

Village Del Prado Financial Dashboard

August 2026

How much \$ do we have?

Operating Checking	\$	190,287
Reserve Savings	\$	212,100
Prepaid Insurance	\$	33,400
	\$	435,787
Due To/Due From other Assoc	\$	-

How much \$ have we spent YTD?

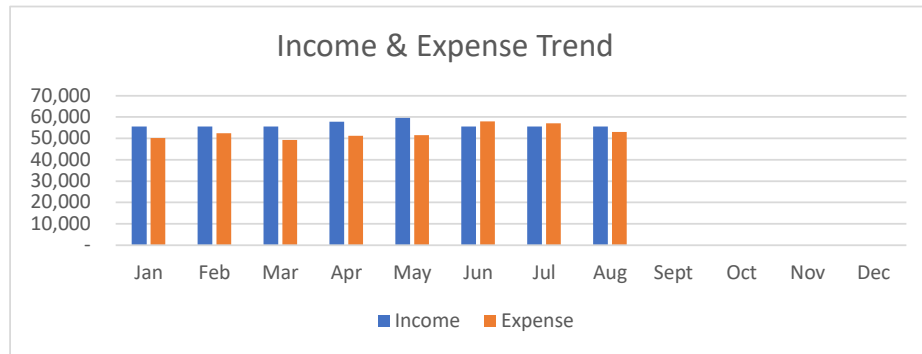
	<u>Actual</u>	<u>Budget</u>
Administrative	\$ 10,298	\$ 8,259
Insurance	\$ 95,443	\$ 97,515
Maintenance	\$ 140,812	\$ 145,500
Utilities	\$ 115,848	\$ 115,671
Other	\$ 932	\$ 1,933

Income or Loss Aug

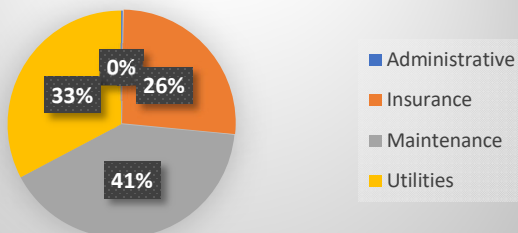
\$2,649

Income or Loss YTD

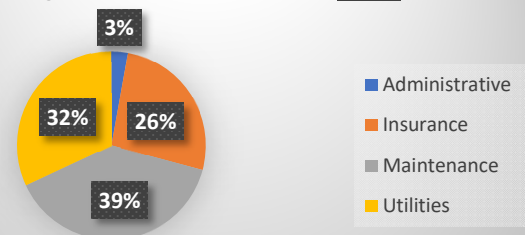
\$28,500



Expense Breakdown Aug



Expense Breakdown YTD



Notes: Acct 5835 due to mulch purchase

Acct 5860 over budget due to Audit - audit expensed in June, budgeted out over 12 months

Acct 5821 over budget due to irrigation pump replacement

Ocean Gallery Village Del Prado Condominium Association Inc

Balance Sheet

As of August 31, 2026

	Aug 31, 26
ASSETS	
Current Assets	
Checking/Savings	
1101 Ameris Bank Assmt (2707)	190,287.17
1151 Reserve Ameris MM (8711)	210,858.92
1154 Reserve Vystar Ch 1413	5.00
1155 Reserve Vystar MM 8784	1,235.94
Total Checking/Savings	402,387.03
Accounts Receivable	
1210 Owner Accounts Receivable	
1211 Assessments Receivable	1,340.00
Total 1210 Owner Accounts Receivable	1,340.00
Total Accounts Receivable	1,340.00
Other Current Assets	
1451 Prepaid Insurance-Property	20,474.11
1452 Prepaid Insurance-Flood	17,085.84
Total Other Current Assets	37,559.95
Total Current Assets	441,286.98
TOTAL ASSETS	441,286.98
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2400 Contract Liabilities Resr.	124,298.26
2307 Assessments Prepaid	23,076.00
2420 Insurance Loan-Property	4,160.41
2530 Accrued Accounts Payable	6,041.26
Total Other Current Liabilities	157,575.93
Total Current Liabilities	157,575.93
Total Liabilities	157,575.93
Equity	
3580 Pooled Reserve Funds	
3580-A Pooled Reserve Beginning	37,942.19
3580-B Pooled Reserve Revenue	59,333.08
3580-C Pooled Res Bld/Land Exp	-13,778.14
3580-H Pooled Res Paint Exp	932.30
Total 3580 Pooled Reserve Funds	84,429.43
3500 Reserves Fund Balance	
3590 Reserves Interest-Current	3,372.11
Total 3500 Reserves Fund Balance	3,372.11
3600 Operating Fund Balance	
3620 OperatingBeginning Balance	167,409.31
Total 3600 Operating Fund Balance	167,409.31
Net Income	28,500.20
Total Equity	283,711.05
TOTAL LIABILITIES & EQUITY	441,286.98

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

	Aug 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
REVENUE			
4601 Mtce Assessments	55,610.00	55,610.00	0.00
4799 Capital Contributions	0.00	335.00	-335.00
Total REVENUE	55,610.00	55,945.00	-335.00
Total Income	55,610.00	55,945.00	-335.00
Gross Profit	55,610.00	55,945.00	-335.00
Expense			
ADMINISTRATIVE EXPENSES			
5880 Admin Fee-Payroll	98.81	265.67	-166.86
5860 Accounting Outside Service	0.00	583.33	-583.33
5866 Licenses/Taxes/Fees	0.00	183.33	-183.33
Total ADMINISTRATIVE EXPENSES	98.81	1,032.33	-933.52
INSURANCE EXPENSES			
5801 Insurance-General	10,237.03	10,458.75	-221.72
5803 Insurance-Flood	1,708.58	1,730.58	-22.00
Total INSURANCE EXPENSES	11,945.61	12,189.33	-243.72
MAINTENANCE EXPENSES			
5824 Grounds-Replace/Upkeep	0.00	320.83	-320.83
5825 Irrigation	2,339.77	100.00	2,239.77
5829 Pool/Spa Repair & Supply	1,350.48	1,000.00	350.48
5831 Repairs/Maint.-Bldg.	407.20	666.67	-259.47
5834 Landscape Contract	1,782.88	1,932.58	-149.70
5835 Mulch/Tree Trimming	0.00	383.33	-383.33
5853 Maintenance-Uniforms	138.99	33.33	105.66
5847 Mgmt Fees for Maint Labor	12,481.29	13,750.75	-1,269.46
Total MAINTENANCE EXPENSES	18,500.61	18,187.49	313.12
UTILITIES			
5805 Utilities-Cable TV	8,025.47	8,053.50	-28.03
5807 Utilities-Electric	1,201.79	1,330.42	-128.63
5811 Utilities-Sewer	2,719.78	2,333.33	386.45
5813 Utilities-Trash	865.29	966.67	-101.38
5815 Utilities-Water	2,070.40	1,775.00	295.40
Total UTILITIES	14,882.73	14,458.92	423.81
OTHER EXPENSES			
5877 Insurance Loan Interest	116.45	241.67	-125.22
Total OTHER EXPENSES	116.45	241.67	-125.22
Total Expense	45,544.21	46,109.74	-565.53
Net Ordinary Income	10,065.79	9,835.26	230.53
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	2,649.16	2,418.59	230.57

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

	Jan - Aug 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
REVENUE			
4601 Mtce Assessments	444,880.00	444,880.00	0.00
4618 Income-Other	256.42		
4799 Capital Contributions	6,030.00	2,680.00	3,350.00
Total REVENUE	451,166.42	447,560.00	3,606.42
Total Income	451,166.42	447,560.00	3,606.42
Gross Profit	451,166.42	447,560.00	3,606.42
Expense			
ADMINISTRATIVE EXPENSES			
5880 Admin Fee-Payroll	1,740.24	2,125.32	-385.08
5860 Accounting Outside Service	7,023.30	4,666.68	2,356.62
5866 Licenses/Taxes/Fees	1,416.25	1,466.68	-50.43
5868 Office Supplies	118.50		
5889 Bank Charges	-0.08		
Total ADMINISTRATIVE EXPENSES	10,298.21	8,258.68	2,039.53
INSURANCE EXPENSES			
5801 Insurance-General	81,896.24	83,670.00	-1,773.76
5803 Insurance-Flood	13,547.18	13,844.68	-297.50
Total INSURANCE EXPENSES	95,443.42	97,514.68	-2,071.26
MAINTENANCE EXPENSES			
5824 Grounds-Replace/Upkeep	2,108.17	2,566.68	-458.51
5825 Irrigation	2,635.15	800.00	1,835.15
5829 Pool/Spa Repair & Supply	9,215.22	8,000.00	1,215.22
5831 Repairs/Maint.-Bldg.	2,655.19	5,333.32	-2,678.13
5834 Landscape Contract	14,263.04	15,460.68	-1,197.64
5835 Mulch/Tree Trimming	4,140.00	3,066.68	1,073.32
5853 Maintenance-Uniforms	161.69	266.68	-104.99
5847 Mgmt Fees for Maint Labor	105,633.62	110,006.00	-4,372.38
Total MAINTENANCE EXPENSES	140,812.08	145,500.04	-4,687.96
UTILITIES			
5805 Utilities-Cable TV	62,345.04	64,428.00	-2,082.96
5807 Utilities-Electric	10,529.55	10,643.32	-113.77
5811 Utilities-Sewer	19,657.48	18,666.68	990.80
5813 Utilities-Trash	8,194.83	7,733.32	461.51
5815 Utilities-Water	15,120.93	14,200.00	920.93
Total UTILITIES	115,847.83	115,671.32	176.51
OTHER EXPENSES			
5877 Insurance Loan Interest	931.60	1,933.32	-1,001.72
Total OTHER EXPENSES	931.60	1,933.32	-1,001.72
Total Expense	363,333.14	368,878.04	-5,544.90
Net Ordinary Income	87,833.28	78,681.96	9,151.32
Other Income/Expense			
Other Expense			
RESERVE EXPENSES			
8500 Monthly Reserve Transfer	59,333.08	59,333.32	-0.24
Total RESERVE EXPENSES	59,333.08	59,333.32	-0.24
Total Other Expense	59,333.08	59,333.32	-0.24
Net Other Income	-59,333.08	-59,333.32	0.24
Net Income	28,500.20	19,348.64	9,151.56

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

Replacement - Ameris Bank MM 8711		\$	210,859
Replacement - TIAA Bank MM 0016		\$	-
Replacement - TIAA Bank CD		\$	-
Replacement - Vystar CH 1413		\$	5
Replacement - Vystar MM 8784		\$	1,236
Total		\$	<u>212,100</u>
Replacement cash balance at	8/31/2026	\$	<u>212,100</u>
Less, amounts due to operating at	8/31/2026	\$	<u>-</u>
Calculated Replacement Balance at	8/31/2026	\$	<u>212,100</u>
Calculated Replacement Balance at	8/31/2026	\$	212,100
Fund balance/contract liabilities at	8/31/2026	\$	<u>212,100</u>
Variance		\$	<u>0</u>

Component Description	Fund Balance Contract Liabilities 12/31/2025	YTD Contributions	YTD Interest	YTD Expenditures	Fund Balance Contract Liabilities 8/31/2026
Pooled Fund	<u>\$ 162,240</u>	<u>\$ 59,333</u>	<u>\$ 3,372</u>	<u>\$ (12,846)</u>	<u>\$ 212,100</u>