Village Del Lago Financial Dashboard

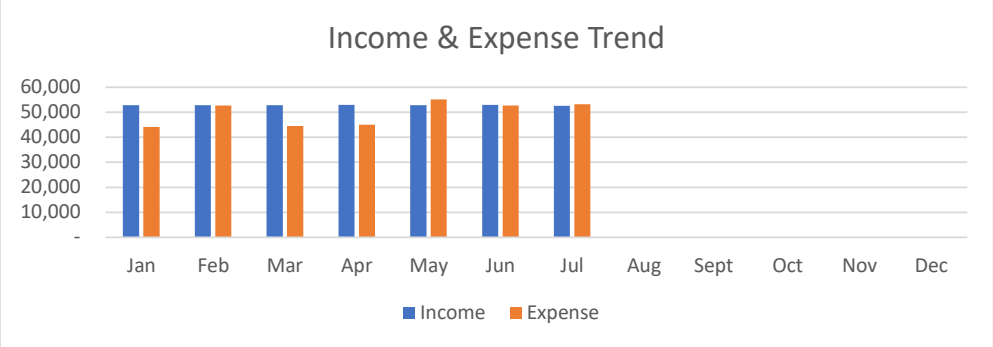
July 2026

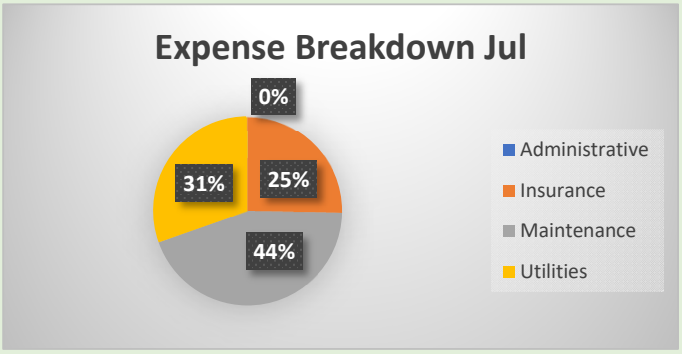
How much $ do we have?		
Operating / Checking	$	202,850
Reserve / Savings	$	504,728
Prepaid Insurance	$	41,895
	$	**749,473**
Due to / Due from other assoc.	$	-

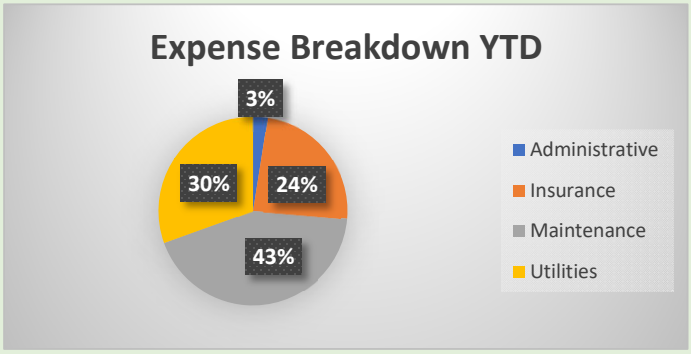
How much $ have we spent YTD?		Actual		Budget
Administrative	$	7,500	$	4,615
Insurance	$	70,908	$	96,450
Maintenance	$	128,660	$	126,312
Utilities	$	90,921	$	91,197
Other	$	-	$	-

Income or Loss Jul **-$663**

Income or Loss YTD **$22,307**







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
Acct 5847 overbudget due to 3 payrolls in July

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

	Jul 31, 26	
ASSETS		
Current Assets		
Checking/Savings		
1101 Ameris Oper Bank (2715)		20,928.54
1102 Ameris Ins. Bank (8806)		
1102 Ameris Ins. (8806) Prop.	159,378.65	
1102 Ameris Ins. (8806) Flood	22,543.00	
Total 1102 Ameris Ins. Bank (8806)		181,921.65
RESERVE BANK FUNDS		
1150 Reserve Ameris MM (8649)	504,728.39	
Total RESERVE BANK FUNDS		504,728.39
Total Checking/Savings		707,578.58
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		24,295.60
1452 Prepaid Insurance-Flood		17,599.08
Total Other Current Assets		41,894.68
Total Current Assets		754,593.26
TOTAL ASSETS		**754,593.26**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
2400R Contract Liabilities Res.		451,241.51
2307 Assessments Prepaid		10,245.00
2530 Accrued Accounts Payable		4,935.80
Total Other Current Liabilities		466,422.31
Total Current Liabilities		466,422.31
Total Liabilities		466,422.31
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	25,530.05	
3557-C Building and Paint Exp	-43,944.06	
Total 3557 Building and Paint Fund	16,570.74	
3559 Roof Fund		
3559-B Roof Fund Revs	23,566.06	
Total 3559 Roof Fund	23,566.06	
3590 Reserves Interest		7,589.16
3592 Capital Contributions		5,760.00
Total 3500 Reserves Fund Balance		53,485.96
3600 Operating Fund Balance		212,378.14
Net Income		22,306.85

	Jul 31, 26
Total Equity	288,170.95
TOTAL LIABILITIES & EQUITY	**754,593.26**

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

	Jul 26	Budget	$ Over Bud...
Ordinary Income/Expense			
Income			
REVENUE			
4601 Mtce Assessments	52,480.00	52,524.42	-44.42
4618 Income-Other	28.20		
Total REVENUE	52,508.20	52,524.42	-16.22
Total Income	52,508.20	52,524.42	-16.22
Gross Profit	52,508.20	52,524.42	-16.22
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	3,589.92	2,261.42	1,328.50
Total INSURANCE EXPENSES	11,688.47	13,778.59	-2,090.12
MAINTENANCE EXPENSES			
5835 Mulch/Tree trimming	0.00	708.33	-708.33
5824 Grounds-Replace/Upkeep	0.00	412.50	-412.50
5825 Irrigation	0.00	130.92	-130.92
5829 Pool/Spa Repair & Supply	1,135.90	985.00	150.90
5831 Repairs/Maint.-Bldg.	209.26	1,000.00	-790.74
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	17,403.64	12,941.92	4,461.72
5853 Maintenance-Uniforms	0.00	26.25	-26.25
5888 Incentive	0.00	95.83	-95.83
Total MAINTENANCE EXPENSES	20,426.80	18,044.58	2,382.22
UTILITIES			
5805 Utilities-Cable TV	7,928.78	7,823.58	105.20
5807 Utilities-Electric	220.54	219.33	1.21
5811 Utilities-Sewer	2,805.06	2,298.17	506.89
5813 Utilities-Trash	958.49	904.00	54.49
5815 Utilities-Water	2,128.95	1,783.08	345.87
Total UTILITIES	14,041.82	13,028.16	1,013.66
Total Expense	46,157.09	45,510.66	646.43
Net Ordinary Income	6,351.11	7,013.76	-662.65
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	**-662.64**	**0.01**	**-662.65**

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

	Jan - Jul 26	Budget	$ Over Budget
Ordinary Income/Expense			
Income			
REVENUE			
4601 Mtce Assessments	367,360.00	367,670.90	-310.90
4618 Income-Other	124.20		
4907 Bank Interest Income	1,908.60		
Total REVENUE	369,392.80	367,670.90	1,721.90
Total Income	369,392.80	367,670.90	1,721.90
Gross Profit	369,392.80	367,670.90	1,721.90
Expense			
ADMINISTRATIVE EXPENSES			
5860 Accounting - Outside Serv	7,438.57	3,910.10	3,528.47
5862 Fees to the Division	0.00	191.35	-191.35
5866 Licenses/Taxes/Fees	61.25	379.15	-317.90
5889 Bank Charges	0.00	134.75	-134.75
Total ADMINISTRATIVE EXPENSES	7,499.82	4,615.35	2,884.47
INSURANCE EXPENSES			
5801 Insurance-General	56,689.85	80,620.15	-23,930.30
5803 Insurance-Flood	14,218.54	15,829.90	-1,611.36
Total INSURANCE EXPENSES	70,908.39	96,450.05	-25,541.66
MAINTENANCE EXPENSES			
5835 Mulch/Tree trimming	9,357.66	4,958.35	4,399.31
5824 Grounds-Replace/Upkeep	0.00	2,887.50	-2,887.50
5825 Irrigation	57.32	916.40	-859.08
5829 Pool/Spa Repair & Supply	6,051.90	6,895.00	-843.10
5831 Repairs/Maint.-Bldg.	12,208.20	7,000.00	5,208.20
5833 Maintenance Supplies	0.00	233.35	-233.35
5834 Landscape Contract	11,746.00	11,973.50	-227.50
5847 Maint.-Payroll/Taxes/Benef	89,217.68	90,593.40	-1,375.72
5853 Maintenance-Uniforms	21.37	183.75	-162.38
5888 Incentive	0.00	670.85	-670.85
Total MAINTENANCE EXPENSES	128,660.13	126,312.10	2,348.03
UTILITIES			
5805 Utilities-Cable TV	53,665.15	54,765.10	-1,099.95
5807 Utilities-Electric	1,185.93	1,535.35	-349.42
5811 Utilities-Sewer	16,937.70	16,087.15	850.55
5813 Utilities-Trash	6,082.05	6,328.00	-245.95
5815 Utilities-Water	13,050.53	12,481.60	568.93
Total UTILITIES	90,921.36	91,197.20	-275.84
Total Expense	297,989.70	318,574.70	-20,585.00
Net Ordinary Income	71,403.10	49,096.20	22,306.90
Other Income/Expense			
Other Expense			
RESERVE EXPENSES			
8500 Monthly Reserve Transfer	49,096.25	49,096.25	0.00
Total RESERVE EXPENSES	49,096.25	49,096.25	0.00
Total Other Expense	49,096.25	49,096.25	0.00
Net Other Income	-49,096.25	-49,096.25	0.00
Net Income	**22,306.85**	**-0.05**	**22,306.90**

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

Replacement - Ameris Bank MM 8649		$ 504,728
Total		$ 504,728
Replacement cash balance at	7/31/2026	$ 504,728
Less, amounts due to operating at	7/31/2026	$ -
Calculated Replacement Balance at	7/31/2026	$ 504,728
Calculated Replacement Balance at	7/31/2026	$ 504,728
Fund balance/contract liabilities at	7/31/2026	$ 504,728
Variance		$ 0

Component Description	Fund Balance Contract Liabilities 12/31/2025	YTD Contributions	YTD Interest and Capital Contributions	YTD Expenditures	Fund Balance Contract Liabilities 7/31/2026
Building	$ 158,684	$ 25,530	$ 13,349	$ (43,944)	$ 153,619
Roof	$ 327,543	$ 23,566	$ -	$ -	$ 351,109
Totals	$ 486,227	$ 49,096	$ 13,349	$ (43,944)	$ 504,728