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

		Aug 31, 26
ASSETS		
Current Assets		
Checking/Savings		
OPERATING BANK FUNDS		
1102 Ameris (3706)	592,198.17	
1136 Ameris Clubhouse (5093)	450.00	
1107 Ameris (7316)	688.60	
Total OPERATING BANK FUNDS		593,336.77
1131 PAYROLL Ameris (4615)		139,072.11
RESERVE BANK FUNDS		
1150 Reserve Ameris MM (8681)	540,787.97	
1158 Reserve Ameris CDARS 1616	445,463.68	
1152 Reserve Ameris CD 5650	112,765.76	
1153 Reserve Ameris CD 1275	86,382.53	
Total RESERVE BANK FUNDS		1,185,399.94
Total Checking/Savings		1,917,808.82
Accounts Receivable		
ACCOUNTS RECEIVABLES		
1210 Owner Accounts Receivable		
1211 Assessments Receivable	31,125.43	
1216 Special Assessments/Garage	120.00	
1217 Special Assessments	6,805.00	
1219 Guest Fee Receivable	-180.00	
Total 1210 Owner Accounts Receivable	37,870.43	
ACCOUNTS RECEIVABLES - Other	360.00	
Total ACCOUNTS RECEIVABLES		38,230.43
Total Accounts Receivable		38,230.43
Other Current Assets		
INTERCOMPANY RECEIVABLES		
1327 Due from OGP	2,370.02	
Total INTERCOMPANY RECEIVABLES		2,370.02
OTHER CURRENT ASSETS		
1451 Prepaid Insurance-Property	17,768.90	
1452 Prepaid Insurance-Flood	885.70	
Total OTHER CURRENT ASSETS		18,654.60
Total Other Current Assets		21,024.62
Total Current Assets		1,977,063.87
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	-1,172,269.13	
Total FIXED ASSETS		761,764.90
Total Fixed Assets		761,764.90

	Aug 31, 26	
TOTAL ASSETS		**2,738,828.77**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
DEFERRED & PREPAID ASSESSMENTS		
2307 Assessments Prepaid	10,940.61	
2313 Deferred Revenue-Assmts.	283,886.66	
2314 Deferred Rev-Garage Assmt	7,888.00	
Total DEFERRED & PREPAID ASSESSMEN...		302,715.27
INTERCOMPANY LIABILITIES		
2400 Reserves Contract Liabil	874,142.78	
Total INTERCOMPANY LIABILITIES		874,142.78
OTHER LIABILITIES		
2537 Donation to Staff Party	969.49	
2530 Accrued Accounts Payable	4,844.03	
2536 Clubhouse Prepaid Deposit	300.00	
Total OTHER LIABILITIES		6,113.52
PAYROLL LIABILITIES		
2532 Deferred Health Ins Rebate	17,342.00	
2541 Employee Benefits Payable	-58.74	
Total PAYROLL LIABILITIES		17,283.26
Total Other Current Liabilities		1,200,254.83
Total Current Liabilities		1,200,254.83
Total Liabilities		1,200,254.83
Equity		
3500 RESERVE FUNDS		
3590 Reserve Interest	21,793.47	
3595 Capital Contributions	174.00	
Total 3500 RESERVE FUNDS		21,967.47
3580 Pooled Reserve Funds		
3580-A Pooled Reserve Beginning	223,242.87	
3580-B Pooled Reserve Revenue	102,313.35	
3580-C Pooled Res Bldg/Land Exp	-5,253.69	
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	-22,916.98	
Total 3580 Pooled Reserve Funds		289,289.34
3600 Fund Balance-Operating		116,666.45
3700 Fund Balance-Property		767,733.84
3900 Retained Earnings		80.00
Net Income		342,836.84
Total Equity		1,538,573.94
TOTAL LIABILITIES & EQUITY		**2,738,828.77**

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

	Aug 26	Budget	$ Over Budget
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	0.00	2,333.33	-2,333.33
Total ASSOCIATIONS REVENUE	16,625.00	18,958.33	-2,333.33
OTHER REVENUE			
4899 Bank Interest Income	1,312.49	583.33	729.16
Total OTHER REVENUE	1,312.49	583.33	729.16
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	0.00	58.33	-58.33
4615 Garage Assessment	1,972.00	1,972.00	0.00
4616 Processing Fees Revenue	750.00	625.00	125.00
4660 Lease Approval Fee	2,640.00	1,750.00	890.00
Total OWNER ASSESSMENTS REVENUE	79,554.67	78,627.17	927.50
Total Income	97,492.16	98,168.83	-676.67
Gross Profit	97,492.16	98,168.83	-676.67
Expense			
ADMINISTRATIVE EXPENSES			
5850 Administration Payroll	4,932.10	4,442.25	489.85
5992 Employee Incentive Plan	0.00	1,958.33	-1,958.33
5880 Admin. Fee-Payroll	98.81	236.25	-137.44
5860 Outside Accounts services	0.00	592.25	-592.25
5862 Communications-Website	269.00	250.00	19.00
5863 Management Hiring Exp.	573.57	50.00	523.57
5864 Legal Fees	0.00	500.00	-500.00
5865 Membership Fees/Education	249.00	83.33	165.67
5866 Licenses/Taxes/Fees	645.00	83.33	561.67
5867 Postage Expense	61.44	541.67	-480.23
5868 Office Supplies	265.31	250.00	15.31
5869 Copier/Printing/Computer	1,259.00	2,000.00	-741.00
5870 Telephone	-20.95	116.67	-137.62
5871 Depreciation Expense	714.96		
5885 Bad Debt Expense	48.80		
5889 Bank Charges	22.00	116.67	-94.67
Total ADMINISTRATIVE EXPENSES	9,118.04	11,220.75	-2,102.71

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

	Jan - Aug 26	Budget	$ Over Budget
Income			
ASSOCIATIONS REVENUE			
4702 OGP Community Service Fee	111,333.36	111,333.32	0.04
4703 OGP Office Rent	13,866.64	13,866.68	-0.04
4705 OGP Housekeeping Rent	7,800.00	7,800.00	0.00
4717 OGP Sales Contribution	23,280.00	18,666.68	4,613.32
Total ASSOCIATIONS REVENUE	156,280.00	151,666.68	4,613.32
OTHER REVENUE			
4899 Bank Interest Income	6,822.97	4,666.68	2,156.29
Total OTHER REVENUE	6,822.97	4,666.68	2,156.29
OWNER ASSESSMENTS REVENUE			
4600 Maint. Assmts.-Lots/Homes	25,768.00	26,115.32	-347.32
4601 Maint. Assessments	567,773.34	567,326.00	447.34
4602 Special Assessment	263,400.00		
4606 Owner Usage Fees	620.00		
4608 Finance Charges	0.00	333.32	-333.32
4609 Clubhouse Rent	1,625.00	466.68	1,158.32
4615 Garage Assessment	15,776.00	15,776.00	0.00
4616 Processing Fees Revenue	5,150.00	5,000.00	150.00
4660 Lease Approval Fee	23,160.00	14,000.00	9,160.00
Total OWNER ASSESSMENTS REVENUE	903,272.34	629,017.32	274,255.02
Total Income	1,066,375.31	785,350.68	281,024.63
Gross Profit	1,066,375.31	785,350.68	281,024.63
Expense			
ADMINISTRATIVE EXPENSES			
5850 Administration Payroll	37,784.25	35,538.00	2,246.25
5992 Employee Incentive Plan	0.00	15,666.68	-15,666.68
5880 Admin. Fee-Payroll	1,115.66	1,890.00	-774.34
5860 Outside Accounts services	7,352.10	4,738.00	2,614.10
5862 Communications-Website	2,202.00	2,000.00	202.00
5863 Management Hiring Exp.	765.57	400.00	365.57
5864 Legal Fees	1,324.50	4,000.00	-2,675.50
5865 Membership Fees/Education	538.99	666.68	-127.69
5866 Licenses/Taxes/Fees	1,281.25	666.68	614.57
5867 Postage Expense	548.45	4,333.32	-3,784.87
5868 Office Supplies	1,913.34	2,000.00	-86.66
5869 Copier/Printing/Computer	12,270.08	16,000.00	-3,729.92
5870 Telephone	-417.13	933.32	-1,350.45
5871 Depreciation Expense	5,969.13		
5885 Bad Debt Expense	48.80		
5889 Bank Charges	171.56	933.32	-761.76
Total ADMINISTRATIVE EXPENSES	72,868.55	89,766.00	-16,897.45

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

	Jan - Aug 26	Budget	$ Over Budget
COMMUNITY SERVICE			
5990 Community Service Payroll	219,839.92	213,870.68	5,969.24
5876 Amenity Services	1,032.56	2,333.32	-1,300.76
5887 Exercise Facility	497.45	2,000.00	-1,502.55
5996 Community Serv.-Expenses	3,852.65	3,333.32	519.33
5997 Community Serv.-Supplies	0.00	333.32	-333.32
Total COMMUNITY SERVICE	225,222.58	221,870.64	3,351.94
INSURANCE EXPENSES			
5801 Insurance-General	71,146.36	70,312.00	834.36
5803 Insurance-Flood	3,542.64	3,542.68	-0.04
Total INSURANCE EXPENSES	74,689.00	73,854.68	834.32
MAINTENANCE EXPENSES			
5821 Dunes Cleanout	7,895.79	5,666.68	2,229.11
5820 Tools/Equipment/Van	0.00	2,000.00	-2,000.00
5823 Termite Service	0.00	600.00	-600.00
5824 Grounds/Mulch-Repl/Upkeep	4,271.68	3,466.68	805.00
5825 Irrigation	449.25	1,666.68	-1,217.43
5826 Palms/Shrub-Trim/Prune	1,195.01	63,666.68	-62,471.67
5827 Lawn/Shrub-Fert./Debug	23,955.27	15,907.32	8,047.95
5828 Pest Ctrl./Exterminate	6,475.00	11,666.68	-5,191.68
5829 Pool/Spa Repair & Supply	13,205.74	12,400.00	805.74
5830 Ponds - Algae Control	1,672.00	1,800.00	-128.00
5831 Repairs/Maint.-Bldg.(R)	0.00		
5832 Golf Cart Supplies/Rental	655.73	3,666.68	-3,010.95
5833 Maintenance Supplies	0.00	333.32	-333.32
5834 Landscape Contract	14,263.04	15,587.32	-1,324.28
5836 Mulch	5,800.00	6,133.32	-333.32
5837 Vehicle Expense	207.97	1,333.32	-1,125.35
5853 Maintenance-Uniforms	161.69	333.32	-171.63
5875 Maintenance-Facilities	19,260.57	13,333.32	5,927.25
5840 Maintenance Payroll			
5847 Maintenance-Payroll	69,678.44	71,476.00	-1,797.56
5856 ST Maint Payroll - Ogpoa	5,777.76		
5845 Health Insurance Exp	5,920.23	0.00	5,920.23
Total 5840 Maintenance Payroll	81,376.43	71,476.00	9,900.43
5844 Special Teams			
7000 ST Payroll Expense	193,005.31	226,442.68	-33,437.37
7600 ST Payroll Reimbursements	-187,863.74	-226,442.68	38,578.94
Total 5844 Special Teams	5,141.57	0.00	5,141.57
Total MAINTENANCE EXPENSES	185,986.74	231,037.32	-45,050.58

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

	Jan - Aug 26	Budget	$ Over Budget
UTILITIES			
5805 Utilities-Cable TV	15,454.19	15,533.32	-79.13
5807 Utilities-Electric	20,430.92	22,666.68	-2,235.76
5809 Utilities-Heat Pool/Spa	6,026.77	7,333.32	-1,306.55
5811 Utilities-Sewer	3,751.62	4,000.00	-248.38
5812 Utilities-Homes/Sewer	3,446.88	3,764.00	-317.12
5813 Utilities-Trash	7,828.59	7,333.32	495.27
5814 Utilities-Homes/Water	2,708.32	2,866.68	-158.36
5815 Utilities-Water	2,810.95	3,011.32	-200.37
Total UTILITIES	62,458.24	66,508.64	-4,050.40
Total Expense	621,225.11	683,037.28	-61,812.17
Net Ordinary Income	445,150.20	102,313.40	342,836.80
Other Income/Expense			
Other Expense			
RESERVES			
8500 Monthly Reserve Transfers	102,313.36	102,313.32	0.04
Total RESERVES	102,313.36	102,313.32	0.04
Total Other Expense	102,313.36	102,313.32	0.04
Net Other Income	-102,313.36	-102,313.32	-0.04
Net Income	**342,836.84**	**0.08**	**342,836.76**

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

Replacement - Ameris Bank MM 8681		$	540,788
Replacement - Ameris Bank CDARS 5612	(closed)	$	-
Replacemnet - Ameris Bank CDARS 1616		$	445,464
Replacement - Ameris Bank CD 5650		$	112,766
Replacement - Ameris Bank CD 1275		$	86,383
		$	-
		$	-
Total		$	1,185,400
Replacement cash balance at 8/31/2026		$	1,185,400
Less, amounts due to operating at	8/31/2026	$	-
Calculated Replacement Balance at	8/31/2026	$	1,185,400
Calculated Replacement Balance at	8/31/2026	$	1,185,400
Fund balance/contract liabilities at	8/31/2026	$	1,185,400
Variance			-

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 8/31/2026
Pooled Reserves	$ 1,097,386	$ 102,313	$ 21,967	$ (36,267)	$ 1,185,400