Village Del Lago Financial Dashboard

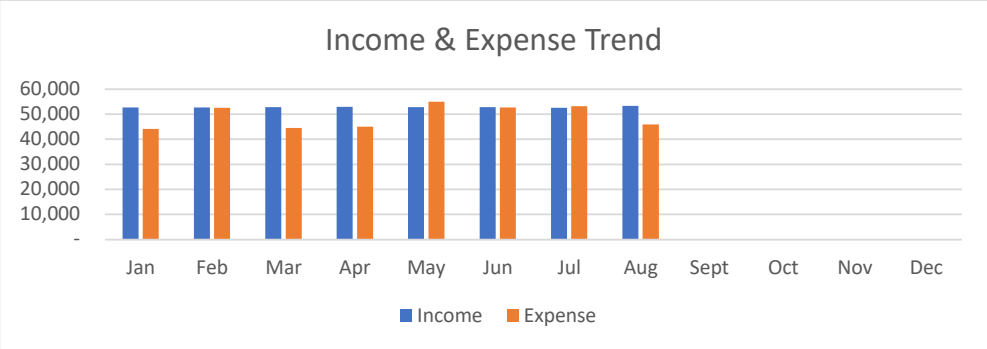
August 2026

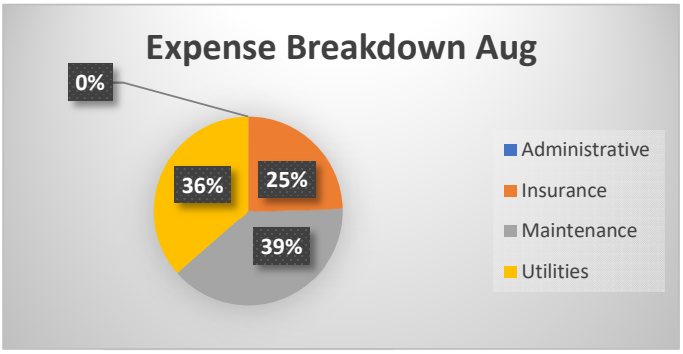
How much $ do we have?		
Operating / Checking	$	217,339
Reserve / Savings	$	506,758
Prepaid Insurance	$	32,196
	$	**756,294**
Due to / Due from other assoc.	$	-

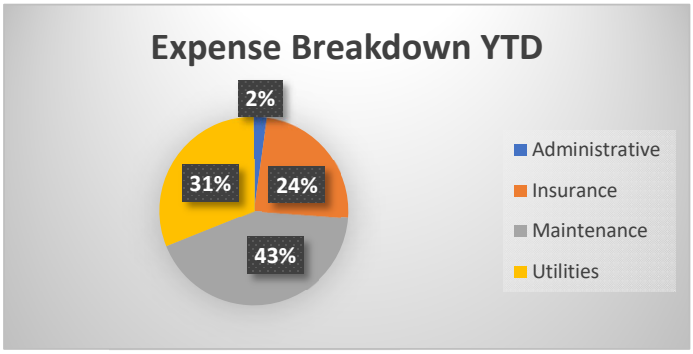
How much $ have we spent YTD?		Actual		Budget
Administrative	$	7,500	$	5,275
Insurance	$	80,607	$	110,229
Maintenance	$	144,030	$	144,357
Utilities	$	104,786	$	104,225
Other	$	-	$	-

Income or Loss Aug **$7,350**

Income or Loss YTD **$29,657**







Notes: Accts 5831 overbudget due to dryer vent cleaning
Acct 5835 due to mulch purchase
Acct 5860 overbudget due to Audit - audit expensed in June, budgeted out over 12 months

Ocean Gallery Village Del Lago Condominium Association, Inc
Balance Sheet
As of August 31, 2026

		Aug 31, 26
ASSETS		
Current Assets		
Checking/Savings		
1101 Ameris Oper Bank (2715)		21,600.51
1102 Ameris Ins. Bank (8806)		
1102 Ameris Ins. (8806) Prop.	171,513.61	
1102 Ameris Ins. (8806) Flood	24,225.00	
Total 1102 Ameris Ins. Bank (8806)		195,738.61
RESERVE BANK FUNDS		
1150 Reserve Ameris MM (8649)	506,758.49	
Total RESERVE BANK FUNDS		506,758.49
Total Checking/Savings		724,097.61
Accounts Receivable		
1210 Owner Account Receivable		
1211 Assessments Receivable	5,120.00	
Total 1210 Owner Account Receivable		5,120.00
Total Accounts Receivable		5,120.00
Other Current Assets		
1451 Prepaid Insurance-Property		16,197.05
1452 Prepaid Insurance-Flood		15,999.16
Total Other Current Assets		32,196.21
Total Current Assets		761,413.82
TOTAL ASSETS		**761,413.82**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
2400R Contract Liabilities Res.		451,241.51
2307 Assessments Prepaid		7,685.00
2530 Accrued Accounts Payable		4,935.80
Total Other Current Liabilities		463,862.31
Total Current Liabilities		463,862.31
Total Liabilities		463,862.31
Equity		
3500 Reserves Fund Balance		
3557 Building and Paint Fund		
3557-A Building and Paint Beg	34,984.75	
3557-B Building and Paint Rev	29,177.20	
3557-C Building and Paint Exp	-51,994.69	
Total 3557 Building and Paint Fund	12,167.26	
3559 Roof Fund		
3559-B Roof Fund Revs	26,932.66	
Total 3559 Roof Fund	26,932.66	
3590 Reserves Interest	8,736.14	
3592 Capital Contributions	7,680.00	
Total 3500 Reserves Fund Balance		55,516.06
3600 Operating Fund Balance		212,378.14
Net Income		29,657.31

	Aug 31, 26
Total Equity	297,551.51
TOTAL LIABILITIES & EQUITY	**761,413.82**

Ocean Gallery Village Del Lago Condominium Association, Inc
Budget vs. Actual
August 2026

	Aug 26	Budget	$ Over Budget
Ordinary Income/Expense			
Income			
REVENUE			
4601 Mtce Assessments	52,480.00	52,524.42	-44.42
4907 Bank Interest Income	816.96		
Total REVENUE	53,296.96	52,524.42	772.54
Total Income	53,296.96	52,524.42	772.54
Gross Profit	53,296.96	52,524.42	772.54
Expense			
ADMINISTRATIVE EXPENSES			
5860 Accounting - Outside Serv	0.00	558.58	-558.58
5862 Fees to the Division	0.00	27.33	-27.33
5866 Licenses/Taxes/Fees	0.00	54.17	-54.17
5889 Bank Charges	0.00	19.25	-19.25
Total ADMINISTRATIVE EXPENSES	0.00	659.33	-659.33
INSURANCE EXPENSES			
5801 Insurance-General	8,098.55	11,517.17	-3,418.62
5803 Insurance-Flood	1,599.92	2,261.42	-661.50
Total INSURANCE EXPENSES	9,698.47	13,778.59	-4,080.12
MAINTENANCE EXPENSES			
5835 Mulch/Tree trimming	0.00	708.33	-708.33
5824 Grounds-Replace/Upkeep	45.44	412.50	-367.06
5825 Irrigation	0.00	130.92	-130.92
5829 Pool/Spa Repair & Supply	1,158.28	985.00	173.28
5831 Repairs/Maint.-Bldg.	517.01	1,000.00	-482.99
5833 Maintenance Supplies	0.00	33.33	-33.33
5834 Landscape Contract	1,678.00	1,710.50	-32.50
5847 Maint.-Payroll/Taxes/Benef	11,840.11	12,941.92	-1,101.81
5853 Maintenance-Uniforms	130.82	26.25	104.57
5888 Incentive	0.00	95.83	-95.83
Total MAINTENANCE EXPENSES	15,369.66	18,044.58	-2,674.92
UTILITIES			
5805 Utilities-Cable TV	7,928.78	7,823.58	105.20
5807 Utilities-Electric	331.26	219.33	111.93
5811 Utilities-Sewer	2,719.78	2,298.17	421.61
5813 Utilities-Trash	814.40	904.00	-89.60
5815 Utilities-Water	2,070.40	1,783.08	287.32
Total UTILITIES	13,864.62	13,028.16	836.46
Total Expense	38,932.75	45,510.66	-6,577.91
Net Ordinary Income	14,364.21	7,013.76	7,350.45
Other Income/Expense			
Other Expense			
RESERVE EXPENSES			
8500 Monthly Reserve Transfer	7,013.75	7,013.75	0.00
Total RESERVE EXPENSES	7,013.75	7,013.75	0.00
Total Other Expense	7,013.75	7,013.75	0.00
Net Other Income	-7,013.75	-7,013.75	0.00
Net Income	**7,350.46**	**0.01**	**7,350.45**

Ocean Gallery Village Del Lago Condominium Association, Inc
Budget vs. Actual
January through August 2026

	Jan - Aug 26	Budget	$ Over Budget
Ordinary Income/Expense			
Income			
REVENUE			
4601 Mtce Assessments	419,840.00	420,195.32	-355.32
4618 Income-Other	124.20		
4907 Bank Interest Income	2,725.56		
Total REVENUE	422,689.76	420,195.32	2,494.44
Total Income	422,689.76	420,195.32	2,494.44
Gross Profit	422,689.76	420,195.32	2,494.44
Expense			
ADMINISTRATIVE EXPENSES			
5860 Accounting - Outside Serv	7,438.57	4,468.68	2,969.89
5862 Fees to the Division	0.00	218.68	-218.68
5866 Licenses/Taxes/Fees	61.25	433.32	-372.07
5889 Bank Charges	0.00	154.00	-154.00
Total ADMINISTRATIVE EXPENSES	7,499.82	5,274.68	2,225.14
INSURANCE EXPENSES			
5801 Insurance-General	64,788.40	92,137.32	-27,348.92
5803 Insurance-Flood	15,818.46	18,091.32	-2,272.86
Total INSURANCE EXPENSES	80,606.86	110,228.64	-29,621.78
MAINTENANCE EXPENSES			
5835 Mulch/Tree trimming	9,357.66	5,666.68	3,690.98
5824 Grounds-Replace/Upkeep	45.44	3,300.00	-3,254.56
5825 Irrigation	57.32	1,047.32	-990.00
5829 Pool/Spa Repair & Supply	7,210.18	7,880.00	-669.82
5831 Repairs/Maint.-Bldg.	12,725.21	8,000.00	4,725.21
5833 Maintenance Supplies	0.00	266.68	-266.68
5834 Landscape Contract	13,424.00	13,684.00	-260.00
5847 Maint.-Payroll/Taxes/Benef	101,057.79	103,535.32	-2,477.53
5853 Maintenance-Uniforms	152.19	210.00	-57.81
5888 Incentive	0.00	766.68	-766.68
Total MAINTENANCE EXPENSES	144,029.79	144,356.68	-326.89
UTILITIES			
5805 Utilities-Cable TV	61,593.93	62,588.68	-994.75
5807 Utilities-Electric	1,517.19	1,754.68	-237.49
5811 Utilities-Sewer	19,657.48	18,385.32	1,272.16
5813 Utilities-Trash	6,896.45	7,232.00	-335.55
5815 Utilities-Water	15,120.93	14,264.68	856.25
Total UTILITIES	104,785.98	104,225.36	560.62
Total Expense	336,922.45	364,085.36	-27,162.91
Net Ordinary Income	85,767.31	56,109.96	29,657.35
Other Income/Expense			
Other Expense			
RESERVE EXPENSES			
8500 Monthly Reserve Transfer	56,110.00	56,110.00	0.00
Total RESERVE EXPENSES	56,110.00	56,110.00	0.00
Total Other Expense	56,110.00	56,110.00	0.00
Net Other Income	-56,110.00	-56,110.00	0.00
Net Income	**29,657.31**	**-0.04**	**29,657.35**

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

Replacement - Ameris Bank MM 8649		$ 506,758
Total		$ 506,758
Replacement cash balance at	8/31/2026	$ 506,758
Less, amounts due to operating at	8/31/2026	$ -
Calculated Replacement Balance at	8/31/2026	$ 506,758
Calculated Replacement Balance at	8/31/2026	$ 506,758
Fund balance/contract liabilities at	8/31/2026	$ 506,758
Variance		$ 0

Component Description	Fund Balance Contract Liabilities 12/31/2025	YTD Contributions	YTD Interest and Capital Contributions	YTD Expenditures	Fund Balance Contract Liabilities 8/31/2026
Building	$ 158,684	$ 29,177	$ 16,416	$ (51,995)	$ 152,283
Roof	$ 327,543	$ 26,933	$ -	$ -	$ 354,476
Totals	$ 486,227	$ 56,110	$ 16,416	$ (51,995)	$ 506,758