

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

(filed 4 Pres Treas Rpt Apr 2026)

Welcome! This report accompanies APRIL’s OG financial report pulling info from the OG accrual accounting system. It is converted to a cash projection for the 12 months of the POA budget. A cash projection gives the Board a view of the operating cash situation especially for the heavier expenses for 2nd half of 2026 budget. This is intended to help the OGPOA Board review of the monthly financials.

I look forward to continued improvement of the Treasurer’s Report and more rain. Sam Price

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	75,498	257,552	71,452	406,187	135,954	54,844	55,544	49,569	49,419	1,517,690
Total Expenditure	125,746	87,412	105,169	99,220	111,008	121,132	166,141	135,037	100,667	109,538	209,692	153,408	1,517,690
Net \$\$ Plus/Minus	307,710	(27,416)	(55,138)	(23,722)	146,545	(49,679)	240,047	918	(45,822)	(53,993)	(160,123)	(103,989)	Net \$\$ -->
End Total Oper Cash	384,537	328,500	277,678	261,207	407,752	358,073	598,119	599,037	553,215	499,222	339,098	235,109	Op Cash

Ocean Gallery Budget Tidbits

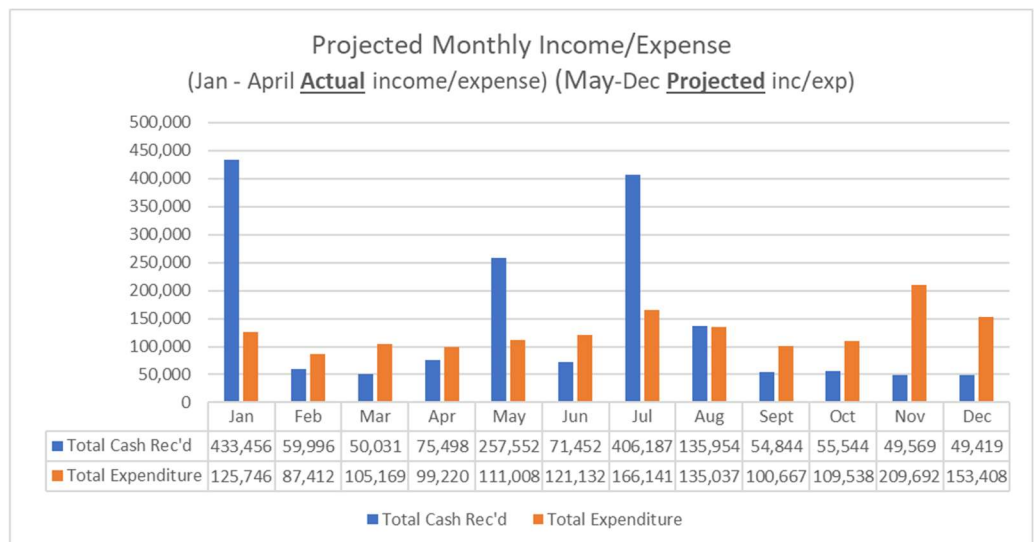
St Johns County Utility Water consumption in OG. Ocean Gallery is the single largest consumer of potable water on Anastasia Island. OG uses one water meter for 439 owners. The water bill for the one meter is prorated among all owners and paid through your assessment. Other communities meter each condo separately. In 2025 the water sewer bills totaled a quarter of a million dollars. And OG consumed over 12 million gallons.

Special Team’s Project Work:

Special Teams is especially talented with concrete work and spalling repairs in our coastal environment. Their work is planned months in advance. they try to perform noisy concrete work when there are fewer owners and visitors on site. In a future Treasurer report, we will provide the Board a schedule of planned Special Teams works and work that is complete. The intent is to keep the Board informed about Special Teams. While work is planned months ahead some of the projects may be postponed or changed from the original schedule.

Visual View

OGPOA Seasonal cash & Seasonal expense



Ocean Gallery Property Owners Association, Inc.

Balance Sheet

As of April 30, 2026

	<u>Apr 30, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
OPERATING BANK FUNDS	
1102 Ameris (3706)	260,034.81
1136 Ameris Clubhouse (5093)	450.00
1107 Ameris (7316)	722.37
Total OPERATING BANK FUNDS	<u>261,207.18</u>
1131 PAYROLL Ameris (4615)	94,957.39
RESERVE BANK FUNDS	
1150 Reserve Ameris MM (8681)	490,605.12
1158 Reserve Ameris CDARS 1616	440,433.64
1152 Reserve Ameris CD 5650	111,927.60
1153 Reserve Ameris CD 1275	85,740.47
Total RESERVE BANK FUNDS	<u>1,128,706.83</u>
Total Checking/Savings	<u>1,484,871.40</u>
Accounts Receivable	
ACCOUNTS RECEIVABLES	
1210 Owner Accounts Receivable	
1211 Assessments Receivable	30,246.88
1216 Special Assessments/Garage	128.80
1217 Special Assessments	-3,025.00
1219 Guest Fee Receivable	180.00
Total 1210 Owner Accounts Receivable	<u>27,530.68</u>
Total ACCOUNTS RECEIVABLES	<u>27,530.68</u>
Total Accounts Receivable	27,530.68
Other Current Assets	
INTERCOMPANY RECEIVABLES	
1316 Reserve Due From Operating	25.00
1327 Due from OGP	2,340.40
Total INTERCOMPANY RECEIVABLES	<u>2,365.40</u>
OTHER CURRENT ASSETS	
1451 Prepaid Insurance-Property	53,306.78
1452 Prepaid Insurance-Flood	2,657.02
Total OTHER CURRENT ASSETS	<u>55,963.80</u>
Total Other Current Assets	<u>58,329.20</u>
Total Current Assets	<u>1,570,731.28</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
1513 Boardwalks and Gazebos	21,500.00
1599 Accumulated Depreciation	-1,169,732.40
Total FIXED ASSETS	<u>762,608.63</u>
Total Fixed Assets	<u>762,608.63</u>

	<u>Apr 30, 26</u>
TOTAL ASSETS	<u>2,333,339.91</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2411 Insurance Loan-Property	22,821.30
DEFERRED & PREPAID ASSESSMENTS	
2307 Assessments Prepaid	55,093.66
2310 Prepaid Special Assessment	31,800.00
2313 Deferred Revenue-Assmts.	141,943.32
2314 Deferred Rev-Garage Assmt	15,776.00
Total DEFERRED & PREPAID ASSESSMEN...	244,612.98
INTERCOMPANY LIABILITIES	
2208 Operating Due to Reserves	25.00
2400 Reserves Contract Liabil	811,139.78
Total INTERCOMPANY LIABILITIES	811,164.78
OTHER LIABILITIES	
2537 Donation to Staff Party	1,605.00
2530 Accrued Accounts Payable	4,844.03
Total OTHER LIABILITIES	6,449.03
PAYROLL LIABILITIES	
2532 Deferred Health Ins Rebate	17,342.00
2541 Employee Benefits Payable	-573.48
Total PAYROLL LIABILITIES	16,768.52
Total Other Current Liabilities	1,101,816.61
Total Current Liabilities	1,101,816.61
Total Liabilities	1,101,816.61
Equity	
3500 RESERVE FUNDS	
3590 Reserve Interest	10,653.24
Total 3500 RESERVE FUNDS	10,653.24
3580 Pooled Reserve Funds	
3580-A Pooled Reserve Beginning	286,244.86
3580-B Pooled Reserve Revenue	51,156.68
3580-F Pooled Res Paving Exp	-600.00
3580-I Pooled Res Pool Exp	-5,033.58
3580-K Pooled Res Rec Fac Exp	-2,461.63
3580-L Pooled Res FrontWall Exp	-22,368.88
Total 3580 Pooled Reserve Funds	306,937.45
3600 Fund Balance-Operating	227,830.09
3700 Fund Balance-Property	764,427.84
3900 Retained Earnings	-96,857.64
Net Income	18,532.32
Total Equity	1,231,523.30
TOTAL LIABILITIES & EQUITY	<u>2,333,339.91</u>

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

	Apr 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	1,785.00	2,333.33	-548.33
Total ASSOCIATIONS REVENUE	18,410.00	18,958.33	-548.33
OTHER REVENUE			
4899 Bank Interest Income	538.92	583.33	-44.41
Total OTHER REVENUE	538.92	583.33	-44.41
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	225.00	58.33	166.67
4615 Garage Assessment	1,972.00	1,972.00	0.00
4616 Processing Fees Revenue	500.00	625.00	-125.00
4660 Lease Approval Fee	2,340.00	1,750.00	590.00
Total OWNER ASSESSMENTS REVENUE	79,229.67	78,627.17	602.50
Total Income	98,178.59	98,168.83	9.76
Gross Profit	98,178.59	98,168.83	9.76
Expense			
ADMINISTRATIVE EXPENSES			
5850 Administration Payroll	4,410.70	4,442.25	-31.55
5992 Employee Incentive Plan	0.00	1,958.33	-1,958.33
5880 Admin. Fee-Payroll	1,026.27	236.25	790.02
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	54.08	541.67	-487.59
5868 Office Supplies	256.64	250.00	6.64
5869 Copier/Printing/Computer	1,330.96	2,000.00	-669.04
5870 Telephone	-20.99	116.67	-137.66
5871 Depreciation Expense	764.85		
5889 Bank Charges	35.00	116.67	-81.67
Total ADMINISTRATIVE EXPENSES	8,106.51	11,220.75	-3,114.24

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

	Apr 26	Budget	\$ Over Budget
COMMUNITY SERVICE			
5990 Community Service Payroll	24,864.94	26,733.83	-1,868.89
5876 Amenity Services	418.08	291.67	126.41
5887 Exercise Facility	0.00	250.00	-250.00
5996 Community Serv.-Expenses	356.53	416.67	-60.14
5997 Community Serv.-Supplies	0.00	41.67	-41.67
Total COMMUNITY SERVICE	25,639.55	27,733.84	-2,094.29
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-Rep/Upkeep	1,404.07	433.33	970.74
5825 Irrigation	30.38	208.33	-177.95
5826 Palms/Shrub-Trim/Prune	0.00	7,958.33	-7,958.33
5827 Lawn/Shrub-Fert./Debug	2,065.50	1,988.42	77.08
5828 Pest Ctrl./Exterminate	-175.00	1,458.33	-1,633.33
5829 Pool/Spa Repair & Supply	1,705.91	1,550.00	155.91
5830 Ponds - Algae Control	209.00	225.00	-16.00
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	0.00	766.67	-766.67
5837 Vehicle Expense	0.00	166.67	-166.67
5853 Maintenance-Uniforms	22.70	41.67	-18.97
5875 Maintenance-Facilities	3,479.76	1,666.67	1,813.09
5840 Maintenance Payroll			
5847 Maintenance-Payroll	9,811.88	8,934.50	877.38
5845 Health Insurance Exp	-1,009.84	0.00	-1,009.84
Total 5840 Maintenance Payroll	8,802.04	8,934.50	-132.46
5844 Special Teams			
7000 ST Payroll Expense	21,450.37	28,305.33	-6,854.96
7600 ST Payroll Reimbursements	-18,864.45	-28,305.33	9,440.88
Total 5844 Special Teams	2,585.92	0.00	2,585.92
Total MAINTENANCE EXPENSES	21,913.16	28,879.67	-6,966.51
UTILITIES			
5805 Utilities-Cable TV	2,006.44	1,941.67	64.77
5807 Utilities-Electric	3,042.85	2,833.33	209.52
5809 Utilities-Heat Pool/Spa	733.15	916.67	-183.52

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

	Apr 26	Budget	\$ Over Budget
5811 Utilities-Sewer	482.83	500.00	-17.17
5812 Utilities-Homes/Sewer	430.86	470.50	-39.64
5813 Utilities-Trash	997.70	916.67	81.03
5814 Utilities-Homes/Water	338.54	358.33	-19.79
5815 Utilities-Water	369.48	376.42	-6.94
Total UTILITIES	8,401.85	8,313.59	88.26
Total Expense	73,388.37	85,379.68	-11,991.31
Net Ordinary Income	24,790.22	12,789.15	12,001.07
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	12,001.05	-0.02	12,001.07

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

	Jan - Apr 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
ASSOCIATIONS REVENUE			
4702 OGP Community Service Fee	55,666.68	55,666.64	0.04
4703 OGP Office Rent	6,933.32	6,933.36	-0.04
4705 OGP Housekeeping Rent	3,900.00	3,900.00	0.00
4717 OGP Sales Contribution	6,525.00	9,333.36	-2,808.36
Total ASSOCIATIONS REVENUE	73,025.00	75,833.36	-2,808.36
OTHER REVENUE			
4899 Bank Interest Income	2,573.75	2,333.36	240.39
Total OTHER REVENUE	2,573.75	2,333.36	240.39
OWNER ASSESSMENTS REVENUE			
4600 Maint. Assmts.-Lots/Homes	12,884.00	13,057.64	-173.64
4601 Maint. Assessments	283,886.68	283,663.00	223.68
4606 Owner Usage Fees	200.00		
4608 Finance Charges	0.00	166.64	-166.64
4609 Clubhouse Rent	725.00	233.36	491.64
4615 Garage Assessment	7,888.00	7,888.00	0.00
4616 Processing Fees Revenue	1,750.00	2,500.00	-750.00
4660 Lease Approval Fee	8,220.00	7,000.00	1,220.00
Total OWNER ASSESSMENTS REVENUE	315,553.68	314,508.64	1,045.04
Total Income	391,152.43	392,675.36	-1,522.93
Gross Profit	391,152.43	392,675.36	-1,522.93
Expense			
ADMINISTRATIVE EXPENSES			
5850 Administration Payroll	17,656.41	17,769.00	-112.59
5992 Employee Incentive Plan	0.00	7,833.36	-7,833.36
5880 Admin. Fee-Payroll	2,731.98	945.00	1,786.98
5860 Outside Accounts services	0.00	2,369.00	-2,369.00
5862 Communications-Website	1,146.00	1,000.00	146.00
5863 Management Hiring Exp.	0.00	200.00	-200.00
5864 Legal Fees	1,324.50	2,000.00	-675.50
5865 Membership Fees/Education	0.00	333.36	-333.36
5866 Licenses/Taxes/Fees	61.25	333.36	-272.11
5867 Postage Expense	558.92	2,166.64	-1,607.72
5868 Office Supplies	600.53	1,000.00	-399.47
5869 Copier/Printing/Computer	5,727.06	8,000.00	-2,272.94
5870 Telephone	358.28	466.64	-108.36
5871 Depreciation Expense	3,059.40		
5889 Bank Charges	77.00	466.64	-389.64
Total ADMINISTRATIVE EXPENSES	33,301.33	44,883.00	-11,581.67

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

	Jan - Apr 26	Budget	\$ Over Budget
COMMUNITY SERVICE			
5990 Community Service Payroll	103,815.43	106,935.36	-3,119.93
5876 Amenity Services	595.14	1,166.64	-571.50
5887 Exercise Facility	336.24	1,000.00	-663.76
5996 Community Serv.-Expenses	1,523.45	1,666.64	-143.19
5997 Community Serv.-Supplies	0.00	166.64	-166.64
Total COMMUNITY SERVICE	106,270.26	110,935.28	-4,665.02
INSURANCE EXPENSES			
5801 Insurance-General	35,537.88	35,156.00	381.88
5803 Insurance-Flood	1,771.32	1,771.36	-0.04
Total INSURANCE EXPENSES	37,309.20	36,927.36	381.84
MAINTENANCE EXPENSES			
5821 Dunes Cleanout	15,395.79	2,833.36	12,562.43
5820 Tools/Equipment/Van	0.00	1,000.00	-1,000.00
5823 Termite Service	0.00	300.00	-300.00
5824 Grounds/Mulch-Repl/Upkeep	3,235.68	1,733.36	1,502.32
5825 Irrigation	337.95	833.36	-495.41
5826 Palms/Shrub-Trim/Prune	573.43	31,833.36	-31,259.93
5827 Lawn/Shrub-Fert./Debug	6,566.76	7,953.64	-1,386.88
5828 Pest Ctrl./Exterminate	3,775.00	5,833.36	-2,058.36
5829 Pool/Spa Repair & Supply	6,995.28	6,200.00	795.28
5830 Ponds - Algae Control	836.00	900.00	-64.00
5832 Golf Cart Supplies/Rental	402.95	1,833.36	-1,430.41
5833 Maintenance Supplies	0.00	166.64	-166.64
5834 Landscape Contract	7,131.52	7,793.64	-662.12
5836 Mulch	4,600.00	3,066.64	1,533.36
5837 Vehicle Expense	46.92	666.64	-619.72
5853 Maintenance-Uniforms	22.70	166.64	-143.94
5875 Maintenance-Facilities	7,535.50	6,666.64	868.86
5840 Maintenance Payroll			
5847 Maintenance-Payroll	38,360.79	35,738.00	2,622.79
5856 ST Maint Payroll - Ogpoa	5,628.12		
5845 Health Insurance Exp	7,801.83	0.00	7,801.83
Total 5840 Maintenance Payroll	51,790.74	35,738.00	16,052.74
5844 Special Teams			
7000 ST Payroll Expense	74,651.47	113,221.36	-38,569.89
7600 ST Payroll Reimbursements	-72,058.26	-113,221.36	41,163.10
Total 5844 Special Teams	2,593.21	0.00	2,593.21
Total MAINTENANCE EXPENSES	111,839.43	115,518.64	-3,679.21
UTILITIES			
5805 Utilities-Cable TV	7,584.39	7,766.64	-182.25
5807 Utilities-Electric	10,323.25	11,333.36	-1,010.11

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

	Jan - Apr 26	Budget	\$ Over Budget
5809 Utilities-Heat Pool/Spa	5,121.96	3,666.64	1,455.32
5811 Utilities-Sewer	1,741.26	2,000.00	-258.74
5812 Utilities-Homes/Sewer	1,723.44	1,882.00	-158.56
5813 Utilities-Trash	3,547.32	3,666.64	-119.32
5814 Utilities-Homes/Water	1,354.16	1,433.36	-79.20
5815 Utilities-Water	1,347.43	1,505.64	-158.21
Total UTILITIES	32,743.21	33,254.28	-511.07
Total Expense	321,463.43	341,518.56	-20,055.13
Net Ordinary Income	69,689.00	51,156.80	18,532.20
Other Income/Expense			
Other Expense			
RESERVES			
8500 Monthly Reserve Transfers	51,156.68	51,156.64	0.04
Total RESERVES	51,156.68	51,156.64	0.04
Total Other Expense	51,156.68	51,156.64	0.04
Net Other Income	-51,156.68	-51,156.64	-0.04
Net Income	18,532.32	0.16	18,532.16

The Ocean Gallery Property Owners Association, Inc.
 Reconciliation of Replacement Fund
 As of April 30th, 2026

Replacement - Ameris Bank MM 8681		\$	490,605
Replacement - Ameris Bank CDARS 5612 (closed)		\$	-
Replacement - Ameris Bank CDARS 1616		\$	440,434
Replacement - Ameris Bank CD 5650		\$	111,928
Replacement - Ameris Bank CD 1275		\$	85,740
		\$	-
		\$	-
Total		\$	<u>1,128,707</u>
Replacement cash balance at 4/30/2026		\$	<u>1,128,707</u>
Less, amounts due to operating at 4/30/2026		\$	<u>25</u>
Calculated Replacement Balance at 4/30/2026		\$	<u><u>1,128,732</u></u>
Calculated Replacement Balance at 4/30/2026		\$	1,128,732
Fund balance/contract liabilities at 4/30/2026		\$	<u>1,128,732</u>
Variance			<u>0</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 4/30/2026
Pooled Reserves	\$ 1,097,386	\$ 51,157	\$ 10,653	\$ (30,464)	\$ 1,128,732