

Village Del Prado Financial Dashboard

September 2026

How much \$ do we have?

Operating Checking	\$	202,115
Reserve Savings	\$	209,117
Prepaid Insurance	\$	24,333
	\$	435,565
Due To/Due From other Assoc	\$	-

How much \$ have we spent YTD?

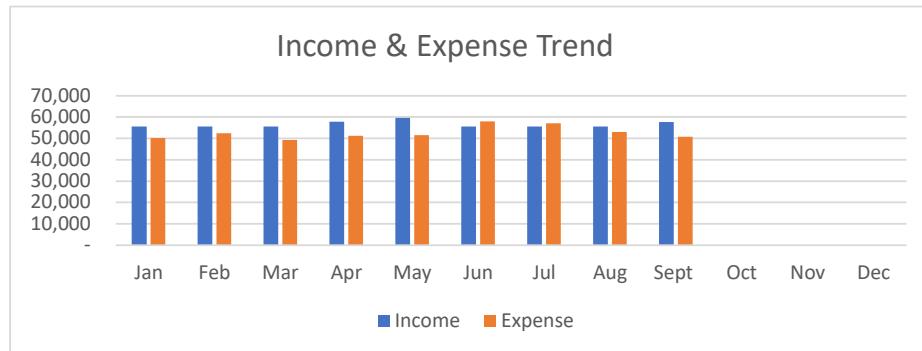
	<u>Actual</u>	<u>Budget</u>
Administrative	\$ 11,184	\$ 9,291
Insurance	\$ 107,389	\$ 109,704
Maintenance	\$ 157,093	\$ 163,688
Utilities	\$ 130,021	\$ 130,130
Other	\$ 1,068	\$ 2,175

Income or Loss Sep

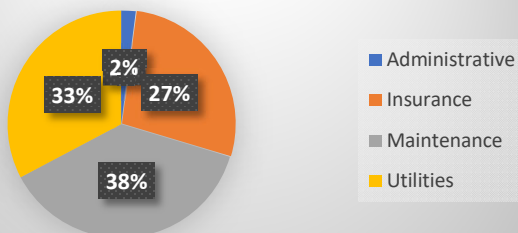
\$6,781

Income or Loss YTD

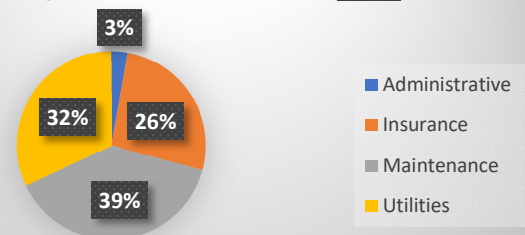
\$35,282



Expense Breakdown Sep



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

Ocean Gallery Village Del Prado Condominium Association Inc

Balance Sheet

As of September 30, 2026

	Sep 30, 26
ASSETS	
Current Assets	
Checking/Savings	
1101 Ameris Bank Assmt (2707)	202,114.63
1151 Reserve Ameris MM (8711)	207,875.79
1154 Reserve Vystar Ch 1413	5.00
1155 Reserve Vystar MM 8784	1,235.94
Total Checking/Savings	411,231.36
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	10,237.08
1452 Prepaid Insurance-Flood	15,377.26
Total Other Current Assets	25,614.34
Total Current Assets	438,185.70
TOTAL ASSETS	438,185.70
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2400 Contract Liabilities Resr.	124,298.26
2307 Assessments Prepaid	19,056.00
2420 Insurance Loan-Property	1,280.95
2530 Accrued Accounts Payable	6,041.26
Total Other Current Liabilities	150,676.47
Total Current Liabilities	150,676.47
Total Liabilities	150,676.47
Equity	
3580 Pooled Reserve Funds	
3580-A Pooled Reserve Beginning	37,942.19
3580-B Pooled Reserve Revenue	66,749.71
3580-C Pooled Res Bld/Land Exp	-14,151.78
3580-H Pooled Res Paint Exp	-9,567.70
Total 3580 Pooled Reserve Funds	80,972.42
3500 Reserves Fund Balance	
3590 Reserves Interest-Current	3,845.95
Total 3500 Reserves Fund Balance	3,845.95
3600 Operating Fund Balance	
3620 OperatingBeginning Balance	167,409.31
Total 3600 Operating Fund Balance	167,409.31
Net Income	35,281.55
Total Equity	287,509.23
TOTAL LIABILITIES & EQUITY	438,185.70

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

	Sep 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
REVENUE			
4601 Mtce Assessments	55,610.00	55,610.00	0.00
4799 Capital Contributions	2,010.00	335.00	1,675.00
Total REVENUE	57,620.00	55,945.00	1,675.00
Total Income	57,620.00	55,945.00	1,675.00
Gross Profit	57,620.00	55,945.00	1,675.00
Expense			
ADMINISTRATIVE EXPENSES			
5880 Admin Fee-Payroll	175.96	265.67	-89.71
5860 Accounting Outside Service	0.00	583.33	-583.33
5866 Licenses/Taxes/Fees	709.43	183.33	526.10
Total ADMINISTRATIVE EXPENSES	885.39	1,032.33	-146.94
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	291.66	320.83	-29.17
5825 Irrigation	82.03	100.00	-17.97
5829 Pool/Spa Repair & Supply	1,296.20	1,000.00	296.20
5831 Repairs/Maint.-Bldg.	0.00	666.67	-666.67
5834 Landscape Contract	2,295.00	1,932.58	362.42
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	12,316.09	13,750.75	-1,434.66
Total MAINTENANCE EXPENSES	16,280.98	18,187.49	-1,906.51
UTILITIES			
5805 Utilities-Cable TV	8,025.48	8,053.50	-28.02
5807 Utilities-Electric	1,324.77	1,330.42	-5.65
5811 Utilities-Sewer	2,220.57	2,333.33	-112.76
5813 Utilities-Trash	875.03	966.67	-91.64
5815 Utilities-Water	1,727.67	1,775.00	-47.33
Total UTILITIES	14,173.52	14,458.92	-285.40
OTHER EXPENSES			
5875 NSF Expense	20.07		
5877 Insurance Loan Interest	116.45	241.67	-125.22
Total OTHER EXPENSES	136.52	241.67	-105.15
Total Expense	43,422.02	46,109.74	-2,687.72
Net Ordinary Income	14,197.98	9,835.26	4,362.72
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	6,781.35	2,418.59	4,362.76

Ocean Gallery Village Del Prado Condominium Association Inc

Budget vs. Actual

January through September 2026

	Jan - Sep 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
REVENUE			
4601 Mtce Assessments	500,490.00	500,490.00	0.00
4618 Income-Other	256.42		
4799 Capital Contributions	8,040.00	3,015.00	5,025.00
Total REVENUE	508,786.42	503,505.00	5,281.42
Total Income	508,786.42	503,505.00	5,281.42
Gross Profit	508,786.42	503,505.00	5,281.42
Expense			
ADMINISTRATIVE EXPENSES			
5880 Admin Fee-Payroll	1,916.20	2,390.99	-474.79
5860 Accounting Outside Service	7,023.30	5,250.01	1,773.29
5866 Licenses/Taxes/Fees	2,125.68	1,650.01	475.67
5868 Office Supplies	118.50		
5889 Bank Charges	-0.08		
Total ADMINISTRATIVE EXPENSES	11,183.60	9,291.01	1,892.59
INSURANCE EXPENSES			
5801 Insurance-General	92,133.27	94,128.75	-1,995.48
5803 Insurance-Flood	15,255.76	15,575.26	-319.50
Total INSURANCE EXPENSES	107,389.03	109,704.01	-2,314.98
MAINTENANCE EXPENSES			
5824 Grounds-Replace/Upkeep	2,399.83	2,887.51	-487.68
5825 Irrigation	2,717.18	900.00	1,817.18
5829 Pool/Spa Repair & Supply	10,511.42	9,000.00	1,511.42
5831 Repairs/Maint.-Bldg.	2,655.19	5,999.99	-3,344.80
5834 Landscape Contract	16,558.04	17,393.26	-835.22
5835 Mulch/Tree Trimming	4,140.00	3,450.01	689.99
5853 Maintenance-Uniforms	161.69	300.01	-138.32
5847 Mgmt Fees for Maint Labor	117,949.71	123,756.75	-5,807.04
Total MAINTENANCE EXPENSES	157,093.06	163,687.53	-6,594.47
UTILITIES			
5805 Utilities-Cable TV	70,370.52	72,481.50	-2,110.98
5807 Utilities-Electric	11,854.32	11,973.74	-119.42
5811 Utilities-Sewer	21,878.05	21,000.01	878.04
5813 Utilities-Trash	9,069.86	8,699.99	369.87
5815 Utilities-Water	16,848.60	15,975.00	873.60
Total UTILITIES	130,021.35	130,130.24	-108.89
OTHER EXPENSES			
5875 NSF Expense	20.07		
5877 Insurance Loan Interest	1,048.05	2,174.99	-1,126.94
Total OTHER EXPENSES	1,068.12	2,174.99	-1,106.87
Total Expense	406,755.16	414,987.78	-8,232.62
Net Ordinary Income	102,031.26	88,517.22	13,514.04
Other Income/Expense			
Other Expense			
RESERVE EXPENSES			
8500 Monthly Reserve Transfer	66,749.71	66,749.99	-0.28
Total RESERVE EXPENSES	66,749.71	66,749.99	-0.28
Total Other Expense	66,749.71	66,749.99	-0.28
Net Other Income	-66,749.71	-66,749.99	0.28

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

	Jan - Sep 26	Budget	\$ Over Budget
Net Income	35,281.55	21,767.23	13,514.32

The Ocean Gallery Village Del Prado Condominium Association, Inc.
Reconciliation of Replacement Fund
As of September 30th, 2026

Replacement - Ameris Bank MM 8711		\$	207,876
Replacement - TIAA Bank MM 0016		\$	-
Replacement - TIAA Bank CD		\$	-
Replacement - Vystar CH 1413		\$	5
Replacement - Vystar MM 8784		\$	1,236
Total		\$	<u>209,117</u>
Replacement cash balance at	9/30/2026	\$	<u>209,117</u>
Less, amounts due to operating at	9/30/2026	\$	<u>-</u>
Calculated Replacement Balance at	9/30/2026	\$	<u>209,117</u>
Calculated Replacement Balance at	9/30/2026	\$	209,117
Fund balance/contract liabilities at	9/30/2026	\$	<u>209,117</u>
Variance		\$	<u>0</u>

Component Description	Fund Balance Contract Liabilities 12/31/2025	YTD Contributions	YTD Interest	YTD Expenditures	Fund Balance Contract Liabilities 9/30/2026
Pooled Fund	<u>\$ 162,240</u>	<u>\$ 66,750</u>	<u>\$ 3,846</u>	<u>\$ (23,719)</u>	<u>\$ 209,117</u>