

**Balance Sheet - Operating**

Green Cove COA Resort 1

End Date: 5/31/2024

Date: 6/25/2024

Time: 5:41 pm

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<b>Assets</b>		
10-10000-00	PAB Operating Account - 1014	\$66,459.98
10-10100-00	PAB Operating Savings Account - 1082	567,912.84
10-10500-00	CPF CU Operating 070	2,403.91
10-11500-00	CPF CU Regular Savings 000	9.28
10-12000-00	PAB Reserve Account - 1109	184,661.59
<b>Total Assets:</b>		<b><u><u>\$821,447.60</u></u></b>
<b>Liabilities &amp; Equity</b>		
25-25000-99	Prepaid Assessments	20,781.98
25-25200-00	Insurance Claims Proceeds	508,459.85
30-31220-00	Capital Improvement Reserve	184,661.59
30-36075-00	Boat Dock	22,477.27
30-36080-00	Special Assessment Fund	36,985.00
	Net Income Gain / Loss	<u>48,081.91</u>
<b>Total Liabilities &amp; Equity:</b>		<b><u><u>\$821,447.60</u></u></b>



**Income Statement - Operating**  
 Green Cove COA Resort 1  
 05/31/2024

Date: 6/25/2024  
 Time: 5:40 pm  
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>OPERATING</b>							
40000-00 Assessments	\$10,472.00	\$-	\$10,472.00	\$261,126.00	\$266,688.00	(\$5,562.00)	\$533,376.00
40031-00 Rental Income	580.00	333.33	246.67	3,305.00	1,666.65	1,638.35	4,000.00
40032-00 Dock Rental Income	-	1,000.00	(1,000.00)	-	5,000.00	(5,000.00)	12,000.00
40500-00 Late Fee Income	725.00	-	725.00	1,300.00	-	1,300.00	-
40700-00 Interest Income	1,343.90	-	1,343.90	3,783.51	-	3,783.51	-
40850-00 Owner Repairs Income	142.00	-	142.00	142.00	-	142.00	-
<b>Total OPERATING</b>	<b>\$13,262.90</b>	<b>\$1,333.33</b>	<b>\$11,929.57</b>	<b>\$269,656.51</b>	<b>\$273,354.65</b>	<b>(\$3,698.14)</b>	<b>\$549,376.00</b>
<b>Total OPERATING INCOME</b>	<b>\$13,262.90</b>	<b>\$1,333.33</b>	<b>\$11,929.57</b>	<b>\$269,656.51</b>	<b>\$273,354.65</b>	<b>(\$3,698.14)</b>	<b>\$549,376.00</b>
<b>OPERATING EXPENSE</b>							
<b>OPERATING</b>							
50000-00 Management Services	2,250.00	3,750.00	(1,500.00)	10,949.00	18,750.00	(7,801.00)	45,000.00
50010-00 Accounting Management Services	1,300.00	1,666.67	(366.67)	6,500.00	8,333.35	(1,833.35)	20,000.00
50025-00 Legal Fees	1,080.00	-	1,080.00	9,016.25	-	9,016.25	-
50030-00 Legal Fees Billed Back	750.00	416.67	333.33	3,468.50	2,083.35	1,385.15	5,000.00
50040-00 Accounting Fees	-	-	-	1,160.00	-	1,160.00	-
50100-00 Shared Common	-	-	-	48,332.00	44,350.00	3,982.00	88,700.00
50340-00 Late Fees Admin	37.50	-	37.50	262.50	-	262.50	-
50450-00 Office Supplies	-	83.33	(83.33)	102.05	416.65	(314.60)	1,000.00
50520-00 Copies/Postage	25.96	25.00	0.96	1,311.83	125.00	1,186.83	300.00
50700-00 Insurance	4,314.49	-	4,314.49	21,632.09	-	21,632.09	-
50710-00 Insurance - D&O	-	4,250.00	(4,250.00)	-	21,250.00	(21,250.00)	51,000.00
<b>Total OPERATING</b>	<b>\$9,757.95</b>	<b>\$10,191.67</b>	<b>(\$433.72)</b>	<b>\$102,734.22</b>	<b>\$95,308.35</b>	<b>\$7,425.87</b>	<b>\$211,000.00</b>
<b>MARINA</b>							
63000-00 Dock - Repairs	-	1,083.33	(1,083.33)	-	5,416.65	(5,416.65)	13,000.00
63050-00 Dock - Supplies	125.42	-	125.42	125.42	-	125.42	-
<b>Total MARINA</b>	<b>\$125.42</b>	<b>\$1,083.33</b>	<b>(\$957.91)</b>	<b>\$125.42</b>	<b>\$5,416.65</b>	<b>(\$5,291.23)</b>	<b>\$13,000.00</b>
<b>UTILITIES</b>							
66000-00 Telephone	38.50	75.00	(36.50)	142.80	375.00	(232.20)	900.00
66150-00 Internet Service	52.98	-	52.98	498.87	-	498.87	-
66200-00 Electric	95.75	166.67	(70.92)	568.33	833.35	(265.02)	2,000.00
66300-00 Water	3,210.37	3,166.67	43.70	15,095.76	15,833.35	(737.59)	38,000.00
66301-00 Sewer	4,256.17	3,583.33	672.84	18,985.33	17,916.65	1,068.68	43,000.00
<b>Total UTILITIES</b>	<b>\$7,653.77</b>	<b>\$6,991.67</b>	<b>\$662.10</b>	<b>\$35,291.09</b>	<b>\$34,958.35</b>	<b>\$332.74</b>	<b>\$83,900.00</b>
<b>ADMINISTRATIVE</b>							
67100-00 Clean-up/Mitigation	20,256.43	-	20,256.43	20,256.43	-	20,256.43	-
<b>Total ADMINISTRATIVE</b>	<b>\$20,256.43</b>	<b>\$-</b>	<b>\$20,256.43</b>	<b>\$20,256.43</b>	<b>\$-</b>	<b>\$20,256.43</b>	<b>\$-</b>
<b>OTHER</b>							
68550-00 Meeting Expenses	-	33.33	(33.33)	-	166.65	(166.65)	400.00
<b>Total OTHER</b>	<b>\$-</b>	<b>\$33.33</b>	<b>(\$33.33)</b>	<b>\$-</b>	<b>\$166.65</b>	<b>(\$166.65)</b>	<b>\$400.00</b>
<b>LANDSCAPING</b>							
70000-00 Landscaping Contract	1,605.00	1,250.00	355.00	1,605.00	6,250.00	(4,645.00)	15,000.00
70050-00 Fertilization	743.65	-	743.65	743.65	-	743.65	-
70190-00 Grounds Maintenance	342.40	-	342.40	342.40	-	342.40	-
<b>Total LANDSCAPING</b>	<b>\$2,691.05</b>	<b>\$1,250.00</b>	<b>\$1,441.05</b>	<b>\$2,691.05</b>	<b>\$6,250.00</b>	<b>(\$3,558.95)</b>	<b>\$15,000.00</b>
<b>SNOW REMOVAL</b>							
71000-00 Snow Removal Contract	-	-	-	481.50	2,400.00	(1,918.50)	3,000.00
<b>Total SNOW REMOVAL</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$481.50</b>	<b>\$2,400.00</b>	<b>(\$1,918.50)</b>	<b>\$3,000.00</b>
<b>COMMON ELEMENTS</b>							
80000-00 Building Repair & Maint.	-	-	-	8,320.00	-	8,320.00	-
80015-00 Exterminating	-	375.00	(375.00)	-	1,875.00	(1,875.00)	4,500.00
80025-00 Siding	-	2,500.00	(2,500.00)	-	12,500.00	(12,500.00)	30,000.00
80051-00 Rental of Equipment/Dumpsters	108.73	700.00	(591.27)	295.54	3,500.00	(3,204.46)	8,400.00
80100-00 Electrical Maintenance	495.00	-	495.00	495.00	-	495.00	-
80150-00 Plumbing Maintenance	299.00	1,018.67	(719.67)	5,487.00	5,093.35	393.65	12,224.00



**Income Statement - Operating**  
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
80300-00 Maintenance Supplies	\$-	\$833.33	(\$833.33)	\$1,152.20	\$4,166.65	(\$3,014.45)	\$10,000.00
80350-00 General Maintenance	12,925.00	4,166.67	8,758.33	26,725.00	20,833.35	5,891.65	50,000.00
80355-00 Storm Damage	-	2,500.00	(2,500.00)	-	12,500.00	(12,500.00)	30,000.00
80410-00 Concrete	-	2,083.33	(2,083.33)	-	10,416.65	(10,416.65)	25,000.00
<b>Total COMMON ELEMENTS</b>	<b>\$13,827.73</b>	<b>\$14,177.00</b>	<b>(\$349.27)</b>	<b>\$42,474.74</b>	<b>\$70,885.00</b>	<b>(\$28,410.26)</b>	<b>\$170,124.00</b>
<b>OPERATING TRANSFER ACTIVITY</b>							
87175-00 Transfer From Operating Savings	-	-	-	(8,320.00)	-	(8,320.00)	-
87200-00 Savings - Interest	1,046.27	-	1,046.27	2,388.73	-	2,388.73	-
<b>Total OPERATING TRANSFER ACTIVIT</b>	<b>\$1,046.27</b>	<b>\$-</b>	<b>\$1,046.27</b>	<b>(\$5,931.27)</b>	<b>\$-</b>	<b>(\$5,931.27)</b>	<b>\$-</b>
<b>RESERVE TRANSFER ACTIVITY</b>							
95000-00 Transfer to Reserves	4,412.67	4,412.67	-	22,063.35	22,063.35	-	52,952.00
95090-00 Reserve - Interest	296.06	-	296.06	1,388.07	-	1,388.07	-
<b>Total RESERVE TRANSFER ACTIVITY</b>	<b>\$4,708.73</b>	<b>\$4,412.67</b>	<b>\$296.06</b>	<b>\$23,451.42</b>	<b>\$22,063.35</b>	<b>\$1,388.07</b>	<b>\$52,952.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$60,067.35</b>	<b>\$38,139.67</b>	<b>\$21,927.68</b>	<b>\$221,574.60</b>	<b>\$237,448.35</b>	<b>(\$15,873.75)</b>	<b>\$549,376.00</b>
<b>Net Income:</b>	<b>(\$46,804.45)</b>	<b>(\$36,806.34)</b>	<b>(\$9,998.11)</b>	<b>\$48,081.91</b>	<b>\$35,906.30</b>	<b>\$12,175.61</b>	<b>\$0.00</b>