



Owner/Realtor Financials

08/01/2025 to 08/31/2025

Prepared for

**IRONWOOD VILLAS CONDOMINIUM
ASSOCIATION, INC.**

Casey Condominium Management, Inc.



	Operating	Reserve	Total
Assets			
OPERATING FUNDS			
SeaCoast Bank - Checking	\$55,317.20	\$0.00	\$55,317.20
Total: OPERATING FUNDS	\$55,317.20	\$0.00	\$55,317.20
RESERVE FUNDS			
SeaCoast Bank - Reserve MM	\$0.00	\$144,762.23	\$144,762.23
Total: RESERVE FUNDS	\$0.00	\$144,762.23	\$144,762.23
RECEIVABLES			
Accounts Receivable - Homeowners	\$850.39	\$0.00	\$850.39
Loan Principal Payments Receivable	\$30,743.18	\$0.00	\$30,743.18
Pre-Paid Insurance	\$10,670.45	\$0.00	\$10,670.45
Total: RECEIVABLES	\$42,264.02	\$0.00	\$42,264.02
Total: Assets	\$97,581.22	\$144,762.23	\$242,343.45
Liabilities & Equity			
CURRENT LIABILITIES			
Accounts Payable	\$4,013.94	\$0.00	\$4,013.94
Loan Payable	\$9,734.78	\$0.00	\$9,734.78
Prepaid Assessments	\$6,920.00	\$0.00	\$6,920.00
Deferred Maintenance Fees	\$13,895.41	\$0.00	\$13,895.41
Total: CURRENT LIABILITIES	\$34,564.13	\$0.00	\$34,564.13
OPERATING EQUITY			
Fund Balance - Operating Equity	\$40,792.68	\$0.00	\$40,792.68
Prior Period Adjustment	\$13,106.37	\$0.00	\$13,106.37
Total: OPERATING EQUITY	\$53,899.05	\$0.00	\$53,899.05
RESERVE EQUITY			
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	\$7,387.24	\$7,387.24
Reserves - Wall Fund	\$0.00	\$1,701.48	\$1,701.48
Total: RESERVE EQUITY	\$0.00	\$144,762.23	\$144,762.23
Net Income Gain/Loss	\$9,118.04	\$0.00	\$9,118.04
Total: Liabilities & Equity	\$97,581.22	\$144,762.23	\$242,343.45

**IRONWOOD VILLAS
RESERVE SCHEDULE
AS OF AUGUST 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	-	2,295.69	-	7,387.24
30-1101-00 - WALL	1,392.96	308.52	-	-	1,701.48
Totals	131,020.54	24,000.00	2,295.69	(12,554.00)	144,762.23

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 08/01/2025 to 08/31/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
REVENUE - OPERATING							
4000-00 Maintenance Fee	\$13,895.41	\$13,897.91	(\$2.50)	\$111,204.59	\$111,183.28	\$21.31	\$166,774.90
4011-00 Late Fees	(51.77)	-	(51.77)	205.74	-	205.74	-
4017-00 Other Income	242.47	-	242.47	242.47	-	242.47	-
4020-00 Reserve Funding	-	-	-	24,000.00	24,000.00	-	32,000.00
4031-00 Application Fees	200.00	-	200.00	1,000.00	-	1,000.00	-
Total REVENUE - OPERATING	\$14,286.11	\$13,897.91	\$388.20	\$136,652.80	\$135,183.28	\$1,469.52	\$198,774.90
Total OPERATING INCOME	\$14,286.11	\$13,897.91	\$388.20	\$136,652.80	\$135,183.28	\$1,469.52	\$198,774.90
OPERATING EXPENSE							
BUILDING EXPENSES							
5040-00 Ongoing Building Repairs	-	166.67	166.67	518.33	1,333.36	815.03	2,000.00
5120-00 Handyman / Misc. Repairs	-	1,250.00	1,250.00	150.17	10,000.00	9,849.83	15,000.00
5222-00 Pest Control - Interior/Exterior	-	66.67	66.67	436.00	533.36	97.36	800.00
5510-00 Building Cleaning	-	116.67	116.67	1,180.00	933.36	(246.64)	1,400.00
Total BUILDING EXPENSES	\$-	\$1,600.01	\$1,600.01	\$2,284.50	\$12,800.08	\$10,515.58	\$19,200.00
GROUND EXPENSES							
6040-00 Contracted Lawn Service	3,500.00	3,500.00	-	26,925.01	28,000.00	1,074.99	42,000.00
6041-00 Grounds Supplies Misc.	1,163.94	341.67	(822.27)	5,102.64	2,733.36	(2,369.28)	4,100.00
6053-00 Fertilization Contract	-	-	-	2,062.00	-	(2,062.00)	-
6119-00 Irrigation - Supplies	1,702.00	258.33	(1,443.67)	6,209.30	2,066.64	(4,142.66)	3,100.00
6120-00 Irrigation Contract	-	260.00	260.00	1,330.00	2,080.00	750.00	3,120.00
Total GROUND EXPENSES	\$6,365.94	\$4,360.00	(\$2,005.94)	\$41,628.95	\$34,880.00	(\$6,748.95)	\$52,320.00
POOL / COMMON AREA							
7040-00 Contracted Pool/Spa Service	350.00	350.00	-	2,800.00	2,800.00	-	4,200.00
7050-00 Pool Supplies - Other	-	41.67	41.67	615.13	333.36	(281.77)	500.00
7080-00 Pool Repair - Ongoing Maintenance	-	333.33	333.33	609.50	2,666.64	2,057.14	4,000.00
7210-00 Pool / Deck / Clubhouse	452.00	333.33	(118.67)	4,340.59	2,666.64	(1,673.95)	4,000.00
Total POOL / COMMON AREA	\$802.00	\$1,058.33	\$256.33	\$8,365.22	\$8,466.64	\$101.42	\$12,700.00
UTILITIES							
7900-00 Electricity	513.36	750.00	236.64	5,538.59	6,000.00	461.41	9,000.00
7910-00 Water/Sewer/Trash	892.80	916.67	23.87	7,161.51	7,333.36	171.85	11,000.00
Total UTILITIES	\$1,406.16	\$1,666.67	\$260.51	\$12,700.10	\$13,333.36	\$633.26	\$20,000.00
ADMINISTRATION							
8020-00 Management Fees	950.00	1,033.33	83.33	7,600.00	8,266.64	666.64	12,400.00
8040-00 Postage/Supplies/Faxes/Copies	112.48	125.00	12.52	1,290.28	1,000.00	(290.28)	1,500.00
8080-00 Accounting/Auditing	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
8100-00 Legal Services	1,170.00	333.33	(836.67)	3,928.50	2,666.64	(1,261.86)	4,000.00
8120-00 Insurance - Property/Gen. Liability	1,333.81	1,750.00	416.19	10,648.04	14,000.00	3,351.96	21,000.00
8230-00 Bank charges	125.00	-	(125.00)	900.00	-	(900.00)	-
8241-00 Taxes, Dues, Fees, & Permits	-	125.00	125.00	745.25	1,000.00	254.75	1,500.00
8340-00 Loan Repayment	19.39	112.50	93.11	337.55	900.00	562.45	1,350.00
8342-00 Loan Principal Payments	1,661.10	1,400.41	(260.69)	13,106.37	11,203.28	(1,903.09)	16,804.90
8500-00 Transfer to Reserves	-	-	-	24,000.00	24,000.00	-	32,000.00
8555-00 Contingency	-	208.33	208.33	-	1,666.64	1,666.64	2,500.00
Total ADMINISTRATION	\$5,371.78	\$5,212.90	(\$158.88)	\$62,555.99	\$65,703.20	\$3,147.21	\$94,554.90



Income Statement - Operating

IRONWOOD VILLAS CONDOMINIUM ASSOCIATION, INC.

From 08/01/2025 to 08/31/2025

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total OPERATING EXPENSE	\$13,945.88	\$13,897.91	(\$47.97)	\$127,534.76	\$135,183.28	\$7,648.52	\$198,774.90
Net Income:	\$340.23	\$0.00	\$340.23	\$9,118.04	\$0.00	\$9,118.04	\$0.00