July 2026 OGPOA President / Treasurer Report

(filed 7 Pres Treas Rpt July 2026)

This Treasurer's report explains the proportional amount of the Budget paid by the OGPOA. With the upcoming August 14th Board Budget Workshop this helps your budget knowledge. The OGPOA sometimes pays 100% of an expense, or pays a prorated amount of the expense or equally shares an expense, or pays for an expense from operating cash and gets reimbursed for that expense. This OGPOA interaction is with the five other groups in Ocean Gallery.

Sam Price

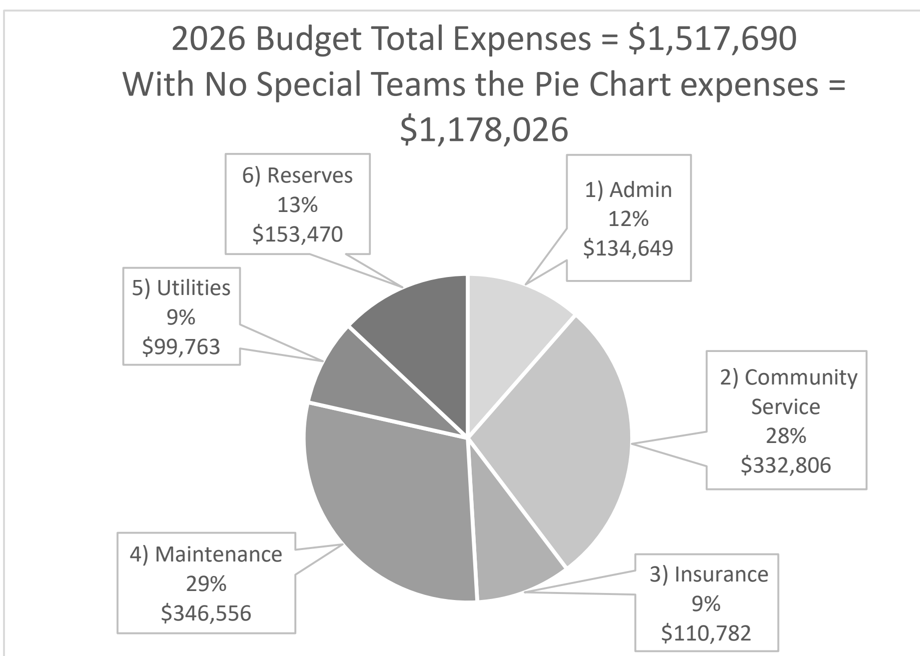
OGPOA EXPENSE BUDGET CATEGORIES 2026

Summary:

The OGPOA (also called POA) provides services for the POA common elements available to our 439 owners. POA Budget expense accounts are paid the following ways.

- Expense totally paid by OGPOA from your POA annual assessment (e.g. palm trees annual trimming, legal fees, office supplies, insurance for OGPOA)
- Expenses equally shared 50/50, (e.g. heated pool propane costs, Community Services)
- Prorated expenses paid by Condo associations & OGPOA (e.g. water/sewer utilities, payroll for maintenance and administration, landscape contract)
- (Reimburse Special Teams Budget expense) The OGPOA office manages and pays the payroll expense for Special Teams work. The OGPOA Special Teams budget is reimbursed after work is completed. If a Condo Association ordered the work, they reimburse from their reserve fund. A condo association's use of Special Teams can vary widely from year to year depending on their needs.

Breakout of Seven Expense Areas



1: Administrative

(2026 budget = $134,649)

Most office expenses are 100% funded by POA with one exception. The POA office accounting and administrative duties are performed for all condo associations & POA. Administrative payroll is prorated and the POA prorated expense share is 17% in the budget. One exception is OGP Rental group contributes 20% to the Gen Mgr payroll for managing Comm Services & related items.

2: Community Service

(2026 Budget = $332,806)

Comm Serv is on site 24 hrs a day, all year. Half of the Comm Serv expenses are shared 50/50 by OGP Rental Group & the POA. The POA General Mgr oversees all Comm Serv functions.

The POA budget numbers for Comm Services are 100% of the expense. Income acct 4702 is OGP rental group's share of the expense. Comm Service duties are numerous: monitoring the gate house, watching pool and recreation areas, checking in rentals after office hours, and providing recreational items."

3: **Insurance** (2026 Budget = $110,782)

The budget expense accts 5801 & 5803 is 100% of the insurance expense which is paid by the POA. To no one's surprise insurance cost is one of the POA's larger expenses excluding payroll. St Johns County ranks 6th highest of 67 Florida counties for insurance rates. Three things work against Ocean Gallery insurance rates. a) Coastal locations have more risk, b) Properties over 30 years did not meet the newer 1990 build standards, and c) buildings are not up to wind mitigation standards. (Some condos may have met partial standards.)
(FL OIR reports that 51 counties have lower insurance rates this year, but not SJC.)

4: **Maintenance** (2026 Budget = $346,556)

1)Like the Administrative payroll, the <u>Maintenance payroll</u> acct 5847 is prorated in the POA budget.
The payroll acct 5847 is about 17% of all Ocean Gallery maintenance payroll.
2)The same prorated figure applies for <u>landscape contract</u> acct 5834 with POA responsibility for 17% of cost.
3) The <u>rest of the maintenance expense</u> items are 100% paid by the POA, even though some POA paid expenses benefit condo associations & others. An example is palm tree trimming.
<u>Inflation & Age</u>: Over last few years the actual cost of goods and repairs have increased for our 40 year old property. In acct 5875(maintenance repairs), the actual cost has increased significantly for the last few years. This is being corrected in the 2027 budget.

5: **Utilities** (2026 Budget = $99,763)

The budget's Utility accts expense varies between 100% POA payment, shared payment, or prorated payments among POA, Condo Associations, and homes. They include SJC water/sewer, FPL electricity, Waste Management dumpsters, and heating costs for the clubhouse pool & spa.
1)Waste Management trash dumpster costs are prorated between the POA & condo associations
2) Heating the clubhouse pool & hot tub is shared equally between the POA & OGP rental group.
3) St Johns Co. water/sewer services are prorated among Condo Assocs, the POA, & homeowners.
4) Homeowners reimburse the POA monthly for services used. It includes Xfinity services, SJC water/sewer, exterior building pest control, & POA maintenance of irrigation piping from pumps to the homes' lot.

6: **Reserves** (2026 Budget = $153,470) (2027 = $159,608 a 3% increase)

Florida 718.112 requires reserve accounts and SIRS (Structural Integrity Reserve Studies).
The Reserve expense acct 8500 receives a monthly transfer into the acct for future capital repairs.
POA Reserve Expenditures as of June 30th: Jacuzzi & pump, Repair to entrance gate from lightning, reserve study downpayment, repair & paint 1,000 linear ft west wall. The YTD (year to date) POA costs = $32,387. At this time, no other POA capital repairs are known for 2026.

7: **Special Teams** (2026 Budget = $339,664 and is the total payroll operating cost)

Spec Teams expenses are paid after they complete a Condo Assoc or POA job. Worker's paydays are every two weeks and the POA office manages the payroll and when necessary, pays for payroll from POA Operating Cash until the POA is reimbursed by the Condo Assoc.
The budget shows (Income acct 4623 Spec Teams Credit) and (Expense acct 5844 ST Payroll).
The bulk of Special Teams work is for Condo Assocs' major repairs (not ordinary repetitive maintenance).

(This June Income Report is also provided in the Board packet for August 14th)

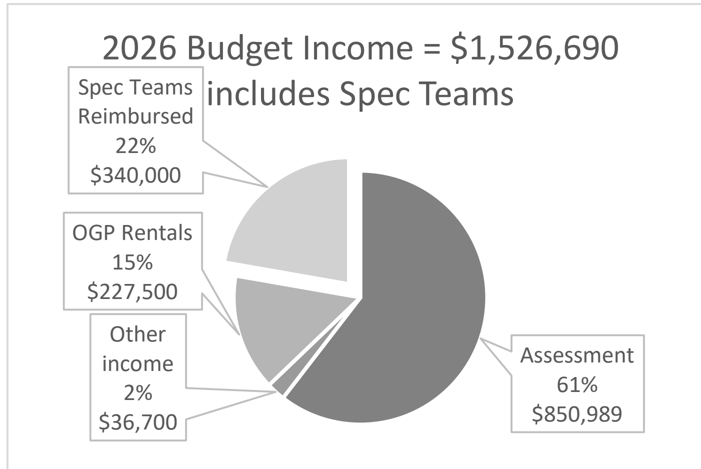
June 2026 OGPOA President / Treasurer Report

(filed 6 Pres Treas Rpt June 2026)

June's report focuses on OGPOA Budget Income sources. Next month's report will be on budget expenses. August 14th is the OGPOA Board meeting with a review of the 2027 preliminary budget *Sam Price*

Ocean Gallery OGPOA Budget Tidbits
SOURCE OF INCOME

Four categories make up $1.5 million 2026 budget



1: Owner's Annual Assessment:
This covers general expenses, admin expenses, insurance, general maintenance expenses, utilities and funds added to the capital reserves fund
For every $100,000, each assessed owner obligation is $227.79

Combined "Other Income" & "OGP" income
The income is $264,200. Without this income each assessed owner additional obligation would be **$601.82** to maintain services.

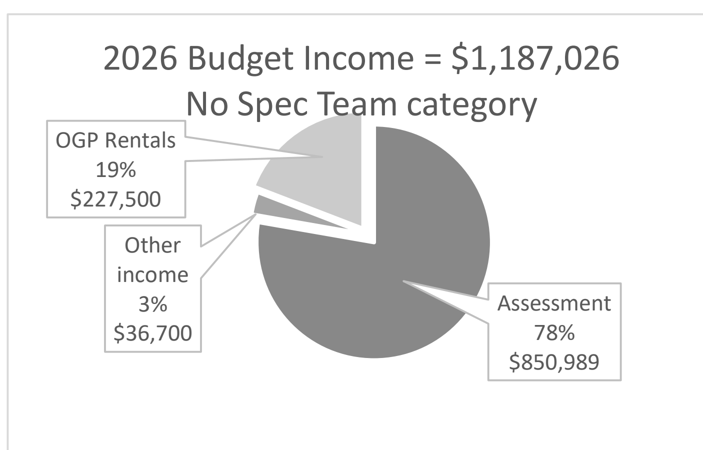
2: Other Income Sources 5 items (acct 4608 finance charges $500) (4609 clubhouse rent $700) (acct 4616 Process sale fee $7,500) (acct 4660 Lease approval fee $21,000) (acct 4899 Bank interest income $7,000)

3: OGP Rental Program (OG Properties) is a for profit company (rental company). OGP pays OGPOA for services and facilities used by the OGP business. Unseen in the budget are a number of OGP payments that partially pay for services & materials used both by the OGP rentals and OGPOA.
(acct 4702 Comm Service Fee 167,000 [50% of front gate payroll]) (acct 4703 Offices rented by OGP $20,800)
(acct 4705 OGP Housekeeping facilities $11,700) (acct 4717 Real estate office rent $28,000)

4: Why is Special Teams (ST) **Special?** ---- Think of two (2) OGPOA budgets. An "**Operating Budget**" for ongoing maintenance & expenses and a "**Capital Reserve Budget**"

Special Teams is funded by the OGPOA Capital Reserve Budget. Think of it as a long-term savings account for infrequent, high costs, or major improvements of common element's physical assets. The OGPOA budget account 8500 shows funds transferred to Reserves. Each Condo Association does the same in their Reserve accounts. These combined Reserves pay for Special Teams work on Condo Associations & OGPOA.

2nd Pie Chart without Special Teams Income
1: Remember Spec Teams budget includes income from four condo assoc & OGPOA. Work is for both groups
2: **Pass Thru Account**: Spec Teams operating cost is funded by Reserve budgets. Special Teams does not impact the Operating Budget. Income from Condo & OGPOA Reserves funds **"Past Thru"** the Spec Teams income Acct 4623 to pay for Acct 5844 Spec Teams Payroll Expense.
3: The pie chart with "no Spec Teams" budget gives a different perspective on the daily operating budget and the weighted percentages for income of OGPOA compared to the Pie Chart with both Spec Teams & the OGPOA Operating Budget.



Ocean Gallery Property Owners Association, Inc.
Balance Sheet
As of July 31, 2026

			Jul 31, 26
ASSETS			
Current Assets			
Checking/Savings			
OPERATING BANK FUNDS			
1102 Ameris (3706)		633,922.31	
1136 Ameris Clubhouse (5093)		450.00	
1107 Ameris (7316)		697.06	
Total OPERATING BANK FUNDS			635,069.37
1131 PAYROLL Ameris (4615)			130,628.20
RESERVE BANK FUNDS			
1150 Reserve Ameris MM (8681)		530,184.04	
1158 Reserve Ameris CDARS 1616		444,190.56	
1152 Reserve Ameris CD 5650		112,765.76	
1153 Reserve Ameris CD 1275		86,382.53	
Total RESERVE BANK FUNDS			1,173,522.89
Total Checking/Savings			1,939,220.46
Accounts Receivable			
ACCOUNTS RECEIVABLES			
1210 Owner Accounts Receivable			
1211 Assessments Receivable	52,095.98		
1216 Special Assessments/Garage	128.80		
1217 Special Assessments	15,205.00		
1219 Guest Fee Receivable	180.00		
Total 1210 Owner Accounts Receivable		67,609.78	
Total ACCOUNTS RECEIVABLES			67,609.78
Total Accounts Receivable			67,609.78
Other Current Assets			
INTERCOMPANY RECEIVABLES			
1327 Due from OGP		3,540.21	
Total INTERCOMPANY RECEIVABLES			3,540.21
OTHER CURRENT ASSETS			
1451 Prepaid Insurance-Property		26,653.37	
1452 Prepaid Insurance-Flood		1,328.53	
Total OTHER CURRENT ASSETS			27,981.90
Total Other Current Assets			31,522.11
Total Current Assets			2,038,352.35
Fixed Assets			
FIXED ASSETS			
1500 Land		725,000.00	
1502 Golf Cart		42,661.00	
1503 Equipment Fitness		36,595.97	
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		-1,171,554.17	
Total FIXED ASSETS			762,479.86
Total Fixed Assets			762,479.86
TOTAL ASSETS			**2,800,832.21**

	Jul 31, 26	
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
2100 Accounts Payable		209.00
Total Accounts Payable		209.00
Other Current Liabilities		
2411 Insurance Loan-Property		5,693.32
DEFERRED & PREPAID ASSESSMENTS		
2307 Assessments Prepaid	11,906.91	
2313 Deferred Revenue-Assmts.	354,858.33	
2314 Deferred Rev-Garage Assmt	9,860.00	
Total DEFERRED & PREPAID ASSESSMENTS		376,625.24
INTERCOMPANY LIABILITIES		
2020 Notes Payable - Current	120.00	
2400 Reserves Contract Liabil	874,142.78	
Total INTERCOMPANY LIABILITIES		874,262.78
OTHER LIABILITIES		
2537 Donation to Staff Party	969.49	
2530 Accrued Accounts Payable	4,844.03	
Total OTHER LIABILITIES		5,813.52
PAYROLL LIABILITIES		
2532 Deferred Health Ins Rebate	17,342.00	
2541 Employee Benefits Payable	25.15	
Total PAYROLL LIABILITIES		17,367.15
Total Other Current Liabilities		1,279,762.01
Total Current Liabilities		1,279,971.01
Total Liabilities		1,279,971.01
Equity		
3500 RESERVE FUNDS		
3590 Reserve Interest	19,309.35	
3595 Capital Contributions	87.00	
Total 3500 RESERVE FUNDS		19,396.35
3580 Pooled Reserve Funds		
3580-A Pooled Reserve Beginning	223,242.87	
3580-B Pooled Reserve Revenue	89,524.18	
3580-C Pooled Res Bldg/Land Exp	-1,854.75	
3580-F Pooled Res Paving Exp	-601.00	
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	-22,832.68	
Total 3580 Pooled Reserve Funds		279,983.41
3600 Fund Balance-Operating		116,666.45
3700 Fund Balance-Property		767,733.84
3900 Retained Earnings		80.00
Net Income		337,001.15
Total Equity		1,520,861.20
TOTAL LIABILITIES & EQUITY		**2,800,832.21**

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

	Jul 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	2,760.00	2,333.33	426.67
Total ASSOCIATIONS REVENUE	19,385.00	18,958.33	426.67
OTHER REVENUE			
4899 Bank Interest Income	1,259.93	583.33	676.60
Total OTHER REVENUE	1,259.93	583.33	676.60
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	500.00	58.33	441.67
4615 Garage Assessment	1,972.00	1,972.00	0.00
4616 Processing Fees Revenue	950.00	625.00	325.00
4660 Lease Approval Fee	7,440.00	1,750.00	5,690.00
Total OWNER ASSESSMENTS REVENUE	85,054.67	78,627.17	6,427.50
Total Income	105,699.60	98,168.83	7,530.77
Gross Profit	105,699.60	98,168.83	7,530.77
Expense			
ADMINISTRATIVE EXPENSES			
5850 Administration Payroll	6,398.18	4,442.25	1,955.93
5992 Employee Incentive Plan	0.00	1,958.33	-1,958.33
5880 Admin. Fee-Payroll	-1,363.72	236.25	-1,599.97
5860 Outside Accounts services	0.00	592.25	-592.25
5862 Communications-Website	269.00	250.00	19.00
5863 Management Hiring Exp.	128.00	50.00	78.00
5864 Legal Fees	0.00	500.00	-500.00
5865 Membership Fees/Education	289.99	83.33	206.66
5866 Licenses/Taxes/Fees	0.00	83.33	-83.33
5867 Postage Expense	-33.91	541.67	-575.58
5868 Office Supplies	19.99	250.00	-230.01
5869 Copier/Printing/Computer	1,554.73	2,000.00	-445.27
5870 Telephone	-1,065.96	116.67	-1,182.63
5871 Depreciation Expense	714.96		
5889 Bank Charges	10.00	116.67	-106.67
Total ADMINISTRATIVE EXPENSES	6,921.26	11,220.75	-4,299.49
COMMUNITY SERVICE			
5990 Community Service Payroll	42,266.02	26,733.83	15,532.19

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

	Jul 26	Budget	$ Over Budget
5876 Amenity Services	0.00	291.67	-291.67
5887 Exercise Facility	0.00	250.00	-250.00
5996 Community Serv.-Expenses	973.54	416.67	556.87
5997 Community Serv.-Supplies	0.00	41.67	-41.67
Total COMMUNITY SERVICE	43,239.56	27,733.84	15,505.72
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-Repl/Upkeep	0.00	433.33	-433.33
5825 Irrigation	0.00	208.33	-208.33
5826 Palms/Shrub-Trim/Prune	621.58	7,958.33	-7,336.75
5827 Lawn/Shrub-Fert./Debug	2,065.50	1,988.42	77.08
5828 Pest Ctrl./Exterminate	900.00	1,458.33	-558.33
5829 Pool/Spa Repair & Supply	1,986.37	1,550.00	436.37
5830 Ponds - Algae Control	209.00	225.00	-16.00
5832 Golf Cart Supplies/Rental	252.78	458.33	-205.55
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	40.22	166.67	-126.45
5853 Maintenance-Uniforms	0.00	41.67	-41.67
5875 Maintenance-Facilities	1,840.60	1,666.67	173.93
5840 Maintenance Payroll			
5847 Maintenance-Payroll	14,226.41	8,934.50	5,291.91
5856 ST Maint Payroll - Ogpoa	149.64		
5845 Health Insurance Exp	-245.66	0.00	-245.66
Total 5840 Maintenance Payroll	14,130.39	8,934.50	5,195.89
5844 Special Teams			
7000 ST Payroll Expense	39,519.21	28,305.33	11,213.88
7600 ST Payroll Reimbursements	-41,297.85	-28,305.33	-12,992.52
Total 5844 Special Teams	-1,778.64	0.00	-1,778.64
Total MAINTENANCE EXPENSES	22,050.68	28,879.67	-6,828.99
UTILITIES			
5805 Utilities-Cable TV	1,933.85	1,941.67	-7.82
5807 Utilities-Electric	2,822.74	2,833.33	-10.59
5809 Utilities-Heat Pool/Spa	278.40	916.67	-638.27
5811 Utilities-Sewer	518.89	500.00	18.89

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

	Jul 26	Budget	$ Over Budget
5812 Utilities-Homes/Sewer	430.86	470.50	-39.64
5813 Utilities-Trash	711.29	916.67	-205.38
5814 Utilities-Homes/Water	338.54	358.33	-19.79
5815 Utilities-Water	394.23	376.42	17.81
Total UTILITIES	7,428.80	8,313.59	-884.79
Total Expense	88,967.60	85,379.68	3,587.92
Net Ordinary Income	16,732.00	12,789.15	3,942.85
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	**3,942.83**	**-0.02**	**3,942.85**

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

	Jan - Jul 26	Budget	$ Over Budget
Ordinary Income/Expense			
Income			
ASSOCIATIONS REVENUE			
4702 OGP Community Service Fee	97,416.69	97,416.65	0.04
4703 OGP Office Rent	12,133.31	12,133.35	-0.04
4705 OGP Housekeeping Rent	6,825.00	6,825.00	0.00
4717 OGP Sales Contribution	23,280.00	16,333.35	6,946.65
Total ASSOCIATIONS REVENUE	139,655.00	132,708.35	6,946.65
OTHER REVENUE			
4899 Bank Interest Income	5,510.48	4,083.35	1,427.13
Total OTHER REVENUE	5,510.48	4,083.35	1,427.13
OWNER ASSESSMENTS REVENUE			
4600 Maint. Assmts.-Lots/Homes	22,547.00	22,850.90	-303.90
4601 Maint. Assessments	496,801.67	496,410.25	391.42
4602 Special Assessment	263,400.00		
4606 Owner Usage Fees	620.00		
4608 Finance Charges	0.00	291.65	-291.65
4609 Clubhouse Rent	1,625.00	408.35	1,216.65
4615 Garage Assessment	13,804.00	13,804.00	0.00
4616 Processing Fees Revenue	4,400.00	4,375.00	25.00
4660 Lease Approval Fee	20,520.00	12,250.00	8,270.00
Total OWNER ASSESSMENTS REVENUE	823,717.67	550,390.15	273,327.52
Total Income	968,883.15	687,181.85	281,701.30
Gross Profit	968,883.15	687,181.85	281,701.30
Expense			
ADMINISTRATIVE EXPENSES			
5850 Administration Payroll	32,852.15	31,095.75	1,756.40
5992 Employee Incentive Plan	0.00	13,708.35	-13,708.35
5880 Admin. Fee-Payroll	1,016.85	1,653.75	-636.90
5860 Outside Accounts services	7,352.10	4,145.75	3,206.35
5862 Communications-Website	1,933.00	1,750.00	183.00
5863 Management Hiring Exp.	192.00	350.00	-158.00
5864 Legal Fees	1,324.50	3,500.00	-2,175.50
5865 Membership Fees/Education	289.99	583.35	-293.36
5866 Licenses/Taxes/Fees	636.25	583.35	52.90
5867 Postage Expense	487.01	3,791.65	-3,304.64
5868 Office Supplies	1,648.03	1,750.00	-101.97
5869 Copier/Printing/Computer	11,011.08	14,000.00	-2,988.92
5870 Telephone	-396.18	816.65	-1,212.83
5871 Depreciation Expense	5,254.17		
5889 Bank Charges	149.56	816.65	-667.09
Total ADMINISTRATIVE EXPENSES	63,750.51	78,545.25	-14,794.74

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

	Jan - Jul 26	Budget	$ Over Budget
COMMUNITY SERVICE			
5990 Community Service Payroll	194,655.64	187,136.85	7,518.79
5876 Amenity Services	599.61	2,041.65	-1,442.04
5887 Exercise Facility	497.45	1,750.00	-1,252.55
5996 Community Serv.-Expenses	3,335.21	2,916.65	418.56
5997 Community Serv.-Supplies	0.00	291.65	-291.65
Total COMMUNITY SERVICE	199,087.91	194,136.80	4,951.11
INSURANCE EXPENSES			
5801 Insurance-General	62,191.29	61,523.00	668.29
5803 Insurance-Flood	3,099.81	3,099.85	-0.04
Total INSURANCE EXPENSES	65,291.10	64,622.85	668.25
MAINTENANCE EXPENSES			
5821 Dunes Cleanout	10,395.79	4,958.35	5,437.44
5820 Tools/Equipment/Van	0.00	1,750.00	-1,750.00
5823 Termite Service	0.00	525.00	-525.00
5824 Grounds/Mulch-Repl/Upkeep	4,085.81	3,033.35	1,052.46
5825 Irrigation	449.25	1,458.35	-1,009.10
5826 Palms/Shrub-Trim/Prune	1,195.01	55,708.35	-54,513.34
5827 Lawn/Shrub-Fert./Debug	17,324.02	13,918.90	3,405.12
5828 Pest Ctrl./Exterminate	5,575.00	10,208.35	-4,633.35
5829 Pool/Spa Repair & Supply	11,890.30	10,850.00	1,040.30
5830 Ponds - Algae Control	1,463.00	1,575.00	-112.00
5831 Repairs/Maint.-Bldg.(R)	0.00		
5832 Golf Cart Supplies/Rental	655.73	3,208.35	-2,552.62
5833 Maintenance Supplies	0.00	291.65	-291.65
5834 Landscape Contract	12,480.16	13,638.90	-1,158.74
5836 Mulch	5,800.00	5,366.65	433.35
5837 Vehicle Expense	207.97	1,166.65	-958.68
5853 Maintenance-Uniforms	22.70	291.65	-268.95
5875 Maintenance-Facilities	15,607.52	11,666.65	3,940.87
5840 Maintenance Payroll			
5847 Maintenance-Payroll	58,291.33	62,541.50	-4,250.17
5856 ST Maint Payroll - Ogpoa	5,777.76		
5845 Health Insurance Exp	5,506.70	0.00	5,506.70
Total 5840 Maintenance Payroll	69,575.79	62,541.50	7,034.29
5844 Special Teams			
7000 ST Payroll Expense	165,175.17	198,137.35	-32,962.18
7600 ST Payroll Reimbursements	-162,788.39	-198,137.35	35,348.96
Total 5844 Special Teams	2,386.78	0.00	2,386.78
Total MAINTENANCE EXPENSES	159,114.83	202,157.65	-43,042.82
UTILITIES			
5805 Utilities-Cable TV	13,236.42	13,591.65	-355.23

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

	Jan - Jul 26	Budget	$ Over Budget
5807 Utilities-Electric	17,825.90	19,833.35	-2,007.45
5809 Utilities-Heat Pool/Spa	6,026.77	6,416.65	-389.88
5811 Utilities-Sewer	3,248.04	3,500.00	-251.96
5812 Utilities-Homes/Sewer	3,016.02	3,293.50	-277.48
5813 Utilities-Trash	6,963.30	6,416.65	546.65
5814 Utilities-Homes/Water	2,369.78	2,508.35	-138.57
5815 Utilities-Water	2,427.23	2,634.90	-207.67
Total UTILITIES	55,113.46	58,195.05	-3,081.59
Total Expense	542,357.81	597,657.60	-55,299.79
Net Ordinary Income	426,525.34	89,524.25	337,001.09
Other Income/Expense			
Other Expense			
RESERVES			
8500 Monthly Reserve Transfers	89,524.19	89,524.15	0.04
Total RESERVES	89,524.19	89,524.15	0.04
Total Other Expense	89,524.19	89,524.15	0.04
Net Other Income	-89,524.19	-89,524.15	-0.04
Net Income	**337,001.15**	**0.10**	**337,001.05**

The Ocean Gallery Property Owners Association, Inc.
Reconciliation of Replacement Fund
As of July 31st, 2026

Replacement - Ameris Bank MM 8681		$	530,184
Replacement - Ameris Bank CDARS 5612	(closed)	$	-
Replacemnet - Ameris Bank CDARS 1616		$	444,191
Replacement - Ameris Bank CD 5650		$	112,766
Replacement - Ameris Bank CD 1275		$	86,383
		$	-
		$	-
Total		$	1,173,523
Replacement cash balance at	7/31/2026	$	1,173,523
Less, amounts due to operating at	7/31/2026	$	-
Calculated Replacement Balance at	7/31/2026	$	1,173,523
Calculated Replacement Balance at	7/31/2026	$	1,173,523
Fund balance/contract liabilities at	7/31/2026	$	1,173,523
Variance			0

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 7/31/2026
Pooled Reserves	$ 1,097,386	$ 89,524	$ 19,396	$ (32,784)	$ 1,173,523