



Owner/Realtor Financials

01/01/2026 to 01/31/2026

Prepared for

**IRONWOOD VILLAS CONDOMINIUM
ASSOCIATION, INC.**

Casey Condominium Management, Inc.



Balance Sheet

IRONWOOD VILLAS CONDOMINIUM ASSOCIATION, INC.

End Date: 01/31/2026

	Operating	Reserve	Total
Assets			
OPERATING FUNDS			
American Momentum - Checking	\$10,600.00	\$0.00	\$10,600.00
SeaCoast Bank - Checking	\$65,308.79	\$0.00	\$65,308.79
Due To / (From) Operating	(\$8,000.00)	\$0.00	(\$8,000.00)
Total: OPERATING FUNDS	\$67,908.79	\$0.00	\$67,908.79
RESERVE FUNDS			
Due To / (From) Reserves	\$0.00	\$8,000.00	\$8,000.00
A.M. RES. MM	\$0.00	\$5,000.60	\$5,000.60
SeaCoast Bank - Reserve MM	\$0.00	\$143,039.54	\$143,039.54
Total: RESERVE FUNDS	\$0.00	\$156,040.14	\$156,040.14
RECEIVABLES			
Accounts Receivable - Homeowners	\$10,241.95	\$0.00	\$10,241.95
Pre-Paid Insurance	\$5,996.42	\$0.00	\$5,996.42
Total: RECEIVABLES	\$16,238.37	\$0.00	\$16,238.37
Total: Assets	\$84,147.16	\$156,040.14	\$240,187.30
Liabilities & Equity			
CURRENT LIABILITIES			
Accounts Payable	\$4,606.74	\$0.00	\$4,606.74
Prepaid Assessments	\$5,595.50	\$0.00	\$5,595.50
Deferred Maintenance Fees	\$27,790.82	\$0.00	\$27,790.82
Total: CURRENT LIABILITIES	\$37,993.06	\$0.00	\$37,993.06
OPERATING EQUITY			
Fund Balance - Operating Equity	\$43,403.51	\$0.00	\$43,403.51
Total: OPERATING EQUITY	\$43,403.51	\$0.00	\$43,403.51
RESERVE EQUITY			
Reserves - Painting Villas, Ext. Fence	\$0.00	\$90,108.17	\$90,108.17
Reserves - Clubhouse	\$0.00	\$6,960.38	\$6,960.38
Reserves- Exterior Lighting	\$0.00	\$6,277.10	\$6,277.10
Reserves - Irrigation	\$0.00	\$6,738.90	\$6,738.90
Reserves - Mailboxes	\$0.00	\$3,255.39	\$3,255.39
Reserves - Mailbox, Ext. Lights, Signs	\$0.00	\$464.00	\$464.00
Reserves - Patio Pavers	\$0.00	\$1,375.76	\$1,375.76
Reserves - Pool	\$0.00	\$5,599.33	\$5,599.33
Reserves - Roads	\$0.00	\$29,082.89	\$29,082.89
Reserves - Signs Replacement	\$0.00	\$1,605.91	\$1,605.91
Reserves - Un-allocated Interest	\$0.00	\$2,665.15	\$2,665.15
Reserves - Wall Fund	\$0.00	\$1,907.16	\$1,907.16
Total: RESERVE EQUITY	\$0.00	\$156,040.14	\$156,040.14
Net Income Gain/Loss	\$2,750.59	\$0.00	\$2,750.59
Total: Liabilities & Equity	\$84,147.16	\$156,040.14	\$240,187.30

**IRONWOOD VILLAS
RESERVE SCHEDULE
AS OF JANUARY 31, 2026**

	BALANCE 1/1/2026	YTD CONTRIBUTION	YTD INTEREST	YTD EXPENSES	CURRENT BALANCE
30-1004-00 - PAINTING VILLAS & EXT. FENCE	87,310.17	2,798.00	-	-	90,108.17
30-1009-00 - CLUBHOUSE	6,201.03	759.35	-	-	6,960.38
30-1029-00 - EXTERIOR LIGHTING	6,072.28	204.82	-	-	6,277.10
30-1045-00 - IRRIGATION	5,391.12	1,347.78	-	-	6,738.90
30-1055-00 - MAILBOXS	3,056.33	199.06	-	-	3,255.39
30-1060-00 - MAILBOX, EXT. LIGHTS, SIGNS	464.00	-	-	-	464.00
30-1067-00 - PATIO PAVERS	1,270.60	105.16	-	-	1,375.76
30-1077-00 - POOL	4,975.88	623.45	-	-	5,599.33
30-1084-00 - ROADS	27,288.93	1,793.96	-	-	29,082.89
30-1091-00 - SIGNS	1,540.33	65.58	-	-	1,605.91
30-1098-00 - UNALLOCATED INTEREST	2,400.62	-	264.53	-	2,665.15
30-1101-00 - WALL	1,804.32	102.84	-	-	1,907.16
Totals	<u>147,775.61</u>	<u>8,000.00</u>	<u>264.53</u>	<u>-</u>	<u>156,040.14</u>

2026 EXPENSES

TOTAL

\$ -



Income Statement - Operating

IRONWOOD VILLAS CONDOMINIUM ASSOCIATION, INC.

From 01/01/2026 to 01/31/2026

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
REVENUE - OPERATING							
4000-00 Maintenance Fee	\$ 13,909.18	\$13,897.91	\$ 11.27	\$ 13,909.18	\$ 13,897.91	\$ 11.27	\$ 166,774.90
4011-00 Late Fees	172.33	-	172.33	172.33	-	172.33	-
4015-00 Collectible Attorney Fees	594.81	-	594.81	594.81	-	594.81	-
4020-00 Reserve Funding	8,000.00	8,000.00	-	8,000.00	8,000.00	-	32,000.00
Total REVENUE - OPERATING	\$ 22,676.32	\$21,897.91	\$ 778.41	\$ 22,676.32	\$ 21,897.91	\$778.41	\$ 198,774.90
Total OPERATING INCOME	\$ 22,676.32	\$21,897.91	\$ 778.41	\$ 22,676.32	\$ 21,897.91	\$ 778.41	\$ 198,774.90
OPERATING EXPENSE							
BUILDING EXPENSES							
5040-00 Ongoing Building Repairs	-	166.67	166.67	-	166.67	166.67	2,000.00
5120-00 Handyman / Misc. Repairs	-	1,250.00	1,250.00	-	1,250.00	1,250.00	15,000.00
5222-00 Pest Control - Interior/Exterior	-	66.67	66.67	-	66.67	66.67	800.00
5510-00 Building Cleaning	110.00	116.67	6.67	110.00	116.67	6.67	1,400.00
Total BUILDING EXPENSES	\$ 110.00	\$ 1,600.01	\$ 1,490.01	\$ 110.00	\$ 1,600.01	\$1,490.01	\$ 19,200.00
GROUNDS EXPENSES							
6040-00 Contracted Lawn Service	3,500.00	3,500.00	-	3,500.00	3,500.00	-	42,000.00
6041-00 Grounds Supplies Misc.	-	341.67	341.67	-	341.67	341.67	4,100.00
6053-00 Fertilization Contract	1,031.00	-	(1,031.00)	1,031.00	-	(1,031.00)	-
6119-00 Irrigation - Supplies	-	258.33	258.33	-	258.33	258.33	3,100.00
6120-00 Irrigation Contract	-	260.00	260.00	-	260.00	260.00	3,120.00
Total GROUNDS EXPENSES	\$ 4,531.00	\$ 4,360.00	(\$ 171.00)	\$ 4,531.00	\$ 4,360.00	(\$171.00)	\$ 52,320.00
POOL / COMMON AREA							
7040-00 Contracted Pool/Spa Service	350.00	350.00	-	350.00	350.00	-	4,200.00
7050-00 Pool Supplies - Other	-	41.67	41.67	-	41.67	41.67	500.00
7080-00 Pool Repair - Ongoing Maintenance	230.74	333.33	102.59	230.74	333.33	102.59	4,000.00
7210-00 Pool / Deck / Clubhouse	200.04	333.33	133.29	200.04	333.33	133.29	4,000.00
Total POOL / COMMON AREA	\$ 780.78	\$ 1,058.33	\$ 277.55	\$ 780.78	\$ 1,058.33	\$277.55	\$ 12,700.00
UTILITIES							
7900-00 Electricity	910.19	750.00	(160.19)	910.19	750.00	(160.19)	9,000.00
7910-00 Water/Sewer/Trash	938.08	916.67	(21.41)	938.08	916.67	(21.41)	11,000.00
Total UTILITIES	\$ 1,848.27	\$ 1,666.67	(\$ 181.60)	\$ 1,848.27	\$ 1,666.67	(\$181.60)	\$ 20,000.00
ADMINISTRATION							
8020-00 Management Fees	950.00	1,033.33	83.33	950.00	1,033.33	83.33	12,400.00
8040-00 Postage/Supplies/Faxes/Copies	720.87	125.00	(595.87)	720.87	125.00	(595.87)	1,500.00
8080-00 Accounting/Auditing	-	125.00	125.00	-	125.00	125.00	1,500.00
8100-00 Legal Services	1,241.00	333.33	(907.67)	1,241.00	333.33	(907.67)	4,000.00
8120-00 Insurance - Property/Gen. Liability	1,618.81	1,750.00	131.19	1,618.81	1,750.00	131.19	21,000.00
8230-00 Bank charges	125.00	-	(125.00)	125.00	-	(125.00)	-
8241-00 Taxes, Dues, Fees, & Permits	-	125.00	125.00	-	125.00	125.00	1,500.00
8340-00 Loan Repayment	-	112.50	112.50	-	112.50	112.50	1,350.00
8342-00 Loan Principal Payments	-	1,400.41	1,400.41	-	1,400.41	1,400.41	16,804.90
8500-00 Transfer to Reserves	8,000.00	8,000.00	-	8,000.00	8,000.00	-	32,000.00
8555-00 Contingency	-	208.33	208.33	-	208.33	208.33	2,500.00
Total ADMINISTRATION	\$ 12,655.68	\$13,212.90	\$ 557.22	\$ 12,655.68	\$ 13,212.90	\$557.22	\$ 94,554.90
Total OPERATING EXPENSE	\$ 19,925.73	\$21,897.91	\$ 1,972.18	\$ 19,925.73	\$ 21,897.91	\$ 1,972.18	\$ 198,774.90



Income Statement - Operating

IRONWOOD VILLAS CONDOMINIUM ASSOCIATION, INC.

From 01/01/2026 to 01/31/2026

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Net Income:	\$2,750.59	\$0.00	\$2,750.59	\$2,750.59	\$0.00	\$2,750.59	\$0.00