

Villas De Golf Association, Inc

Balance Sheet For 10/31/2025

Operating Cash

10-00101 - Popular Bank Operating 2452	\$40,702.81
10-00105 - Petty Cash	\$500.00
10-00120 - Popular Bank Insurance 2478	\$194,857.33
10-00195 - Oper Invested in Rsv	\$100,000.00
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

\$452,857.08

Reserve Account

13-00201 - Popular Bank RSV 2460	\$50,040.78
13-00202 - Popular Bank Rsv ICS 4604	\$497,346.06
13-00209 - BOZK RSV 0948	\$224,221.71
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	(\$100,000.00)
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

\$804,850.53

Other Assets

16-00310 - Accounts Receivables	\$663.63
16-00311 - Allow for Doubtful Accounts	(\$7,898.17)
16-00312 - FLCR - Mackey 10 - 106 8/14	\$8,503.26

Total Other Assets

\$1,268.72

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

\$1,353,765.58

Reserve Funds

22-00540 - Pooled Reserves - General	\$248,239.44
22-00545 - Pooled Reserves - SIRS	\$556,611.09

Total Reserve Funds

\$804,850.53

Other Liabilities

25-00620 - Prepaid Fees	\$36,386.64
25-00630 - VIBE	\$225.17
25-00685 - Accounts Payable	\$7,160.55

Total Other Liabilities

\$43,772.36

Special Assessment

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

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Balance Sheet For 10/31/2025

Total Special Assessment		\$116,796.94
Fund Balances		
30-00900 - Prior Years Fund	\$253,792.80	
30-00910 - Current Year Fund	\$134,552.95	
Total Fund Balances		\$388,345.75
Total Liabilities / Equity		\$1,353,765.58

Villas De Golf Association, Inc

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	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	1,102,272.40	1,102,270.80	1.60	1,322,725.00
40-01037 - Ins Claim Funds-Hurricane Milton	-	-	-	43,183.52	-	43,183.52	-
40-01050 - Application Fees	200.00	-	200.00	1,068.00	-	1,068.00	
40-01060 - Late Fees	31.84	-	31.84	197.99	-	197.99	-
40-01800 - Operating Interest	4.90	-	4.90	61.35	-	61.35	-
Total Operating income	110,463.98	110,227.08	236.90	1,146,783.26	1,102,270.80	44,512.46	1,322,725.00
Other Income							
43-01900 - Special Asmt - 2023 Roof	-	39,115.50	(39,115.50)	-	391,155.00	(391,155.00)	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	-	-	-	115,472.80	-	115,472.80	-
43-01995 - Reserve Interest - Pooled GEN	142.40	-	142.40	1,884.77	-	1,884.77	-
43-01998 - Reserve Interest - Pooled SIRS	319.30	-	319.30	4,173.09	-	4,173.09	-
Total Other Income	461.70	39,115.50	(38,653.80)	816,997.58	391,155.00	425,842.58	469,386.00
Total Operating Income	110,925.68	149,342.58	(38,416.90)	1,963,780.84	1,493,425.80	470,355.04	1,792,111.00
Expense							
Maintenance & Repair							
50-02020 - Pool Service	1,075.00	833.33	(241.67)	7,397.27	8,333.30	936.03	10,000.00
50-02037 - Hurricane Milton Expenses	-	-	-	61,001.50	-	(61,001.50)	-
50-02045 - Bldg Maintenance & Repair	1,016.11	5,000.00	3,983.89	40,785.25	50,000.00	9,214.75	60,000.00
50-02048 - Fire Alarm & Equipment	-	416.67	416.67	4,486.68	4,166.70	(319.98)	5,000.00
50-02056 - Janitorial Salary/Sup	4,137.50	1,750.00	(2,387.50)	19,923.50	17,500.00	(2,423.50)	21,000.00
50-02060 - Elevator	303.88	416.67	112.79	6,163.22	4,166.70	(1,996.52)	5,000.00
50-02070 - Lawn & Landscape Care	4,205.48	4,583.33	377.85	42,054.80	45,833.30	3,778.50	55,000.00
50-02071 - Grounds Improvements	-	378.50	378.50	4,230.00	3,785.00	(445.00)	4,542.00
50-02072 - Fert/Weed/Pests	2,191.30	208.33	(1,982.97)	5,431.50	2,083.30	(3,348.20)	2,500.00
50-02074 - Irrigation	289.49	416.67	127.18	4,896.67	4,166.70	(729.97)	5,000.00
50-02075 - Laundry Room Maintenance	-	291.67	291.67	2,007.48	2,916.70	909.22	3,500.00
50-02080 - Pest Control	95.00	208.33	113.33	975.00	2,083.30	1,108.30	2,500.00
50-02099 - Security	-	1,250.00	1,250.00	1,204.91	12,500.00	11,295.09	15,000.00
Total Maintenance & Repair	13,313.76	15,753.50	2,439.74	200,557.78	157,535.00	(43,022.78)	189,042.00
Utilities							
60-04010 - Electric	4,145.48	3,030.83	(1,114.65)	23,690.02	30,308.30	6,618.28	36,370.00
60-04015 - Storm Water	-	2,455.83	2,455.83	16,088.04	24,558.30	8,470.26	29,470.00
60-04020 - Water	-	1,642.92	1,642.92	14,250.82	16,429.20	2,178.38	19,715.00
60-04030 - Sewer	-	5,072.08	5,072.08	35,221.38	50,720.80	15,499.42	60,865.00

Villas De Golf Association, Inc

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	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	14,583.30	5,791.74	17,500.00
60-04050 - Telephone	25.00	25.00	-	249.52	250.00	.48	300.00
60-04051 - Elevator Phone	-	170.00	170.00	1,333.77	1,700.00	366.23	2,040.00
60-04070 - Cable TV	8,411.33	8,487.08	75.75	84,113.30	84,870.80	757.50	101,845.00
Total Utilities	12,581.81	22,342.07	9,760.26	183,738.41	223,420.70	39,682.29	268,105.00
Administrative							
65-05010 - Management Fee	2,631.86	2,631.83	(.03)	26,318.60	26,318.30	(.30)	31,582.00
65-05011 - Office Supplies/Postage	187.77	666.67	478.90	3,696.80	6,666.70	2,969.90	8,000.00
65-05015 - Division Fees	-	58.00	58.00	-	580.00	580.00	696.00
65-05016 - Licenses/Permits/Taxes	-	50.00	50.00	1,361.25	500.00	(861.25)	600.00
65-05030 - Professional Fees	180.25	666.67	486.42	3,610.87	6,666.70	3,055.83	8,000.00
65-05036 - Income Taxes	-	325.00	325.00	1,010.02	3,250.00	2,239.98	3,900.00
65-05040 - Insurance - Property	-	45,833.33	45,833.33	372,936.58	458,333.30	85,396.72	550,000.00
Total Administrative	2,999.88	50,231.50	47,231.62	408,934.12	502,315.00	93,380.88	602,778.00
Reserve Funding							
80-09040 - Pooled Reserves - General	6,400.00	6,400.00	-	64,000.00	64,000.00	-	76,800.00
80-09045 - Pooled Reserves - SIRS	15,500.00	15,500.00	-	155,000.00	155,000.00	-	186,000.00
80-09095 - Reserve Interest	461.70	-	(461.70)	6,057.86	-	(6,057.86)	-
Total Reserve Funding	22,361.70	21,900.00	(461.70)	225,057.86	219,000.00	(6,057.86)	262,800.00
Miscellaneous							
85-10590 - Special Asmt Disb - 2023 Roofing	-	39,115.50	39,115.50	-	391,155.00	391,155.00	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	-	-	-	115,472.80	-	(115,472.80)	-
Total Miscellaneous	-	39,115.50	39,115.50	810,939.72	391,155.00	(419,784.72)	469,386.00
Total Operating Expense	51,257.15	149,342.57	98,085.42	1,829,227.89	1,493,425.70	(335,802.19)	1,792,111.00
Net Operating Income	59,668.53	.01	59,668.52	134,552.95	.10	134,552.85	-
Net Income	59,668.53	.01	59,668.52	134,552.95	.10	134,552.85	-