

Villas De Golf Association, Inc

Balance Sheet For 6/30/2025

Operating Cash

10-00101 - Popular Bank Operating 2452	\$51,712.15
10-00105 - Petty Cash	\$500.00
10-00120 - Popular Bank Insurance 2478	\$4.41
10-00194 - Operating Invested in RSV	\$400,000.00
10-00196 - Spec Asmt Invested in Rsv-Roof	\$868.96
10-00197 - Spec Asmt Invested in Rsv - 2024 Mansard & Misc Projects	\$142,057.66

Total Operating Cash

\$595,143.18

Reserve Account

13-00201 - Popular Bank RSV 2460	\$12,055.78
13-00202 - Popular Bank Rsv ICS 4604	\$772,492.00
13-00209 - BOZK RSV 0948	\$223,850.44
13-00213 - Regions Bank RSV MMK 5695	\$250,031.53
13-00242 - Edward Jones - Barclay Bank 0210	\$1.09
13-00294 - Operating invested in RSV	(\$400,000.00)
13-00296 - Spec Asmt Invested in Rsv-Roof	(\$868.96)
13-00297 - Spec Asmt Invested in Rsv - 2024 Mansard & Misc Projects	(\$142,057.66)

Total Reserve Account

\$715,504.22

Other Assets

16-00310 - Accounts Receivables	\$2,814.91
16-00311 - Allow for Doubtful Accounts	(\$7,898.17)
16-00312 - FLCR - Mackey 10 - 106 8/14	\$8,503.26

Total Other Assets

\$3,420.00

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

\$1,408,856.65

Reserve Funds

22-00540 - Pooled Reserves - General	\$222,099.65
22-00545 - Pooled Reserves - SIRS	\$493,404.57

Total Reserve Funds

\$715,504.22

Other Liabilities

25-00620 - Prepaid Fees	\$40,320.73
25-00630 - VIBE	\$225.17
25-00685 - Accounts Payable	\$362,281.40

Total Other Liabilities

\$402,827.30

Special Assessment

27-00790 - S/A 2023 - Roof	\$868.96
27-00791 - S/A 2024 - Mansard & Misc Projects	\$142,057.66

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Balance Sheet For 6/30/2025

Total Special Assessment		\$142,926.62
Fund Balances		
30-00900 - Prior Years Fund	\$253,868.21	
30-00910 - Current Year Fund	(\$106,269.70)	
Total Fund Balances		\$147,598.51
Total Liabilities / Equity		\$1,408,856.65

Villas De Golf Association, Inc

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	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	661,363.44	661,362.48	.96	1,322,725.00
40-01037 - Ins Claim Funds-Hurricane Milton	-	-	-	43,183.52	-	43,183.52	-
40-01050 - Application Fees	-	-	-	425.00	-	425.00	-
40-01060 - Late Fees	79.73	-	79.73	251.95	-	251.95	-
40-01800 - Operating Interest	5.98	-	5.98	44.71	-	44.71	-
Total Operating income	110,312.95	110,227.08	85.87	705,268.62	661,362.48	43,906.14	1,322,725.00
Other Income							
43-01900 - Special Asmt - 2023 Roof	-	39,115.50	(39,115.50)	-	234,693.00	(234,693.00)	469,386.00
43-01901 - Special Asmt-2024 Mansard Roof	235.00	-	235.00	598,865.56	-	598,865.56	-
43-01902 - Special Asmt-2024 Carports	37,985.00	-	37,985.00	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	38,295.51	-	38,295.51	54,658.36	-	54,658.36	-
43-01905 - Special Asmt - 2024 Pool Mechanics	48,408.47	-	48,408.47	89,343.12	-	89,343.12	-
43-01995 - Reserve Interest - Pooled GEN	197.60	-	197.60	1,344.98	-	1,344.98	-
43-01998 - Reserve Interest - Pooled SIRS	438.99	-	438.99	2,966.57	-	2,966.57	-
Total Other Income	125,560.57	39,115.50	86,445.07	789,121.59	234,693.00	554,428.59	469,386.00
Total Operating Income	235,873.52	149,342.58	86,530.94	1,494,390.21	896,055.48	598,334.73	1,792,111.00
Expense							
Maintenance & Repair							
50-02020 - Pool Service	-	833.33	833.33	2,665.00	4,999.98	2,334.98	10,000.00
50-02037 - Hurricane Milton Expenses	(64,055.00)	-	64,055.00	61,001.50	-	(61,001.50)	-
50-02045 - Bldg Maintenance & Repair	30,613.54	5,000.00	(25,613.54)	37,153.53	30,000.00	(7,153.53)	60,000.00
50-02048 - Fire Alarm & Equipment	-	416.67	416.67	4,144.28	2,500.02	(1,644.26)	5,000.00
50-02056 - Janitorial Salary/Sup	1,754.00	1,750.00	(4.00)	10,524.00	10,500.00	(24.00)	21,000.00
50-02060 - Elevator	1,157.76	416.67	(741.09)	5,376.58	2,500.02	(2,876.56)	5,000.00
50-02070 - Lawn & Landscape Care	4,205.48	4,583.33	377.85	25,232.88	27,499.98	2,267.10	55,000.00
50-02071 - Grounds Improvements	-	378.50	378.50	-	2,271.00	2,271.00	4,542.00
50-02072 - Fert/Weed/Pests	1,620.10	208.33	(1,411.77)	1,620.10	1,249.98	(370.12)	2,500.00
50-02074 - Irrigation	1,370.38	416.67	(953.71)	2,942.04	2,500.02	(442.02)	5,000.00
50-02075 - Laundry Room Maintenance	232.73	291.67	58.94	1,275.84	1,750.02	474.18	3,500.00
50-02080 - Pest Control	95.00	208.33	113.33	785.00	1,249.98	464.98	2,500.00
50-02099 - Security	-	1,250.00	1,250.00	1,204.91	7,500.00	6,295.09	15,000.00
Total Maintenance & Repair	(23,006.01)	15,753.50	38,759.51	153,925.66	94,521.00	(59,404.66)	189,042.00
Utilities							
60-04010 - Electric	250.53	3,030.83	2,780.30	13,308.73	18,184.98	4,876.25	36,370.00
60-04015 - Storm Water	5,362.68	2,455.83	(2,906.85)	16,088.04	14,734.98	(1,353.06)	29,470.00
60-04020 - Water	3,756.27	1,642.92	(2,113.35)	14,250.82	9,857.52	(4,393.30)	19,715.00
60-04030 - Sewer	10,846.08	5,072.08	(5,774.00)	35,221.38	30,432.48	(4,788.90)	60,865.00

Villas De Golf Association, Inc

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
60-04040 - Trash	2,776.00	1,458.33	(1,317.67)	8,791.56	8,749.98	(41.58)	17,500.00
60-04050 - Telephone	25.00	25.00	-	149.52	150.00	.48	300.00
60-04051 - Elevator Phone	-	170.00	170.00	889.18	1,020.00	130.82	2,040.00
60-04070 - Cable TV	8,411.33	8,487.08	75.75	50,467.98	50,922.48	454.50	101,845.00
Total Utilities	31,427.89	22,342.07	(9,085.82)	139,167.21	134,052.42	(5,114.79)	268,105.00
Administrative							
65-05010 - Management Fee	2,631.86	2,631.83	(.03)	15,791.16	15,790.98	(.18)	31,582.00
65-05011 - Office Supplies/Postage	407.82	666.67	258.85	2,599.70	4,000.02	1,400.32	8,000.00
65-05015 - Division Fees	-	58.00	58.00	-	348.00	348.00	696.00
65-05016 - Licenses/Permits/Taxes	75.00	50.00	(25.00)	436.25	300.00	(136.25)	600.00
65-05030 - Professional Fees	-	666.67	666.67	2,995.94	4,000.02	1,004.08	8,000.00
65-05036 - Income Taxes	-	325.00	325.00	2,439.00	1,950.00	(489.00)	3,900.00
65-05040 - Insurance - Property	362,281.40	45,833.33	(316,448.07)	362,783.40	274,999.98	(87,783.42)	550,000.00
Total Administrative	365,396.08	50,231.50	(315,164.58)	387,045.45	301,389.00	(85,656.45)	602,778.00
Reserve Funding							
80-09040 - Pooled Reserves - General	6,400.00	6,400.00	-	38,400.00	38,400.00	-	76,800.00
80-09045 - Pooled Reserves - SIRS	15,500.00	15,500.00	-	93,000.00	93,000.00	-	186,000.00
80-09095 - Reserve Interest	636.59	-	(636.59)	4,311.55	-	(4,311.55)	-
Total Reserve Funding	22,536.59	21,900.00	(636.59)	135,711.55	131,400.00	(4,311.55)	262,800.00
Miscellaneous							
85-10590 - Special Asmt Disb - 2023 Roofing	-	39,115.50	39,115.50	-	234,693.00	234,693.00	469,386.00
85-10591 - Special Asmt Disb - 2024 Mansard Roofing	235.00	-	(235.00)	598,865.56	-	(598,865.56)	-
85-10592 - Special Asmt Disb - 2024 Carports	37,985.00	-	(37,985.00)	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	38,295.51	-	(38,295.51)	54,658.36	-	(54,658.36)	-
85-10595 - Special Asmt Disb - 2024 Pool Mechanics	48,408.47	-	(48,408.47)	89,343.12	-	(89,343.12)	-
Total Miscellaneous	124,923.98	39,115.50	(85,808.48)	784,810.04	234,693.00	(550,117.04)	469,386.00
Total Operating Expense	521,278.53	149,342.57	(371,935.96)	1,600,659.91	896,055.42	(704,604.49)	1,792,111.00
Net Operating Income	(285,405.01)	.01	(285,405.02)	(106,269.70)	.06	(106,269.76)	-
Net Income	(285,405.01)	.01	(285,405.02)	(106,269.70)	.06	(106,269.76)	-