



**Owner/Realtor Financials**

**07/01/2025 to 07/31/2025**

**Prepared for**

**IRONWOOD VILLAS CONDOMINIUM  
ASSOCIATION, INC.**

**Casey Condominium Management, Inc.**

	Operating	Reserve	Total
<b>Assets</b>			
<b>OPERATING FUNDS</b>			
SeaCoast Bank - Checking	\$67,196.00	\$0.00	\$67,196.00
<b>Total: OPERATING FUNDS</b>	<b>\$67,196.00</b>	<b>\$0.00</b>	<b>\$67,196.00</b>
<b>RESERVE FUNDS</b>			
SeaCoast Bank - Reserve MM	\$0.00	\$144,464.94	\$144,464.94
<b>Total: RESERVE FUNDS</b>	<b>\$0.00</b>	<b>\$144,464.94</b>	<b>\$144,464.94</b>
<b>RECEIVABLES</b>			
Accounts Receivable - Homeowners	\$2,373.16	\$0.00	\$2,373.16
Loan Principal Payments Receivable	\$30,743.18	\$0.00	\$30,743.18
Pre-Paid Insurance	\$12,004.26	\$0.00	\$12,004.26
<b>Total: RECEIVABLES</b>	<b>\$45,120.60</b>	<b>\$0.00</b>	<b>\$45,120.60</b>
<b>Total: Assets</b>	<b>\$112,316.60</b>	<b>\$144,464.94</b>	<b>\$256,781.54</b>
<b>Liabilities &amp; Equity</b>			
<b>CURRENT LIABILITIES</b>			
Accounts Payable	\$5,894.14	\$0.00	\$5,894.14
Loan Payable	\$11,395.88	\$0.00	\$11,395.88
Prepaid Assessments	\$6,220.00	\$0.00	\$6,220.00
Deferred Maintenance Fees	\$27,790.82	\$0.00	\$27,790.82
<b>Total: CURRENT LIABILITIES</b>	<b>\$51,300.84</b>	<b>\$0.00</b>	<b>\$51,300.84</b>
<b>OPERATING EQUITY</b>			
Fund Balance - Operating Equity	\$40,792.68	\$0.00	\$40,792.68
Prior Period Adjustment	\$11,445.27	\$0.00	\$11,445.27
<b>Total: OPERATING EQUITY</b>	<b>\$52,237.95</b>	<b>\$0.00</b>	<b>\$52,237.95</b>
<b>RESERVE EQUITY</b>			
Reserves - Painting Villas, Ext. Fence	\$0.00	\$84,512.17	\$84,512.17
Reserves - Clubhouse	\$0.00	\$5,441.68	\$5,441.68
Reserves - Exterior Lighting	\$0.00	\$5,867.46	\$5,867.46
Reserves - Irrigation	\$0.00	\$4,043.34	\$4,043.34
Reserves - Mailboxes	\$0.00	\$2,857.27	\$2,857.27
Reserves - Mailbox, Ext. Lights, Signs	\$0.00	\$464.00	\$464.00
Reserves - Patio Pavers	\$0.00	\$1,165.44	\$1,165.44
Reserves - Pool	\$0.00	\$4,352.43	\$4,352.43
Reserves - Roads	\$0.00	\$25,494.97	\$25,494.97
Reserves - Signs Replacement	\$0.00	\$1,474.75	\$1,474.75
Reserves - Un-allocated Interest	\$0.00	\$7,089.95	\$7,089.95
Reserves - Wall Fund	\$0.00	\$1,701.48	\$1,701.48
<b>Total: RESERVE EQUITY</b>	<b>\$0.00</b>	<b>\$144,464.94</b>	<b>\$144,464.94</b>
Net Income Gain/Loss	\$8,777.81	\$0.00	\$8,777.81
<b>Total: Liabilities &amp; Equity</b>	<b>\$112,316.60</b>	<b>\$144,464.94</b>	<b>\$256,781.54</b>

**IRONWOOD VILLAS  
RESERVE SCHEDULE  
AS OF JULY 31, 2025**

	BALANCE 1/1/2025	YTD CONTRIBUTION	YTD INTEREST	YTD EXPENSES	CURRENT BALANCE
30-1004-00 - PAINTING VILLAS & EXT. FENCE	76,118.17	8,394.00	-	-	84,512.17
30-1009-00 - CLUBHOUSE	15,717.63	2,278.05	-	(12,554.00)	5,441.68
30-1029-00 - EXTERIOR LIGHTING	5,253.00	614.46	-	-	5,867.46
30-1045-00 - IRRIGATION	-	4,043.34	-	-	4,043.34
30-1055-00 - MAILBOXS	2,260.09	597.18	-	-	2,857.27
30-1060-00 - MAILBOX, EXT. LIGHTS, SIGNS	464.00	-	-	-	464.00
30-1067-00 - PATIO PAVERS	849.96	315.48	-	-	1,165.44
30-1077-00 - POOL	2,482.08	1,870.35	-	-	4,352.43
30-1084-00 - ROADS	20,113.09	5,381.88	-	-	25,494.97
30-1091-00 - SIGNS	1,278.01	196.74	-	-	1,474.75
30-1098-00 - UNALLOCATED INTEREST	5,091.55	-	1,998.40	-	7,089.95
30-1101-00 - WALL	1,392.96	308.52	-	-	1,701.48
Totals	131,020.54	24,000.00	1,998.40	(12,554.00)	144,464.94

2025 EXPENSES					
ROOSTER ROOFING	DEPOSIT SHINGLES	IVC 060225	6/2/2025	\$	2,897.00
SUNSEEKERS CONTRACTING		IVC 060225	6/2/2025	\$	3,380.00
ROOSTER ROOFING	BALANCE SHINGLES	IVN#1074	6/4/2025	\$	2,897.00
SUNSEEKERS CONTRACTING	ROOF	INV#252	7/2/2025	\$	3,380.00

TOTAL

\$ 12,554.00



**Income Statement - Operating**

IRONWOOD VILLAS CONDOMINIUM ASSOCIATION, INC.

From 07/01/2025 to 07/31/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>REVENUE - OPERATING</b>							
4000-00 Maintenance Fee	\$13,909.18	\$13,897.91	\$11.27	\$97,309.18	\$97,285.37	\$23.81	\$166,774.90
4011-00 Late Fees	210.16	-	210.16	257.51	-	257.51	-
4020-00 Reserve Funding	8,000.00	8,000.00	-	24,000.00	24,000.00	-	32,000.00
4031-00 Application Fees	-	-	-	800.00	-	800.00	-
<b>Total REVENUE - OPERATING</b>	<b>\$22,119.34</b>	<b>\$21,897.91</b>	<b>\$221.43</b>	<b>\$122,366.69</b>	<b>\$121,285.37</b>	<b>\$1,081.32</b>	<b>\$198,774.90</b>
<b>Total OPERATING INCOME</b>	<b>\$22,119.34</b>	<b>\$21,897.91</b>	<b>\$221.43</b>	<b>\$122,366.69</b>	<b>\$121,285.37</b>	<b>\$1,081.32</b>	<b>\$198,774.90</b>
<b>OPERATING EXPENSE</b>							
<b>BUILDING EXPENSES</b>							
5040-00 Ongoing Building Repairs	(115.99)	166.67	282.66	518.33	1,166.69	648.36	2,000.00
5120-00 Handyman / Misc. Repairs	143.32	1,250.00	1,106.68	150.17	8,750.00	8,599.83	15,000.00
5222-00 Pest Control - Interior/Exterior	-	66.67	66.67	436.00	466.69	30.69	800.00
5510-00 Building Cleaning	110.00	116.67	6.67	1,180.00	816.69	(363.31)	1,400.00
<b>Total BUILDING EXPENSES</b>	<b>\$137.33</b>	<b>\$1,600.01</b>	<b>\$1,462.68</b>	<b>\$2,284.50</b>	<b>\$11,200.07</b>	<b>\$8,915.57</b>	<b>\$19,200.00</b>
<b>GROUND EXPENSES</b>							
6040-00 Contracted Lawn Service	3,500.00	3,500.00	-	23,425.01	24,500.00	1,074.99	42,000.00
6041-00 Grounds Supplies Misc.	2,275.56	341.67	(1,933.89)	3,938.70	2,391.69	(1,547.01)	4,100.00
6053-00 Fertilization Contract	1,031.00	-	(1,031.00)	2,062.00	-	(2,062.00)	-
6119-00 Irrigation - Supplies	2,392.17	258.33	(2,133.84)	4,507.30	1,808.31	(2,698.99)	3,100.00
6120-00 Irrigation Contract	(899.00)	260.00	1,159.00	1,330.00	1,820.00	490.00	3,120.00
6240-00 Tree Trim & Removal	(210.00)	-	210.00	-	-	-	-
<b>Total GROUND EXPENSES</b>	<b>\$8,089.73</b>	<b>\$4,360.00</b>	<b>(\$3,729.73)</b>	<b>\$35,263.01</b>	<b>\$30,520.00</b>	<b>(\$4,743.01)</b>	<b>\$52,320.00</b>
<b>POOL / COMMON AREA</b>							
7040-00 Contracted Pool/Spa Service	350.00	350.00	-	2,450.00	2,450.00	-	4,200.00
7050-00 Pool Supplies - Other	362.91	41.67	(321.24)	615.13	291.69	(323.44)	500.00
7080-00 Pool Repair - Ongoing Maintenance	200.00	333.33	133.33	609.50	2,333.31	1,723.81	4,000.00
7210-00 Pool / Deck / Clubhouse	188.91	333.33	144.42	3,888.59	2,333.31	(1,555.28)	4,000.00
<b>Total POOL / COMMON AREA</b>	<b>\$1,101.82</b>	<b>\$1,058.33</b>	<b>(\$43.49)</b>	<b>\$7,563.22</b>	<b>\$7,408.31</b>	<b>(\$154.91)</b>	<b>\$12,700.00</b>
<b>UTILITIES</b>							
7900-00 Electricity	471.94	750.00	278.06	5,025.23	5,250.00	224.77	9,000.00
7910-00 Water/Sewer/Trash	876.18	916.67	40.49	6,268.71	6,416.69	147.98	11,000.00
<b>Total UTILITIES</b>	<b>\$1,348.12</b>	<b>\$1,666.67</b>	<b>\$318.55</b>	<b>\$11,293.94</b>	<b>\$11,666.69</b>	<b>\$372.75</b>	<b>\$20,000.00</b>
<b>ADMINISTRATION</b>							
8020-00 Management Fees	950.00	1,033.33	83.33	6,650.00	7,233.31	583.31	12,400.00
8040-00	90.86	125.00	34.14	1,177.80	875.00	(302.80)	1,500.00
Postage/Supplies/Faxes/Copies	-	125.00	125.00	-	875.00	875.00	1,500.00
8080-00 Accounting/Auditing	-	125.00	125.00	-	875.00	875.00	1,500.00
8100-00 Legal Services	517.00	333.33	(183.67)	2,758.50	2,333.31	(425.19)	4,000.00
8120-00 Insurance - Property/Gen. Liability	1,333.81	1,750.00	416.19	9,314.23	12,250.00	2,935.77	21,000.00
8230-00 Bank charges	125.00	-	(125.00)	775.00	-	(775.00)	-
8241-00 Taxes, Dues, Fees, & Permits	-	125.00	125.00	745.25	875.00	129.75	1,500.00
8340-00 Loan Repayment	24.97	112.50	87.53	318.16	787.50	469.34	1,350.00
8342-00 Loan Principal Payments	1,655.52	1,400.41	(255.11)	11,445.27	9,802.87	(1,642.40)	16,804.90
8500-00 Transfer to Reserves	8,000.00	8,000.00	-	24,000.00	24,000.00	-	32,000.00
8555-00 Contingency	-	208.33	208.33	-	1,458.31	1,458.31	2,500.00
<b>Total ADMINISTRATION</b>	<b>\$12,697.16</b>	<b>\$13,212.90</b>	<b>\$515.74</b>	<b>\$57,184.21</b>	<b>\$60,490.30</b>	<b>\$3,306.09</b>	<b>\$94,554.90</b>

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**Income Statement - Operating**

IRONWOOD VILLAS CONDOMINIUM ASSOCIATION, INC.

From 07/01/2025 to 07/31/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total OPERATING EXPENSE	\$23,374.16	\$21,897.91	(\$1,476.25)	\$113,588.88	\$121,285.37	\$7,696.49	\$198,774.90
Net Income:	<u>(\$1,254.82)</u>	<u>\$0.00</u>	<u>(\$1,254.82)</u>	<u>\$8,777.81</u>	<u>\$0.00</u>	<u>\$8,777.81</u>	<u>\$0.00</u>



**Income Statement - Operating**

IRONWOOD VILLAS CONDOMINIUM ASSOCIATION, INC.

From 07/01/2025 to 07/31/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>REVENUE - OPERATING</b>							
4000-00 Maintenance Fee	\$13,909.18	\$13,897.91	\$11.27	\$97,309.18	\$97,285.37	\$23.81	\$166,774.90
4011-00 Late Fees	210.16	-	210.16	257.51	-	257.51	-
4020-00 Reserve Funding	8,000.00	8,000.00	-	24,000.00	24,000.00	-	32,000.00
4031-00 Application Fees	-	-	-	800.00	-	800.00	-
<b>Total REVENUE - OPERATING</b>	<b>\$22,119.34</b>	<b>\$21,897.91</b>	<b>\$221.43</b>	<b>\$122,366.69</b>	<b>\$121,285.37</b>	<b>\$1,081.32</b>	<b>\$198,774.90</b>
<b>Total OPERATING INCOME</b>	<b>\$22,119.34</b>	<b>\$21,897.91</b>	<b>\$221.43</b>	<b>\$122,366.69</b>	<b>\$121,285.37</b>	<b>\$1,081.32</b>	<b>\$198,774.90</b>
<b>OPERATING EXPENSE</b>							
<b>BUILDING EXPENSES</b>							
5040-00 Ongoing Building Repairs	145.00	166.67	21.67	779.32	1,166.69	387.37	2,000.00
5120-00 Labor - Maintenance Employee	-	1,250.00	1,250.00	6.85	8,750.00	8,743.15	15,000.00
5222-00 Pest Control - Interior/Exterior	-	66.67	66.67	436.00	466.69	30.69	800.00
5510-00 Building Cleaning	110.00	116.67	6.67	1,180.00	816.69	(363.31)	1,400.00
<b>Total BUILDING EXPENSES</b>	<b>\$255.00</b>	<b>\$1,600.01</b>	<b>\$1,345.01</b>	<b>\$2,402.17</b>	<b>\$11,200.07</b>	<b>\$8,797.90</b>	<b>\$19,200.00</b>
<b>GROUNDS EXPENSES</b>							
6040-00 Contracted Lawn Service	3,500.00	3,500.00	-	23,425.01	24,500.00	1,074.99	42,000.00
6041-00 Grounds Supplies Misc.	935.56	341.67	(593.89)	2,598.70	2,391.69	(207.01)	4,100.00
6053-00 Fertilization Contract	1,031.00	-	(1,031.00)	2,062.00	-	(2,062.00)	-
6065-00 Flower/Plant Replacement	1,130.00	-	(1,130.00)	1,130.00	-	(1,130.00)	-
6119-00 Irrigation - Supplies	595.50	258.33	(337.17)	2,710.63	1,808.31	(902.32)	3,100.00
6120-00 Irrigation Contract	780.00	260.00	(520.00)	3,009.00	1,820.00	(1,189.00)	3,120.00
6240-00 Tree Trim & Removal	-	-	-	210.00	-	(210.00)	-
<b>Total GROUNDS EXPENSES</b>	<b>\$7,972.06</b>	<b>\$4,360.00</b>	<b>(\$3,612.06)</b>	<b>\$35,145.34</b>	<b>\$30,520.00</b>	<b>(\$4,625.34)</b>	<b>\$52,320.00</b>
<b>POOL / COMMON AREA</b>							
7040-00 Contracted Pool/Spa Service	350.00	350.00	-	2,450.00	2,450.00	-	4,200.00
7050-00 Pool Supplies - Other	362.91	41.67	(321.24)	615.13	291.69	(323.44)	500.00
7080-00 Pool Repair - Ongoing Maintenance	200.00	333.33	133.33	609.50	2,333.31	1,723.81	4,000.00
7210-00 Pool / Deck / Clubhouse	188.91	333.33	144.42	3,888.59	2,333.31	(1,555.28)	4,000.00
<b>Total POOL / COMMON AREA</b>	<b>\$1,101.82</b>	<b>\$1,058.33</b>	<b>(\$43.49)</b>	<b>\$7,563.22</b>	<b>\$7,408.31</b>	<b>(\$154.91)</b>	<b>\$12,700.00</b>
<b>UTILITIES</b>							
7900-00 Electricity	471.94	750.00	278.06	5,025.23	5,250.00	224.77	9,000.00
7910-00 Water/Sewer/Trash	876.18	916.67	40.49	6,268.71	6,416.69	147.98	11,000.00
<b>Total UTILITIES</b>	<b>\$1,348.12</b>	<b>\$1,666.67</b>	<b>\$318.55</b>	<b>\$11,293.94</b>	<b>\$11,666.69</b>	<b>\$372.75</b>	<b>\$20,000.00</b>



**Income Statement - Operating**

IRONWOOD VILLAS CONDOMINIUM ASSOCIATION, INC.

From 07/01/2025 to 07/31/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>ADMINISTRATION</b>							
8020-00 Management Fees	\$950.00	\$1,033.33	\$83.33	\$6,650.00	\$7,233.31	\$583.31	\$12,400.00
8040-00 Postage/Supplies/Faxes/Copies	90.86	125.00	34.14	1,177.80	875.00	(302.80)	1,500.00
8080-00 Accounting/Auditing	-	125.00	125.00	-	875.00	875.00	1,500.00
8100-00 Legal Services	517.00	333.33	(183.67)	2,758.50	2,333.31	(425.19)	4,000.00
8120-00 Insurance - Property/Gen. Liability	1,333.81	1,750.00	416.19	9,314.23	12,250.00	2,935.77	21,000.00
8230-00 Bank charges	125.00	-	(125.00)	775.00	-	(775.00)	-
8241-00 Taxes, Dues, Fees, & Permits	-	125.00	125.00	745.25	875.00	129.75	1,500.00
8340-00 Loan Repayment	24.97	112.50	87.53	318.16	787.50	469.34	1,350.00
8342-00 Loan Principal Payments	1,655.52	1,400.41	(255.11)	11,445.27	9,802.87	(1,642.40)	16,804.90
8500-00 Transfer to Reserves	8,000.00	8,000.00	-	24,000.00	24,000.00	-	32,000.00
8555-00 Contingency	-	208.33	208.33	-	1,458.31	1,458.31	2,500.00
<b>Total ADMINISTRATION</b>	<b>\$12,697.16</b>	<b>\$13,212.90</b>	<b>\$515.74</b>	<b>\$57,184.21</b>	<b>\$60,490.30</b>	<b>\$3,306.09</b>	<b>\$94,554.90</b>
<b>Total OPERATING EXPENSE</b>	<b>\$23,374.16</b>	<b>\$21,897.91</b>	<b>(\$1,476.25)</b>	<b>\$113,588.88</b>	<b>\$121,285.37</b>	<b>\$7,696.49</b>	<b>\$198,774.90</b>
<b>Net Income:</b>	<b>(\$1,254.82)</b>	<b>\$0.00</b>	<b>(\$1,254.82)</b>	<b>\$8,777.81</b>	<b>\$0.00</b>	<b>\$8,777.81</b>	<b>\$0.00</b>