



**Balance Sheet - Operating**

Green Cove COA Resort 1

End Date: 3/31/2024

Date: 4/17/2024

Time: 2:40 pm

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<b>Assets</b>		
10-10000-00	PAB Operating Account - 1014	\$65,828.94
10-10100-00	PAB Operating Savings Account - 1082	563,140.83
10-10500-00	CPF CU Operating 070	2,509.87
10-11500-00	CPF CU Regular Savings 000	9.28
10-12000-00	PAB Reserve Account - 1109	175,242.80
<b>Total Assets:</b>		<b><u><u>\$806,731.72</u></u></b>
<b>Liabilities &amp; Equity</b>		
25-25000-99	Prepaid Assessments	64,313.97
25-25200-00	Insurance Claims Proceeds	508,459.85
30-31220-00	Capital Improvement Reserve	175,242.80
30-36075-00	Boat Dock	17,705.26
30-36080-00	Special Assessment Fund	36,985.00
	Net Income Gain / Loss	<u>4,024.84</u>
<b>Total Liabilities &amp; Equity:</b>		<b><u><u>\$806,731.72</u></u></b>



**Income Statement - Operating**

Green Cove COA Resort 1

03/31/2024

Date: 4/17/2024

Time: 2:39 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	\$3,980.00	\$-	\$3,980.00	\$131,852.00	\$133,344.00	(\$1,492.00)	\$533,376.00
40031-00 Rental Income	2,609.00	333.33	2,275.67	2,643.00	999.99	1,643.01	4,000.00
40032-00 Dock Rental Income	-	1,000.00	(1,000.00)	-	3,000.00	(3,000.00)	12,000.00
40500-00 Late Fee Income	125.00	-	125.00	450.00	-	450.00	-
40700-00 Interest Income	393.04	-	393.04	1,064.67	-	1,064.67	-
<b>Total OPERATING</b>	<b>\$7,107.04</b>	<b>\$1,333.33</b>	<b>\$5,773.71</b>	<b>\$136,009.67</b>	<b>\$137,343.99</b>	<b>(\$1,334.32)</b>	<b>\$549,376.00</b>
<b>Total OPERATING INCOME</b>	<b>\$7,107.04</b>	<b>\$1,333.33</b>	<b>\$5,773.71</b>	<b>\$136,009.67</b>	<b>\$137,343.99</b>	<b>(\$1,334.32)</b>	<b>\$549,376.00</b>
<b>OPERATING EXPENSE</b>							
<b>OPERATING</b>							
50000-00 Management Services	-	3,750.00	(3,750.00)	6,449.00	11,250.00	(4,801.00)	45,000.00
50010-00 Accounting Management Services	1,300.00	1,666.67	(366.67)	3,900.00	5,000.01	(1,100.01)	20,000.00
50025-00 Legal Fees	3,360.00	-	3,360.00	4,016.25	-	4,016.25	-
50030-00 Legal Fees Billed Back	1,806.00	416.67	1,389.33	2,593.50	1,250.01	1,343.49	5,000.00
50040-00 Accounting Fees	260.00	-	260.00	1,160.00	-	1,160.00	-
50100-00 Shared Common	24,166.00	-	24,166.00	48,332.00	22,175.00	26,157.00	88,700.00
50340-00 Late Fees Admin	162.50	-	162.50	162.50	-	162.50	-
50450-00 Office Supplies	-	83.33	(83.33)	102.05	249.99	(147.94)	1,000.00
50520-00 Copies/Postage	33.68	25.00	8.68	928.27	75.00	853.27	300.00
50700-00 Insurance	4,314.57	-	4,314.57	13,003.11	-	13,003.11	-
50710-00 Insurance - D&O	-	4,250.00	(4,250.00)	-	12,750.00	(12,750.00)	51,000.00
<b>Total OPERATING</b>	<b>\$35,402.75</b>	<b>\$10,191.67</b>	<b>\$25,211.08</b>	<b>\$80,646.68</b>	<b>\$52,750.01</b>	<b>\$27,896.67</b>	<b>\$211,000.00</b>
<b>MARINA</b>							
63000-00 Dock - Repairs	-	1,083.33	(1,083.33)	-	3,249.99	(3,249.99)	13,000.00
<b>Total MARINA</b>	<b>\$-</b>	<b>\$1,083.33</b>	<b>(\$1,083.33)</b>	<b>\$-</b>	<b>\$3,249.99</b>	<b>(\$3,249.99)</b>	<b>\$13,000.00</b>
<b>UTILITIES</b>							
66000-00 Telephone	35.80	75.00	(39.20)	65.80	225.00	(159.20)	900.00
66150-00 Internet Service	152.97	-	152.97	392.91	-	392.91	-
66200-00 Electric	119.26	166.67	(47.41)	339.86	500.01	(160.15)	2,000.00
66300-00 Water	2,677.78	3,166.67	(488.89)	9,223.31	9,500.01	(276.70)	38,000.00
66301-00 Sewer	3,087.29	3,583.33	(496.04)	11,676.30	10,749.99	926.31	43,000.00
<b>Total UTILITIES</b>	<b>\$6,073.10</b>	<b>\$6,991.67</b>	<b>(\$918.57)</b>	<b>\$21,698.18</b>	<b>\$20,975.01</b>	<b>\$723.17</b>	<b>\$83,900.00</b>
<b>OTHER</b>							
68550-00 Meeting Expenses	-	33.33	(33.33)	-	99.99	(99.99)	400.00
<b>Total OTHER</b>	<b>\$-</b>	<b>\$33.33</b>	<b>(\$33.33)</b>	<b>\$-</b>	<b>\$99.99</b>	<b>(\$99.99)</b>	<b>\$400.00</b>
<b>LANDSCAPING</b>							
70000-00 Landscaping Contract	-	1,250.00	(1,250.00)	-	3,750.00	(3,750.00)	15,000.00
<b>Total LANDSCAPING</b>	<b>\$-</b>	<b>\$1,250.00</b>	<b>(\$1,250.00)</b>	<b>\$-</b>	<b>\$3,750.00</b>	<b>(\$3,750.00)</b>	<b>\$15,000.00</b>
<b>SNOW REMOVAL</b>							
71000-00 Snow Removal Contract	-	600.00	(600.00)	481.50	1,800.00	(1,318.50)	3,000.00
<b>Total SNOW REMOVAL</b>	<b>\$-</b>	<b>\$600.00</b>	<b>(\$600.00)</b>	<b>\$481.50</b>	<b>\$1,800.00</b>	<b>(\$1,318.50)</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)	-	1,125.00	(1,125.00)	4,500.00
80025-00 Siding	-	2,500.00	(2,500.00)	-	7,500.00	(7,500.00)	30,000.00
80051-00 Rental of Equipment/Dumpsters	-	700.00	(700.00)	-	2,100.00	(2,100.00)	8,400.00
80150-00 Plumbing Maintenance	-	1,018.67	(1,018.67)	4,838.00	3,056.01	1,781.99	12,224.00
80300-00 Maintenance Supplies	-	833.33	(833.33)	1,121.12	2,499.99	(1,378.87)	10,000.00
80350-00 General Maintenance	2,000.00	4,166.67	(2,166.67)	8,900.00	12,500.01	(3,600.01)	50,000.00
80355-00 Storm Damage	-	2,500.00	(2,500.00)	-	7,500.00	(7,500.00)	30,000.00
80410-00 Concrete	-	2,083.33	(2,083.33)	-	6,249.99	(6,249.99)	25,000.00
<b>Total COMMON ELEMENTS</b>	<b>\$2,000.00</b>	<b>\$14,177.00</b>	<b>(\$12,177.00)</b>	<b>\$23,179.12</b>	<b>\$42,531.00</b>	<b>(\$19,351.88)</b>	<b>\$170,124.00</b>
<b>OPERATING TRANSFER ACTIVITY</b>							
87175-00 Transfer From Operating Savings	-	-	-	(8,320.00)	-	(8,320.00)	-



**Income Statement - Operating**  
 Green Cove COA Resort 1  
 03/31/2024

Date: 4/17/2024  
 Time: 2:39 pm  
 Page: 2

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
87200-00 Savings - Interest	\$129.21	\$-	\$129.21	\$266.72	\$-	\$266.72	\$-
<b>Total OPERATING TRANSFER ACTIVIT</b>	<b>\$129.21</b>	<b>\$-</b>	<b>\$129.21</b>	<b>(\$8,053.28)</b>	<b>\$-</b>	<b>(\$8,053.28)</b>	<b>\$-</b>
<b>RESERVE TRANSFER ACTIVITY</b>							
95000-00 Transfer to Reserves	4,412.67	4,412.67	-	13,238.01	13,238.01	-	52,952.00
95090-00 Reserve - Interest	262.81	-	262.81	794.62	-	794.62	-
<b>Total RESERVE TRANSFER ACTIVITY</b>	<b>\$4,675.48</b>	<b>\$4,412.67</b>	<b>\$262.81</b>	<b>\$14,032.63</b>	<b>\$13,238.01</b>	<b>\$794.62</b>	<b>\$52,952.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$48,280.54</b>	<b>\$38,739.67</b>	<b>\$9,540.87</b>	<b>\$131,984.83</b>	<b>\$138,394.01</b>	<b>(\$6,409.18)</b>	<b>\$549,376.00</b>
<b>Net Income:</b>	<b>(\$41,173.50)</b>	<b>(\$37,406.34)</b>	<b>(\$3,767.16)</b>	<b>\$4,024.84</b>	<b>(\$1,050.02)</b>	<b>\$5,074.86</b>	<b>\$0.00</b>