Village Del Prado Financial Dashboard

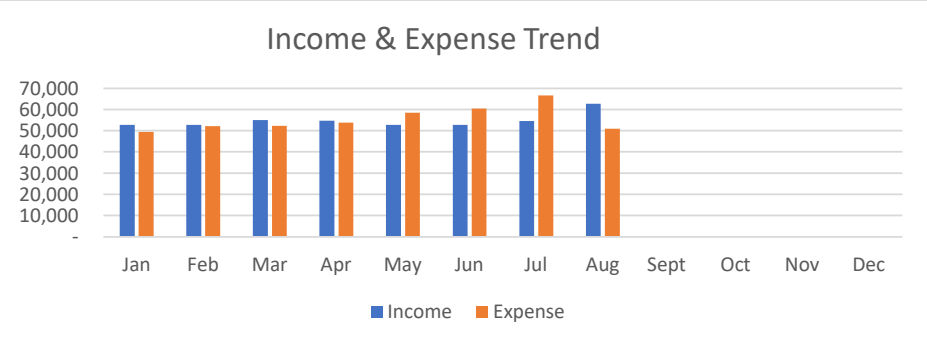
August 2025

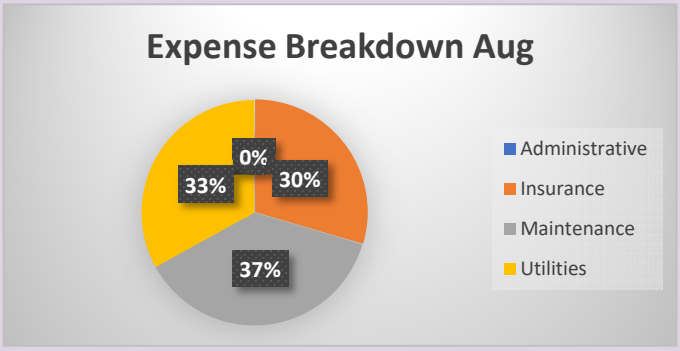
How much $ do we have?		
Operating Checking	$	107,634
Reserve Savings	$	152,476
Prepaid Insurance	$	34,363
	$	**294,473**
Due To/Due From other Assoc	$	(25)

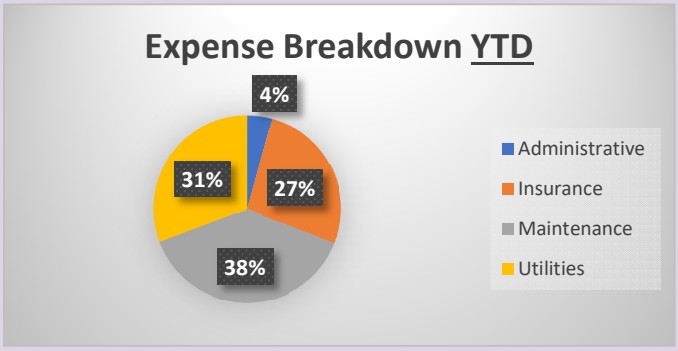
How much $ have we spent YTD?	Actual	Budget
Administrative	$ 16,538	$ 6,867
Insurance	$ 103,191	$ 103,000
Maintenance	$ 148,179	$ 137,350
Utilities	$ 118,640	$ 121,309
Other	$ 1,571	$ 2,067

Income or Loss Aug **$11,675**

Income or Loss YTD **-$6,423**







Notes: Acct 5866 overbudget due to units 77/73.
Acct 5831 overbudget due to roof repair at VDP 52 & 26, wind mit, and roof boot repair(partially offset in income)
Acct 5835 overbudget due to mulch purchase for 4,140.
Acct 5860 - audit budgeted over 12 months, expensed in July
Acct 5847 overbudget due to additional maintenance employee
Acct 4618 additional income is Comcast reimbursement

Ocean Gallery Village Del Prado Condominium Association Inc
Balance Sheet
As of August 31, 2025

	Aug 31, 25	
ASSETS		
Current Assets		
Checking/Savings		
1101 Ameris Bank Assmt (2707)	107,633.99	
1151 Reserve Ameris MM (8711)	151,245.94	
1154 Reserve Vystar Ch 1413	5.00	
1155 Reserve Vystar MM 8784	1,224.58	
Total Checking/Savings		260,109.51
Accounts Receivable		
1210 Owner Accounts Receivable		
1211 Assessments Receivable	3,138.00	
Total 1210 Owner Accounts Receivable		3,138.00
Total Accounts Receivable		3,138.00
Other Current Assets		
1301 Operating Due from Reserve	105.70	
1315 Due from Del Lago	12.69	
1320 Due from Las Palmas	12.70	
1451 Prepaid Insurance-Property	22,493.98	
1452 Prepaid Insurance-Flood	16,883.34	
Total Other Current Assets		39,508.41
Total Current Assets		302,755.92
Other Assets		
1657 Utility Deposit	192.00	
Total Other Assets		192.00
TOTAL ASSETS		**302,947.92**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Credit Cards		
2002 Ameris Bank	528.79	
Total Credit Cards		528.79
Other Current Liabilities		
2400 Contract Liabilities Resr.	194,119.11	
2201 Reserves Due to Operating	105.70	
2206 Due to OGPOA	261.05	
2213 Due to Vistas	134.42	
2307 Assessments Prepaid	18,927.00	
2420 Insurance Loan-Property	5,014.18	
2530 Accrued Accounts Payable	5,802.00	
Total Other Current Liabilities		224,363.46
Total Current Liabilities		224,892.25
Total Liabilities		224,892.25
Equity		
3580 Pooled Reserve Funds		
3580-A Pooled Reserve Beginning	37,942.19	
3580-B Pooled Reserve Revenue	56,000.00	
3580-C Pooled Res Bld/Land Exp	-2,783.08	
3580-H Pooled Res Paint Exp	-137,752.33	
Total 3580 Pooled Reserve Funds		-46,593.22
3500 Reserves Fund Balance		
3590 Reserves Interest-Current	4,844.15	

Ocean Gallery Village Del Prado Condominium Association Inc
Balance Sheet
As of August 31, 2025

	Aug 31, 25
Total 3500 Reserves Fund Balance	4,844.15
3600 Operating Fund Balance	
3620 OperatingBeginning Balance	126,227.47
Total 3600 Operating Fund Balance	126,227.47
Net Income	-6,422.73
Total Equity	78,055.67
TOTAL LIABILITIES & EQUITY	**302,947.92**

Ocean Gallery Village Del Prado Condominium Association Inc
Budget vs. Actual
August 2025

	Aug 25	Budget	$ Over Budget
Ordinary Income/Expense			
Income			
REVENUE			
4601 Mtce Assessments	52,705.00	52,705.00	0.00
4618 Income-Other	9,960.00		
4799 Capital Contributions	0.00	635.00	-635.00
Total REVENUE	62,665.00	53,340.00	9,325.00
Total Income	62,665.00	53,340.00	9,325.00
Gross Profit	62,665.00	53,340.00	9,325.00
Expense			
ADMINISTRATIVE EXPENSES			
5860 Accounting Outside Service	0.00	691.67	-691.67
5866 Licenses/Taxes/Fees	0.00	166.67	-166.67
Total ADMINISTRATIVE EXPENSES	0.00	858.34	-858.34
INSURANCE EXPENSES			
5801 Insurance-General	11,246.97	11,250.00	-3.03
5803 Insurance-Flood	1,688.33	1,625.00	63.33
Total INSURANCE EXPENSES	12,935.30	12,875.00	60.30
MAINTENANCE EXPENSES			
5824 Grounds-Replace/Upkeep	0.00	320.83	-320.83
5825 Irrigation	378.99	83.33	295.66
5829 Pool/Spa Repair & Supply	1,136.26	1,000.00	136.26
5831 Repairs/Maint.-Bldg.	380.44	583.33	-202.89
5834 Landscape Contract	1,782.88	1,876.33	-93.45
5835 Mulch/Tree Trimming	0.00	383.33	-383.33
5853 Maintenance-Uniforms	0.00	16.67	-16.67
5847 Mgmt Fees for Maint Labor	12,723.94	12,904.92	-180.98
Total MAINTENANCE EXPENSES	16,402.51	17,168.74	-766.23
UTILITIES			
5805 Utilities-Cable TV	7,718.05	8,827.08	-1,109.03
5807 Utilities-Electric	1,209.29	1,291.67	-82.38
5811 Utilities-Sewer	2,592.92	2,336.67	256.25
5813 Utilities-Trash	959.45	939.58	19.87
5815 Utilities-Water	1,976.29	1,768.58	207.71
Total UTILITIES	14,456.00	15,163.58	-707.58
OTHER EXPENSES			
5877 Insurance Loan Interest	196.38	258.33	-61.95
Total OTHER EXPENSES	196.38	258.33	-61.95
Total Expense	43,990.19	46,323.99	-2,333.80
Net Ordinary Income	18,674.81	7,016.01	11,658.80
Other Income/Expense			
Other Expense			
RESERVE EXPENSES			
8500 Monthly Reserve Transfer	7,000.00	7,000.00	0.00
Total RESERVE EXPENSES	7,000.00	7,000.00	0.00
Total Other Expense	7,000.00	7,000.00	0.00
Net Other Income	-7,000.00	-7,000.00	0.00
Net Income	**11,674.81**	**16.01**	**11,658.80**

Ocean Gallery Village Del Prado Condominium Association Inc
Budget vs. Actual
January through August 2025

	Jan - Aug 25	Budget	$ Over Budget
Ordinary Income/Expense			
Income			
REVENUE			
4601 Mtce Assessments	421,640.00	421,640.00	0.00
4608 Finance Charges	-25.00		
4618 Income-Other	12,227.00		
4799 Capital Contributions	3,855.00	5,080.00	-1,225.00
Total REVENUE	437,697.00	426,720.00	10,977.00
Total Income	437,697.00	426,720.00	10,977.00
Gross Profit	437,697.00	426,720.00	10,977.00
Expense			
ADMINISTRATIVE EXPENSES			
5860 Accounting Outside Service	8,494.70	5,533.32	2,961.38
5866 Licenses/Taxes/Fees	7,984.75	1,333.32	6,651.43
5868 Office Supplies	24.04		
5889 Bank Charges	35.00		
Total ADMINISTRATIVE EXPENSES	16,538.49	6,866.64	9,671.85
INSURANCE EXPENSES			
5801 Insurance-General	90,410.76	90,000.00	410.76
5803 Insurance-Flood	12,780.16	13,000.00	-219.84
Total INSURANCE EXPENSES	103,190.92	103,000.00	190.92
MAINTENANCE EXPENSES			
5824 Grounds-Replace/Upkeep	881.94	2,566.68	-1,684.74
5825 Irrigation	1,010.21	666.68	343.53
5829 Pool/Spa Repair & Supply	10,490.08	8,000.00	2,490.08
5831 Repairs/Maint.-Bldg.	8,180.81	4,666.68	3,514.13
5834 Landscape Contract	14,263.04	15,010.68	-747.64
5835 Mulch/Tree Trimming	4,140.00	3,066.68	1,073.32
5853 Maintenance-Uniforms	396.63	133.32	263.31
5847 Mgmt Fees for Maint Labor	108,816.18	103,239.32	5,576.86
Total MAINTENANCE EXPENSES	148,178.89	137,350.04	10,828.85
UTILITIES			
5805 Utilities-Cable TV	67,814.89	70,616.68	-2,801.79
5807 Utilities-Electric	10,280.79	10,333.32	-52.53
5811 Utilities-Sewer	18,669.09	18,693.32	-24.23
5813 Utilities-Trash	7,482.65	7,516.68	-34.03
5815 Utilities-Water	14,392.97	14,148.68	244.29
Total UTILITIES	118,640.39	121,308.68	-2,668.29
OTHER EXPENSES			
5877 Insurance Loan Interest	1,571.04	2,066.68	-495.64
Total OTHER EXPENSES	1,571.04	2,066.68	-495.64
Total Expense	388,119.73	370,592.04	17,527.69
Net Ordinary Income	49,577.27	56,127.96	-6,550.69
Other Income/Expense			
Other Expense			
RESERVE EXPENSES			
8500 Monthly Reserve Transfer	56,000.00	56,000.00	0.00
Total RESERVE EXPENSES	56,000.00	56,000.00	0.00
Total Other Expense	56,000.00	56,000.00	0.00
Net Other Income	-56,000.00	-56,000.00	0.00
Net Income	**-6,422.73**	**127.96**	**-6,550.69**

The Ocean Gallery Village Del Prado Condominium Association, Inc.
Reconcilliation of Replacement Fund
As of August 31st, 2025

Replacement - Ameris Bank MM 8711		$ 151,246
Replacement - TIAA Bank MM 0016		$ -
Replacement - TIAA Bank CD		$ -
Replacement - Vystar CH 1413		$ 5
Replacement - Vystar MM 8784		$ 1,225
Total		$ 152,476
Replacement cash balance at	8/31/2025	$ 152,476
Less, amounts due to operating at	8/31/2025	$ (106)
Calculated Replacement Balance at	8/31/2025	$ 152,370
Calculated Replacement Balance at	8/31/2025	$ 152,370
Fund balance/contract liabilities at	8/31/2025	$ 152,370
Variance		$ 0

Component Description	Fund Balance Contract Liabilities 12/31/2024	YTD Contributions	YTD Interest	YTD Expenditures	Fund Balance Contract Liabilities 8/31/2025
Pooled Fund	$ 232,061	$ 56,000	$ 4,844	$ (140,535)	$ 152,370