

Villas De Golf Association, Inc

Balance Sheet For 8/31/2026

Operating Cash

10-00101 - Popular Bank Operating 2452	\$144,710.37
10-00105 - Petty Cash	\$1,000.00
10-00121 - ADM Insurance 2247695	\$269,342.86
10-00196 - Spec Asmt Invested in Rsv-Roof	\$868.96
10-00197 - Spec Asmt Invested in Rsv - 2024 Mansard & Misc Projects	\$40,185.28

Total Operating Cash

\$456,107.47

Reserve Account

13-00201 - Popular Bank RSV 2460	\$159,921.10
13-00209 - BOZK RSV 0948	\$83.24
13-00242 - Edward Jones - Barclay Bank 0210	\$9,135.21
13-00244 - Edward Jones Resv CD -Morgan Stanley 3.75% 1/2/29	\$225,000.00
13-00245 - Edward Jones Resv CD- UBS Bank 3.75% 1/2/29	\$225,000.00
13-00246 - Edward Jones Resv CD- Bank NY 3.55% 1/5/27	\$225,000.00
13-00247 - Edward Jones CD-Bank Amer 3.55% 10/7/26	\$125,000.00
13-00296 - Spec Asmt Invested in Rsv-Roof	(\$868.96)
13-00297 - Spec Asmt Invested in Rsv - 2024 Mansard & Misc Projects	(\$40,185.28)

Total Reserve Account

\$928,085.31

Other Assets

16-00310 - Accounts Receivables	\$2,034.79
16-00311 - Allow for Doubtful Accounts	(\$7,898.17)
16-00312 - FLCR - Mackey 10 - 106 8/14	\$8,503.26

Total Other Assets

\$2,639.88

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

\$1,481,621.91

Reserve Funds

22-00540 - Pooled Reserves - General	\$257,083.32
22-00545 - Pooled Reserves - SIRS	\$671,001.99

Total Reserve Funds

\$928,085.31

Other Liabilities

25-00620 - Prepaid Fees	\$42,868.14
25-00630 - VIBE	\$1,595.67
25-00685 - Accounts Payable	\$2,929.37
25-00686 - Accounts Payable - RPM	\$295.03

Total Other Liabilities

\$47,688.21

Special Assessment

Villas De Golf Association, Inc

Balance Sheet For 8/31/2026

27-00790 - S/A 2023 - Roof	\$868.96	
27-00791 - S/A 2024 - Mansard & Misc Projects	\$40,185.28	
Total Special Assessment		\$41,054.24
Fund Balances		
30-00900 - Prior Years Fund	\$434,870.21	
30-00910 - Current Year Fund	\$29,923.94	
Total Fund Balances		\$464,794.15
	Total Liabilities / Equity	\$1,481,621.91

Villas De Golf Association, Inc

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
Operating Income							
40-01010 - Maintenance Fees	103,850.00	103,814.08	35.92	830,800.00	830,512.64	287.36	1,245,769.00
40-01040 - Miscellaneous	-	-	-	36.16	-	36.16	-
40-01050 - Application Fees	59.24	-	59.24	475.92	-	475.92	-
40-01060 - Late Fees	160.28	-	160.28	361.20	-	361.20	-
40-01071 - Advertising Income	-	-	-	150.00	-	150.00	-
40-01800 - Operating Interest	499.85	-	499.85	3,619.80	-	3,619.80	-
Total Operating Income	104,569.37	103,814.08	755.29	835,443.08	830,512.64	4,930.44	1,245,769.00
Other Income							
43-01904 - Special Asmt-2024 Drainage	-	-	-	4,062.34	-	4,062.34	-
43-01995 - Reserve Interest - Pooled GEN	43.55	-	43.55	2,718.06	-	2,718.06	-
43-01998 - Reserve Interest - Pooled SIRS	113.66	-	113.66	7,183.49	-	7,183.49	-
Total Other Income	157.21	-	157.21	13,963.89	-	13,963.89	-
Total Operating Income	104,726.58	103,814.08	912.50	849,406.97	830,512.64	18,894.33	1,245,769.00
Expense							
Maintenance & Repair							
50-02020 - Pool Service	600.00	833.33	233.33	4,861.65	6,666.64	1,804.99	10,000.00
50-02045 - Bldg Maintenance & Repair	201.62	5,000.00	4,798.38	26,852.13	40,000.00	13,147.87	60,000.00
50-02048 - Fire Alarm & Equipment	-	416.67	416.67	5,270.81	3,333.36	(1,937.45)	5,000.00
50-02056 - Janitorial Salary/Sup	3,439.57	3,600.00	160.43	27,378.32	28,800.00	1,421.68	43,200.00
50-02060 - Elevator	325.16	833.33	508.17	3,357.44	6,666.64	3,309.20	10,000.00
50-02070 - Lawn & Landscape Care	2,650.00	4,708.33	2,058.33	28,516.44	37,666.64	9,150.20	56,500.00
50-02071 - Grounds Improvements	-	1,666.67	1,666.67	14,461.00	13,333.36	(1,127.64)	20,000.00
50-02072 - Fert/Weed/Pests	-	833.33	833.33	-	6,666.64	6,666.64	10,000.00
50-02074 - Irrigation	-	433.33	433.33	2,315.94	3,466.64	1,150.70	5,200.00
50-02075 - Laundry Room Maintenance	521.37	291.67	(229.70)	1,730.68	2,333.36	602.68	3,500.00
50-02080 - Pest Control	95.00	208.33	113.33	1,780.00	1,666.64	(113.36)	2,500.00
50-02099 - Security	-	416.67	416.67	-	3,333.36	3,333.36	5,000.00
Total Maintenance & Repair	7,832.72	19,241.66	11,408.94	116,524.41	153,933.28	37,408.87	230,900.00
Utilities							
60-04010 - Electric	1,724.02	3,030.83	1,306.81	20,095.79	24,246.64	4,150.85	36,370.00
60-04015 - Storm Water	6,166.56	2,815.42	(3,351.14)	24,942.25	22,523.36	(2,418.89)	33,785.00
60-04020 - Water	2,704.47	2,296.83	(407.64)	13,117.67	18,374.64	5,256.97	27,562.00
60-04030 - Sewer	10,714.84	6,231.83	(4,483.01)	45,079.34	49,854.64	4,775.30	74,782.00
60-04040 - Trash	3,112.00	1,098.92	(2,013.08)	12,399.12	8,791.36	(3,607.76)	13,187.00
60-04050 - Telephone	30.00	27.00	(3.00)	235.00	216.00	(19.00)	324.00
60-04051 - Elevator Phone	-	150.00	150.00	943.74	1,200.00	256.26	1,800.00
60-04070 - Cable TV	8,832.13	8,831.92	(.21)	70,657.04	70,655.36	(1.68)	105,983.00
Total Utilities	33,284.02	24,482.75	(8,801.27)	187,469.95	195,862.00	8,392.05	293,793.00

Villas De Golf Association, Inc

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Administrative							
65-05010 - Management Fee	2,763.45	2,716.67	(46.78)	21,581.24	21,733.36	152.12	32,600.00
65-05011 - Office Supplies/Postage	143.47	375.00	231.53	2,368.51	3,000.00	631.49	4,500.00
65-05015 - Division Fees	-	58.00	58.00	-	464.00	464.00	696.00
65-05016 - Licenses/Permits/Taxes	-	90.00	90.00	497.50	720.00	222.50	1,080.00
65-05030 - Professional Fees	100.00	666.67	566.67	8,373.98	5,333.36	(3,040.62)	8,000.00
65-05036 - Income Taxes	-	291.67	291.67	291.00	2,333.36	2,042.36	3,500.00
65-05040 - Insurance - Property	492.00	33,333.33	32,841.33	287,945.83	266,666.64	(21,279.19)	400,000.00
Total Administrative	3,498.92	37,531.34	34,032.42	321,058.06	300,250.72	(20,807.34)	450,376.00
Reserve Funding							
80-09040 - Pooled Reserves - General	6,591.67	6,591.67	-	52,733.36	52,733.36	-	79,100.00
80-09045 - Pooled Reserves - SIRS	15,966.67	15,966.67	-	127,733.36	127,733.36	-	191,600.00
80-09095 - Reserve Interest	157.21	-	(157.21)	9,901.55	-	(9,901.55)	-
Total Reserve Funding	22,715.55	22,558.34	(157.21)	190,368.27	180,466.72	(9,901.55)	270,700.00
Miscellaneous							
85-10550 - Prior Year Expense	-	-	-	(500.00)	-	500.00	-
85-10551 - Prior Year Transfer	-	-	-	500.00	-	(500.00)	-
85-10594 - Special Asmt Disb - 2024 Drainage	-	-	-	4,062.34	-	(4,062.34)	-
Total Miscellaneous	-	-	-	4,062.34	-	(4,062.34)	-
Total Operating Expense	67,331.21	103,814.09	36,482.88	819,483.03	830,512.72	11,029.69	1,245,769.00
Net Operating Income	37,395.37	(.01)	37,395.38	29,923.94	(.08)	29,924.02	-
Reserve Transfers							
90-21011 - RSV Trans -SIRS - Breezeways, Railings, Aluminum, Paint Finishes & Cap Repairs, Materials Only	5,950.00	-	5,950.00	5,950.00	-	5,950.00	-
90-21014 - RSV Trans - SIRS - Staircases	34,895.00	-	34,895.00	46,470.00	-	46,470.00	-
90-21045 - Rsv Trans - GEN - Sport Court, Tennis, Fence, Subsequent	-	-	-	59,805.00	-	59,805.00	-
Total Reserve Transfers	40,845.00	-	40,845.00	112,225.00	-	112,225.00	-
Reserve Disbursements							
95-25011 - Rsv Disb - SIRS - Breezeways, Railings, Aluminum, Paint Finishes & Cap Repairs, Materials Only	5,950.00	-	(5,950.00)	5,950.00	-	(5,950.00)	-
95-25014 - Rsv Disb - SIRS - Staircases	34,895.00	-	(34,895.00)	46,470.00	-	(46,470.00)	-
95-25045 - Rsv Disb - GEN - Sport Court, Tennis, Fence, Subsequent	-	-	-	59,805.00	-	(59,805.00)	-
Total Reserve Disbursements	40,845.00	-	(40,845.00)	112,225.00	-	(112,225.00)	-
Net Income	37,395.37	(.01)	37,395.38	29,923.94	(.08)	29,924.02	-