

OGPOA President / Treasurer (March Projection of Income / Expense / Op Cash)

(filed 3 Pres Treas Rpt for Mar 2026)

Welcome! This report accompanies the OG financial report for March. It pulls info from the OG accrual accounting system that is converted to a cash projection for the 12 months of the POA budget. This is intended to help the OGPOA Board review of the monthly financials.

Hints on what to look for and be aware of a projection's limitations.

- 1, It is a projection. Monthly updates will change the projection, as **actual** cash & expenses are inputted. Over 750 data points for 64 budget acct for all 12 months make up the projection. Below is a summary.
- 2, Limitations: The projection is based on past history, contracts, and known increases.
- 3, Benefits: The Board has a monthly tool to see the monthly effects and importantly final Op Cash. If the Board faces unbudgeted expenses & revenue decline, they can determine the monetary impact

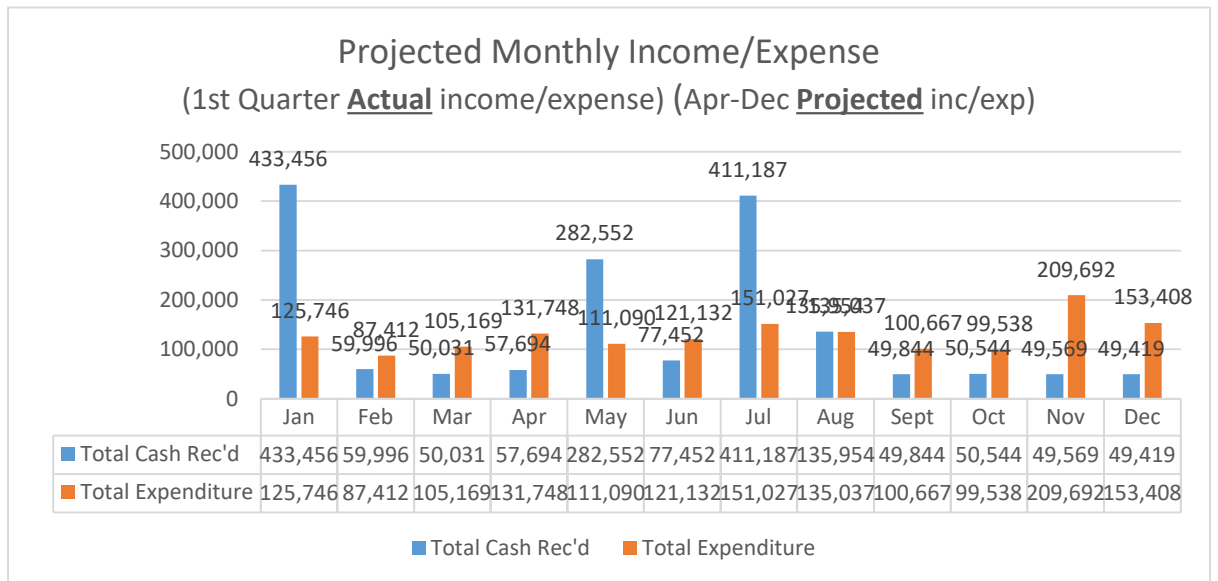
SUMMARY CHART PROJECTION CASH RECEIVED, EXPENSES, OP CASH

	ACTUAL			Projection - Income, Expense, & Operating Cash									Total Budget
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	
Total Cash Rec'd	433,456	59,996	50,031	57,694	282,552	77,452	411,187	135,954	49,844	50,544	49,569	49,419	1,517,690
Total Expenditure	125,746	87,412	105,169	131,748	111,090	121,132	151,027	135,037	100,667	99,538	209,692	153,408	1,517,690
Net \$\$ Plus/Minus	307,710	(27,416)	(55,138)	(74,054)	171,462	(43,679)	260,160	918	(50,822)	(48,993)	(160,123)	(103,989)	Net \$\$ -->
End Total Oper Cash	384,537	328,500	277,678	203,624	375,087	331,407	591,567	592,485	541,663	492,670	332,547	228,557	Op Cash

Summary chart key items - See seasonal (heavy expenses) (cash income) & (Operating Cash), The average end of year operating cash for last 5 years is \$235,000. Early projection is close.

Visual View

OGPOA
Seasonal cash
&
Seasonal expen



Other: On March 1st Special Team's cost is adjusted to achieve breakeven operating cost for budget year. A meeting was conducted for the condominium leadership members to explain ST's operating costs. Expense – Past payroll insurance is now separated among Admin, Maint, Spec Teams budget accounts.

I look forward to continued improvement of Treasurer's Report Sam Price

Ocean Gallery Property Owners Association, Inc.

Balance Sheet

As of March 31, 2026

	<u>Mar 31, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
OPERATING BANK FUNDS	
1102 Ameris (3706)	276,497.68
1136 Ameris Clubhouse (5093)	450.00
1107 Ameris (7316)	730.81
Total OPERATING BANK FUNDS	<u>277,678.49</u>
1131 PAYROLL Ameris (4615)	89,771.70
RESERVE BANK FUNDS	
1150 Reserve Ameris MM (8681)	487,583.49
1158 Reserve Ameris CDARS 1616	439,215.44
1152 Reserve Ameris CD 5650	111,927.60
1153 Reserve Ameris CD 1275	85,740.47
Total RESERVE BANK FUNDS	<u>1,124,467.00</u>
Total Checking/Savings	<u>1,491,917.19</u>
Accounts Receivable	
ACCOUNTS RECEIVABLES	
1210 Owner Accounts Receivable	
1211 Assessments Receivable	36,043.89
1216 Special Assessments/Garage	128.80
1219 Guest Fee Receivable	180.00
Total 1210 Owner Accounts Receivable	<u>36,352.69</u>
Total ACCOUNTS RECEIVABLES	<u>36,352.69</u>
Total Accounts Receivable	36,352.69
Other Current Assets	
INTERCOMPANY RECEIVABLES	
1317 Operating Due From Reserve	5,780.38
1320 Due from VLP	2,943.32
1322 Due from VDL	823.66
1324 Due from VDP	793.74
1326 Due from Vistas	2,088.53
1327 Due from OGP	2,790.40
Total INTERCOMPANY RECEIVABLES	<u>15,220.03</u>
OTHER CURRENT ASSETS	
1451 Prepaid Insurance-Property	62,191.25
1452 Prepaid Insurance-Flood	3,099.85
Total OTHER CURRENT ASSETS	<u>65,291.10</u>
Total Other Current Assets	<u>80,511.13</u>
Total Current Assets	<u>1,608,781.01</u>
Fixed Assets	
FIXED ASSETS	
1500 Land	725,000.00
1502 Golf Cart	44,631.00
1503 Equipment Fitness	32,932.97
1506 Roadways and Parking	532,000.00
1507 Clubhouse	361,228.00
1508 Pool	83,000.00
1509 Telephone System	30,049.06
1510 Front Entrance Wall	43,000.00
1511 Tennis/Racquetball Courts	37,000.00
1512 Guardhouse and Front Gates	22,000.00

	<u>Mar 31, 26</u>
1513 Boardwalks and Gazebos	21,500.00
1599 Accumulated Depreciation	<u>-1,168,967.55</u>
Total FIXED ASSETS	763,373.48
Total Fixed Assets	763,373.48
TOTAL ASSETS	<u>2,372,154.49</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2100 Accounts Payable	<u>-1,782.88</u>
Total Accounts Payable	-1,782.88
Other Current Liabilities	
2411 Insurance Loan-Property	28,530.64
DEFERRED & PREPAID ASSESSMENTS	
2307 Assessments Prepaid	49,366.67
2310 Prepaid Special Assessment	15,000.00
2313 Deferred Revenue-Assmts.	212,914.99
2314 Deferred Rev-Garage Assmt	<u>17,748.00</u>
Total DEFERRED & PREPAID ASSESSMEN...	295,029.66
INTERCOMPANY LIABILITIES	
2201 Reserves Due to Operating	5,780.38
2400 Reserves Contract Liabil	<u>811,139.78</u>
Total INTERCOMPANY LIABILITIES	816,920.16
OTHER LIABILITIES	
2537 Donation to Staff Party	<u>1,605.00</u>
Total OTHER LIABILITIES	1,605.00
PAYROLL LIABILITIES	
2532 Deferred Health Ins Rebate	17,342.00
2541 Employee Benefits Payable	<u>-550.14</u>
Total PAYROLL LIABILITIES	16,791.86
Total Other Current Liabilities	<u>1,158,877.32</u>
Total Current Liabilities	<u>1,157,094.44</u>
Total Liabilities	1,157,094.44
Equity	
3500 RESERVE FUNDS	
3590 Reserve Interest	<u>8,363.63</u>
Total 3500 RESERVE FUNDS	8,363.63
3580 Pooled Reserve Funds	
3580-A Pooled Reserve Beginning	286,244.86
3580-B Pooled Reserve Revenue	38,367.51
3580-F Pooled Res Paving Exp	-600.00
3580-K Pooled Res Rec Fac Exp	-2,461.63
3580-L Pooled Res FrontWall Exp	<u>-22,368.88</u>
Total 3580 Pooled Reserve Funds	299,181.86
3600 Fund Balance-Operating	227,830.09
3700 Fund Balance-Property	764,427.84
3900 Retained Earnings	-96,857.64
Net Income	<u>12,114.27</u>
Total Equity	<u>1,215,060.05</u>

Mar 31, 26

TOTAL LIABILITIES & EQUITY

2,372,154.49

Ocean Gallery Property Owners Association, Inc.
Budget vs. Actual
March 2026

	Mar 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
ASSOCIATIONS REVENUE			
4702 OGP Community Service Fee	13,916.67	13,916.67	0.00
4703 OGP Office Rent	1,733.33	1,733.33	0.00
4705 OGP Housekeeping Rent	975.00	975.00	0.00
4717 OGP Sales Contribution	2,250.00	2,333.33	-83.33
Total ASSOCIATIONS REVENUE	18,875.00	18,958.33	-83.33
OTHER REVENUE			
4899 Bank Interest Income	669.17	583.33	85.84
Total OTHER REVENUE	669.17	583.33	85.84
OWNER ASSESSMENTS REVENUE			
4600 Maint. Assmts.-Lots/Homes	3,221.00	3,264.42	-43.42
4601 Maint. Assessments	70,971.67	70,915.75	55.92
4608 Finance Charges	0.00	41.67	-41.67
4609 Clubhouse Rent	100.00	58.33	41.67
4615 Garage Assessment	1,972.00	1,972.00	0.00
4616 Processing Fees Revenue	250.00	625.00	-375.00
4660 Lease Approval Fee	2,700.00	1,750.00	950.00
Total OWNER ASSESSMENTS REVENUE	79,214.67	78,627.17	587.50
Total Income	98,758.84	98,168.83	590.01
Gross Profit	98,758.84	98,168.83	590.01
Expense			
ADMINISTRATIVE EXPENSES			
5850 Administration Payroll	4,450.74	4,442.25	8.49
5992 Employee Incentive Plan	0.00	1,958.33	-1,958.33
5880 Admin. Fee-Payroll	199.75	236.25	-36.50
5860 Outside Accounts services	0.00	592.25	-592.25
5862 Communications-Website	249.00	250.00	-1.00
5863 Management Hiring Exp.	0.00	50.00	-50.00
5864 Legal Fees	0.00	500.00	-500.00
5865 Membership Fees/Education	0.00	83.33	-83.33
5866 Licenses/Taxes/Fees	0.00	83.33	-83.33
5867 Postage Expense	-63.30	541.67	-604.97
5868 Office Supplies	615.15	250.00	365.15
5869 Copier/Printing/Computer	1,478.74	2,000.00	-521.26
5870 Telephone	67.42	116.67	-49.25
5871 Depreciation Expense	764.85		
5889 Bank Charges	10.00	116.67	-106.67
Total ADMINISTRATIVE EXPENSES	7,772.35	11,220.75	-3,448.40

Ocean Gallery Property Owners Association, Inc.
Budget vs. Actual
March 2026

	Mar 26	Budget	\$ Over Budget
COMMUNITY SERVICE			
5990 Community Service Payroll	25,064.86	26,733.83	-1,668.97
5876 Amenity Services	0.00	291.67	-291.67
5887 Exercise Facility	322.41	250.00	72.41
5996 Community Serv.-Expenses	418.11	416.67	1.44
5997 Community Serv.-Supplies	0.00	41.67	-41.67
Total COMMUNITY SERVICE	25,805.38	27,733.84	-1,928.46
INSURANCE EXPENSES			
5801 Insurance-General	8,884.47	8,789.00	95.47
5803 Insurance-Flood	442.83	442.83	0.00
Total INSURANCE EXPENSES	9,327.30	9,231.83	95.47
MAINTENANCE EXPENSES			
5821 Dunes Cleanout	0.00	708.33	-708.33
5820 Tools/Equipment/Van	0.00	250.00	-250.00
5823 Termite Service	0.00	75.00	-75.00
5824 Grounds/Mulch-Repl/Upkeep	1,258.18	433.33	824.85
5825 Irrigation	0.00	208.33	-208.33
5826 Palms/Shrub-Trim/Prune	573.43	7,958.33	-7,384.90
5827 Lawn/Shrub-Fert./Debug	0.00	1,988.42	-1,988.42
5828 Pest Ctrl./Exterminate	3,050.00	1,458.33	1,591.67
5829 Pool/Spa Repair & Supply	849.08	1,550.00	-700.92
5830 Ponds - Algae Control	209.00	225.00	-16.00
5831 Repairs/Maint.-Bldg.(R)	19.16		
5832 Golf Cart Supplies/Rental	0.00	458.33	-458.33
5833 Maintenance Supplies	0.00	41.67	-41.67
5834 Landscape Contract	1,782.88	1,948.42	-165.54
5836 Mulch	4,600.00	766.67	3,833.33
5837 Vehicle Expense	46.92	166.67	-119.75
5853 Maintenance-Uniforms	0.00	41.67	-41.67
5875 Maintenance-Facilities	422.57	1,666.67	-1,244.10
5840 Maintenance Payroll			
5847 Maintenance-Payroll	10,616.63	8,934.50	1,682.13
5845 Health Insurance Exp	108.18	0.00	108.18
Total 5840 Maintenance Payroll	10,724.81	8,934.50	1,790.31
5844 Special Teams			
7000 ST Payroll Expense	25,779.38	28,305.33	-2,525.95
7600 ST Payroll Reimbursements	-26,048.68	-28,305.33	2,256.65
Total 5844 Special Teams	-269.30	0.00	-269.30
Total MAINTENANCE EXPENSES	23,266.73	28,879.67	-5,612.94
UTILITIES			
5805 Utilities-Cable TV	1,859.09	1,941.67	-82.58
5807 Utilities-Electric	2,444.41	2,833.33	-388.92

Ocean Gallery Property Owners Association, Inc.
 Budget vs. Actual
 March 2026

	Mar 26	Budget	\$ Over Budget
5809 Utilities-Heat Pool/Spa	620.73	916.67	-295.94
5811 Utilities-Sewer	431.62	500.00	-68.38
5812 Utilities-Homes/Sewer	430.86	470.50	-39.64
5813 Utilities-Trash	861.33	916.67	-55.34
5814 Utilities-Homes/Water	338.54	358.33	-19.79
5815 Utilities-Water	334.32	376.42	-42.10
Total UTILITIES	7,320.90	8,313.59	-992.69
Total Expense	73,492.66	85,379.68	-11,887.02
Net Ordinary Income	25,266.18	12,789.15	12,477.03
Other Income/Expense			
Other Expense			
RESERVES			
8500 Monthly Reserve Transfers	12,789.17	12,789.17	0.00
Total RESERVES	12,789.17	12,789.17	0.00
Total Other Expense	12,789.17	12,789.17	0.00
Net Other Income	-12,789.17	-12,789.17	0.00
Net Income	12,477.01	-0.02	12,477.03

Ocean Gallery Property Owners Association, Inc.
Budget vs. Actual
January through March 2026

	Jan - Mar 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
ASSOCIATIONS REVENUE			
4702 OGP Community Service Fee	41,750.01	41,749.97	0.04
4703 OGP Office Rent	5,199.99	5,200.03	-0.04
4705 OGP Housekeeping Rent	2,925.00	2,925.00	0.00
4717 OGP Sales Contribution	4,740.00	7,000.03	-2,260.03
Total ASSOCIATIONS REVENUE	54,615.00	56,875.03	-2,260.03
OTHER REVENUE			
4899 Bank Interest Income	2,034.83	1,750.03	284.80
Total OTHER REVENUE	2,034.83	1,750.03	284.80
OWNER ASSESSMENTS REVENUE			
4600 Maint. Assmts.-Lots/Homes	9,663.00	9,793.22	-130.22
4601 Maint. Assessments	212,915.01	212,747.25	167.76
4606 Owner Usage Fees	200.00		
4608 Finance Charges	0.00	124.97	-124.97
4609 Clubhouse Rent	500.00	175.03	324.97
4615 Garage Assessment	5,916.00	5,916.00	0.00
4616 Processing Fees Revenue	1,250.00	1,875.00	-625.00
4660 Lease Approval Fee	5,880.00	5,250.00	630.00
Total OWNER ASSESSMENTS REVENUE	236,324.01	235,881.47	442.54
Total Income	292,973.84	294,506.53	-1,532.69
Gross Profit	292,973.84	294,506.53	-1,532.69
Expense			
ADMINISTRATIVE EXPENSES			
5850 Administration Payroll	13,281.56	13,326.75	-45.19
5992 Employee Incentive Plan	0.00	5,875.03	-5,875.03
5880 Admin. Fee-Payroll	1,705.71	708.75	996.96
5860 Outside Accounts services	0.00	1,776.75	-1,776.75
5862 Communications-Website	897.00	750.00	147.00
5863 Management Hiring Exp.	0.00	150.00	-150.00
5864 Legal Fees	1,324.50	1,500.00	-175.50
5865 Membership Fees/Education	0.00	250.03	-250.03
5866 Licenses/Taxes/Fees	61.25	250.03	-188.78
5867 Postage Expense	504.84	1,624.97	-1,120.13
5868 Office Supplies	343.89	750.00	-406.11
5869 Copier/Printing/Computer	4,396.10	6,000.00	-1,603.90
5870 Telephone	379.27	349.97	29.30
5871 Depreciation Expense	2,294.55		
5889 Bank Charges	42.00	349.97	-307.97
Total ADMINISTRATIVE EXPENSES	25,230.67	33,662.25	-8,431.58

Ocean Gallery Property Owners Association, Inc.
 Budget vs. Actual
 January through March 2026

	Jan - Mar 26	Budget	\$ Over Budget
COMMUNITY SERVICE			
5990 Community Service Payroll	78,875.46	80,201.53	-1,326.07
5876 Amenity Services	177.06	874.97	-697.91
5887 Exercise Facility	336.24	750.00	-413.76
5996 Community Serv.-Expenses	1,166.92	1,249.97	-83.05
5997 Community Serv.-Supplies	0.00	124.97	-124.97
Total COMMUNITY SERVICE	80,555.68	83,201.44	-2,645.76
INSURANCE EXPENSES			
5801 Insurance-General	26,653.41	26,367.00	286.41
5803 Insurance-Flood	1,328.49	1,328.53	-0.04
Total INSURANCE EXPENSES	27,981.90	27,695.53	286.37
MAINTENANCE EXPENSES			
5821 Dunes Cleanout	15,395.79	2,125.03	13,270.76
5820 Tools/Equipment/Van	0.00	750.00	-750.00
5823 Termite Service	0.00	225.00	-225.00
5824 Grounds/Mulch-Repl/Upkeep	1,831.61	1,300.03	531.58
5825 Irrigation	307.57	625.03	-317.46
5826 Palms/Shrub-Trim/Prune	573.43	23,875.03	-23,301.60
5827 Lawn/Shrub-Fert./Debug	4,501.26	5,965.22	-1,463.96
5828 Pest Ctrl./Exterminate	3,950.00	4,375.03	-425.03
5829 Pool/Spa Repair & Supply	5,289.37	4,650.00	639.37
5830 Ponds - Algae Control	627.00	675.00	-48.00
5831 Repairs/Maint.-Bldg.(R)	4.16		
5832 Golf Cart Supplies/Rental	402.95	1,375.03	-972.08
5833 Maintenance Supplies	0.00	124.97	-124.97
5834 Landscape Contract	5,348.64	5,845.22	-496.58
5836 Mulch	4,600.00	2,299.97	2,300.03
5837 Vehicle Expense	46.92	499.97	-453.05
5853 Maintenance-Uniforms	0.00	124.97	-124.97
5875 Maintenance-Facilities	4,051.58	4,999.97	-948.39
5840 Maintenance Payroll			
5847 Maintenance-Payroll	28,524.25	26,803.50	1,720.75
5856 ST Maint Payroll - Ogpoa	5,628.12		
5845 Health Insurance Exp	8,605.40	0.00	8,605.40
Total 5840 Maintenance Payroll	42,757.77	26,803.50	15,954.27
5844 Special Teams			
7000 ST Payroll Expense	53,182.24	84,916.03	-31,733.79
7600 ST Payroll Reimbursements	-53,193.81	-84,916.03	31,722.22
Total 5844 Special Teams	-11.57	0.00	-11.57
Total MAINTENANCE EXPENSES	89,676.48	86,638.97	3,037.51
UTILITIES			
5805 Utilities-Cable TV	5,577.95	5,824.97	-247.02

Ocean Gallery Property Owners Association, Inc.
 Budget vs. Actual
 January through March 2026

	Jan - Mar 26	Budget	\$ Over Budget
5807 Utilities-Electric	4,902.31	8,500.03	-3,597.72
5809 Utilities-Heat Pool/Spa	4,388.81	2,749.97	1,638.84
5811 Utilities-Sewer	748.60	1,500.00	-751.40
5812 Utilities-Homes/Sewer	861.72	1,411.50	-549.78
5813 Utilities-Trash	1,682.27	2,749.97	-1,067.70
5814 Utilities-Homes/Water	677.08	1,075.03	-397.95
5815 Utilities-Water	658.59	1,129.22	-470.63
Total UTILITIES	19,497.33	24,940.69	-5,443.36
Total Expense	242,942.06	256,138.88	-13,196.82
Net Ordinary Income	50,031.78	38,367.65	11,664.13
Other Income/Expense			
Other Expense			
RESERVES			
8500 Monthly Reserve Transfers	38,367.51	38,367.47	0.04
Total RESERVES	38,367.51	38,367.47	0.04
Total Other Expense	38,367.51	38,367.47	0.04
Net Other Income	-38,367.51	-38,367.47	-0.04
Net Income	11,664.27	0.18	11,664.09

The Ocean Gallery Property Owners Association, Inc.
 Reconciliation of Replacement Fund
 As of March 31st, 2026

Replacement - Ameris Bank MM 8681		\$	487,583
Replacement - Ameris Bank CDARS 5612 (closed)		\$	-
Replacement - Ameris Bank CDARS 1616		\$	439,215
Replacement - Ameris Bank CD 5650		\$	111,928
Replacement - Ameris Bank CD 1275		\$	85,740
		\$	-
		\$	-
Total		\$	<u>1,124,467</u>
Replacement cash balance at 3/31/2026		\$	1,124,467
Less, amounts due to operating at 3/31/2026		\$	(5,780)
Calculated Replacement Balance at 3/31/2026		\$	<u>1,118,687</u>
Calculated Replacement Balance at 3/31/2026		\$	1,118,687
Fund balance/contract liabilities at 3/31/2026		\$	<u>1,118,687</u>
Variance			<u>-</u>

Component Description	Fund Balance Contract Liabilities 12/31/2025	YTD Contributions and Transfers	YTD Interest and Capital Contributions	YTD Expenditures and Transfers	Fund Balance Contract Liabilities 3/31/2026
Pooled Reserves	\$ 1,097,386	\$ 38,368	\$ 8,364	\$ (25,431)	\$ 1,118,687