

**Balance Sheet - Operating**

Green Cove COA Resort 1

End Date: 4/30/2024

Date: 5/21/2024

Time: 12:24 pm

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Assets		
10-10000-00	PAB Operating Account - 1014	\$109,505.45
10-10100-00	PAB Operating Savings Account - 1082	564,791.57
10-10500-00	CPF CU Operating 070	2,456.89
10-11500-00	CPF CU Regular Savings 000	9.28
10-12000-00	PAB Reserve Account - 1109	179,952.86
Total Assets:		<u><u>\$856,716.05</u></u>
Liabilities & Equity		
25-25000-99	Prepaid Assessments	17,075.98
25-25200-00	Insurance Claims Proceeds	508,459.85
30-31220-00	Capital Improvement Reserve	179,952.86
30-36075-00	Boat Dock	19,356.00
30-36080-00	Special Assessment Fund	36,985.00
	Net Income Gain / Loss	<u>94,886.36</u>
Total Liabilities & Equity:		<u><u>\$856,716.05</u></u>



Income Statement - Operating

Green Cove COA Resort 1

04/30/2024

Date: 5/21/2024

Time: 12:23 pm

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
OPERATING							
40000-00 Assessments	\$118,802.00	\$133,344.00	(\$14,542.00)	\$250,654.00	\$266,688.00	(\$16,034.00)	\$533,376.00
40031-00 Rental Income	82.00	333.33	(251.33)	2,725.00	1,333.32	1,391.68	4,000.00
40032-00 Dock Rental Income	-	1,000.00	(1,000.00)	-	4,000.00	(4,000.00)	12,000.00
40500-00 Late Fee Income	125.00	-	125.00	575.00	-	575.00	-
40700-00 Interest Income	1,374.94	-	1,374.94	2,439.61	-	2,439.61	-
Total OPERATING	\$120,383.94	\$134,677.33	(\$14,293.39)	\$256,393.61	\$272,021.32	(\$15,627.71)	\$549,376.00
Total OPERATING INCOME	\$120,383.94	\$134,677.33	(\$14,293.39)	\$256,393.61	\$272,021.32	(\$15,627.71)	\$549,376.00
OPERATING EXPENSE							
OPERATING							
50000-00 Management Services	2,250.00	3,750.00	(1,500.00)	8,699.00	15,000.00	(6,301.00)	45,000.00
50010-00 Accounting Management Services	1,300.00	1,666.67	(366.67)	5,200.00	6,666.68	(1,466.68)	20,000.00
50025-00 Legal Fees	3,920.00	-	3,920.00	7,936.25	-	7,936.25	-
50030-00 Legal Fees Billed Back	125.00	416.67	(291.67)	2,718.50	1,666.68	1,051.82	5,000.00
50040-00 Accounting Fees	-	-	-	1,160.00	-	1,160.00	-
50100-00 Shared Common	-	22,175.00	(22,175.00)	48,332.00	44,350.00	3,982.00	88,700.00
50340-00 Late Fees Admin	62.50	-	62.50	225.00	-	225.00	-
50450-00 Office Supplies	-	83.33	(83.33)	102.05	333.32	(231.27)	1,000.00
50520-00 Copies/Postage	357.60	25.00	332.60	1,285.87	100.00	1,185.87	300.00
50700-00 Insurance	4,314.49	-	4,314.49	17,317.60	-	17,317.60	-
50710-00 Insurance - D&O	-	4,250.00	(4,250.00)	-	17,000.00	(17,000.00)	51,000.00
Total OPERATING	\$12,329.59	\$32,366.67	(\$20,037.08)	\$92,976.27	\$85,116.68	\$7,859.59	\$211,000.00
MARINA							
63000-00 Dock - Repairs	-	1,083.33	(1,083.33)	-	4,333.32	(4,333.32)	13,000.00
Total MARINA	\$-	\$1,083.33	(\$1,083.33)	\$-	\$4,333.32	(\$4,333.32)	\$13,000.00
UTILITIES							
66000-00 Telephone	38.50	75.00	(36.50)	104.30	300.00	(195.70)	900.00
66150-00 Internet Service	52.98	-	52.98	445.89	-	445.89	-
66200-00 Electric	132.72	166.67	(33.95)	472.58	666.68	(194.10)	2,000.00
66300-00 Water	2,662.08	3,166.67	(504.59)	11,885.39	12,666.68	(781.29)	38,000.00
66301-00 Sewer	3,052.86	3,583.33	(530.47)	14,729.16	14,333.32	395.84	43,000.00
Total UTILITIES	\$5,939.14	\$6,991.67	(\$1,052.53)	\$27,637.32	\$27,966.68	(\$329.36)	\$83,900.00
OTHER							
68550-00 Meeting Expenses	-	33.33	(33.33)	-	133.32	(133.32)	400.00
Total OTHER	\$-	\$33.33	(\$33.33)	\$-	\$133.32	(\$133.32)	\$400.00
LANDSCAPING							
70000-00 Landscaping Contract	-	1,250.00	(1,250.00)	-	5,000.00	(5,000.00)	15,000.00
Total LANDSCAPING	\$-	\$1,250.00	(\$1,250.00)	\$-	\$5,000.00	(\$5,000.00)	\$15,000.00
SNOW REMOVAL							
71000-00 Snow Removal Contract	-	600.00	(600.00)	481.50	2,400.00	(1,918.50)	3,000.00
Total SNOW REMOVAL	\$-	\$600.00	(\$600.00)	\$481.50	\$2,400.00	(\$1,918.50)	\$3,000.00
COMMON ELEMENTS							
80000-00 Building Repair & Maint.	-	-	-	8,320.00	-	8,320.00	-
80015-00 Exterminating	-	375.00	(375.00)	-	1,500.00	(1,500.00)	4,500.00
80025-00 Siding	-	2,500.00	(2,500.00)	-	10,000.00	(10,000.00)	30,000.00
80051-00 Rental of Equipment/Dumpsters	186.81	700.00	(513.19)	186.81	2,800.00	(2,613.19)	8,400.00
80150-00 Plumbing Maintenance	350.00	1,018.67	(668.67)	5,188.00	4,074.68	1,113.32	12,224.00
80300-00 Maintenance Supplies	31.08	833.33	(802.25)	1,152.20	3,333.32	(2,181.12)	10,000.00
80350-00 General Maintenance	4,900.00	4,166.67	733.33	13,800.00	16,666.68	(2,866.68)	50,000.00
80355-00 Storm Damage	-	2,500.00	(2,500.00)	-	10,000.00	(10,000.00)	30,000.00
80410-00 Concrete	-	2,083.33	(2,083.33)	-	8,333.32	(8,333.32)	25,000.00
Total COMMON ELEMENTS	\$5,467.89	\$14,177.00	(\$8,709.11)	\$28,647.01	\$56,708.00	(\$28,060.99)	\$170,124.00
OPERATING TRANSFER ACTIVITY							
87175-00 Transfer From Operating Savings	-	-	-	(8,320.00)	-	(8,320.00)	-



Income Statement - Operating
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 04/30/2024

Date: 5/21/2024
 Time: 12:23 pm
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
87200-00 Savings - Interest	\$1,075.74	\$-	\$1,075.74	\$1,342.46	\$-	\$1,342.46	\$-
Total OPERATING TRANSFER ACTIVIT	\$1,075.74	\$-	\$1,075.74	(\$6,977.54)	\$-	(\$6,977.54)	\$-
RESERVE TRANSFER ACTIVITY							
95000-00 Transfer to Reserves	4,412.67	4,412.67	-	17,650.68	17,650.68	-	52,952.00
95090-00 Reserve - Interest	297.39	-	297.39	1,092.01	-	1,092.01	-
Total RESERVE TRANSFER ACTIVITY	\$4,710.06	\$4,412.67	\$297.39	\$18,742.69	\$17,650.68	\$1,092.01	\$52,952.00
Total OPERATING EXPENSE	\$29,522.42	\$60,914.67	(\$31,392.25)	\$161,507.25	\$199,308.68	(\$37,801.43)	\$549,376.00
Net Income:	\$90,861.52	\$73,762.66	\$17,098.86	\$94,886.36	\$72,712.64	\$22,173.72	\$0.00