

Village Del Prado Financial Dashboard

February 2026

How much \$ do we have?

Operating Checking	\$	138,141
Reserve Savings	\$	177,793
Prepaid Insurance	\$	67,212
	\$	383,146
Due To/Due From other Assoc	\$	(322)

How much \$ have we spent YTD?

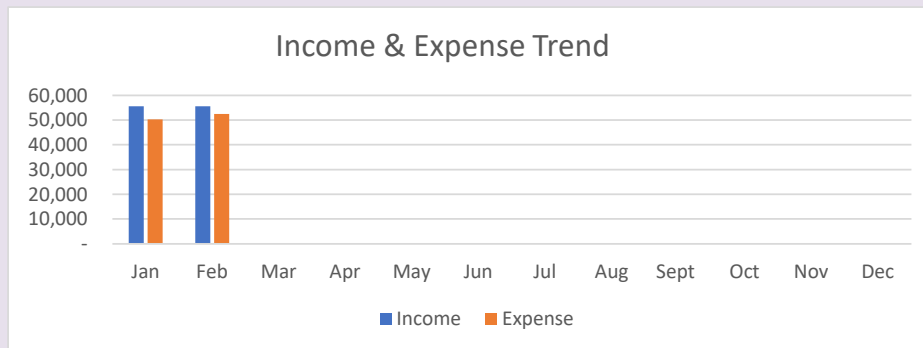
	<u>Actual</u>	<u>Budget</u>
Administrative	\$ 61	\$ 2,065
Insurance	\$ 23,851	\$ 24,379
Maintenance	\$ 36,104	\$ 36,375
Utilities	\$ 27,568	\$ 28,918
Other	\$ 233	\$ 483

Income or Loss Jan

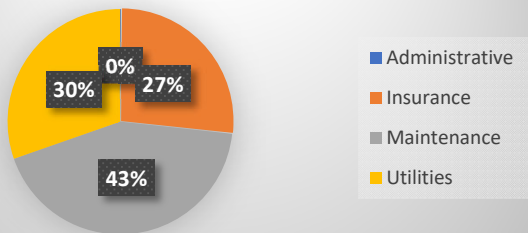
\$3,185

Income or Loss YTD

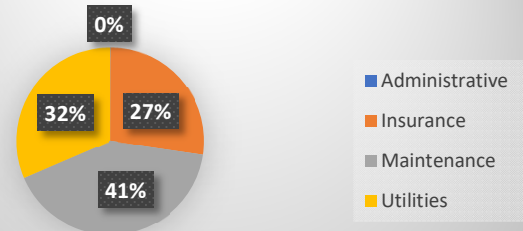
\$8,570



Expense Breakdown Dec



Expense Breakdown YTD



Notes: Acct 5835 due to mulch purchase

Ocean Gallery Village Del Prado Condominium Association Inc

Balance Sheet

As of February 28, 2026

	<u>Feb 28, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
1101 Ameris Bank Assmt (2707)	138,140.61
1151 Reserve Ameris MM (8711)	176,557.22
1154 Reserve Vystar Ch 1413	5.00
1155 Reserve Vystar MM 8784	1,230.45
Total Checking/Savings	<u>315,933.28</u>
Accounts Receivable	
1210 Owner Accounts Receivable	
1211 Assessments Receivable	2,469.00
1212 Special Assessm Receivable	2,000.00
Total 1210 Owner Accounts Receivable	<u>4,469.00</u>
Total Accounts Receivable	4,469.00
Other Current Assets	
1451 Prepaid Insurance-Property	81,896.29
1452 Prepaid Insurance-Flood	6,753.36
Total Other Current Assets	<u>88,649.65</u>
Total Current Assets	409,051.93
Other Assets	
1657 Utility Deposit	192.00
Total Other Assets	<u>192.00</u>
TOTAL ASSETS	<u><u>409,243.93</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	
2002 Ameris Bank	94.66
Total Credit Cards	94.66
Other Current Liabilities	
2400 Contract Liabilities Resr.	124,297.27
2206 Due to OGPOA	322.25
2307 Assessments Prepaid	27,645.00
2420 Insurance Loan-Property	21,437.17
2530 Accrued Accounts Payable	6,041.26
Total Other Current Liabilities	<u>179,742.95</u>
Total Current Liabilities	<u>179,837.61</u>
Total Liabilities	179,837.61
Equity	
3580 Pooled Reserve Funds	
3580-A Pooled Reserve Beginning	37,942.19
3580-B Pooled Reserve Revenue	14,833.30
Total 3580 Pooled Reserve Funds	<u>52,775.49</u>
3500 Reserves Fund Balance	
3590 Reserves Interest-Current	720.09
Total 3500 Reserves Fund Balance	720.09
3600 Operating Fund Balance	
3620 OperatingBeginning Balance	126,227.47
Total 3600 Operating Fund Balance	126,227.47
3900 Retained Earnings	41,181.84

Ocean Gallery Village Del Prado Condominium Association Inc
Balance Sheet
As of February 28, 2026

	Feb 28, 26
Net Income	<u>8,501.43</u>
Total Equity	<u>229,406.32</u>
TOTAL LIABILITIES & EQUITY	<u>409,243.93</u>

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

	Feb 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
REVENUE			
4601 Mtce Assessments	55,610.00	55,610.00	0.00
4799 Capital Contributions	0.00	335.00	-335.00
Total REVENUE	55,610.00	55,945.00	-335.00
Total Income	55,610.00	55,945.00	-335.00
Gross Profit	55,610.00	55,945.00	-335.00
Expense			
ADMINISTRATIVE EXPENSES			
5880 Admin Fee-Payroll	0.00	265.67	-265.67
5860 Accounting Outside Service	0.00	583.33	-583.33
5866 Licenses/Taxes/Fees	61.25	183.33	-122.08
Total ADMINISTRATIVE EXPENSES	61.25	1,032.33	-971.08
INSURANCE EXPENSES			
5801 Insurance-General	10,237.03	10,458.75	-221.72
5803 Insurance-Flood	1,688.33	1,730.58	-42.25
Total INSURANCE EXPENSES	11,925.36	12,189.33	-263.97
MAINTENANCE EXPENSES			
5824 Grounds-Replace/Upkeep	0.00	320.83	-320.83
5825 Irrigation	0.00	100.00	-100.00
5829 Pool/Spa Repair & Supply	648.72	1,000.00	-351.28
5831 Repairs/Maint.-Bldg.	535.88	666.67	-130.79
5834 Landscape Contract	1,782.88	1,932.58	-149.70
5835 Mulch/Tree Trimming	4,140.00	383.33	3,756.67
5853 Maintenance-Uniforms	0.00	33.33	-33.33
5847 Mgmt Fees for Maint Labor	12,169.72	13,750.75	-1,581.03
Total MAINTENANCE EXPENSES	19,277.20	18,187.49	1,089.71
UTILITIES			
5805 Utilities-Cable TV	7,715.21	8,053.50	-338.29
5807 Utilities-Electric	1,116.02	1,330.42	-214.40
5811 Utilities-Sewer	2,237.25	2,333.33	-96.08
5813 Utilities-Trash	820.94	966.67	-145.73
5815 Utilities-Water	1,739.12	1,775.00	-35.88
Total UTILITIES	13,628.54	14,458.92	-830.38
OTHER EXPENSES			
5877 Insurance Loan Interest	116.45	241.67	-125.22
Total OTHER EXPENSES	116.45	241.67	-125.22
Total Expense	45,008.80	46,109.74	-1,100.94
Net Ordinary Income	10,601.20	9,835.26	765.94
Other Income/Expense			
Other Expense			
RESERVE EXPENSES			
8500 Monthly Reserve Transfer	7,416.63	7,416.67	-0.04
Total RESERVE EXPENSES	7,416.63	7,416.67	-0.04
Total Other Expense	7,416.63	7,416.67	-0.04
Net Other Income	-7,416.63	-7,416.67	0.04
Net Income	3,184.57	2,418.59	765.98

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

	Jan - Feb 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
REVENUE			
4601 Mtce Assessments	111,220.00	111,220.00	0.00
4799 Capital Contributions	0.00	670.00	-670.00
Total REVENUE	111,220.00	111,890.00	-670.00
Total Income	111,220.00	111,890.00	-670.00
Gross Profit	111,220.00	111,890.00	-670.00
Expense			
ADMINISTRATIVE EXPENSES			
5880 Admin Fee-Payroll	0.00	531.30	-531.30
5860 Accounting Outside Service	0.00	1,166.70	-1,166.70
5866 Licenses/Taxes/Fees	61.25	366.70	-305.45
Total ADMINISTRATIVE EXPENSES	61.25	2,064.70	-2,003.45
INSURANCE EXPENSES			
5801 Insurance-General	20,474.06	20,917.50	-443.44
5803 Insurance-Flood	3,376.66	3,461.20	-84.54
Total INSURANCE EXPENSES	23,850.72	24,378.70	-527.98
MAINTENANCE EXPENSES			
5824 Grounds-Replace/Upkeep	108.53	641.70	-533.17
5825 Irrigation	221.93	200.00	21.93
5829 Pool/Spa Repair & Supply	1,114.17	2,000.00	-885.83
5831 Repairs/Maint.-Bldg.	1,568.51	1,333.30	235.21
5834 Landscape Contract	3,565.76	3,865.20	-299.44
5835 Mulch/Tree Trimming	4,140.00	766.70	3,373.30
5853 Maintenance-Uniforms	0.00	66.70	-66.70
5847 Mgmt Fees for Maint Labor	25,385.58	27,501.50	-2,115.92
Total MAINTENANCE EXPENSES	36,104.48	36,375.10	-270.62
UTILITIES			
5805 Utilities-Cable TV	15,433.26	16,107.00	-673.74
5807 Utilities-Electric	2,560.71	2,660.80	-100.09
5811 Utilities-Sewer	4,434.66	4,666.70	-232.04
5813 Utilities-Trash	1,688.29	1,933.30	-245.01
5815 Utilities-Water	3,450.89	3,550.00	-99.11
Total UTILITIES	27,567.81	28,917.80	-1,349.99
OTHER EXPENSES			
5877 Insurance Loan Interest	232.90	483.30	-250.40
Total OTHER EXPENSES	232.90	483.30	-250.40
Total Expense	87,817.16	92,219.60	-4,402.44
Net Ordinary Income	23,402.84	19,670.40	3,732.44
Other Income/Expense			
Other Expense			
RESERVE EXPENSES			
8500 Monthly Reserve Transfer	14,833.30	14,833.30	0.00
Total RESERVE EXPENSES	14,833.30	14,833.30	0.00
Total Other Expense	14,833.30	14,833.30	0.00
Net Other Income	-14,833.30	-14,833.30	0.00
Net Income	8,569.54	4,837.10	3,732.44

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

Replacement - Ameris Bank MM 8711		\$	176,557
Replacement - TIAA Bank MM 0016		\$	-
Replacement - TIAA Bank CD		\$	-
Replacement - Vystar CH 1413		\$	5
Replacement - Vystar MM 8784		\$	1,230
Total		\$	<u>177,793</u>
Replacement cash balance at	2/28/2026	\$	<u>177,793</u>
Less, amounts due to operating at	2/28/2026	\$	<u>-</u>
Calculated Replacement Balance at	2/28/2026	\$	<u>177,793</u>
Calculated Replacement Balance at	2/28/2026	\$	177,793
Fund balance/contract liabilities at	2/28/2026	\$	<u>177,793</u>
Variance		\$	<u>0</u>

Component Description	Fund Balance Contract Liabilities 12/31/2025	YTD Contributions	YTD Interest	YTD Expenditures	Fund Balance Contract Liabilities 2/28/2026
Pooled Fund	<u>\$ 162,239</u>	<u>\$ 14,833</u>	<u>\$ 720</u>	<u>\$ -</u>	<u>\$ 177,793</u>