



**Owner/Realtor Financials**

**11/01/2025 to 11/30/2025**

**Prepared for**

**IRONWOOD VILLAS CONDOMINIUM  
ASSOCIATION, INC.**

**Casey Condominium Management, Inc.**



	Operating	Reserve	Total
<b>Assets</b>			
<b>OPERATING FUNDS</b>			
SeaCoast Bank - Checking	\$52,806.66	\$0.00	\$52,806.66
<b>Total: OPERATING FUNDS</b>	<b>\$52,806.66</b>	<b>\$0.00</b>	<b>\$52,806.66</b>
<b>RESERVE FUNDS</b>			
SeaCoast Bank - Reserve MM	\$0.00	\$147,499.74	\$147,499.74
<b>Total: RESERVE FUNDS</b>	<b>\$0.00</b>	<b>\$147,499.74</b>	<b>\$147,499.74</b>
<b>RECEIVABLES</b>			
Accounts Receivable - Homeowners	\$2,441.08	\$0.00	\$2,441.08
Pre-Paid Insurance	\$9,234.02	\$0.00	\$9,234.02
<b>Total: RECEIVABLES</b>	<b>\$11,675.10</b>	<b>\$0.00</b>	<b>\$11,675.10</b>
<b>Total: Assets</b>	<b>\$64,481.76</b>	<b>\$147,499.74</b>	<b>\$211,981.50</b>
<b>Liabilities &amp; Equity</b>			
<b>CURRENT LIABILITIES</b>			
Prepaid Assessments	\$6,305.50	\$0.00	\$6,305.50
Deferred Maintenance Fees	\$13,895.41	\$0.00	\$13,895.41
<b>Total: CURRENT LIABILITIES</b>	<b>\$20,200.91</b>	<b>\$0.00</b>	<b>\$20,200.91</b>
<b>OPERATING EQUITY</b>			
Fund Balance - Operating Equity	\$40,792.68	\$0.00	\$40,792.68
Prior Period Adjustment	(\$9,165.38)	\$0.00	(\$9,165.38)
<b>Total: OPERATING EQUITY</b>	<b>\$31,627.30</b>	<b>\$0.00</b>	<b>\$31,627.30</b>
<b>RESERVE EQUITY</b>			
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	\$2,124.75	\$2,124.75
Reserves - Wall Fund	\$0.00	\$1,804.32	\$1,804.32
<b>Total: RESERVE EQUITY</b>	<b>\$0.00</b>	<b>\$147,499.74</b>	<b>\$147,499.74</b>
Net Income Gain/Loss	\$12,653.55	\$0.00	\$12,653.55
<b>Total: Liabilities &amp; Equity</b>	<b>\$64,481.76</b>	<b>\$147,499.74</b>	<b>\$211,981.50</b>

**IRONWOOD VILLAS  
RESERVE SCHEDULE  
AS OF NOVEMBER 30, 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	-	3,153.20	(6,120.00)	2,124.75
30-1101-00 - WALL	1,392.96	411.36	-	-	1,804.32
Totals	131,020.54	32,000.00	3,153.20	(18,674.00)	147,499.74

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 11/01/2025 to 11/30/2025

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>OPERATING INCOME</b>							
<b>REVENUE - OPERATING</b>							
4000-00 Maintenance Fee	\$ 13,895.41	\$13,897.91	(\$ 2.50)	\$152,904.59	\$152,877.01	\$ 27.58	\$ 166,774.90
4011-00 Late Fees	54.73	-	54.73	435.93	-	435.93	-
4020-00 Reserve Funding	-	-	-	32,000.00	32,000.00	-	32,000.00
4031-00 Application Fees	-	-	-	1,000.00	-	1,000.00	-
<b>Total REVENUE - OPERATING</b>	<b>\$ 13,950.14</b>	<b>\$13,897.91</b>	<b>\$ 52.23</b>	<b>\$186,340.52</b>	<b>\$184,877.01</b>	<b>\$1,463.51</b>	<b>\$ 198,774.90</b>
<b>Total OPERATING INCOME</b>	<b>\$ 13,950.14</b>	<b>\$13,897.91</b>	<b>\$ 52.23</b>	<b>\$186,340.52</b>	<b>\$184,877.01</b>	<b>\$ 1,463.51</b>	<b>\$ 198,774.90</b>
<b>OPERATING EXPENSE</b>							
<b>BUILDING EXPENSES</b>							
5040-00 Ongoing Building Repairs	-	166.67	166.67	630.68	1,833.37	1,202.69	2,000.00
5120-00 Handyman / Misc. Repairs	370.00	1,250.00	880.00	720.17	13,750.00	13,029.83	15,000.00
5222-00 Pest Control - Interior/Exterior	-	66.67	66.67	654.00	733.37	79.37	800.00
5510-00 Building Cleaning	110.00	116.67	6.67	2,610.00	1,283.37	( 1,326.63)	1,400.00
<b>Total BUILDING EXPENSES</b>	<b>\$ 480.00</b>	<b>\$ 1,600.01</b>	<b>\$ 1,120.01</b>	<b>\$ 4,614.85</b>	<b>\$ 17,600.11</b>	<b>\$12,985.26</b>	<b>\$ 19,200.00</b>
<b>GROUND EXPENSES</b>							
6040-00 Contracted Lawn Service	-	3,500.00	3,500.00	33,925.01	38,500.00	4,574.99	42,000.00
6041-00 Grounds Supplies Misc.	50.16	341.67	291.51	5,446.84	3,758.37	( 1,688.47)	4,100.00
6053-00 Fertilization Contract	-	-	-	3,093.00	-	( 3,093.00)	-
6119-00 Irrigation - Supplies	706.01	258.33	( 447.68)	6,915.31	2,841.63	( 4,073.68)	3,100.00
6120-00 Irrigation Contract	750.00	260.00	( 490.00)	2,080.00	2,860.00	780.00	3,120.00
<b>Total GROUND EXPENSES</b>	<b>\$ 1,506.17</b>	<b>\$ 4,360.00</b>	<b>\$ 2,853.83</b>	<b>\$ 51,460.16</b>	<b>\$ 47,960.00</b>	<b>(\$3,500.16)</b>	<b>\$ 52,320.00</b>
<b>POOL / COMMON AREA</b>							
7040-00 Contracted Pool/Spa Service	350.00	350.00	-	3,500.00	3,850.00	350.00	4,200.00
7050-00 Pool Supplies - Other	( 79.72)	41.67	121.39	535.41	458.37	( 77.04)	500.00
7080-00 Pool Repair - Ongoing Maintenance	-	333.33	333.33	3,559.50	3,666.63	107.13	4,000.00
7210-00 Pool / Deck / Clubhouse	178.68	333.33	154.65	4,848.31	3,666.63	( 1,181.68)	4,000.00
<b>Total POOL / COMMON AREA</b>	<b>\$ 448.96</b>	<b>\$ 1,058.33</b>	<b>\$ 609.37</b>	<b>\$ 12,443.22</b>	<b>\$ 11,641.63</b>	<b>(\$801.59)</b>	<b>\$ 12,700.00</b>
<b>UTILITIES</b>							
7900-00 Electricity	684.61	750.00	65.39	7,313.93	8,250.00	936.07	9,000.00
7910-00 Water/Sewer/Trash	954.04	916.67	( 37.37)	9,907.44	10,083.37	175.93	11,000.00
<b>Total UTILITIES</b>	<b>\$ 1,638.65</b>	<b>\$ 1,666.67</b>	<b>\$ 28.02</b>	<b>\$ 17,221.37</b>	<b>\$ 18,333.37</b>	<b>\$1,112.00</b>	<b>\$ 20,000.00</b>
<b>ADMINISTRATION</b>							
8020-00 Management Fees	950.00	1,033.33	83.33	10,450.00	11,366.63	916.63	12,400.00
8040-00 Postage/Supplies/Faxes/Copies	672.80	125.00	( 547.80)	2,202.79	1,375.00	( 827.79)	1,500.00
8080-00 Accounting/Auditing	-	125.00	125.00	2,292.50	1,375.00	( 917.50)	1,500.00
8100-00 Legal Services	-	333.33	333.33	4,348.50	3,666.63	( 681.87)	4,000.00
8120-00 Insurance - Property/Gen. Liability	1,618.81	1,750.00	131.19	15,504.47	19,250.00	3,745.53	21,000.00
8230-00 Bank charges	125.00	-	( 125.00)	1,275.00	-	( 1,275.00)	-
8241-00 Taxes, Dues, Fees, & Permits	-	125.00	125.00	775.25	1,375.00	599.75	1,500.00
8340-00 Loan Repayment	-	112.50	112.50	364.89	1,237.50	872.61	1,350.00
8342-00 Loan Principal Payments	-	1,400.41	1,400.41	16,441.47	15,404.51	( 1,036.96)	16,804.90
8500-00 Transfer to Reserves	-	-	-	32,000.00	32,000.00	-	32,000.00
8555-00 Contingency	-	208.33	208.33	2,292.50	2,291.63	( 0.87)	2,500.00
<b>Total ADMINISTRATION</b>	<b>\$ 3,366.61</b>	<b>\$ 5,212.90</b>	<b>\$ 1,846.29</b>	<b>\$ 87,947.37</b>	<b>\$ 89,341.90</b>	<b>\$1,394.53</b>	<b>\$ 94,554.90</b>
<b>Total OPERATING EXPENSE</b>	<b>\$ 7,440.39</b>	<b>\$13,897.91</b>	<b>\$ 6,457.52</b>	<b>\$173,686.97</b>	<b>\$184,877.01</b>	<b>\$ 11,190.04</b>	<b>\$ 198,774.90</b>



**Income Statement - Operating**

IRONWOOD VILLAS CONDOMINIUM ASSOCIATION, INC.

From 11/01/2025 to 11/30/2025

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Net Income:	<u>\$6,509.75</u>	<u>\$0.00</u>	<u>\$6,509.75</u>	<u>\$12,653.55</u>	<u>\$0.00</u>	<u>\$12,653.55</u>	<u>\$0.00</u>