



Owner/Realtor Financials
09/01/2025 to 09/30/2025

Prepared for

**IRONWOOD VILLAS CONDOMINIUM
ASSOCIATION, INC.**

Casey Condominium Management, Inc.

	Operating	Reserve	Total
Assets			
OPERATING FUNDS			
SeaCoast Bank - Checking	\$49,285.18	\$0.00	\$49,285.18
Total: OPERATING FUNDS	\$49,285.18	\$0.00	\$49,285.18
RESERVE FUNDS			
SeaCoast Bank - Reserve MM	\$0.00	\$145,048.19	\$145,048.19
Total: RESERVE FUNDS	\$0.00	\$145,048.19	\$145,048.19
RECEIVABLES			
Accounts Receivable - Homeowners	\$863.12	\$0.00	\$863.12
Loan Principal Payments Receivable	\$30,743.18	\$0.00	\$30,743.18
Pre-Paid Insurance	\$12,471.64	\$0.00	\$12,471.64
Total: RECEIVABLES	\$44,077.94	\$0.00	\$44,077.94
Total: Assets	\$93,363.12	\$145,048.19	\$238,411.31
Liabilities & Equity			
CURRENT LIABILITIES			
Accounts Payable	\$3,718.00	\$0.00	\$3,718.00
Loan Payable	\$8,073.68	\$0.00	\$8,073.68
Prepaid Assessments	\$19,545.00	\$0.00	\$19,545.00
ACCOUNTS PAYABLE - RESERVES	\$0.00	\$6,120.00	\$6,120.00
Total: CURRENT LIABILITIES	\$31,336.68	\$6,120.00	\$37,456.68
OPERATING EQUITY			
Fund Balance - Operating Equity	\$40,792.68	\$0.00	\$40,792.68
Prior Period Adjustment	\$14,767.47	\$0.00	\$14,767.47
Total: OPERATING EQUITY	\$55,560.15	\$0.00	\$55,560.15
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	\$1,553.20	\$1,553.20
Reserves - Wall Fund	\$0.00	\$1,701.48	\$1,701.48
Total: RESERVE EQUITY	\$0.00	\$138,928.19	\$138,928.19
Net Income Gain/Loss	\$6,466.29	\$0.00	\$6,466.29
Total: Liabilities & Equity	\$93,363.12	\$145,048.19	\$238,411.31

**IRONWOOD VILLAS
RESERVE SCHEDULE
AS OF SEPTEMBER 30, 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	-	2,581.65	(6,120.00)	1,553.20
30-1101-00 - WALL	1,392.96	308.52	-	-	1,701.48
Totals	131,020.54	24,000.00	2,581.65	(18,674.00)	138,928.19

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
BOWERSOX AIR CONDITIONING		INV#85430	9/29/2025 \$	6,120.00

TOTAL \$ 18,674.00



Income Statement - Operating

IRONWOOD VILLAS CONDOMINIUM ASSOCIATION, INC.

From 09/01/2025 to 09/30/2025

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)	\$125,100.00	\$125,081.19	\$18.81	\$166,774.90
4011-00 Late Fees	12.73	-	12.73	218.47	-	218.47	-
4017-00 Other Income	(242.47)	-	(242.47)	-	-	-	-
4020-00 Reserve Funding	-	-	-	24,000.00	24,000.00	-	32,000.00
4031-00 Application Fees	-	-	-	1,000.00	-	1,000.00	-
Total REVENUE - OPERATING	\$13,665.67	\$13,897.91	(\$232.24)	\$150,318.47	\$149,081.19	\$1,237.28	\$198,774.90
Total OPERATING INCOME	\$13,665.67	\$13,897.91	(\$232.24)	\$150,318.47	\$149,081.19	\$1,237.28	\$198,774.90
OPERATING EXPENSE							
BUILDING EXPENSES							
5040-00 Ongoing Building Repairs	112.35	166.67	54.32	630.68	1,500.03	869.35	2,000.00
5120-00 Handyman / Misc. Repairs	-	1,250.00	1,250.00	150.17	11,250.00	11,099.83	15,000.00
5222-00 Pest Control - Interior/Exterior	218.00	66.67	(151.33)	654.00	600.03	(53.97)	800.00
5510-00 Building Cleaning	1,210.00	116.67	(1,093.33)	2,390.00	1,050.03	(1,339.97)	1,400.00
Total BUILDING EXPENSES	\$1,540.35	\$1,600.01	\$59.66	\$3,824.85	\$14,400.09	\$10,575.24	\$19,200.00
GROUNDS EXPENSES							
6040-00 Contracted Lawn Service	3,500.00	3,500.00	-	30,425.01	31,500.00	1,074.99	42,000.00
6041-00 Grounds Supplies Misc.	267.45	341.67	74.22	5,370.09	3,075.03	(2,295.06)	4,100.00
6053-00 Fertilization Contract	-	-	-	2,062.00	-	(2,062.00)	-
6119-00 Irrigation - Supplies	-	258.33	258.33	6,209.30	2,324.97	(3,884.33)	3,100.00
6120-00 Irrigation Contract	-	260.00	260.00	1,330.00	2,340.00	1,010.00	3,120.00
Total GROUNDS EXPENSES	\$3,767.45	\$4,360.00	\$592.55	\$45,396.40	\$39,240.00	(\$6,156.40)	\$52,320.00
POOL / COMMON AREA							
7040-00 Contracted Pool/Spa Service	-	350.00	350.00	2,800.00	3,150.00	350.00	4,200.00
7050-00 Pool Supplies - Other	-	41.67	41.67	615.13	375.03	(240.10)	500.00
7080-00 Pool Repair - Ongoing Maintenance	-	333.33	333.33	609.50	2,999.97	2,390.47	4,000.00
7210-00 Pool / Deck / Clubhouse	313.56	333.33	19.77	4,654.15	2,999.97	(1,654.18)	4,000.00
Total POOL / COMMON AREA	\$313.56	\$1,058.33	\$744.77	\$8,678.78	\$9,524.97	\$846.19	\$12,700.00
UTILITIES							
7900-00 Electricity	559.49	750.00	190.51	6,098.08	6,750.00	651.92	9,000.00
7910-00 Water/Sewer/Trash	878.26	916.67	38.41	8,039.77	8,250.03	210.26	11,000.00
Total UTILITIES	\$1,437.75	\$1,666.67	\$228.92	\$14,137.85	\$15,000.03	\$862.18	\$20,000.00
ADMINISTRATION							
8020-00 Management Fees	950.00	1,033.33	83.33	8,550.00	9,299.97	749.97	12,400.00
8040-00 Postage/Supplies/Faxes/Copies	74.01	125.00	50.99	1,364.29	1,125.00	(239.29)	1,500.00
8080-00 Accounting/Auditing	2,292.50	125.00	(2,167.50)	2,292.50	1,125.00	(1,167.50)	1,500.00
8100-00 Legal Services	225.00	333.33	108.33	4,153.50	2,999.97	(1,153.53)	4,000.00
8120-00 Insurance - Property/Gen. Liability	1,618.81	1,750.00	131.19	12,266.85	15,750.00	3,483.15	21,000.00
8230-00 Bank charges	125.00	-	(125.00)	1,025.00	-	(1,025.00)	-
8241-00 Taxes, Dues, Fees, & Permits	-	125.00	125.00	745.25	1,125.00	379.75	1,500.00
8340-00 Loan Repayment	19.39	112.50	93.11	356.94	1,012.50	655.56	1,350.00
8342-00 Loan Principal Payments	1,661.10	1,400.41	(260.69)	14,767.47	12,603.69	(2,163.78)	16,804.90
8500-00 Transfer to Reserves	-	-	-	24,000.00	24,000.00	-	32,000.00
8555-00 Contingency	2,292.50	208.33	(2,084.17)	2,292.50	1,874.97	(417.53)	2,500.00
Total ADMINISTRATION	\$9,258.31	\$5,212.90	(\$4,045.41)	\$71,814.30	\$70,916.10	(\$898.20)	\$94,554.90



Income Statement - Operating

IRONWOOD VILLAS CONDOMINIUM ASSOCIATION, INC.

From 09/01/2025 to 09/30/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total OPERATING EXPENSE	\$16,317.42	\$13,897.91	(\$2,419.51)	\$143,852.18	\$149,081.19	\$5,229.01	\$198,774.90
Net Income:	<u>(\$2,651.75)</u>	<u>\$0.00</u>	<u>(\$2,651.75)</u>	<u>\$6,466.29</u>	<u>\$0.00</u>	<u>\$6,466.29</u>	<u>\$0.00</u>