

Village Del Lago Financial Dashboard

February 2026

How much \$ do we have?

Operating / Checking	\$	156,594
Reserve / Savings	\$	492,484
Prepaid Insurance	\$	71,874
	\$	720,952
Due to / Due from other assoc.	\$	(300)

How much \$ have we spent YTD?

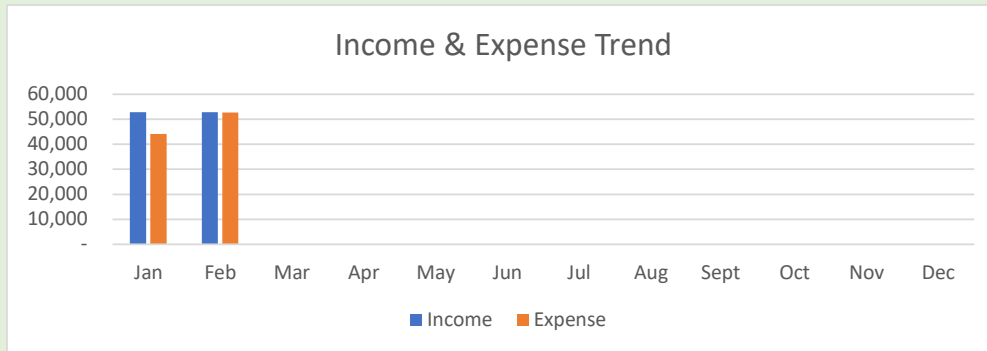
	Actual	Budget
Administrative	\$ -	\$ 1,319
Insurance	\$ 19,740	\$ 27,557
Maintenance	\$ 37,824	\$ 36,089
Utilities	\$ 25,125	\$ 26,056
Other	\$ -	\$ -

Income or Loss Feb

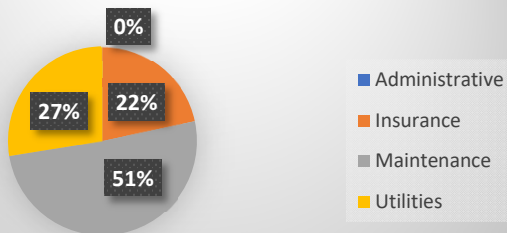
\$124

Income or Loss YTD

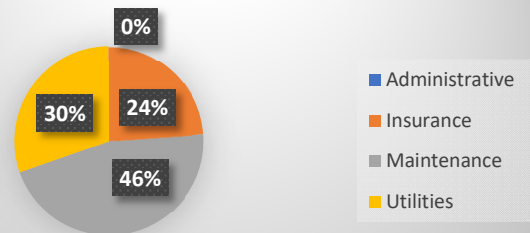
\$8,748



Expense Breakdown Feb



Expense Breakdown YTD



Notes: Accts 5831 overbudget due to dryer vent cleaning

Ocean Gallery Village Del Lago Condominium Association, Inc

Balance Sheet

As of February 28, 2026

	<u>Feb 28, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
1101 Ameris Oper Bank (2715)	27,173.38
1102 Ameris Ins. Bank (8806)	
1102 Ameris Ins. (8806) Prop.	101,383.80
1102 Ameris Ins. (8806) Flood	35,322.00
Total 1102 Ameris Ins. Bank (8806)	<u>136,705.80</u>
RESERVE BANK FUNDS	
1150 Reserve Ameris MM (8649)	492,483.98
Total RESERVE BANK FUNDS	<u>492,483.98</u>
Total Checking/Savings	656,363.16
Accounts Receivable	
1210 Owner Account Receivable	
1211 Assessments Receivable	6,155.00
Total 1210 Owner Account Receivable	<u>6,155.00</u>
Total Accounts Receivable	6,155.00
Other Current Assets	
1311 Operating Due From Reserve	150.00
1451 Prepaid Insurance-Property	64,788.35
1452 Prepaid Insurance-Flood	7,085.76
Total Other Current Assets	<u>72,024.11</u>
Total Current Assets	<u>734,542.27</u>
TOTAL ASSETS	<u>734,542.27</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2400R Contract Liabilities Res.	384,697.51
2206 Due to OGPOA	281.95
2209 Due to Vistas	18.48
2211 Reserves Due to Operating	150.00
2307 Assessments Prepaid	12,805.00
2530 Accrued Accounts Payable	4,935.80
Total Other Current Liabilities	<u>402,888.74</u>
Total Current Liabilities	<u>402,888.74</u>
Total Liabilities	402,888.74
Equity	
3500 Reserves Fund Balance	
3557 Building and Paint Fund	
3557-A Building and Paint Beg	68,777.75
3557-B Building and Paint Rev	7,294.30
3557-C Building and Paint Exp	-11,938.00
Total 3557 Building and Paint Fund	<u>64,134.05</u>
3559 Roof Fund	
3559-A Roof Fund Beg	32,750.86
3559-B Roof Fund Revs	6,733.20
Total 3559 Roof Fund	<u>39,484.06</u>
3590 Reserves Interest	2,097.66
3592 Capital Contributions	1,920.00

	Feb 28, 26
Total 3500 Reserves Fund Balance	107,635.77
3600 Operating Fund Balance	141,276.63
3900 Retained Earnings	73,993.51
Net Income	8,747.62
Total Equity	331,653.53
TOTAL LIABILITIES & EQUITY	734,542.27

Ocean Gallery Village Del Lago Condominium Association, Inc
 Budget vs. Actual
 February 2026

	Feb 26	Budget	\$ Over Bud...
Ordinary Income/Expense			
Income			
REVENUE			
4601 Mtce Assessments	52,480.00	52,524.42	-44.42
4907 Bank Interest Income	256.90		
Total REVENUE	52,736.90	52,524.42	212.48
Total Income	52,736.90	52,524.42	212.48
Gross Profit	52,736.90	52,524.42	212.48
Expense			
ADMINISTRATIVE EXPENSES			
5860 Accounting - Outside Serv	0.00	558.58	-558.58
5862 Fees to the Division	0.00	27.33	-27.33
5866 Licenses/Taxes/Fees	0.00	54.17	-54.17
5889 Bank Charges	0.00	19.25	-19.25
Total ADMINISTRATIVE EXPENSES	0.00	659.33	-659.33
INSURANCE EXPENSES			
5801 Insurance-General	8,098.55	11,517.17	-3,418.62
5803 Insurance-Flood	1,771.43	2,261.42	-489.99
Total INSURANCE EXPENSES	9,869.98	13,778.59	-3,908.61
MAINTENANCE EXPENSES			
5835 Mulch/Tree trimming	0.00	708.33	-708.33
5824 Grounds-Replace/Upkeep	0.00	412.50	-412.50
5825 Irrigation	0.00	130.92	-130.92
5829 Pool/Spa Repair & Supply	575.49	985.00	-409.51
5831 Repairs/Maint.-Bldg.	9,457.59	1,000.00	8,457.59
5833 Maintenance Supplies	0.00	33.33	-33.33
5834 Landscape Contract	1,678.00	1,710.50	-32.50
5847 Maint.-Payroll/Taxes/Benef	11,453.86	12,941.92	-1,488.06
5853 Maintenance-Uniforms	0.00	26.25	-26.25
5888 Incentive	0.00	95.83	-95.83
Total MAINTENANCE EXPENSES	23,164.94	18,044.58	5,120.36
UTILITIES			
5805 Utilities-Cable TV	7,622.26	7,823.58	-201.32
5807 Utilities-Electric	192.87	219.33	-26.46
5811 Utilities-Sewer	2,237.25	2,298.17	-60.92
5813 Utilities-Trash	772.65	904.00	-131.35
5815 Utilities-Water	1,739.12	1,783.08	-43.96
Total UTILITIES	12,564.15	13,028.16	-464.01
Total Expense	45,599.07	45,510.66	88.41
Net Ordinary Income	7,137.83	7,013.76	124.07
Other Income/Expense			
Other Expense			
RESERVE EXPENSES			
8500 Monthly Reserve Transfer	7,013.75	7,013.75	0.00
Total RESERVE EXPENSES	7,013.75	7,013.75	0.00
Total Other Expense	7,013.75	7,013.75	0.00
Net Other Income	-7,013.75	-7,013.75	0.00
Net Income	124.08	0.01	124.07

Ocean Gallery Village Del Lago Condominium Association, Inc
 Budget vs. Actual
 January through February 2026

	Jan - Feb 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
REVENUE			
4601 Mtce Assessments	104,960.00	105,048.80	-88.80
4907 Bank Interest Income	503.75		
Total REVENUE	105,463.75	105,048.80	414.95
Total Income	105,463.75	105,048.80	414.95
Gross Profit	105,463.75	105,048.80	414.95
Expense			
ADMINISTRATIVE EXPENSES			
5860 Accounting - Outside Serv	0.00	1,117.20	-1,117.20
5862 Fees to the Division	0.00	54.70	-54.70
5866 Licenses/Taxes/Fees	0.00	108.30	-108.30
5889 Bank Charges	0.00	38.50	-38.50
Total ADMINISTRATIVE EXPENSES	0.00	1,318.70	-1,318.70
INSURANCE EXPENSES			
5801 Insurance-General	16,197.10	23,034.30	-6,837.20
5803 Insurance-Flood	3,542.86	4,522.80	-979.94
Total INSURANCE EXPENSES	19,739.96	27,557.10	-7,817.14
MAINTENANCE EXPENSES			
5835 Mulch/Tree trimming	0.00	1,416.70	-1,416.70
5824 Grounds-Replace/Upkeep	0.00	825.00	-825.00
5825 Irrigation	28.73	261.80	-233.07
5829 Pool/Spa Repair & Supply	1,013.57	1,970.00	-956.43
5831 Repairs/Maint.-Bldg.	9,533.04	2,000.00	7,533.04
5833 Maintenance Supplies	0.00	66.70	-66.70
5834 Landscape Contract	3,356.00	3,421.00	-65.00
5847 Maint.-Payroll/Taxes/Benef	23,892.31	25,883.80	-1,991.49
5853 Maintenance-Uniforms	0.00	52.50	-52.50
5888 Incentive	0.00	191.70	-191.70
Total MAINTENANCE EXPENSES	37,823.65	36,089.20	1,734.45
UTILITIES			
5805 Utilities-Cable TV	15,247.33	15,647.20	-399.87
5807 Utilities-Electric	403.16	438.70	-35.54
5811 Utilities-Sewer	4,434.66	4,596.30	-161.64
5813 Utilities-Trash	1,588.98	1,808.00	-219.02
5815 Utilities-Water	3,450.89	3,566.20	-115.31
Total UTILITIES	25,125.02	26,056.40	-931.38
Total Expense	82,688.63	91,021.40	-8,332.77
Net Ordinary Income	22,775.12	14,027.40	8,747.72
Other Income/Expense			
Other Expense			
RESERVE EXPENSES			
8500 Monthly Reserve Transfer	14,027.50	14,027.50	0.00
Total RESERVE EXPENSES	14,027.50	14,027.50	0.00
Total Other Expense	14,027.50	14,027.50	0.00
Net Other Income	-14,027.50	-14,027.50	0.00
Net Income	8,747.62	-0.10	8,747.72

The Ocean Gallery Village Del Lago Condominium Association, Inc.
 Reconciliation of Replacement Fund
 As of February 28th, 2026

Replacement - Ameris Bank MM 8649		\$ 492,484
Total		<u>\$ 492,484</u>
Replacement cash balance at	2/28/2026	\$ 492,484
Less, amounts due to operating at	2/28/2026	<u>\$ (150)</u>
Calculated Replacement Balance at	2/28/2026	<u>\$ 492,334</u>
Calculated Replacement Balance at	2/28/2026	\$ 492,334
Fund balance/contract liabilities at	2/28/2026	<u>\$ 492,334</u>
Variance		<u>\$ (0)</u>

Component Description	Fund Balance Contract Liabilities		YTD Interest and Capital		Fund Balance
	12/31/2025	YTD Contributions	Contributions	YTD Expenditures	Contract Liabilities 2/28/2026
Building	\$ 158,684	\$ 7,294	\$ 4,018	\$ (11,938)	\$ 158,058
Roof	\$ 327,543	\$ 6,733	\$ -	\$ -	\$ 334,276
Totals	<u>\$ 486,227</u>	<u>\$ 14,028</u>	<u>\$ 4,018</u>	<u>\$ (11,938)</u>	<u>\$ 492,334</u>