

Villas De Golf Association, Inc

Balance Sheet For 2/28/2026

Operating Cash

10-00101 - Popular Bank Operating 2452	\$99,508.48
10-00105 - Petty Cash	\$500.00
10-00120 - Popular Bank Insurance 2478	\$353,207.72
10-00196 - Spec Asmt Invested in Rsv-Roof	\$868.96
10-00197 - Spec Asmt Invested in Rsv - 2024 Mansard & Misc Projects	\$44,247.62

Total Operating Cash

\$498,332.78

Reserve Account

13-00201 - Popular Bank RSV 2460	\$139,997.44
13-00209 - BOZK RSV 0948	\$83.04
13-00242 - Edward Jones - Barclay Bank 0210	\$758.20
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	(\$44,247.62)

Total Reserve Account

\$895,722.10

Other Assets

16-00310 - Accounts Receivables	\$1,984.74
16-00311 - Allow for Doubtful Accounts	(\$7,898.17)
16-00312 - FLCR - Mackey 10 - 106 8/14	\$8,503.26

Total Other Assets

\$2,589.83

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

\$1,491,433.96

Reserve Funds

22-00540 - Pooled Reserves - General	\$274,823.82
22-00545 - Pooled Reserves - SIRS	\$620,898.28

Total Reserve Funds

\$895,722.10

Other Liabilities

25-00620 - Prepaid Fees	\$44,033.95
25-00630 - VIBE	\$225.17
25-00685 - Accounts Payable	\$3,930.50
25-00686 - Accounts Payable - RPM	\$295.03

Total Other Liabilities

\$48,484.65

Special Assessment

Villas De Golf Association, Inc

Balance Sheet For 2/28/2026

27-00790 - S/A 2023 - Roof	\$868.96	
27-00791 - S/A 2024 - Mansard & Misc Projects	<u>\$44,247.62</u>	
Total Special Assessment		\$45,116.58
Fund Balances		
30-00900 - Prior Years Fund	\$434,370.21	
30-00910 - Current Year Fund	<u>\$67,740.42</u>	
Total Fund Balances		\$502,110.63
	Total Liabilities / Equity	<u>\$1,491,433.96</u>

Villas De Golf Association, Inc

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	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	207,700.00	207,628.16	71.84	1,245,769.00
40-01060 - Late Fees	-	-	-	(78.80)	-	(78.80)	-
40-01800 - Operating Interest	7.33	-	7.33	13.72	-	13.72	-
Total Operating income	103,857.33	103,814.08	43.25	207,634.92	207,628.16	6.76	1,245,769.00
Other Income							
43-01995 - Reserve Interest - Pooled GEN	166.66	-	166.66	203.58	-	203.58	-
43-01998 - Reserve Interest - Pooled SIRS	376.53	-	376.53	459.80	-	459.80	-
Total Other Income	543.19	-	543.19	663.38	-	663.38	-
Total Operating Income	104,400.52	103,814.08	586.44	208,298.30	207,628.16	670.14	1,245,769.00

Expense							
Maintenance & Repair							
50-02020 - Pool Service	600.00	833.33	233.33	1,200.00	1,666.66	466.66	10,000.00
50-02045 - Bldg Maintenance & Repair	3,855.22	5,000.00	1,144.78	5,315.69	10,000.00	4,684.31	60,000.00
50-02048 - Fire Alarm & Equipment	-	416.67	416.67	-	833.34	833.34	5,000.00
50-02056 - Janitorial Salary/Sup	3,380.00	3,600.00	220.00	6,820.50	7,200.00	379.50	43,200.00
50-02060 - Elevator	463.88	833.33	369.45	767.76	1,666.66	898.90	10,000.00
50-02070 - Lawn & Landscape Care	4,205.48	4,708.33	502.85	8,410.96	9,416.66	1,005.70	56,500.00
50-02071 - Grounds Improvements	-	1,666.67	1,666.67	14,461.00	3,333.34	(11,127.66)	20,000.00
50-02072 - Fert/Weed/Pests	-	833.33	833.33	-	1,666.66	1,666.66	10,000.00
50-02074 - Irrigation	220.10	433.33	213.23	532.06	866.66	334.60	5,200.00
50-02075 - Laundry Room Maintenance	200.00	291.67	91.67	200.00	583.34	383.34	3,500.00
50-02080 - Pest Control	495.00	208.33	(286.67)	495.00	416.66	(78.34)	2,500.00
50-02099 - Security	-	416.67	416.67	-	833.34	833.34	5,000.00
Total Maintenance & Repair	13,419.68	19,241.66	5,821.98	38,202.97	38,483.32	280.35	230,900.00
Utilities							
60-04010 - Electric	2,871.65	3,030.83	159.18	6,945.08	6,061.66	(883.42)	36,370.00
60-04015 - Storm Water	6,442.57	2,815.42	(3,627.15)	6,442.57	5,630.84	(811.73)	33,785.00
60-04020 - Water	3,760.91	2,296.83	(1,464.08)	3,760.91	4,593.66	832.75	27,562.00
60-04030 - Sewer	11,539.51	6,231.83	(5,307.68)	11,539.51	12,463.66	924.15	74,782.00
60-04040 - Trash	3,063.12	1,098.92	(1,964.20)	3,063.12	2,197.84	(865.28)	13,187.00
60-04050 - Telephone	30.00	27.00	(3.00)	55.00	54.00	(1.00)	324.00
60-04051 - Elevator Phone	-	150.00	150.00	-	300.00	300.00	1,800.00
60-04070 - Cable TV	8,832.13	8,831.92	(.21)	17,664.26	17,663.84	(.42)	105,983.00
Total Utilities	36,539.89	24,482.75	(12,057.14)	49,470.45	48,965.50	(504.95)	293,793.00
Administrative							
65-05010 - Management Fee	2,631.86	2,716.67	84.81	5,263.72	5,433.34	169.62	32,600.00
65-05011 - Office Supplies/Postage	373.96	375.00	1.04	1,138.43	750.00	(388.43)	4,500.00
65-05015 - Division Fees	-	58.00	58.00	-	116.00	116.00	696.00
65-05016 - Licenses/Permits/Taxes	61.25	90.00	28.75	61.25	180.00	118.75	1,080.00

Villas De Golf Association, Inc

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
65-05030 - Professional Fees	350.00	666.67	316.67	350.00	1,333.34	983.34	8,000.00
65-05036 - Income Taxes	291.00	291.67	.67	291.00	583.34	292.34	3,500.00
65-05040 - Insurance - Property	-	33,333.33	33,333.33	-	66,666.66	66,666.66	400,000.00
Total Administrative	3,708.07	37,531.34	33,823.27	7,104.40	75,062.68	67,958.28	450,376.00
Reserve Funding							
80-09040 - Pooled Reserves - General	6,591.67	6,591.67	-	13,183.34	13,183.34	-	79,100.00
80-09045 - Pooled Reserves - SIRS	15,966.67	15,966.67	-	31,933.34	31,933.34	-	191,600.00
80-09095 - Reserve Interest	543.19	-	(543.19)	663.38	-	(663.38)	-
Total Reserve Funding	23,101.53	22,558.34	(543.19)	45,780.06	45,116.68	(663.38)	270,700.00
Total Operating Expense	76,769.17	103,814.09	27,044.92	140,557.88	207,628.18	67,070.30	1,245,769.00
Net Operating Income	27,631.35	(.01)	27,631.36	67,740.42	(.02)	67,740.44	-
Net Income	27,631.35	(.01)	27,631.36	67,740.42	(.02)	67,740.44	-