

Village Del Prado Financial Dashboard

May 2026

How much \$ do we have?

Operating Checking	\$ 193,517
Reserve Savings	\$ 201,265
Prepaid Insurance	\$ 40,075
	\$ 434,856
Due To/Due From other Assoc	\$ -

How much \$ have we spent YTD?

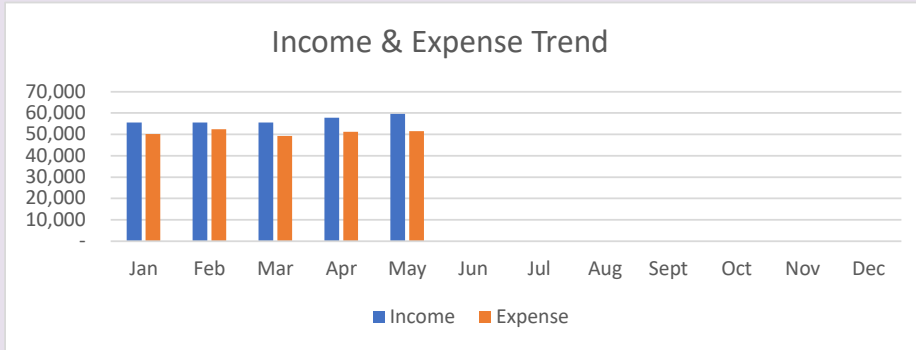
	<u>Actual</u>	<u>Budget</u>
Administrative	\$ 755	\$ 5,162
Insurance	\$ 59,627	\$ 60,947
Maintenance	\$ 85,146	\$ 90,938
Utilities	\$ 71,432	\$ 72,295
Other	\$ 582	\$ 1,208

Income or Loss May

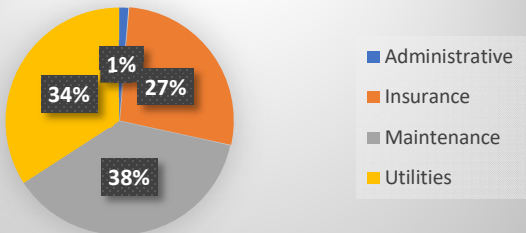
\$8,173

Income or Loss YTD

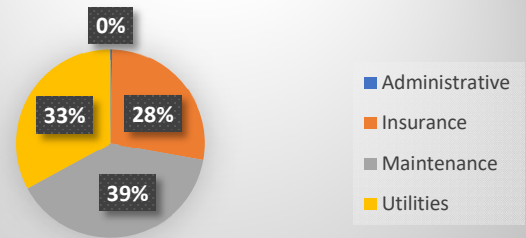
\$29,695



Expense Breakdown May



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 May 31, 2026

	May 31, 26
ASSETS	
Current Assets	
Checking/Savings	
1101 Ameris Bank Assmt (2707)	193,516.76
1151 Reserve Ameris MM (8711)	200,026.36
1154 Reserve Vystar Ch 1413	5.00
1155 Reserve Vystar MM 8784	1,233.15
Total Checking/Savings	394,781.27
Other Current Assets	
1451 Prepaid Insurance-Property	51,185.20
1452 Prepaid Insurance-Flood	1,688.37
Total Other Current Assets	52,873.57
Total Current Assets	447,654.84
TOTAL ASSETS	447,654.84
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2400 Contract Liabilities Resr.	124,297.27
2307 Assessments Prepaid	30,446.00
2420 Insurance Loan-Property	12,798.79
2530 Accrued Accounts Payable	6,041.26
Total Other Current Liabilities	173,583.32
Total Current Liabilities	173,583.32
Total Liabilities	173,583.32
Equity	
3580 Pooled Reserve Funds	
3580-A Pooled Reserve Beginning	37,942.19
3580-B Pooled Reserve Revenue	37,083.19
3580-C Pooled Res Bld/Land Exp	-959.78
3580-H Pooled Res Paint Exp	932.30
Total 3580 Pooled Reserve Funds	74,997.90
3500 Reserves Fund Balance	
3590 Reserves Interest-Current	1,969.40
Total 3500 Reserves Fund Balance	1,969.40
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	29,694.91
Total Equity	274,071.52
TOTAL LIABILITIES & EQUITY	447,654.84

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

	May 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
REVENUE			
4601 Mtce Assessments	55,610.00	55,610.00	0.00
4799 Capital Contributions	4,020.00	335.00	3,685.00
Total REVENUE	59,630.00	55,945.00	3,685.00
Total Income	59,630.00	55,945.00	3,685.00
Gross Profit	59,630.00	55,945.00	3,685.00
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	575.00	183.33	391.67
5889 Bank Charges	-0.08		
Total ADMINISTRATIVE EXPENSES	574.92	1,032.33	-457.41
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	707.24	320.83	386.41
5825 Irrigation	0.00	100.00	-100.00
5829 Pool/Spa Repair & Supply	1,494.83	1,000.00	494.83
5831 Repairs/Maint.-Bldg.	-130.75	666.67	-797.42
5834 Landscape Contract	1,782.88	1,932.58	-149.70
5835 Mulch/Tree Trimming	0.00	383.33	-383.33
5853 Maintenance-Uniforms	0.00	33.33	-33.33
5847 Mgmt Fees for Maint Labor	12,557.37	13,750.75	-1,193.38
Total MAINTENANCE EXPENSES	16,411.57	18,187.49	-1,775.92
UTILITIES			
5805 Utilities-Cable TV	7,715.21	8,053.50	-338.29
5807 Utilities-Electric	1,459.95	1,330.42	129.53
5811 Utilities-Sewer	2,388.92	2,333.33	55.59
5813 Utilities-Trash	1,604.48	966.67	637.81
5815 Utilities-Water	1,843.25	1,775.00	68.25
Total UTILITIES	15,011.81	14,458.92	552.89
OTHER EXPENSES			
5877 Insurance Loan Interest	116.45	241.67	-125.22
Total OTHER EXPENSES	116.45	241.67	-125.22
Total Expense	44,040.11	46,109.74	-2,069.63
Net Ordinary Income	15,589.89	9,835.26	5,754.63
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	8,173.26	2,418.59	5,754.67

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

	Jan - May 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
REVENUE			
4601 Mtce Assessments	278,050.00	278,050.00	0.00
4618 Income-Other	240.00		
4799 Capital Contributions	6,030.00	1,675.00	4,355.00
Total REVENUE	<u>284,320.00</u>	<u>279,725.00</u>	<u>4,595.00</u>
Total Income	<u>284,320.00</u>	<u>279,725.00</u>	<u>4,595.00</u>
Gross Profit	284,320.00	279,725.00	4,595.00
Expense			
ADMINISTRATIVE EXPENSES			
5880 Admin Fee-Payroll	0.00	1,328.31	-1,328.31
5860 Accounting Outside Service	0.00	2,916.69	-2,916.69
5866 Licenses/Taxes/Fees	636.25	916.69	-280.44
5868 Office Supplies	118.50		
5889 Bank Charges	-0.08		
Total ADMINISTRATIVE EXPENSES	<u>754.67</u>	<u>5,161.69</u>	<u>-4,407.02</u>
INSURANCE EXPENSES			
5801 Insurance-General	51,185.15	52,293.75	-1,108.60
5803 Insurance-Flood	8,441.65	8,652.94	-211.29
Total INSURANCE EXPENSES	<u>59,626.80</u>	<u>60,946.69</u>	<u>-1,319.89</u>
MAINTENANCE EXPENSES			
5824 Grounds-Replace/Upkeep	2,027.86	1,604.19	423.67
5825 Irrigation	252.31	500.00	-247.69
5829 Pool/Spa Repair & Supply	4,527.33	5,000.00	-472.67
5831 Repairs/Maint.-Bldg.	1,703.11	3,333.31	-1,630.20
5834 Landscape Contract	8,914.40	9,662.94	-748.54
5835 Mulch/Tree Trimming	4,140.00	1,916.69	2,223.31
5853 Maintenance-Uniforms	22.70	166.69	-143.99
5847 Mgmt Fees for Maint Labor	63,558.77	68,753.75	-5,194.98
Total MAINTENANCE EXPENSES	<u>85,146.48</u>	<u>90,937.57</u>	<u>-5,791.09</u>
UTILITIES			
5805 Utilities-Cable TV	38,578.89	40,267.50	-1,688.61
5807 Utilities-Electric	6,815.06	6,652.06	163.00
5811 Utilities-Sewer	11,746.55	11,666.69	79.86
5813 Utilities-Trash	5,210.93	4,833.31	377.62
5815 Utilities-Water	9,080.27	8,875.00	205.27
Total UTILITIES	<u>71,431.70</u>	<u>72,294.56</u>	<u>-862.86</u>
OTHER EXPENSES			
5877 Insurance Loan Interest	582.25	1,208.31	-626.06
Total OTHER EXPENSES	<u>582.25</u>	<u>1,208.31</u>	<u>-626.06</u>
Total Expense	<u>217,541.90</u>	<u>230,548.82</u>	<u>-13,006.92</u>
Net Ordinary Income	66,778.10	49,176.18	17,601.92
Other Income/Expense			
Other Expense			
RESERVE EXPENSES			
8500 Monthly Reserve Transfer	37,083.19	37,083.31	-0.12
Total RESERVE EXPENSES	<u>37,083.19</u>	<u>37,083.31</u>	<u>-0.12</u>
Total Other Expense	<u>37,083.19</u>	<u>37,083.31</u>	<u>-0.12</u>
Net Other Income	<u>-37,083.19</u>	<u>-37,083.31</u>	<u>0.12</u>
Net Income	<u><u>29,694.91</u></u>	<u><u>12,092.87</u></u>	<u><u>17,602.04</u></u>

The Ocean Gallery Village Del Prado Condominium Association, Inc.
 Reconciliation of Replacement Fund
 As of May 31st, 2026

Replacement - Ameris Bank MM 8711		\$	200,026
Replacement - TIAA Bank MM 0016		\$	-
Replacement - TIAA Bank CD		\$	-
Replacement - Vystar CH 1413		\$	5
Replacement - Vystar MM 8784		<u>\$</u>	<u>1,233</u>
Total		<u>\$</u>	<u>201,265</u>
Replacement cash balance at	5/31/2026	<u>\$</u>	<u>201,265</u>
Less, amounts due to operating at	5/31/2026	<u>\$</u>	<u>-</u>
Calculated Replacement Balance at	5/31/2026	<u>\$</u>	<u>201,265</u>
Calculated Replacement Balance at	5/31/2026	\$	201,265
Fund balance/contract liabilities at	5/31/2026	<u>\$</u>	<u>201,264</u>
Variance		<u>\$</u>	<u>0</u>

Component Description	Fund Balance Contract Liabilities <u>12/31/2025</u>	<u>YTD Contributions</u>	<u>YTD Interest</u>	<u>YTD Expenditures</u>	Fund Balance Contract Liabilities <u>5/31/2026</u>
Pooled Fund	<u>\$ 162,239</u>	<u>\$ 37,083</u>	<u>\$ 1,969</u>	<u>\$ (27)</u>	<u>\$ 201,264</u>