

Villas De Golf Association, Inc

Balance Sheet For 7/31/2026

Operating Cash

10-00101 - Popular Bank Operating 2452	\$140,125.33
10-00105 - Petty Cash	\$1,000.00
10-00121 - ADM Insurance 2247695	\$235,512.34
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

\$417,691.91

Reserve Account

13-00201 - Popular Bank RSV 2460	\$178,050.59
13-00209 - BOZK RSV 0948	\$83.20
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

\$946,214.76

Other Assets

16-00310 - Accounts Receivables	\$1,242.27
16-00311 - Allow for Doubtful Accounts	(\$7,898.17)
16-00312 - FLCR - Mackey 10 - 106 8/14	\$8,503.26

Total Other Assets

\$1,847.36

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

\$1,460,543.28

Reserve Funds

22-00540 - Pooled Reserves - General	\$250,448.10
22-00545 - Pooled Reserves - SIRS	\$695,766.66

Total Reserve Funds

\$946,214.76

Other Liabilities

25-00620 - Prepaid Fees	\$43,984.80
25-00630 - VIBE	\$1,595.67
25-00686 - Accounts Payable - RPM	\$295.03

Total Other Liabilities

\$45,875.50

Special Assessment

27-00790 - S/A 2023 - Roof	\$868.96
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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		(\$7,471.43)	
Total Fund Balances			\$427,398.78
		Total Liabilities / Equity	\$1,460,543.28

Villas De Golf Association, Inc

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	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	726,950.00	726,698.56	251.44	1,245,769.00
40-01040 - Miscellaneous	-	-	-	36.16	-	36.16	-
40-01050 - Application Fees	13.08	-	13.08	416.68	-	416.68	-
40-01060 - Late Fees	(80.15)	-	(80.15)	200.92	-	200.92	-
40-01071 - Advertising Income	-	-	-	150.00	-	150.00	-
40-01800 - Operating Interest	426.51	-	426.51	3,119.95	-	3,119.95	-
Total Operating Income	104,209.44	103,814.08	395.36	730,873.71	726,698.56	4,175.15	1,245,769.00
Other Income							
43-01904 - Special Asmt-2024 Drainage	-	-	-	4,062.34	-	4,062.34	-
43-01995 - Reserve Interest - Pooled GEN	1,521.94	-	1,521.94	2,674.51	-	2,674.51	-
43-01998 - Reserve Interest - Pooled SIRS	4,228.07	-	4,228.07	7,069.83	-	7,069.83	-
Total Other Income	5,750.01	-	5,750.01	13,806.68	-	13,806.68	-
Total Operating Income	109,959.45	103,814.08	6,145.37	744,680.39	726,698.56	17,981.83	1,245,769.00
Expense							
Maintenance & Repair							
50-02020 - Pool Service	600.00	833.33	233.33	4,261.65	5,833.31	1,571.66	10,000.00
50-02045 - Bldg Maintenance & Repair	735.06	5,000.00	4,264.94	26,650.51	35,000.00	8,349.49	60,000.00
50-02048 - Fire Alarm & Equipment	531.26	416.67	(114.59)	5,270.81	2,916.69	(2,354.12)	5,000.00
50-02056 - Janitorial Salary/Sup	3,446.14	3,600.00	153.86	23,938.75	25,200.00	1,261.25	43,200.00
50-02060 - Elevator	325.16	833.33	508.17	3,032.28	5,833.31	2,801.03	10,000.00
50-02070 - Lawn & Landscape Care	2,650.00	4,708.33	2,058.33	25,866.44	32,958.31	7,091.87	56,500.00
50-02071 - Grounds Improvements	-	1,666.67	1,666.67	14,461.00	11,666.69	(2,794.31)	20,000.00
50-02072 - Fert/Weed/Pests	-	833.33	833.33	-	5,833.31	5,833.31	10,000.00
50-02074 - Irrigation	701.30	433.33	(267.97)	2,315.94	3,033.31	717.37	5,200.00
50-02075 - Laundry Room Maintenance	441.31	291.67	(149.64)	1,209.31	2,041.69	832.38	3,500.00
50-02080 - Pest Control	-	208.33	208.33	1,685.00	1,458.31	(226.69)	2,500.00
50-02099 - Security	-	416.67	416.67	-	2,916.69	2,916.69	5,000.00
Total Maintenance & Repair	9,430.23	19,241.66	9,811.43	108,691.69	134,691.62	25,999.93	230,900.00
Utilities							
60-04010 - Electric	2,041.05	3,030.83	989.78	18,371.77	21,215.81	2,844.04	36,370.00
60-04015 - Storm Water	-	2,815.42	2,815.42	18,775.69	19,707.94	932.25	33,785.00
60-04020 - Water	-	2,296.83	2,296.83	10,413.20	16,077.81	5,664.61	27,562.00
60-04030 - Sewer	-	6,231.83	6,231.83	34,364.50	43,622.81	9,258.31	74,782.00
60-04040 - Trash	-	1,098.92	1,098.92	9,287.12	7,692.44	(1,594.68)	13,187.00
60-04050 - Telephone	30.00	27.00	(3.00)	205.00	189.00	(16.00)	324.00
60-04051 - Elevator Phone	-	150.00	150.00	943.74	1,050.00	106.26	1,800.00
60-04070 - Cable TV	8,832.13	8,831.92	(.21)	61,824.91	61,823.44	(1.47)	105,983.00
Total Utilities	10,903.18	24,482.75	13,579.57	154,185.93	171,379.25	17,193.32	293,793.00

Villas De Golf Association, Inc

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	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)	18,817.79	19,016.69	198.90	32,600.00
65-05011 - Office Supplies/Postage	128.35	375.00	246.65	2,225.04	2,625.00	399.96	4,500.00
65-05015 - Division Fees	-	58.00	58.00	-	406.00	406.00	696.00
65-05016 - Licenses/Permits/Taxes	-	90.00	90.00	497.50	630.00	132.50	1,080.00
65-05030 - Professional Fees	84.68	666.67	581.99	8,273.98	4,666.69	(3,607.29)	8,000.00
65-05036 - Income Taxes	-	291.67	291.67	291.00	2,041.69	1,750.69	3,500.00
65-05040 - Insurance - Property	-	33,333.33	33,333.33	287,453.83	233,333.31	(54,120.52)	400,000.00
Total Administrative	2,976.48	37,531.34	34,554.86	317,559.14	262,719.38	(54,839.76)	450,376.00
Reserve Funding							
80-09040 - Pooled Reserves - General	6,591.67	6,591.67	-	46,141.69	46,141.69	-	79,100.00
80-09045 - Pooled Reserves - SIRS	15,966.67	15,966.67	-	111,766.69	111,766.69	-	191,600.00
80-09095 - Reserve Interest	5,750.01	-	(5,750.01)	9,744.34	-	(9,744.34)	-
Total Reserve Funding	28,308.35	22,558.34	(5,750.01)	167,652.72	157,908.38	(9,744.34)	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	51,618.24	103,814.09	52,195.85	752,151.82	726,698.63	(25,453.19)	1,245,769.00
Net Operating Income	58,341.21	(.01)	58,341.22	(7,471.43)	(.07)	(7,471.36)	-
Reserve Transfers							
90-21014 - RSV Trans - SIRS - Staircases	7,250.00	-	7,250.00	11,575.00	-	11,575.00	-
90-21045 - Rsv Trans - GEN - Sport Court, Tennis, Fence, Subsequent	-	-	-	59,805.00	-	59,805.00	-
Total Reserve Transfers	7,250.00	-	7,250.00	71,380.00	-	71,380.00	-
Reserve Disbursements							
95-25014 - Rsv Disb - SIRS - Staircases	7,250.00	-	(7,250.00)	11,575.00	-	(11,575.00)	-
95-25045 - Rsv Disb - GEN - Sport Court, Tennis, Fence, Subsequent	-	-	-	59,805.00	-	(59,805.00)	-
Total Reserve Disbursements	7,250.00	-	(7,250.00)	71,380.00	-	(71,380.00)	-
Net Income	58,341.21	(.01)	58,341.22	(7,471.43)	(.07)	(7,471.36)	-