

Village Del Prado Financial Dashboard

July 2026

How much \$ do we have?

Operating Checking	\$	182,792
Reserve Savings	\$	205,071
Prepaid Insurance	\$	42,466
	\$	430,328
Due To/Due From other Assoc	\$	-

How much \$ have we spent YTD?

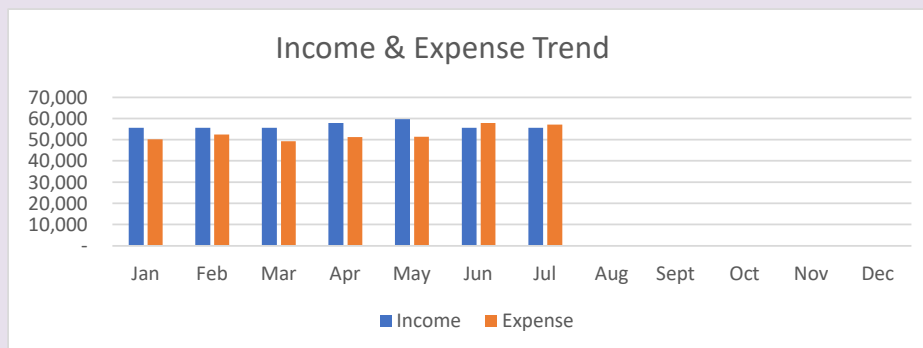
	<u>Actual</u>	<u>Budget</u>
Administrative	\$ 10,199	\$ 7,226
Insurance	\$ 83,498	\$ 85,325
Maintenance	\$ 122,311	\$ 127,313
Utilities	\$ 100,965	\$ 101,212
Other	\$ 815	\$ 1,692

Income or Loss Jul

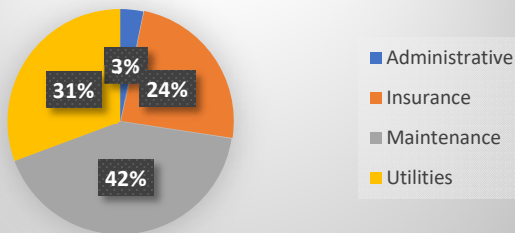
-\$1,514

Income or Loss YTD

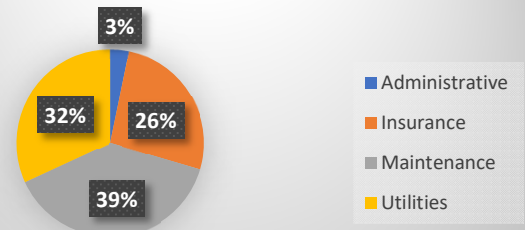
\$25,851



Expense Breakdown Jul



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 5880 over budget in July due to reclassing YTD ADP charges from 5847

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

	Jul 31, 26
ASSETS	
Current Assets	
Checking/Savings	
1101 Ameris Bank Assmt (2707)	182,792.00
1151 Reserve Ameris MM (8711)	203,830.74
1154 Reserve Vystar Ch 1413	5.00
1155 Reserve Vystar MM 8784	1,235.00
Total Checking/Savings	387,862.74
Accounts Receivable	
1210 Owner Accounts Receivable	
1211 Assessments Receivable	670.00
Total 1210 Owner Accounts Receivable	670.00
Total Accounts Receivable	670.00
Other Current Assets	
1451 Prepaid Insurance-Property	30,711.14
1452 Prepaid Insurance-Flood	18,794.42
Total Other Current Assets	49,505.56
Total Current Assets	438,038.30
TOTAL ASSETS	438,038.30
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	
2002 Ameris Bank	870.10
Total Credit Cards	870.10
Other Current Liabilities	
2400 Contract Liabilities Resr.	124,298.26
2307 Assessments Prepaid	25,756.00
2420 Insurance Loan-Property	7,039.87
2530 Accrued Accounts Payable	6,041.26
Total Other Current Liabilities	163,135.39
Total Current Liabilities	164,005.49
Total Liabilities	164,005.49
Equity	
3580 Pooled Reserve Funds	
3580-A Pooled Reserve Beginning	37,942.19
3580-B Pooled Reserve Revenue	51,916.45
3580-C Pooled Res Bld/Land Exp	-12,923.14
3580-H Pooled Res Paint Exp	932.30
Total 3580 Pooled Reserve Funds	77,867.80
3500 Reserves Fund Balance	
3590 Reserves Interest-Current	2,904.66
Total 3500 Reserves Fund Balance	2,904.66
3600 Operating Fund Balance	
3620 OperatingBeginning Balance	167,409.31
Total 3600 Operating Fund Balance	167,409.31
Net Income	25,851.04
Total Equity	274,032.81
TOTAL LIABILITIES & EQUITY	438,038.30

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

	Jul 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
REVENUE			
4601 Mtce Assessments	55,610.00	55,610.00	0.00
4618 Income-Other	16.42		
4799 Capital Contributions	0.00	335.00	-335.00
Total REVENUE	55,626.42	55,945.00	-318.58
Total Income	55,626.42	55,945.00	-318.58
Gross Profit	55,626.42	55,945.00	-318.58
Expense			
ADMINISTRATIVE EXPENSES			
5880 Admin Fee-Payroll	1,641.43	265.67	1,375.76
5860 Accounting Outside Service	0.00	583.33	-583.33
5866 Licenses/Taxes/Fees	0.00	183.33	-183.33
Total ADMINISTRATIVE EXPENSES	1,641.43	1,032.33	609.10
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	0.00	100.00	-100.00
5829 Pool/Spa Repair & Supply	2,077.00	1,000.00	1,077.00
5831 Repairs/Maint.-Bldg.	91.02	666.67	-575.65
5834 Landscape Contract	1,782.88	1,932.58	-149.70
5835 Mulch/Tree Trimming	0.00	383.33	-383.33
5853 Maintenance-Uniforms	0.00	33.33	-33.33
5847 Mgmt Fees for Maint Labor	16,849.95	13,750.75	3,099.20
Total MAINTENANCE EXPENSES	20,800.85	18,187.49	2,613.36
UTILITIES			
5805 Utilities-Cable TV	8,025.47	8,053.50	-28.03
5807 Utilities-Electric	1,241.78	1,330.42	-88.64
5811 Utilities-Sewer	2,805.06	2,333.33	471.73
5813 Utilities-Trash	1,018.40	966.67	51.73
5815 Utilities-Water	2,128.95	1,775.00	353.95
Total UTILITIES	15,219.66	14,458.92	760.74
OTHER EXPENSES			
5877 Insurance Loan Interest	116.45	241.67	-125.22
Total OTHER EXPENSES	116.45	241.67	-125.22
Total Expense	49,724.00	46,109.74	3,614.26
Net Ordinary Income	5,902.42	9,835.26	-3,932.84
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	-1,514.21	2,418.59	-3,932.80

Ocean Gallery Village Del Prado Condominium Association Inc

Budget vs. Actual

January through July 2026

	Jan - Jul 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
REVENUE			
4601 Mtce Assessments	389,270.00	389,270.00	0.00
4618 Income-Other	256.42		
4799 Capital Contributions	6,030.00	2,345.00	3,685.00
Total REVENUE	395,556.42	391,615.00	3,941.42
Total Income	395,556.42	391,615.00	3,941.42
Gross Profit	395,556.42	391,615.00	3,941.42
Expense			
ADMINISTRATIVE EXPENSES			
5880 Admin Fee-Payroll	1,641.43	1,859.65	-218.22
5860 Accounting Outside Service	7,023.30	4,083.35	2,939.95
5866 Licenses/Taxes/Fees	1,416.25	1,283.35	132.90
5868 Office Supplies	118.50		
5889 Bank Charges	-0.08		
Total ADMINISTRATIVE EXPENSES	10,199.40	7,226.35	2,973.05
INSURANCE EXPENSES			
5801 Insurance-General	71,659.21	73,211.25	-1,552.04
5803 Insurance-Flood	11,838.60	12,114.10	-275.50
Total INSURANCE EXPENSES	83,497.81	85,325.35	-1,827.54
MAINTENANCE EXPENSES			
5824 Grounds-Replace/Upkeep	2,108.17	2,245.85	-137.68
5825 Irrigation	295.38	700.00	-404.62
5829 Pool/Spa Repair & Supply	7,864.74	7,000.00	864.74
5831 Repairs/Maint.-Bldg.	2,247.99	4,666.65	-2,418.66
5834 Landscape Contract	12,480.16	13,528.10	-1,047.94
5835 Mulch/Tree Trimming	4,140.00	2,683.35	1,456.65
5853 Maintenance-Uniforms	22.70	233.35	-210.65
5847 Mgmt Fees for Maint Labor	93,152.33	96,255.25	-3,102.92
Total MAINTENANCE EXPENSES	122,311.47	127,312.55	-5,001.08
UTILITIES			
5805 Utilities-Cable TV	54,319.57	56,374.50	-2,054.93
5807 Utilities-Electric	9,327.76	9,312.90	14.86
5811 Utilities-Sewer	16,937.70	16,333.35	604.35
5813 Utilities-Trash	7,329.54	6,766.65	562.89
5815 Utilities-Water	13,050.53	12,425.00	625.53
Total UTILITIES	100,965.10	101,212.40	-247.30
OTHER EXPENSES			
5877 Insurance Loan Interest	815.15	1,691.65	-876.50
Total OTHER EXPENSES	815.15	1,691.65	-876.50
Total Expense	317,788.93	322,768.30	-4,979.37
Net Ordinary Income	77,767.49	68,846.70	8,920.79
Other Income/Expense			
Other Expense			
RESERVE EXPENSES			
8500 Monthly Reserve Transfer	51,916.45	51,916.65	-0.20
Total RESERVE EXPENSES	51,916.45	51,916.65	-0.20
Total Other Expense	51,916.45	51,916.65	-0.20
Net Other Income	-51,916.45	-51,916.65	0.20
Net Income	25,851.04	16,930.05	8,920.99

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

Replacement - Ameris Bank MM 8711		\$	203,831
Replacement - TIAA Bank MM 0016		\$	-
Replacement - TIAA Bank CD		\$	-
Replacement - Vystar CH 1413		\$	5
Replacement - Vystar MM 8784		\$	1,235
Total		\$	<u>205,071</u>
Replacement cash balance at	7/31/2026	\$	<u>205,071</u>
Less, amounts due to operating at	7/31/2026	\$	<u>-</u>
Calculated Replacement Balance at	7/31/2026	\$	<u>205,071</u>
Calculated Replacement Balance at	7/31/2026	\$	205,071
Fund balance/contract liabilities at	7/31/2026	\$	<u>205,071</u>
Variance		\$	<u>-</u>

Component Description	Fund Balance Contract Liabilities 12/31/2025	YTD Contributions	YTD Interest	YTD Expenditures	Fund Balance Contract Liabilities 7/31/2026
Pooled Fund	<u>\$ 162,240</u>	<u>\$ 51,916</u>	<u>\$ 2,905</u>	<u>\$ (11,991)</u>	<u>\$ 205,071</u>