

Villas De Golf Association, Inc

Balance Sheet For 6/30/2026

Operating Cash

10-00101 - Popular Bank Operating 2452	\$144,217.71
10-00105 - Petty Cash	\$1,000.00
10-00121 - ADM Insurance 2247695	\$201,755.61
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

\$388,027.56

Reserve Account

13-00201 - Popular Bank RSV 2460	\$162,591.18
13-00209 - BOZK RSV 0948	\$83.17
13-00242 - Edward Jones - Barclay Bank 0210	\$3,536.30
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

\$925,156.41

Other Assets

16-00310 - Accounts Receivables	\$3,687.35
16-00311 - Allow for Doubtful Accounts	(\$7,898.17)
16-00312 - FLCR - Mackey 10 - 106 8/14	\$8,503.26

Total Other Assets

\$4,292.44

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

\$1,412,265.66

Reserve Funds

22-00540 - Pooled Reserves - General	\$242,334.49
22-00545 - Pooled Reserves - SIRS	\$682,821.92

Total Reserve Funds

\$925,156.41

Other Liabilities

25-00620 - Prepaid Fees	\$44,137.32
25-00630 - VIBE	\$1,595.67
25-00685 - Accounts Payable	\$30,969.42
25-00686 - Accounts Payable - RPM	\$295.03

Total Other Liabilities

\$76,997.44

Special Assessment

27-00790 - S/A 2023 - Roof	\$868.96
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Balance Sheet For 6/30/2026

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	(\$65,812.64)	
Total Fund Balances		\$369,057.57
	Total Liabilities / Equity	\$1,412,265.66

Villas De Golf Association, Inc

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	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	623,100.00	622,884.48	215.52	1,245,769.00
40-01040 - Miscellaneous	-	-	-	36.16	-	36.16	-
40-01050 - Application Fees	70.34	-	70.34	403.60	-	403.60	-
40-01060 - Late Fees	68.03	-	68.03	281.07	-	281.07	-
40-01071 - Advertising Income	-	-	-	150.00	-	150.00	-
40-01800 - Operating Interest	831.88	-	831.88	2,693.44	-	2,693.44	-
Total Operating Income	104,820.25	103,814.08	1,006.17	626,664.27	622,884.48	3,779.79	1,245,769.00
Other Income							
43-01904 - Special Asmt-2024 Drainage	4,062.34	-	4,062.34	4,062.34	-	4,062.34	-
43-01995 - Reserve Interest - Pooled GEN	223.97	-	223.97	1,152.57	-	1,152.57	-
43-01998 - Reserve Interest - Pooled SIRS	631.06	-	631.06	2,841.76	-	2,841.76	-
Total Other Income	4,917.37	-	4,917.37	8,056.67	-	8,056.67	-
Total Operating Income	109,737.62	103,814.08	5,923.54	634,720.94	622,884.48	11,836.46	1,245,769.00
Expense							
Maintenance & Repair							
50-02020 - Pool Service	600.00	833.33	233.33	3,661.65	4,999.98	1,338.33	10,000.00
50-02045 - Bldg Maintenance & Repair	7,433.04	5,000.00	(2,433.04)	25,915.45	30,000.00	4,084.55	60,000.00
50-02048 - Fire Alarm & Equipment	1,244.42	416.67	(827.75)	4,739.55	2,500.02	(2,239.53)	5,000.00
50-02056 - Janitorial Salary/Sup	3,409.50	3,600.00	190.50	20,492.61	21,600.00	1,107.39	43,200.00
50-02060 - Elevator	325.16	833.33	508.17	2,707.12	4,999.98	2,292.86	10,000.00
50-02070 - Lawn & Landscape Care	2,650.00	4,708.33	2,058.33	23,216.44	28,249.98	5,033.54	56,500.00
50-02071 - Grounds Improvements	-	1,666.67	1,666.67	14,461.00	10,000.02	(4,460.98)	20,000.00
50-02072 - Fert/Weed/Pests	-	833.33	833.33	-	4,999.98	4,999.98	10,000.00
50-02074 - Irrigation	307.00	433.33	126.33	1,614.64	2,599.98	985.34	5,200.00
50-02075 - Laundry Room Maintenance	-	291.67	291.67	768.00	1,750.02	982.02	3,500.00
50-02080 - Pest Control	95.00	208.33	113.33	1,685.00	1,249.98	(435.02)	2,500.00
50-02099 - Security	-	416.67	416.67	-	2,500.02	2,500.02	5,000.00
Total Maintenance & Repair	16,064.12	19,241.66	3,177.54	99,261.46	115,449.96	16,188.50	230,900.00
Utilities							
60-04010 - Electric	1,752.31	3,030.83	1,278.52	16,330.72	18,184.98	1,854.26	36,370.00
60-04015 - Storm Water	6,166.56	2,815.42	(3,351.14)	18,775.69	16,892.52	(1,883.17)	33,785.00
60-04020 - Water	3,178.32	2,296.83	(881.49)	10,413.20	13,780.98	3,367.78	27,562.00
60-04030 - Sewer	11,246.60	6,231.83	(5,014.77)	34,364.50	37,390.98	3,026.48	74,782.00
60-04040 - Trash	3,112.00	1,098.92	(2,013.08)	9,287.12	6,593.52	(2,693.60)	13,187.00
60-04050 - Telephone	30.00	27.00	(3.00)	175.00	162.00	(13.00)	324.00
60-04051 - Elevator Phone	471.87	150.00	(321.87)	943.74	900.00	(43.74)	1,800.00
60-04070 - Cable TV	8,832.13	8,831.92	(.21)	52,992.78	52,991.52	(1.26)	105,983.00
Total Utilities	34,789.79	24,482.75	(10,307.04)	143,282.75	146,896.50	3,613.75	293,793.00
Administrative							
65-05010 - Management Fee	2,763.45	2,716.67	(46.78)	16,054.34	16,300.02	245.68	32,600.00

Villas De Golf Association, Inc

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
65-05011 - Office Supplies/Postage	268.77	375.00	106.23	2,096.69	2,250.00	153.31	4,500.00
65-05015 - Division Fees	-	58.00	58.00	-	348.00	348.00	696.00
65-05016 - Licenses/Permits/Taxes	61.25	90.00	28.75	497.50	540.00	42.50	1,080.00
65-05030 - Professional Fees	-	666.67	666.67	8,189.30	4,000.02	(4,189.28)	8,000.00
65-05036 - Income Taxes	-	291.67	291.67	291.00	1,750.02	1,459.02	3,500.00
65-05040 - Insurance - Property	287,453.83	33,333.33	(254,120.50)	287,453.83	199,999.98	(87,453.85)	400,000.00
Total Administrative	290,547.30	37,531.34	(253,015.96)	314,582.66	225,188.04	(89,394.62)	450,376.00
Reserve Funding							
80-09040 - Pooled Reserves - General	6,591.67	6,591.67	-	39,550.02	39,550.02	-	79,100.00
80-09045 - Pooled Reserves - SIRS	15,966.67	15,966.67	-	95,800.02	95,800.02	-	191,600.00
80-09095 - Reserve Interest	855.03	-	(855.03)	3,994.33	-	(3,994.33)	-
Total Reserve Funding	23,413.37	22,558.34	(855.03)	139,344.37	135,350.04	(3,994.33)	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)	4,062.34	-	(4,062.34)	-
Total Miscellaneous	4,062.34	-	(4,062.34)	4,062.34	-	(4,062.34)	-
Total Operating Expense	368,876.92	103,814.09	(265,062.83)	700,533.58	622,884.54	(77,649.04)	1,245,769.00
Net Operating Income	(259,139.30)	(.01)	(259,139.29)	(65,812.64)	(.06)	(65,812.58)	-
Reserve Transfers							
90-21014 - RSV Trans - SIRS - Staircases	4,325.00	-	4,325.00	4,325.00	-	4,325.00	-
90-21045 - Rsv Trans - GEN - Sport Court, Tennis, Fence, Subsequent	33,630.00	-	33,630.00	59,805.00	-	59,805.00	-
Total Reserve Transfers	37,955.00	-	37,955.00	64,130.00	-	64,130.00	-
Reserve Disbursements							
95-25014 - Rsv Disb - SIRS - Staircases	4,325.00	-	(4,325.00)	4,325.00	-	(4,325.00)	-
95-25045 - Rsv Disb - GEN - Sport Court, Tennis, Fence, Subsequent	33,630.00	-	(33,630.00)	59,805.00	-	(59,805.00)	-
Total Reserve Disbursements	37,955.00	-	(37,955.00)	64,130.00	-	(64,130.00)	-
Net Income	(259,139.30)	(.01)	(259,139.29)	(65,812.64)	(.06)	(65,812.58)	-