



Owner/Realtor Financials

10/01/2025 to 10/31/2025

Prepared for

**IRONWOOD VILLAS CONDOMINIUM
ASSOCIATION, INC.**

Casey Condominium Management, Inc.



	Operating	Reserve	Total
Assets			
OPERATING FUNDS			
SeaCoast Bank - Checking	\$61,909.24	\$0.00	\$61,909.24
Total: OPERATING FUNDS	\$61,909.24	\$0.00	\$61,909.24
RESERVE FUNDS			
SeaCoast Bank - Reserve MM	\$0.00	\$147,224.33	\$147,224.33
Total: RESERVE FUNDS	\$0.00	\$147,224.33	\$147,224.33
RECEIVABLES			
Accounts Receivable - Homeowners	\$3,836.35	\$0.00	\$3,836.35
Loan Principal Payments Receivable	\$30,743.18	\$0.00	\$30,743.18
Pre-Paid Insurance	\$10,852.83	\$0.00	\$10,852.83
Total: RECEIVABLES	\$45,432.36	\$0.00	\$45,432.36
Total: Assets	\$107,341.60	\$147,224.33	\$254,565.93
Liabilities & Equity			
CURRENT LIABILITIES			
Accounts Payable	\$4,731.00	\$0.00	\$4,731.00
Loan Payable	\$6,399.68	\$0.00	\$6,399.68
Prepaid Assessments	\$6,305.50	\$0.00	\$6,305.50
Deferred Maintenance Fees	\$27,790.82	\$0.00	\$27,790.82
Total: CURRENT LIABILITIES	\$45,227.00	\$0.00	\$45,227.00
OPERATING EQUITY			
Fund Balance - Operating Equity	\$40,792.68	\$0.00	\$40,792.68
Prior Period Adjustment	\$15,178.12	\$0.00	\$15,178.12
Total: OPERATING EQUITY	\$55,970.80	\$0.00	\$55,970.80
RESERVE EQUITY			
Reserves - Painting Villas, Ext. Fence	\$0.00	\$87,310.17	\$87,310.17
Reserves - Clubhouse	\$0.00	\$6,201.03	\$6,201.03
Reserves- Exterior Lighting	\$0.00	\$6,072.28	\$6,072.28
Reserves - Irrigation	\$0.00	\$5,391.12	\$5,391.12
Reserves - Mailboxes	\$0.00	\$3,056.33	\$3,056.33
Reserves - Mailbox, Ext. Lights, Signs	\$0.00	\$464.00	\$464.00
Reserves - Patio Pavers	\$0.00	\$1,270.60	\$1,270.60
Reserves - Pool	\$0.00	\$4,975.88	\$4,975.88
Reserves - Roads	\$0.00	\$27,288.93	\$27,288.93
Reserves - Signs Replacement	\$0.00	\$1,540.33	\$1,540.33
Reserves - Un-allocated Interest	\$0.00	\$1,849.34	\$1,849.34
Reserves - Wall Fund	\$0.00	\$1,804.32	\$1,804.32
Total: RESERVE EQUITY	\$0.00	\$147,224.33	\$147,224.33
Net Income Gain/Loss	\$6,143.80	\$0.00	\$6,143.80
Total: Liabilities & Equity	\$107,341.60	\$147,224.33	\$254,565.93

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

	BALANCE 1/1/2025	YTD CONTRIBUTION	YTD INTEREST	YTD EXPENSES	CURRENT BALANCE
30-1004-00 - PAINTING VILLAS & EXT. FENCE	76,118.17	11,192.00	-	-	87,310.17
30-1009-00 - CLUBHOUSE	15,717.63	3,037.40	-	(12,554.00)	6,201.03
30-1029-00 - EXTERIOR LIGHTING	5,253.00	819.28	-	-	6,072.28
30-1045-00 - IRRIGATION	-	5,391.12	-	-	5,391.12
30-1055-00 - MAILBOXS	2,260.09	796.24	-	-	3,056.33
30-1060-00 - MAILBOX, EXT. LIGHTS, SIGNS	464.00	-	-	-	464.00
30-1067-00 - PATIO PAVERS	849.96	420.64	-	-	1,270.60
30-1077-00 - POOL	2,482.08	2,493.80	-	-	4,975.88
30-1084-00 - ROADS	20,113.09	7,175.84	-	-	27,288.93
30-1091-00 - SIGNS	1,278.01	262.32	-	-	1,540.33
30-1098-00 - UNALLOCATED INTEREST	5,091.55	-	2,877.79	(6,120.00)	1,849.34
30-1101-00 - WALL	1,392.96	411.36	-	-	1,804.32
Totals	131,020.54	32,000.00	2,877.79	(18,674.00)	147,224.33

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 10/01/2025 to 10/31/2025

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
REVENUE - OPERATING							
4000-00 Maintenance Fee	\$ 13,909.18	\$13,897.91	\$ 11.27	\$139,009.18	\$138,979.10	\$ 30.08	\$ 166,774.90
4011-00 Late Fees	162.73	-	162.73	381.20	-	381.20	-
4020-00 Reserve Funding	8,000.00	8,000.00	-	32,000.00	32,000.00	-	32,000.00
4031-00 Application Fees	-	-	-	1,000.00	-	1,000.00	-
Total REVENUE - OPERATING	\$ 22,071.91	\$21,897.91	\$ 174.00	\$172,390.38	\$170,979.10	\$1,411.28	\$ 198,774.90
Total OPERATING INCOME	\$ 22,071.91	\$21,897.91	\$ 174.00	\$172,390.38	\$170,979.10	\$ 1,411.28	\$ 198,774.90
OPERATING EXPENSE							
BUILDING EXPENSES							
5040-00 Ongoing Building Repairs	-	166.67	166.67	630.68	1,666.70	1,036.02	2,000.00
5120-00 Handyman / Misc. Repairs	200.00	1,250.00	1,050.00	350.17	12,500.00	12,149.83	15,000.00
5222-00 Pest Control - Interior/Exterior	-	66.67	66.67	654.00	666.70	12.70	800.00
5510-00 Building Cleaning	110.00	116.67	6.67	2,500.00	1,166.70	(1,333.30)	1,400.00
Total BUILDING EXPENSES	\$ 310.00	\$ 1,600.01	\$ 1,290.01	\$ 4,134.85	\$ 16,000.10	\$11,865.25	\$ 19,200.00
GROUND EXPENSES							
6040-00 Contracted Lawn Service	3,500.00	3,500.00	-	33,925.01	35,000.00	1,074.99	42,000.00
6041-00 Grounds Supplies Misc.	26.59	341.67	315.08	5,396.68	3,416.70	(1,979.98)	4,100.00
6053-00 Fertilization Contract	1,031.00	-	(1,031.00)	3,093.00	-	(3,093.00)	-
6119-00 Irrigation - Supplies	-	258.33	258.33	6,209.30	2,583.30	(3,626.00)	3,100.00
6120-00 Irrigation Contract	-	260.00	260.00	1,330.00	2,600.00	1,270.00	3,120.00
Total GROUND EXPENSES	\$ 4,557.59	\$ 4,360.00	(\$ 197.59)	\$ 49,953.99	\$ 43,600.00	(\$6,353.99)	\$ 52,320.00
POOL / COMMON AREA							
7040-00 Contracted Pool/Spa Service	350.00	350.00	-	3,150.00	3,500.00	350.00	4,200.00
7050-00 Pool Supplies - Other	-	41.67	41.67	615.13	416.70	(198.43)	500.00
7080-00 Pool Repair - Ongoing Maintenance	2,950.00	333.33	(2,616.67)	3,559.50	3,333.30	(226.20)	4,000.00
7210-00 Pool / Deck / Clubhouse	15.48	333.33	317.85	4,669.63	3,333.30	(1,336.33)	4,000.00
Total POOL / COMMON AREA	\$ 3,315.48	\$ 1,058.33	(\$ 2,257.15)	\$ 11,994.26	\$ 10,583.30	(\$1,410.96)	\$ 12,700.00
UTILITIES							
7900-00 Electricity	531.24	750.00	218.76	6,629.32	7,500.00	870.68	9,000.00
7910-00 Water/Sewer/Trash	913.63	916.67	3.04	8,953.40	9,166.70	213.30	11,000.00
Total UTILITIES	\$ 1,444.87	\$ 1,666.67	\$ 221.80	\$ 15,582.72	\$ 16,666.70	\$1,083.98	\$ 20,000.00
ADMINISTRATION							
8020-00 Management Fees	950.00	1,033.33	83.33	9,500.00	10,333.30	833.30	12,400.00
8040-00 Postage/Supplies/Faxes/Copies	165.70	125.00	(40.70)	1,529.99	1,250.00	(279.99)	1,500.00
8080-00 Accounting/Auditing	-	125.00	125.00	2,292.50	1,250.00	(1,042.50)	1,500.00
8100-00 Legal Services	195.00	333.33	138.33	4,348.50	3,333.30	(1,015.20)	4,000.00
8120-00 Insurance - Property/Gen. Liability	1,618.81	1,750.00	131.19	13,885.66	17,500.00	3,614.34	21,000.00
8230-00 Bank charges	125.00	-	(125.00)	1,150.00	-	(1,150.00)	-
8241-00 Taxes, Dues, Fees, & Permits	30.00	125.00	95.00	775.25	1,250.00	474.75	1,500.00
8340-00 Loan Repayment	7.95	112.50	104.55	364.89	1,125.00	760.11	1,350.00
8342-00 Loan Principal Payments	1,674.00	1,400.41	(273.59)	16,441.47	14,004.10	(2,437.37)	16,804.90
8500-00 Transfer to Reserves	8,000.00	8,000.00	-	32,000.00	32,000.00	-	32,000.00
8555-00 Contingency	-	208.33	208.33	2,292.50	2,083.30	(209.20)	2,500.00
Total ADMINISTRATION	\$ 12,766.46	\$13,212.90	\$ 446.44	\$ 84,580.76	\$ 84,129.00	(\$451.76)	\$ 94,554.90
Total OPERATING EXPENSE	\$ 22,394.40	\$21,897.91	(\$ 496.49)	\$166,246.58	\$170,979.10	\$ 4,732.52	\$ 198,774.90



Income Statement - Operating

IRONWOOD VILLAS CONDOMINIUM ASSOCIATION, INC.

From 10/01/2025 to 10/31/2025

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Net Income:	<u>(\$322.49)</u>	<u>\$0.00</u>	<u>(\$322.49)</u>	<u>\$6,143.80</u>	<u>\$0.00</u>	<u>\$6,143.80</u>	<u>\$0.00</u>