

Villas De Golf Association, Inc

Balance Sheet For 5/31/2026

Operating Cash

10-00101 - Popular Bank Operating 2452	\$127,563.02
10-00105 - Petty Cash	\$1,000.00
10-00121 - ADM Insurance 2247695	\$455,047.80
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

\$628,727.40

Reserve Account

13-00201 - Popular Bank RSV 2460	\$181,889.46
13-00209 - BOZK RSV 0948	\$83.13
13-00242 - Edward Jones - Barclay Bank 0210	\$2,842.03
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

\$939,698.04

Other Assets

16-00310 - Accounts Receivables	\$3,891.55
16-00311 - Allow for Doubtful Accounts	(\$7,898.17)
16-00312 - FLCR - Mackey 10 - 106 8/14	\$8,503.26

Total Other Assets

\$4,496.64

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

\$1,667,711.33

Reserve Funds

22-00540 - Pooled Reserves - General	\$269,148.85
22-00545 - Pooled Reserves - SIRS	\$670,549.19

Total Reserve Funds

\$939,698.04

Other Liabilities

25-00620 - Prepaid Fees	\$41,250.65
25-00630 - VIBE	\$1,595.67
25-00685 - Accounts Payable	\$11,558.49
25-00686 - Accounts Payable - RPM	\$295.03

Total Other Liabilities

\$54,699.84

Special Assessment

27-00790 - S/A 2023 - Roof	\$868.96
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27-00791 - S/A 2024 - Mansard & Misc Projects		\$44,247.62	
Total Special Assessment			\$45,116.58
Fund Balances			
30-00900 - Prior Years Fund		\$434,870.21	
30-00910 - Current Year Fund		\$193,326.66	
Total Fund Balances			\$628,196.87
		Total Liabilities / Equity	\$1,667,711.33

Villas De Golf Association, Inc

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	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	519,250.00	519,070.40	179.60	1,245,769.00
40-01040 - Miscellaneous	-	-	-	36.16	-	36.16	-
40-01050 - Application Fees	118.25	-	118.25	333.26	-	333.26	-
40-01060 - Late Fees	137.23	-	137.23	213.04	-	213.04	-
40-01071 - Advertising Income	-	-	-	150.00	-	150.00	-
40-01800 - Operating Interest	878.39	-	878.39	1,861.56	-	1,861.56	-
Total Operating income	104,983.87	103,814.08	1,169.79	521,844.02	519,070.40	2,773.62	1,245,769.00
Other Income							
43-01995 - Reserve Interest - Pooled GEN	242.84	-	242.84	928.60	-	928.60	-
43-01998 - Reserve Interest - Pooled SIRS	604.99	-	604.99	2,210.70	-	2,210.70	-
Total Other Income	847.83	-	847.83	3,139.30	-	3,139.30	-
Total Operating Income	105,831.70	103,814.08	2,017.62	524,983.32	519,070.40	5,912.92	1,245,769.00
Expense							
Maintenance & Repair							
50-02020 - Pool Service	661.65	833.33	171.68	3,061.65	4,166.65	1,105.00	10,000.00
50-02045 - Bldg Maintenance & Repair	5,542.42	5,000.00	(542.42)	18,482.41	25,000.00	6,517.59	60,000.00
50-02048 - Fire Alarm & Equipment	2,581.73	416.67	(2,165.06)	3,495.13	2,083.35	(1,411.78)	5,000.00
50-02056 - Janitorial Salary/Sup	3,435.87	3,600.00	164.13	17,083.11	18,000.00	916.89	43,200.00
50-02060 - Elevator	325.16	833.33	508.17	2,381.96	4,166.65	1,784.69	10,000.00
50-02070 - Lawn & Landscape Care	5,300.00	4,708.33	(591.67)	20,566.44	23,541.65	2,975.21	56,500.00
50-02071 - Grounds Improvements	-	1,666.67	1,666.67	14,461.00	8,333.35	(6,127.65)	20,000.00
50-02072 - Fert/Weed/Pests	-	833.33	833.33	-	4,166.65	4,166.65	10,000.00
50-02074 - Irrigation	-	433.33	433.33	1,307.64	2,166.65	859.01	5,200.00
50-02075 - Laundry Room Maintenance	-	291.67	291.67	768.00	1,458.35	690.35	3,500.00
50-02080 - Pest Control	500.00	208.33	(291.67)	1,590.00	1,041.65	(548.35)	2,500.00
50-02099 - Security	-	416.67	416.67	-	2,083.35	2,083.35	5,000.00
Total Maintenance & Repair	18,346.83	19,241.66	894.83	83,197.34	96,208.30	13,010.96	230,900.00
Utilities							
60-04010 - Electric	2,216.52	3,030.83	814.31	14,578.41	15,154.15	575.74	36,370.00
60-04015 - Storm Water	-	2,815.42	2,815.42	12,609.13	14,077.10	1,467.97	33,785.00
60-04020 - Water	-	2,296.83	2,296.83	7,234.88	11,484.15	4,249.27	27,562.00
60-04030 - Sewer	-	6,231.83	6,231.83	23,117.90	31,159.15	8,041.25	74,782.00
60-04040 - Trash	-	1,098.92	1,098.92	6,175.12	5,494.60	(680.52)	13,187.00
60-04050 - Telephone	30.00	27.00	(3.00)	145.00	135.00	(10.00)	324.00
60-04051 - Elevator Phone	-	150.00	150.00	471.87	750.00	278.13	1,800.00
60-04070 - Cable TV	8,832.13	8,831.92	(.21)	44,160.65	44,159.60	(1.05)	105,983.00
Total Utilities	11,078.65	24,482.75	13,404.10	108,492.96	122,413.75	13,920.79	293,793.00
Administrative							
65-05010 - Management Fee	2,763.45	2,716.67	(46.78)	13,290.89	13,583.35	292.46	32,600.00
65-05011 - Office Supplies/Postage	153.27	375.00	221.73	1,827.92	1,875.00	47.08	4,500.00

Villas De Golf Association, Inc

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
65-05015 - Division Fees	-	58.00	58.00	-	290.00	290.00	696.00
65-05016 - Licenses/Permits/Taxes	375.00	90.00	(285.00)	436.25	450.00	13.75	1,080.00
65-05030 - Professional Fees	4,339.30	666.67	(3,672.63)	8,189.30	3,333.35	(4,855.95)	8,000.00
65-05036 - Income Taxes	-	291.67	291.67	291.00	1,458.35	1,167.35	3,500.00
65-05040 - Insurance - Property	-	33,333.33	33,333.33	-	166,666.65	166,666.65	400,000.00
Total Administrative	7,631.02	37,531.34	29,900.32	24,035.36	187,656.70	163,621.34	450,376.00
Reserve Funding							
80-09040 - Pooled Reserves - General	6,591.67	6,591.67	-	32,958.35	32,958.35	-	79,100.00
80-09045 - Pooled Reserves - SIRS	15,966.67	15,966.67	-	79,833.35	79,833.35	-	191,600.00
80-09095 - Reserve Interest	847.83	-	(847.83)	3,139.30	-	(3,139.30)	-
Total Reserve Funding	23,406.17	22,558.34	(847.83)	115,931.00	112,791.70	(3,139.30)	270,700.00
Miscellaneous							
85-10550 - Prior Year Expense	-	-	-	(500.00)	-	500.00	-
85-10551 - Prior Year Transfer	-	-	-	500.00	-	(500.00)	-
Total Miscellaneous	-	-	-	-	-	-	-
Total Operating Expense	60,462.67	103,814.09	43,351.42	331,656.66	519,070.45	187,413.79	1,245,769.00
Net Operating Income	45,369.03	(.01)	45,369.04	193,326.66	(.05)	193,326.71	-
Reserve Transfers							
90-21045 - Rsv Trans - GEN - Sport Court, Tennis, Fence, Subsequent	-	-	-	26,175.00	-	26,175.00	-
Total Reserve Transfers	-	-	-	26,175.00	-	26,175.00	-
Reserve Disbursements							
95-25045 - Rsv Disb - GEN - Sport Court, Tennis, Fence, Subsequent	-	-	-	26,175.00	-	(26,175.00)	-
Total Reserve Disbursements	-	-	-	26,175.00	-	(26,175.00)	-
Net Income	45,369.03	(.01)	45,369.04	193,326.66	(.05)	193,326.71	-