201 - Popular Bank RSV 2460	\$50,868.96
13-00202 - Popular Bank Rsv ICS 4604	\$935,723.73
13-00209 - BOZK RSV 0948	\$223,384.92
13-00213 - Regions Bank RSV MMK 5695	\$250,012.84
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	(\$856,951.48)

Total Reserve Account

\$602,171.10

Other Assets

16-00310 - Accounts Receivables	\$24,257.29
16-00311 - Allow for Doubtful Accounts	(\$7,898.17)
16-00312 - FLCR - Mackey 10 - 106 8/14	\$8,503.26

Total Other Assets

\$24,862.38

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

\$1,897,643.68

Reserve Funds

22-00540 - Pooled Reserves	\$188,904.76
22-00545 - Pooled Reserves - SIRS	\$413,266.34

Total Reserve Funds

\$602,171.10

Other Liabilities

25-00620 - Prepaid Fees	\$49,781.52
25-00630 - VIBE	\$225.17
25-00685 - Accounts Payable	\$50,853.14

Total Other Liabilities

\$100,859.83

Special Assessment

27-00790 - S/A 2023 - Roof	\$868.96
27-00791 - Special Asmt-2024 Mansard & Misc Projects	\$874,487.30

Total Special Assessment

\$875,356.26

Villas De Golf Association, Inc

Balance Sheet For 1/31/2025

Fund Balances

30-00900 - Prior Years Fund	\$253,868.21
30-00910 - Current Year Fund	<u>\$65,388.28</u>

Total Fund Balances**\$319,256.49****Total Liabilities / Equity****\$1,897,643.68**

Villas De Golf Association, Inc

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

	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	110,227.24	110,227.08	.16	1,322,725.00
40-01060 - Late Fees	(49.16)	-	(49.16)	(49.16)	-	(49.16)	-
40-01800 - Operating Interest	13.68	-	13.68	13.68	-	13.68	-
Total Operating income	110,191.76	110,227.08	(35.32)	110,191.76	110,227.08	(35.32)	1,322,725.00
Other Income							
43-01900 - Special Asmt - 2023 Roof	-	39,115.50	(39,115.50)	-	39,115.50	(39,115.50)	469,386.00
43-01901 - Special Asmt-2024 Mansard Roof	52,387.40	-	52,387.40	52,387.40	-	52,387.40	-
43-01995 - Unallocated RSV Interest	150.09	-	150.09	150.09	-	150.09	-
43-01998 - Reserve Interest - Pooled SIRS	328.34	-	328.34	328.34	-	328.34	-
Total Other Income	52,865.83	39,115.50	13,750.33	52,865.83	39,115.50	13,750.33	469,386.00
Total Operating Income	163,057.59	149,342.58	13,715.01	163,057.59	149,342.58	13,715.01	1,792,111.00

Expense							
Maintenance & Repair							
50-02020 - Pool Service	533.00	833.33	300.33	533.00	833.33	300.33	10,000.00
50-02045 - Bldg Maintenance & Repair	764.15	5,000.00	4,235.85	764.15	5,000.00	4,235.85	60,000.00
50-02048 - Fire Alarm & Equipment	-	416.67	416.67	-	416.67	416.67	5,000.00
50-02056 - Janitorial Salary/Sup	1,754.00	1,750.00	(4.00)	1,754.00	1,750.00	(4.00)	21,000.00
50-02060 - Elevator	590.06	416.67	(173.39)	590.06	416.67	(173.39)	5,000.00
50-02070 - Lawn & Landscape Care	4,205.48	4,583.33	377.85	4,205.48	4,583.33	377.85	55,000.00
50-02071 - Grounds Improvements	-	378.50	378.50	-	378.50	378.50	4,542.00
50-02072 - Fert/Weed/Pests	-	208.33	208.33	-	208.33	208.33	2,500.00
50-02074 - Irrigation	309.93	416.67	106.74	309.93	416.67	106.74	5,000.00
50-02075 - Laundry Room Maintenance	878.11	291.67	(586.44)	878.11	291.67	(586.44)	3,500.00
50-02080 - Pest Control	-	208.33	208.33	-	208.33	208.33	2,500.00
50-02099 - Security	-	1,250.00	1,250.00	-	1,250.00	1,250.00	15,000.00
Total Maintenance & Repair	9,034.73	15,753.50	6,718.77	9,034.73	15,753.50	6,718.77	189,042.00
Utilities							
60-04010 - Electric	2,877.20	3,030.83	153.63	2,877.20	3,030.83	153.63	36,370.00
60-04015 - Storm Water	-	2,455.83	2,455.83	-	2,455.83	2,455.83	29,470.00
60-04020 - Water	-	1,642.92	1,642.92	-	1,642.92	1,642.92	19,715.00
60-04030 - Sewer	-	5,072.08	5,072.08	-	5,072.08	5,072.08	60,865.00
60-04040 - Trash	-	1,458.33	1,458.33	-	1,458.33	1,458.33	17,500.00
60-04050 - Telephone	22.99	25.00	2.01	22.99	25.00	2.01	300.00
60-04051 - Elevator Phone	-	170.00	170.00	-	170.00	170.00	2,040.00
60-04070 - Cable TV	8,411.33	8,487.08	75.75	8,411.33	8,487.08	75.75	101,845.00
Total Utilities	11,311.52	22,342.07	11,030.55	11,311.52	22,342.07	11,030.55	268,105.00
Administrative							
65-05010 - Management Fee	2,631.86	2,631.83	(.03)	2,631.86	2,631.83	(.03)	31,582.00
65-05011 - Office Supplies/Postage	622.37	666.67	44.30	622.37	666.67	44.30	8,000.00

Villas De Golf Association, Inc

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

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
65-05015 - Division Fees	(696.00)	58.00	754.00	(696.00)	58.00	754.00	696.00
65-05016 - Licenses/Permits/Taxes	-	50.00	50.00	-	50.00	50.00	600.00
65-05030 - Professional Fees	-	666.67	666.67	-	666.67	666.67	8,000.00
65-05036 - Income Taxes	-	325.00	325.00	-	325.00	325.00	3,900.00
65-05040 - Insurance - Property	(1.00)	45,833.33	45,834.33	(1.00)	45,833.33	45,834.33	550,000.00
Total Administrative	2,557.23	50,231.50	47,674.27	2,557.23	50,231.50	47,674.27	602,778.00
Reserve Funding							
80-09040 - Pooled Reserves	6,400.00	6,400.00	-	6,400.00	6,400.00	-	76,800.00
80-09045 - Pooled Reserves - SIRS	15,500.00	15,500.00	-	15,500.00	15,500.00	-	186,000.00
80-09095 - Reserve Interest	478.43	-	(478.43)	478.43	-	(478.43)	-
Total Reserve Funding	22,378.43	21,900.00	(478.43)	22,378.43	21,900.00	(478.43)	262,800.00
Miscellaneous							
85-10590 - Special Asmt Disb - 2023 Roofing	-	39,115.50	39,115.50	-	39,115.50	39,115.50	469,386.00
85-10591 - Special Asmt Disb - 2024 Mansard Roofing	52,387.40	-	(52,387.40)	52,387.40	-	(52,387.40)	-
Total Miscellaneous	52,387.40	39,115.50	(13,271.90)	52,387.40	39,115.50	(13,271.90)	469,386.00
Total Operating Expense	97,669.31	149,342.57	51,673.26	97,669.31	149,342.57	51,673.26	1,792,111.00
Net Operating Income	65,388.28	.01	65,388.27	65,388.28	.01	65,388.27	-
Net Income	65,388.28	.01	65,388.27	65,388.28	.01	65,388.27	-