

Villas De Golf Association, Inc

Balance Sheet For 11/30/2025

Operating Cash

10-00101 - Popular Bank Operating 2452	\$25,651.17
10-00105 - Petty Cash	\$500.00
10-00120 - Popular Bank Insurance 2478	\$240,693.65
10-00195 - Oper Invested in Rsv	\$78,100.00
10-00196 - Spec Asmt Invested in Rsv-Roof	\$868.96
10-00197 - Spec Asmt Invested in Rsv - 2024 Mansard & Misc Projects	\$60,145.84

Total Operating Cash

\$405,959.62

Reserve Account

13-00201 - Popular Bank RSV 2460	\$50,036.84
13-00202 - Popular Bank Rsv ICS 4604	\$441,968.60
13-00209 - BOZK RSV 0948	\$224,320.00
13-00213 - Regions Bank RSV MMK 5695	\$250,037.83
13-00242 - Edward Jones - Barclay Bank 0210	\$1.09
13-00295 - Oper Invested in Rsv	(\$78,100.00)
13-00296 - Spec Asmt Invested in Rsv-Roof	(\$868.96)
13-00297 - Spec Asmt Invested in Rsv - 2024 Mansard & Misc Projects	(\$60,145.84)

Total Reserve Account

\$827,249.56

Other Assets

16-00310 - Accounts Receivables	\$2,789.88
16-00311 - Allow for Doubtful Accounts	(\$7,898.17)
16-00312 - FLCR - Mackey 10 - 106 8/14	\$8,503.26

Total Other Assets

\$3,394.97

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

\$1,331,393.40

Reserve Funds

22-00540 - Pooled Reserves - General	\$254,793.14
22-00545 - Pooled Reserves - SIRS	\$572,456.42

Total Reserve Funds

\$827,249.56

Other Liabilities

25-00620 - Prepaid Fees	\$30,937.01
25-00630 - VIBE	\$225.17
25-00685 - Accounts Payable	\$5,152.48

Total Other Liabilities

\$36,314.66

Special Assessment

27-00790 - S/A 2023 - Roof	\$868.96
27-00791 - S/A 2024 - Mansard & Misc Projects	\$60,145.84

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Balance Sheet For 11/30/2025

Total Special Assessment		\$61,014.80
Fund Balances		
30-00900 - Prior Years Fund	\$253,792.80	
30-00910 - Current Year Fund	\$153,021.58	
Total Fund Balances		\$406,814.38
Total Liabilities / Equity		\$1,331,393.40

Villas De Golf Association, Inc

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	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	1,212,499.64	1,212,497.88	1.76	1,322,725.00
40-01037 - Ins Claim Funds-Hurricane Milton	-	-	-	43,183.52	-	43,183.52	-
40-01050 - Application Fees	-	-	-	1,068.00	-	1,068.00	-
40-01060 - Late Fees	129.94	-	129.94	327.93	-	327.93	-
40-01800 - Operating Interest	3.80	-	3.80	65.15	-	65.15	-
Total Operating income	110,360.98	110,227.08	133.90	1,257,144.24	1,212,497.88	44,646.36	1,322,725.00
Other Income							
43-01900 - Special Asmt - 2023 Roof	-	39,115.50	(39,115.50)	-	430,270.50	(430,270.50)	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	55,782.14	-	55,782.14	59,740.14	-	59,740.14	-
43-01904 - Special Asmt-2024 Drainage	-	-	-	54,658.36	-	54,658.36	-
43-01905 - Special Asmt - 2024 Pool Mechanics	-	-	-	115,472.80	-	115,472.80	-
43-01995 - Reserve Interest - Pooled GEN	153.70	-	153.70	2,038.47	-	2,038.47	-
43-01998 - Reserve Interest - Pooled SIRS	345.33	-	345.33	4,518.42	-	4,518.42	-
Total Other Income	56,281.17	39,115.50	17,165.67	873,278.75	430,270.50	443,008.25	469,386.00
Total Operating Income	166,642.15	149,342.58	17,299.57	2,130,422.99	1,642,768.38	487,654.61	1,792,111.00
Expense							
Maintenance & Repair							
50-02020 - Pool Service	600.00	833.33	233.33	7,997.27	9,166.63	1,169.36	10,000.00
50-02037 - Hurricane Milton Expenses	-	-	-	61,001.50	-	(61,001.50)	-
50-02045 - Bldg Maintenance & Repair	2,772.27	5,000.00	2,227.73	43,557.52	55,000.00	11,442.48	60,000.00
50-02048 - Fire Alarm & Equipment	-	416.67	416.67	4,486.68	4,583.37	96.69	5,000.00
50-02056 - Janitorial Salary/Sup	3,897.50	1,750.00	(2,147.50)	23,821.00	19,250.00	(4,571.00)	21,000.00
50-02060 - Elevator	303.88	416.67	112.79	6,467.10	4,583.37	(1,883.73)	5,000.00
50-02070 - Lawn & Landscape Care	4,205.48	4,583.33	377.85	46,260.28	50,416.63	4,156.35	55,000.00
50-02071 - Grounds Improvements	-	378.50	378.50	4,230.00	4,163.50	(66.50)	4,542.00
50-02072 - Fert/Weed/Pests	-	208.33	208.33	5,431.50	2,291.63	(3,139.87)	2,500.00
50-02074 - Irrigation	266.98	416.67	149.69	5,163.65	4,583.37	(580.28)	5,000.00
50-02075 - Laundry Room Maintenance	468.38	291.67	(176.71)	2,475.86	3,208.37	732.51	3,500.00
50-02080 - Pest Control	1,655.00	208.33	(1,446.67)	2,630.00	2,291.63	(338.37)	2,500.00
50-02099 - Security	-	1,250.00	1,250.00	1,204.91	13,750.00	12,545.09	15,000.00
Total Maintenance & Repair	14,169.49	15,753.50	1,584.01	214,727.27	173,288.50	(41,438.77)	189,042.00
Utilities							
60-04010 - Electric	-	3,030.83	3,030.83	23,690.02	33,339.13	9,649.11	36,370.00
60-04015 - Storm Water	11,026.65	2,455.83	(8,570.82)	27,114.69	27,014.13	(100.56)	29,470.00
60-04020 - Water	6,264.31	1,642.92	(4,621.39)	20,515.13	18,072.12	(2,443.01)	19,715.00
60-04030 - Sewer	21,556.66	5,072.08	(16,484.58)	56,778.04	55,792.88	(985.16)	60,865.00

Villas De Golf Association, Inc

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
60-04040 - Trash	5,552.00	1,458.33	(4,093.67)	14,343.56	16,041.63	1,698.07	17,500.00
60-04050 - Telephone	25.00	25.00	-	274.52	275.00	.48	300.00
60-04051 - Elevator Phone	-	170.00	170.00	1,333.77	1,870.00	536.23	2,040.00
60-04070 - Cable TV	8,411.33	8,487.08	75.75	92,524.63	93,357.88	833.25	101,845.00
Total Utilities	52,835.95	22,342.07	(30,493.88)	236,574.36	245,762.77	9,188.41	268,105.00
Administrative							
65-05010 - Management Fee	2,631.86	2,631.83	(.03)	28,950.46	28,950.13	(.33)	31,582.00
65-05011 - Office Supplies/Postage	355.05	666.67	311.62	4,051.85	7,333.37	3,281.52	8,000.00
65-05015 - Division Fees	-	58.00	58.00	-	638.00	638.00	696.00
65-05016 - Licenses/Permits/Taxes	-	50.00	50.00	1,361.25	550.00	(811.25)	600.00
65-05030 - Professional Fees	-	666.67	666.67	3,610.87	7,333.37	3,722.50	8,000.00
65-05036 - Income Taxes	-	325.00	325.00	1,010.02	3,575.00	2,564.98	3,900.00
65-05040 - Insurance - Property	-	45,833.33	45,833.33	372,936.58	504,166.63	131,230.05	550,000.00
Total Administrative	2,986.91	50,231.50	47,244.59	411,921.03	552,546.50	140,625.47	602,778.00
Reserve Funding							
80-09040 - Pooled Reserves - General	6,400.00	6,400.00	-	70,400.00	70,400.00	-	76,800.00
80-09045 - Pooled Reserves - SIRS	15,500.00	15,500.00	-	170,500.00	170,500.00	-	186,000.00
80-09095 - Reserve Interest	499.03	-	(499.03)	6,556.89	-	(6,556.89)	-
Total Reserve Funding	22,399.03	21,900.00	(499.03)	247,456.89	240,900.00	(6,556.89)	262,800.00
Miscellaneous							
85-10590 - Special Asmt Disb - 2023 Roofing	-	39,115.50	39,115.50	-	430,270.50	430,270.50	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	55,782.14	-	(55,782.14)	59,740.14	-	(59,740.14)	-
85-10594 - Special Asmt Disb - 2024 Drainage	-	-	-	54,658.36	-	(54,658.36)	-
85-10595 - Special Asmt Disb - 2024 Pool Mechanics	-	-	-	115,472.80	-	(115,472.80)	-
Total Miscellaneous	55,782.14	39,115.50	(16,666.64)	866,721.86	430,270.50	(436,451.36)	469,386.00
Total Operating Expense	148,173.52	149,342.57	1,169.05	1,977,401.41	1,642,768.27	(334,633.14)	1,792,111.00
Net Operating Income	18,468.63	.01	18,468.62	153,021.58	.11	153,021.47	-
Net Income	18,468.63	.01	18,468.62	153,021.58	.11	153,021.47	-