

Las Palmas Financial Dashboard

April 2026

How much \$ do we have?

Operating / Checking	\$	69,282
Reserve / Savings	\$	444,085
Prepaid Insurance	\$	8,637
	\$	522,003
Due To / Due From other assoc.	\$	(19)

How much \$ have we spent YTD?

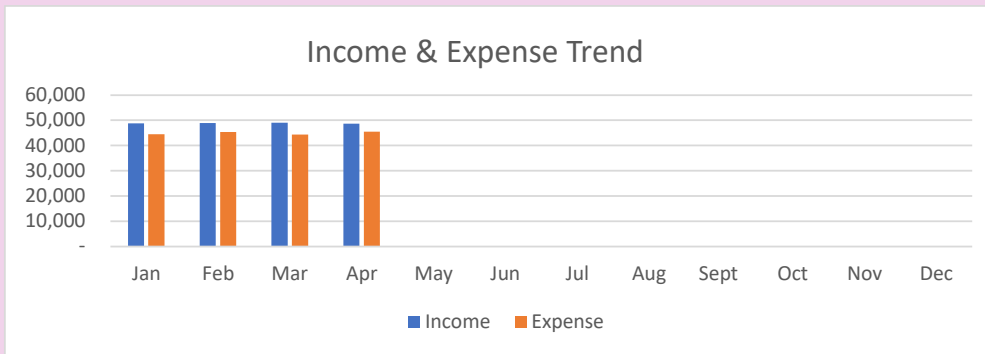
	Actual	Budget
Administrative	\$ 380	\$ 2,967
Insurance	\$ 40,452	\$ 43,635
Maintenance	\$ 59,662	\$ 66,842
Utilities	\$ 47,854	\$ 49,972
Other	\$ 1,257	\$ 1,986

Income or Loss Apr

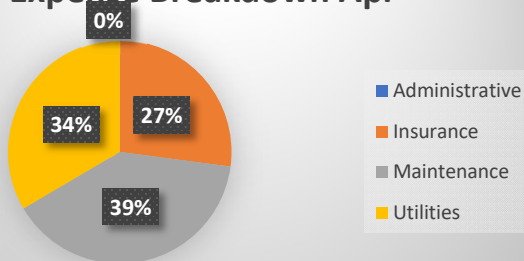
\$3,237

Income or Loss YTD

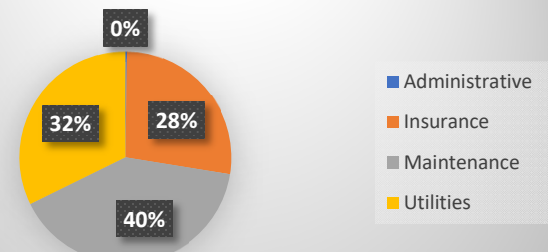
\$15,814



Expense Breakdown Apr



Expense Breakdown YTD



Notes: Acct 5824 overbudget due to mulch purchase

Ocean Gallery Village Las Palmas Condominium Assoc. Inc.

Balance Sheet

As of April 30, 2026

	<u>Apr 30, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
1100 Ameris Bank (4674)	69,281.85
1150 Reserve Ameris MM (8738)	417,404.91
1151 Reserve Ameris CD1825	26,679.80
Total Checking/Savings	<u>513,366.56</u>
Accounts Receivable	
1210 Owner Accounts Receivable	
1211 Assessments Receivable	5,381.34
Total 1210 Owner Accounts Receivable	<u>5,381.34</u>
Total Accounts Receivable	5,381.34
Other Current Assets	
1317 Operating Due from Reserve	75.00
1451 Prepaid Insurance-Property	51,324.90
1452 Prepaid Insurance-Flood	18,695.00
Total Other Current Assets	<u>70,094.90</u>
Total Current Assets	<u>588,842.80</u>
TOTAL ASSETS	<u>588,842.80</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2400R - Contract Liabilities(R)	347,172.98
2209 Due to Vistas	-0.02
2213 Due to Del Lago	18.70
2217 Reserves Due to Operating	75.00
2307 Assessments Prepaid	9,012.00
2420 Insurance Loan-Property	44,572.42
2530 Accrued Accounts Payable	4,975.75
Total Other Current Liabilities	<u>405,826.83</u>
Total Current Liabilities	<u>405,826.83</u>
Total Liabilities	405,826.83
Equity	
3580 Pooled Reserve Funds	
3580-B Pooled Reserve Revenue	30,133.68
3580-C Pooled Res Bld/Land Exp	-13,086.42
3580-F Pooled Res Concrete Exp	-11,648.35
3580-A Pooled Reserve Beginning	79,419.30
Total 3580 Pooled Reserve Funds	<u>84,818.21</u>
3500 Reserves Fund Balance	
3590 Reserves Interest	3,808.47
3592 Capital Contributions	8,028.00
Total 3500 Reserves Fund Balance	<u>11,836.47</u>
3600 Operating Fund Balance	52,081.66
3900 Retained Earnings	18,465.74
Net Income	15,813.89
Total Equity	<u>183,015.97</u>
TOTAL LIABILITIES & EQUITY	<u>588,842.80</u>

Ocean Gallery Village Las Palmas Condominium Assoc. Inc.
Budget vs. Actual
April 2026

	Apr 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
REVENUE			
4601 Mtce. Assessments	48,837.00	48,883.67	-46.67
4617 Garage Owner Reimbursement	-120.00		
Total REVENUE	48,717.00	48,883.67	-166.67
Total Income	48,717.00	48,883.67	-166.67
Gross Profit	48,717.00	48,883.67	-166.67
Expense			
ADMINISTRATIVE EXPENSES			
5860 Accounting - Outside Serv	0.00	583.33	-583.33
5866 Licenses/Taxes/Fees	0.00	158.33	-158.33
5868 Office Supplies	318.50		
Total ADMINISTRATIVE EXPENSES	318.50	741.66	-423.16
INSURANCE EXPENSES			
5801 Insurance-General	8,554.15	8,975.33	-421.18
5803 Insurance-Flood	1,558.75	1,933.33	-374.58
Total INSURANCE EXPENSES	10,112.90	10,908.66	-795.76
MAINTENANCE EXPENSES			
5824 Grounds-Replace/Upkeep	826.16	600.00	226.16
5825 Irrigation	26.81	41.67	-14.86
5829 Pool/Spa Repair & Supply	994.20	1,083.33	-89.13
5831 Repairs/Maint.-Bldg.	159.91	437.33	-277.42
5833 Maintenance Supplies	0.00	25.00	-25.00
5834 Landscape Contract	1,573.13	1,573.05	0.08
5847 Maint.-Payroll	11,107.17	12,916.67	-1,809.50
5853 Maintenance-Uniforms	20.03	33.33	-13.30
Total MAINTENANCE EXPENSES	14,707.41	16,710.38	-2,002.97
UTILITIES			
5805 Utilities-Cable TV	6,785.67	7,154.00	-368.33
5807 Utilities-Electric	924.35	1,019.42	-95.07
5811 Utilities-Sewer	2,213.52	1,943.29	270.23
5813 Utilities-Trash	880.32	870.08	10.24
5815 Utilities-Water	1,692.36	1,506.34	186.02
Total UTILITIES	12,496.22	12,493.13	3.09
OTHER EXPENSES			
5877 Insurance Loan Interest	311.77	479.74	-167.97
5889 Bank Charges	0.00	16.67	-16.67
Total OTHER EXPENSES	311.77	496.41	-184.64
Total Expense	37,946.80	41,350.24	-3,403.44
Net Ordinary Income	10,770.20	7,533.43	3,236.77
Other Income/Expense			
Other Expense			
RESERVES			
8500 Monthly Reserve Transfers	7,533.42	7,533.42	0.00
Total RESERVES	7,533.42	7,533.42	0.00
Total Other Expense	7,533.42	7,533.42	0.00
Net Other Income	-7,533.42	-7,533.42	0.00
Net Income	3,236.78	0.01	3,236.77

Ocean Gallery Village Las Palmas Condominium Assoc. Inc.
Budget vs. Actual
January through April 2026

	Jan - Apr 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
REVENUE			
4601 Mtce. Assessments	195,348.00	195,534.64	-186.64
4617 Garage Owner Reimbursement	204.00		
Total REVENUE	195,552.00	195,534.64	17.36
Total Income	195,552.00	195,534.64	17.36
Gross Profit	195,552.00	195,534.64	17.36
Expense			
ADMINISTRATIVE EXPENSES			
5860 Accounting - Outside Serv	0.00	2,333.36	-2,333.36
5866 Licenses/Taxes/Fees	61.25	633.36	-572.11
5868 Office Supplies	318.50		
Total ADMINISTRATIVE EXPENSES	379.75	2,966.72	-2,586.97
INSURANCE EXPENSES			
5801 Insurance-General	34,216.60	35,901.36	-1,684.76
5803 Insurance-Flood	6,235.00	7,733.36	-1,498.36
Total INSURANCE EXPENSES	40,451.60	43,634.72	-3,183.12
MAINTENANCE EXPENSES			
5824 Grounds-Replace/Upkeep	4,714.72	2,400.00	2,314.72
5825 Irrigation	85.30	166.64	-81.34
5829 Pool/Spa Repair & Supply	2,800.09	4,333.36	-1,533.27
5831 Repairs/Maint.-Bldg.	747.75	1,749.36	-1,001.61
5833 Maintenance Supplies	0.00	100.00	-100.00
5834 Landscape Contract	6,292.52	6,292.19	0.33
5847 Maint.-Payroll	45,001.29	51,666.64	-6,665.35
5853 Maintenance-Uniforms	20.03	133.36	-113.33
Total MAINTENANCE EXPENSES	59,661.70	66,841.55	-7,179.85
UTILITIES			
5805 Utilities-Cable TV	27,145.18	28,616.00	-1,470.82
5807 Utilities-Electric	3,421.52	4,077.64	-656.12
5811 Utilities-Sewer	7,953.98	7,773.12	180.86
5813 Utilities-Trash	3,182.16	3,480.36	-298.20
5815 Utilities-Water	6,151.46	6,025.36	126.10
Total UTILITIES	47,854.30	49,972.48	-2,118.18
OTHER EXPENSES			
5877 Insurance Loan Interest	1,247.08	1,918.97	-671.89
5889 Bank Charges	10.00	66.64	-56.64
Total OTHER EXPENSES	1,257.08	1,985.61	-728.53
Total Expense	149,604.43	165,401.08	-15,796.65
Net Ordinary Income	45,947.57	30,133.56	15,814.01
Other Income/Expense			
Other Expense			
RESERVES			
8500 Monthly Reserve Transfers	30,133.68	30,133.64	0.04
Total RESERVES	30,133.68	30,133.64	0.04
Total Other Expense	30,133.68	30,133.64	0.04
Net Other Income	-30,133.68	-30,133.64	-0.04
Net Income	15,813.89	-0.08	15,813.97

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

Replacement - Ameris Bank MM 8738	\$ 417,405
Replacement - PNC Bank MM 0201	\$ -
Replacement - PNC Bank MM 0199	\$ -
Replacement - South State Bank CD 6866	<u>\$ 26,680</u>
Total	<u>\$ 444,085</u>

Replacement cash balance at	4/30/2026	\$ 444,085
Add, special assessment AR at	4/30/2026	\$ -
Less, deferred special assessment revenue at	4/30/2026	\$ -
Less, amounts due to operating at	4/30/2026	<u>\$ (93.70)</u>
Calculated Replacement Balance at	4/30/2026	<u>\$ 443,991</u>

Calculated Replacement Balance at	4/30/2026	\$ 443,991
Fund balance/contract liabilities at	4/30/2026	<u>\$ 443,991</u>
Variance		<u>\$ -</u>

Component Description	Fund Balance Contract Liabilities 12/31/2025	YTD Contributions	YTD Interest and Capital Contributions	YTD Expenditures	Fund Balance Contract Liabilities 4/30/2026
Pooled Fund	<u>\$ 426,756</u>	<u>\$ 30,134</u>	<u>\$ 11,836</u>	<u>\$ (24,735)</u>	<u>\$ 443,991</u>