

Village Del Prado Financial Dashboard

April 2026

How much \$ do we have?

Operating Checking	\$ 166,726
Reserve Savings	\$ 193,445
Prepaid Insurance	\$ 49,121
	\$ 409,291
Due To/Due From other Assoc	\$ -

How much \$ have we spent YTD?

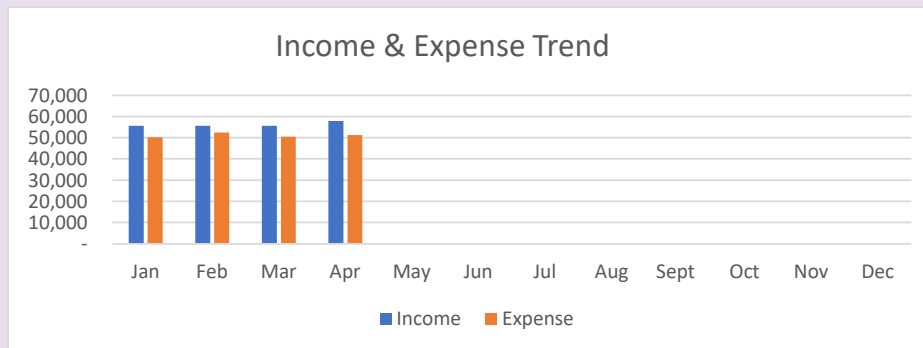
	<u>Actual</u>	<u>Budget</u>
Administrative	\$ 180	\$ 4,129
Insurance	\$ 47,701	\$ 48,757
Maintenance	\$ 68,735	\$ 72,750
Utilities	\$ 56,420	\$ 57,836
Other	\$ 466	\$ 967

Income or Loss Apr

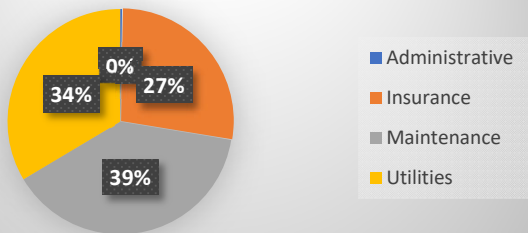
\$6,660

Income or Loss YTD

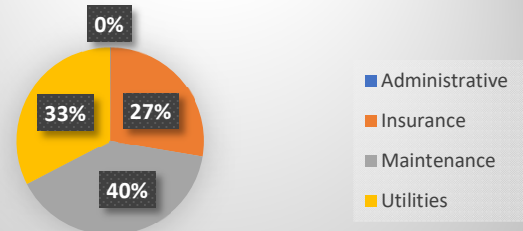
\$20,305



Expense Breakdown Apr



Expense Breakdown YTD



Notes: Acct 5835 due to mulch purchase
Acct 5824 due to sod purchase

Ocean Gallery Village Del Prado Condominium Association Inc

Balance Sheet

As of April 30, 2026

	<u>Apr 30, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
1101 Ameris Bank Assmt (2707)	166,725.64
1151 Reserve Ameris MM (8711)	192,207.81
1154 Reserve Vystar Ch 1413	5.00
1155 Reserve Vystar MM 8784	1,232.24
Total Checking/Savings	<u>360,170.69</u>
Accounts Receivable	
1210 Owner Accounts Receivable	
1211 Assessments Receivable	1,180.00
1212 Special Assessm Receivable	1,500.00
Total 1210 Owner Accounts Receivable	<u>2,680.00</u>
Total Accounts Receivable	2,680.00
Other Current Assets	
1451 Prepaid Insurance-Property	61,422.23
1452 Prepaid Insurance-Flood	3,376.70
Total Other Current Assets	<u>64,798.93</u>
Total Current Assets	427,649.62
Other Assets	
1657 Utility Deposit	192.00
Total Other Assets	<u>192.00</u>
TOTAL ASSETS	<u>427,841.62</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2400 Contract Liabilities Resr.	124,297.27
2307 Assessments Prepaid	23,746.00
2420 Insurance Loan-Property	15,678.25
2530 Accrued Accounts Payable	6,041.26
Total Other Current Liabilities	<u>169,762.78</u>
Total Current Liabilities	<u>169,762.78</u>
Total Liabilities	169,762.78
Equity	
3580 Pooled Reserve Funds	
3580-A Pooled Reserve Beginning	37,942.19
3580-B Pooled Reserve Revenue	29,666.56
3580-C Pooled Res Bld/Land Exp	-936.78
3580-H Pooled Res Paint Exp	932.30
Total 3580 Pooled Reserve Funds	<u>67,604.27</u>
3500 Reserves Fund Balance	
3590 Reserves Interest-Current	1,543.61
Total 3500 Reserves Fund Balance	1,543.61
3600 Operating Fund Balance	
3620 Operating Beginning Balance	126,227.47
Total 3600 Operating Fund Balance	126,227.47
3900 Retained Earnings	41,181.84
Net Income	21,521.65
Total Equity	<u>258,078.84</u>

Ocean Gallery Village Del Prado Condominium Association Inc
Balance Sheet
As of April 30, 2026

	<u>Apr 30, 26</u>
TOTAL LIABILITIES & EQUITY	<u><u>427,841.62</u></u>

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

	Apr 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
REVENUE			
4601 Mtce Assessments	55,610.00	55,610.00	0.00
4618 Income-Other	240.00		
4799 Capital Contributions	2,010.00	335.00	1,675.00
Total REVENUE	<u>57,860.00</u>	<u>55,945.00</u>	<u>1,915.00</u>
Total Income	<u>57,860.00</u>	<u>55,945.00</u>	<u>1,915.00</u>
Gross Profit	57,860.00	55,945.00	1,915.00
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	0.00	183.33	-183.33
5868 Office Supplies	118.50		
Total ADMINISTRATIVE EXPENSES	<u>118.50</u>	<u>1,032.33</u>	<u>-913.83</u>
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	<u>11,925.36</u>	<u>12,189.33</u>	<u>-263.97</u>
MAINTENANCE EXPENSES			
5824 Grounds-Replace/Upkeep	1,212.09	320.83	891.26
5825 Irrigation	30.38	100.00	-69.62
5829 Pool/Spa Repair & Supply	1,069.25	1,000.00	69.25
5831 Repairs/Maint.-Bldg.	265.35	666.67	-401.32
5834 Landscape Contract	1,782.88	1,932.58	-149.70
5835 Mulch/Tree Trimming	0.00	383.33	-383.33
5853 Maintenance-Uniforms	22.70	33.33	-10.63
5847 Mgmt Fees for Maint Labor	12,588.10	13,750.75	-1,162.65
Total MAINTENANCE EXPENSES	<u>16,970.75</u>	<u>18,187.49</u>	<u>-1,216.74</u>
UTILITIES			
5805 Utilities-Cable TV	7,715.21	8,053.50	-338.29
5807 Utilities-Electric	1,343.86	1,330.42	13.44
5811 Utilities-Sewer	2,604.15	2,333.33	270.82
5813 Utilities-Trash	997.70	966.67	31.03
5815 Utilities-Water	1,991.01	1,775.00	216.01
Total UTILITIES	<u>14,651.93</u>	<u>14,458.92</u>	<u>193.01</u>
OTHER EXPENSES			
5877 Insurance Loan Interest	116.45	241.67	-125.22
Total OTHER EXPENSES	<u>116.45</u>	<u>241.67</u>	<u>-125.22</u>
Total Expense	<u>43,782.99</u>	<u>46,109.74</u>	<u>-2,326.75</u>
Net Ordinary Income	14,077.01	9,835.26	4,241.75
Other Income/Expense			
Other Expense			
RESERVE EXPENSES			
8500 Monthly Reserve Transfer	7,416.63	7,416.67	-0.04
Total RESERVE EXPENSES	<u>7,416.63</u>	<u>7,416.67</u>	<u>-0.04</u>
Total Other Expense	<u>7,416.63</u>	<u>7,416.67</u>	<u>-0.04</u>
Net Other Income	<u>-7,416.63</u>	<u>-7,416.67</u>	<u>0.04</u>
Net Income	<u><u>6,660.38</u></u>	<u><u>2,418.59</u></u>	<u><u>4,241.79</u></u>

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

	Jan - Apr 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
REVENUE			
4601 Mtce Assessments	222,440.00	222,440.00	0.00
4618 Income-Other	240.00		
4799 Capital Contributions	2,010.00	1,340.00	670.00
Total REVENUE	<u>224,690.00</u>	<u>223,780.00</u>	<u>910.00</u>
Total Income	<u>224,690.00</u>	<u>223,780.00</u>	<u>910.00</u>
Gross Profit	224,690.00	223,780.00	910.00
Expense			
ADMINISTRATIVE EXPENSES			
5880 Admin Fee-Payroll	0.00	1,062.64	-1,062.64
5860 Accounting Outside Service	0.00	2,333.36	-2,333.36
5866 Licenses/Taxes/Fees	61.25	733.36	-672.11
5868 Office Supplies	118.50		
Total ADMINISTRATIVE EXPENSES	<u>179.75</u>	<u>4,129.36</u>	<u>-3,949.61</u>
INSURANCE EXPENSES			
5801 Insurance-General	40,948.12	41,835.00	-886.88
5803 Insurance-Flood	6,753.32	6,922.36	-169.04
Total INSURANCE EXPENSES	<u>47,701.44</u>	<u>48,757.36</u>	<u>-1,055.92</u>
MAINTENANCE EXPENSES			
5824 Grounds-Replace/Upkeep	1,320.62	1,283.36	37.26
5825 Irrigation	252.31	400.00	-147.69
5829 Pool/Spa Repair & Supply	3,032.50	4,000.00	-967.50
5831 Repairs/Maint.-Bldg.	1,833.86	2,666.64	-832.78
5834 Landscape Contract	7,131.52	7,730.36	-598.84
5835 Mulch/Tree Trimming	4,140.00	1,533.36	2,606.64
5853 Maintenance-Uniforms	22.70	133.36	-110.66
5847 Mgmt Fees for Maint Labor	51,001.40	55,003.00	-4,001.60
Total MAINTENANCE EXPENSES	<u>68,734.91</u>	<u>72,750.08</u>	<u>-4,015.17</u>
UTILITIES			
5805 Utilities-Cable TV	30,863.68	32,214.00	-1,350.32
5807 Utilities-Electric	5,355.11	5,321.64	33.47
5811 Utilities-Sewer	9,357.63	9,333.36	24.27
5813 Utilities-Trash	3,606.45	3,866.64	-260.19
5815 Utilities-Water	7,237.02	7,100.00	137.02
Total UTILITIES	<u>56,419.89</u>	<u>57,835.64</u>	<u>-1,415.75</u>
OTHER EXPENSES			
5877 Insurance Loan Interest	465.80	966.64	-500.84
Total OTHER EXPENSES	<u>465.80</u>	<u>966.64</u>	<u>-500.84</u>
Total Expense	<u>173,501.79</u>	<u>184,439.08</u>	<u>-10,937.29</u>
Net Ordinary Income	51,188.21	39,340.92	11,847.29
Other Income/Expense			
Other Expense			
RESERVE EXPENSES			
8500 Monthly Reserve Transfer	29,666.56	29,666.64	-0.08
Total RESERVE EXPENSES	<u>29,666.56</u>	<u>29,666.64</u>	<u>-0.08</u>
Total Other Expense	<u>29,666.56</u>	<u>29,666.64</u>	<u>-0.08</u>
Net Other Income	<u>-29,666.56</u>	<u>-29,666.64</u>	<u>0.08</u>
Net Income	<u><u>21,521.65</u></u>	<u><u>9,674.28</u></u>	<u><u>11,847.37</u></u>

The Ocean Gallery Village Del Prado Condominium Association, Inc.
 Reconciliation of Replacement Fund
 As of April 30th, 2026

Replacement - Ameris Bank MM 8711		\$ 192,208
Replacement - TIAA Bank MM 0016		\$ -
Replacement - TIAA Bank CD		\$ -
Replacement - Vystar CH 1413		\$ 5
Replacement - Vystar MM 8784		\$ 1,232
Total		<u>\$ 193,445</u>
Replacement cash balance at	4/30/2026	<u>\$ 193,445</u>
Less, amounts due to operating at	4/30/2026	<u>\$ -</u>
Calculated Replacement Balance at	4/30/2026	<u>\$ 193,445</u>
Calculated Replacement Balance at	4/30/2026	\$ 193,445
Fund balance/contract liabilities at	4/30/2026	<u>\$ 193,445</u>
Variance		<u>\$ 0</u>

Component Description	Fund Balance Contract Liabilities 12/31/2025	YTD Contributions	YTD Interest	YTD Expenditures	Fund Balance Contract Liabilities 4/30/2026
Pooled Fund	<u>\$ 162,239</u>	<u>\$ 29,667</u>	<u>\$ 1,544</u>	<u>\$ (4)</u>	<u>\$ 193,445</u>