

Las Palmas Financial Dashboard

May 2026

How much \$ do we have?

Operating / Checking	\$ 80,442
Reserve / Savings	\$ 451,779
Prepaid Insurance	\$ 23,564
	\$ 555,785
Due To / Due From other assoc.	\$ -

How much \$ have we spent YTD?

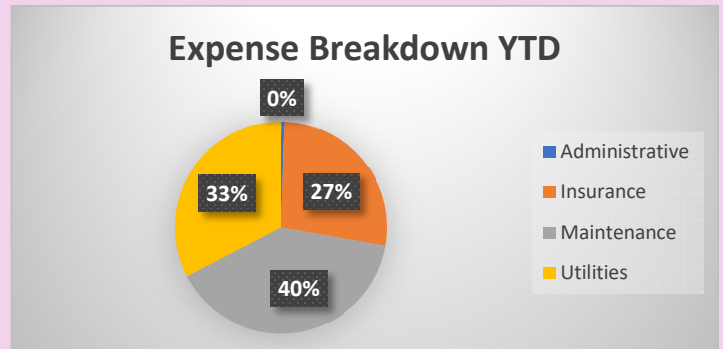
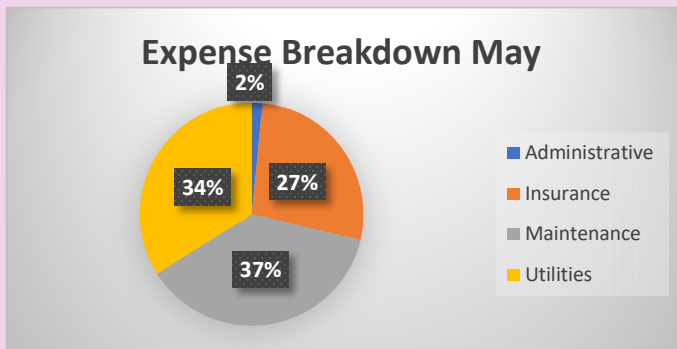
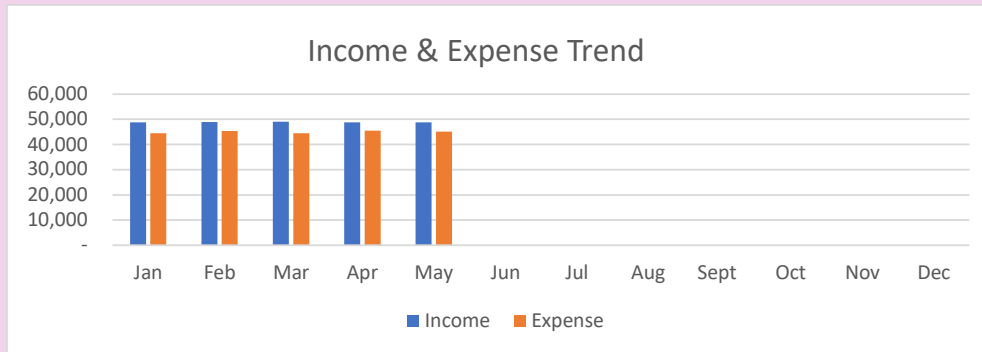
	Actual	Budget
Administrative	\$ 965	\$ 3,708
Insurance	\$ 50,564	\$ 54,543
Maintenance	\$ 73,552	\$ 83,552
Utilities	\$ 60,499	\$ 62,466
Other	\$ 1,569	\$ 2,482

Income or Loss May

\$3,760

Income or Loss YTD

\$19,574



Notes: Acct 5824 overbudget due to mulch purchase

Ocean Gallery Village Las Palmas Condominium Assoc. Inc.

Balance Sheet

As of May 31, 2026

	<u>May 31, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
1100 Ameris Bank (4674)	80,442.18
1150 Reserve Ameris MM (8738)	425,099.16
1151 Reserve Ameris CD1825	26,679.80
Total Checking/Savings	<u>532,221.14</u>
Accounts Receivable	
1210 Owner Accounts Receivable	
1211 Assessments Receivable	2,741.34
Total 1210 Owner Accounts Receivable	<u>2,741.34</u>
Total Accounts Receivable	2,741.34
Other Current Assets	
1316 Reserve Due from Operating	10.00
1451 Prepaid Insurance-Property	42,770.75
1452 Prepaid Insurance-Flood	17,137.08
Total Other Current Assets	<u>59,917.83</u>
Total Current Assets	<u>594,880.31</u>
TOTAL ASSETS	<u>594,880.31</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2400R - Contract Liabilities(R)	347,172.98
2216 Operating Due to Reserves	10.00
2307 Assessments Prepaid	11,804.00
2420 Insurance Loan-Property	36,343.83
2530 Accrued Accounts Payable	4,975.75
Total Other Current Liabilities	<u>400,306.56</u>
Total Current Liabilities	<u>400,306.56</u>
Total Liabilities	400,306.56
Equity	
3580 Pooled Reserve Funds	
3580-B Pooled Reserve Revenue	37,667.10
3580-C Pooled Res Bld/Land Exp	-13,086.42
3580-F Pooled Res Concrete Exp	-14,341.02
3580-A Pooled Reserve Beginning	79,419.30
Total 3580 Pooled Reserve Funds	<u>89,658.96</u>
3500 Reserves Fund Balance	
3590 Reserves Interest	4,758.65
3592 Capital Contributions	10,035.00
Total 3500 Reserves Fund Balance	<u>14,793.65</u>
3600 Operating Fund Balance	52,081.66
3900 Retained Earnings	18,465.74
Net Income	19,573.74
Total Equity	<u>194,573.75</u>
TOTAL LIABILITIES & EQUITY	<u>594,880.31</u>

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

	May 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
REVENUE			
4601 Mtce. Assessments	48,837.00	48,883.67	-46.67
Total REVENUE	48,837.00	48,883.67	-46.67
Total Income	48,837.00	48,883.67	-46.67
Gross Profit	48,837.00	48,883.67	-46.67
Expense			
ADMINISTRATIVE EXPENSES			
5869 Bank Service Charges	10.00		
5860 Accounting - Outside Serv	0.00	583.33	-583.33
5866 Licenses/Taxes/Fees	575.00	158.33	416.67
Total ADMINISTRATIVE EXPENSES	585.00	741.66	-156.66
INSURANCE EXPENSES			
5801 Insurance-General	8,554.15	8,975.33	-421.18
5803 Insurance-Flood	1,557.92	1,933.33	-375.41
Total INSURANCE EXPENSES	10,112.07	10,908.66	-796.59
MAINTENANCE EXPENSES			
5824 Grounds-Replace/Upkeep	90.00	600.00	-510.00
5825 Irrigation	0.00	41.67	-41.67
5829 Pool/Spa Repair & Supply	1,122.55	1,083.33	39.22
5831 Repairs/Maint.-Bldg.	54.25	437.33	-383.08
5833 Maintenance Supplies	0.00	25.00	-25.00
5834 Landscape Contract	1,543.13	1,573.05	-29.92
5847 Maint.-Payroll	11,080.06	12,916.67	-1,836.61
5853 Maintenance-Uniforms	0.00	33.33	-33.33
Total MAINTENANCE EXPENSES	13,889.99	16,710.38	-2,820.39
UTILITIES			
5805 Utilities-Cable TV	6,785.67	7,154.00	-368.33
5807 Utilities-Electric	846.18	1,019.42	-173.24
5811 Utilities-Sewer	2,030.58	1,943.29	87.29
5813 Utilities-Trash	1,415.71	870.08	545.63
5815 Utilities-Water	1,566.76	1,506.34	60.42
Total UTILITIES	12,644.90	12,493.13	151.77
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	37,543.73	41,350.24	-3,806.51
Net Ordinary Income	11,293.27	7,533.43	3,759.84
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	3,759.85	0.01	3,759.84

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

	Jan - May 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
REVENUE			
4601 Mtce. Assessments	244,185.00	244,418.31	-233.31
4617 Garage Owner Reimbursement	204.00		
Total REVENUE	244,389.00	244,418.31	-29.31
Total Income	244,389.00	244,418.31	-29.31
Gross Profit	244,389.00	244,418.31	-29.31
Expense			
ADMINISTRATIVE EXPENSES			
5869 Bank Service Charges	10.00		
5860 Accounting - Outside Serv	0.00	2,916.69	-2,916.69
5866 Licenses/Taxes/Fees	636.25	791.69	-155.44
5868 Office Supplies	318.50		
Total ADMINISTRATIVE EXPENSES	964.75	3,708.38	-2,743.63
INSURANCE EXPENSES			
5801 Insurance-General	42,770.75	44,876.69	-2,105.94
5803 Insurance-Flood	7,792.92	9,666.69	-1,873.77
Total INSURANCE EXPENSES	50,563.67	54,543.38	-3,979.71
MAINTENANCE EXPENSES			
5824 Grounds-Replace/Upkeep	4,804.72	3,000.00	1,804.72
5825 Irrigation	85.30	208.31	-123.01
5829 Pool/Spa Repair & Supply	3,922.64	5,416.69	-1,494.05
5831 Repairs/Maint.-Bldg.	802.00	2,186.69	-1,384.69
5833 Maintenance Supplies	0.00	125.00	-125.00
5834 Landscape Contract	7,835.65	7,865.24	-29.59
5847 Maint.-Payroll	56,081.35	64,583.31	-8,501.96
5853 Maintenance-Uniforms	20.03	166.69	-146.66
Total MAINTENANCE EXPENSES	73,551.69	83,551.93	-10,000.24
UTILITIES			
5805 Utilities-Cable TV	33,930.85	35,770.00	-1,839.15
5807 Utilities-Electric	4,267.70	5,097.06	-829.36
5811 Utilities-Sewer	9,984.56	9,716.41	268.15
5813 Utilities-Trash	4,597.87	4,350.44	247.43
5815 Utilities-Water	7,718.22	7,531.70	186.52
Total UTILITIES	60,499.20	62,465.61	-1,966.41
OTHER EXPENSES			
5877 Insurance Loan Interest	1,558.85	2,398.71	-839.86
5889 Bank Charges	10.00	83.31	-73.31
Total OTHER EXPENSES	1,568.85	2,482.02	-913.17
Total Expense	187,148.16	206,751.32	-19,603.16
Net Ordinary Income	57,240.84	37,666.99	19,573.85
Other Income/Expense			
Other Expense			
RESERVES			
8500 Monthly Reserve Transfers	37,667.10	37,667.06	0.04
Total RESERVES	37,667.10	37,667.06	0.04
Total Other Expense	37,667.10	37,667.06	0.04
Net Other Income	-37,667.10	-37,667.06	-0.04
Net Income	19,573.74	-0.07	19,573.81

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

Replacement - Ameris Bank MM 8738	\$	425,099
Replacement - PNC Bank MM 0201	\$	-
Replacement - PNC Bank MM 0199	\$	-
Replacement - South State Bank CD 6866	\$	26,680
Total	<u>\$</u>	<u>451,779</u>

Replacement cash balance at	5/31/2026	\$	451,779
Add, special assessment AR at	5/31/2026	\$	-
Less, deferred special assessment revenue at	5/31/2026	\$	-
Less, amounts due to operating at	5/31/2026	\$	10.00
Calculated Replacement Balance at	5/31/2026	<u>\$</u>	<u>451,789</u>

Calculated Replacement Balance at	5/31/2026	\$	451,789
Fund balance/contract liabilities at	5/31/2026	\$	451,789
Variance		<u>\$</u>	<u>0</u>

Component Description	Fund Balance Contract Liabilities <u>12/31/2025</u>	YTD Contributions	YTD Interest and Capital Contributions	YTD Expenditures	Fund Balance Contract Liabilities <u>5/31/2026</u>
Pooled Fund	<u>\$ 426,756</u>	<u>\$ 37,667</u>	<u>\$ 14,794</u>	<u>\$ (27,427)</u>	<u>\$ 451,789</u>