

**Balance Sheet - Operating**

Green Cove COA Resort 1

End Date: 1/31/2024

Date: 2/26/2024

Time: 10:18 am

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Assets			
10-10000-00	PAB Operating Account - 1014	\$72,965.38	
10-10100-00	PAB Operating Savings Account - 1082	54,637.60	
10-10500-00	CPF CU Operating 070	3,391.57	
10-11500-00	CPF CU Regular Savings 000	9.28	
10-12000-00	PAB Reserve Account - 1109	165,899.93	
Total Assets:			\$296,903.76
Liabilities & Equity			
25-25000-99	Prepaid Assessments	16,092.99	
30-31220-00	Capital Improvement Reserve	165,899.93	
30-36075-00	Boat Dock	9,341.88	
30-36080-00	Special Assessment Fund	45,305.00	
	Net Income Gain / Loss	60,263.96	
Total Liabilities & Equity:			\$296,903.76



Income Statement - Operating
 Green Cove COA Resort 1
 01/31/2024

Date: 2/26/2024
 Time: 10:17 am
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
OPERATING							
40000-00 Assessments	\$113,318.00	\$133,344.00	(\$20,026.00)	\$113,318.00	\$133,344.00	(\$20,026.00)	\$533,376.00
40031-00 Rental Income	231.00	333.33	(102.33)	231.00	333.33	(102.33)	4,000.00
40032-00 Dock Rental Income	-	1,000.00	(1,000.00)	-	1,000.00	(1,000.00)	12,000.00
40700-00 Interest Income	356.61	-	356.61	356.61	-	356.61	-
Total OPERATING	\$113,905.61	\$134,677.33	(\$20,771.72)	\$113,905.61	\$134,677.33	(\$20,771.72)	\$549,376.00
Total OPERATING INCOME	\$113,905.61	\$134,677.33	(\$20,771.72)	\$113,905.61	\$134,677.33	(\$20,771.72)	\$549,376.00
OPERATING EXPENSE							
OPERATING							
50000-00 Management Services	3,641.05	3,750.00	(108.95)	3,641.05	3,750.00	(108.95)	45,000.00
50010-00 Accounting Management Services	1,300.00	1,666.67	(366.67)	1,300.00	1,666.67	(366.67)	20,000.00
50025-00 Legal Fees	656.25	-	656.25	656.25	-	656.25	-
50030-00 Legal Fees Billed Back	787.50	416.67	370.83	787.50	416.67	370.83	5,000.00
50100-00 Shared Common	24,166.00	22,175.00	1,991.00	24,166.00	22,175.00	1,991.00	88,700.00
50450-00 Office Supplies	-	83.33	(83.33)	-	83.33	(83.33)	1,000.00
50520-00 Copies/Postage	873.35	25.00	848.35	873.35	25.00	848.35	300.00
50700-00 Insurance	4,344.35	-	4,344.35	4,344.35	-	4,344.35	-
50710-00 Insurance - D&O	-	4,250.00	(4,250.00)	-	4,250.00	(4,250.00)	51,000.00
Total OPERATING	\$35,768.50	\$32,366.67	\$3,401.83	\$35,768.50	\$32,366.67	\$3,401.83	\$211,000.00
MARINA							
63000-00 Dock - Repairs	-	1,083.33	(1,083.33)	-	1,083.33	(1,083.33)	13,000.00
Total MARINA	\$-	\$1,083.33	(\$1,083.33)	\$-	\$1,083.33	(\$1,083.33)	\$13,000.00
UTILITIES							
66000-00 Telephone	30.00	75.00	(45.00)	30.00	75.00	(45.00)	900.00
66150-00 Internet Service	119.97	-	119.97	119.97	-	119.97	-
66200-00 Electric	99.84	166.67	(66.83)	99.84	166.67	(66.83)	2,000.00
66300-00 Water	2,922.33	3,166.67	(244.34)	2,922.33	3,166.67	(244.34)	38,000.00
66301-00 Sewer	3,624.00	3,583.33	40.67	3,624.00	3,583.33	40.67	43,000.00
Total UTILITIES	\$6,796.14	\$6,991.67	(\$195.53)	\$6,796.14	\$6,991.67	(\$195.53)	\$83,900.00
OTHER							
68550-00 Meeting Expenses	-	33.33	(33.33)	-	33.33	(33.33)	400.00
Total OTHER	\$-	\$33.33	(\$33.33)	\$-	\$33.33	(\$33.33)	\$400.00
LANDSCAPING							
70000-00 Landscaping Contract	-	1,250.00	(1,250.00)	-	1,250.00	(1,250.00)	15,000.00
Total LANDSCAPING	\$-	\$1,250.00	(\$1,250.00)	\$-	\$1,250.00	(\$1,250.00)	\$15,000.00
SNOW REMOVAL							
71000-00 Snow Removal Contract	481.50	600.00	(118.50)	481.50	600.00	(118.50)	3,000.00
Total SNOW REMOVAL	\$481.50	\$600.00	(\$118.50)	\$481.50	\$600.00	(\$118.50)	\$3,000.00
COMMON ELEMENTS							
80015-00 Exterminating	-	375.00	(375.00)	-	375.00	(375.00)	4,500.00
80025-00 Siding	-	2,500.00	(2,500.00)	-	2,500.00	(2,500.00)	30,000.00
80051-00 Rental of Equipment/Dumpsters	-	700.00	(700.00)	-	700.00	(700.00)	8,400.00
80150-00 Plumbing Maintenance	4,088.00	1,018.67	3,069.33	4,088.00	1,018.67	3,069.33	12,224.00
80300-00 Maintenance Supplies	614.41	833.33	(218.92)	614.41	833.33	(218.92)	10,000.00
80350-00 General Maintenance	1,125.00	4,166.67	(3,041.67)	1,125.00	4,166.67	(3,041.67)	50,000.00
80355-00 Storm Damage	-	2,500.00	(2,500.00)	-	2,500.00	(2,500.00)	30,000.00
80410-00 Concrete	-	2,083.33	(2,083.33)	-	2,083.33	(2,083.33)	25,000.00
Total COMMON ELEMENTS	\$5,827.41	\$14,177.00	(\$8,349.59)	\$5,827.41	\$14,177.00	(\$8,349.59)	\$170,124.00
OPERATING TRANSFER ACTIVITY							
87200-00 Savings - Interest	78.34	-	78.34	78.34	-	78.34	-
Total OPERATING TRANSFER ACTIVITY	\$78.34	\$-	\$78.34	\$78.34	\$-	\$78.34	\$-
RESERVE TRANSFER ACTIVITY							
95000-00 Transfer to Reserves	4,412.67	4,412.67	-	4,412.67	4,412.67	-	52,952.00
95090-00 Reserve - Interest	277.09	-	277.09	277.09	-	277.09	-



Income Statement - Operating
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total RESERVE TRANSFER ACTIVITY	\$4,689.76	\$4,412.67	\$277.09	\$4,689.76	\$4,412.67	\$277.09	\$52,952.00
Total OPERATING EXPENSE	\$53,641.65	\$60,914.67	(\$7,273.02)	\$53,641.65	\$60,914.67	(\$7,273.02)	\$549,376.00
Net Income:	<u>\$60,263.96</u>	<u>\$73,762.66</u>	<u>(\$13,498.70)</u>	<u>\$60,263.96</u>	<u>\$73,762.66</u>	<u>(\$13,498.70)</u>	<u>\$0.00</u>