

**Balance Sheet - Operating**

Green Cove COA Resort 1

End Date: 12/31/2023

Date: 1/11/2024

Time: 2:50 pm

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<b>Assets</b>			
10-10000-00	PAB Operating Account - 1014	\$61,632.69	
10-10100-00	PAB Operating Savings Account - 1082	54,559.26	
10-10500-00	CPF CU Operating 070	4,255.79	
10-11500-00	CPF CU Regular Savings 000	9.28	
10-12000-00	PAB Reserve Account - 1109	158,363.69	
<b>Total Assets:</b>			<b>\$278,820.71</b>
<b>Liabilities &amp; Equity</b>			
25-25000-99	Prepaid Assessments	63,042.00	
30-31220-00	Capital Improvement Reserve	158,363.69	
30-36075-00	Boat Dock	9,263.54	
30-36080-00	Special Assessment Fund	45,305.00	
30-39000-00	Retained Earnings-Pr Year's	20,427.19	
	Net Income Gain / Loss	<u>(17,580.71)</u>	
<b>Total Liabilities &amp; Equity:</b>			<b>\$278,820.71</b>



**Income Statement - Operating**  
 Green Cove COA Resort 1  
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Date: 1/11/2024  
 Time: 2:49 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	\$3,541.00	\$37,040.00	(\$33,499.00)	\$432,509.50	\$444,480.00	(\$11,970.50)	\$444,480.00
40031-00 Rental Income	484.00	416.63	67.37	8,491.00	5,000.00	3,491.00	5,000.00
40032-00 Dock Rental Income	-	1,500.00	(1,500.00)	9,850.00	18,000.00	(8,150.00)	18,000.00
40140-00 Enforcement Assessments	-	166.63	(166.63)	1,666.00	2,000.00	(334.00)	2,000.00
40700-00 Interest Income	273.25	-	273.25	310.25	-	310.25	-
<b>Total OPERATING</b>	<b>\$4,298.25</b>	<b>\$39,123.26</b>	<b>(\$34,825.01)</b>	<b>\$452,826.75</b>	<b>\$469,480.00</b>	<b>(\$16,653.25)</b>	<b>\$469,480.00</b>
<b>Total OPERATING INCOME</b>	<b>\$4,298.25</b>	<b>\$39,123.26</b>	<b>(\$34,825.01)</b>	<b>\$452,826.75</b>	<b>\$469,480.00</b>	<b>(\$16,653.25)</b>	<b>\$469,480.00</b>
<b>OPERATING EXPENSE</b>							
<b>OPERATING</b>							
50000-00 Management Services	-	4,166.63	(4,166.63)	42,242.00	50,000.00	(7,758.00)	50,000.00
50010-00 Accounting Management Services	1,300.00	-	1,300.00	1,300.00	-	1,300.00	-
50025-00 Legal Fees	-	250.00	(250.00)	4,095.00	3,000.00	1,095.00	3,000.00
50050-00 Accounting Review/Audit	-	1,333.37	(1,333.37)	15,973.00	16,000.00	(27.00)	16,000.00
50100-00 Shared Common	-	-	-	-	80,000.00	(80,000.00)	80,000.00
50450-00 Office Supplies	-	83.37	(83.37)	1,409.00	1,000.00	409.00	1,000.00
50520-00 Copies/Postage	-	50.00	(50.00)	412.00	600.00	(188.00)	600.00
50700-00 Insurance	3,753.29	-	3,753.29	3,753.29	-	3,753.29	-
50710-00 Insurance - D&O	-	3,750.00	(3,750.00)	41,284.00	45,000.00	(3,716.00)	45,000.00
50800-00 Federal Income Taxes	-	33.37	(33.37)	-	400.00	(400.00)	400.00
<b>Total OPERATING</b>	<b>\$5,053.29</b>	<b>\$9,666.74</b>	<b>(\$4,613.45)</b>	<b>\$110,468.29</b>	<b>\$196,000.00</b>	<b>(\$85,531.71)</b>	<b>\$196,000.00</b>
<b>MARINA</b>							
63000-00 Dock - Repairs	4,350.00	1,423.37	2,926.63	10,756.00	17,080.00	(6,324.00)	17,080.00
<b>Total MARINA</b>	<b>\$4,350.00</b>	<b>\$1,423.37</b>	<b>\$2,926.63</b>	<b>\$10,756.00</b>	<b>\$17,080.00</b>	<b>(\$6,324.00)</b>	<b>\$17,080.00</b>
<b>UTILITIES</b>							
66000-00 Telephone	54.03	66.63	(12.60)	1,565.03	800.00	765.03	800.00
66150-00 Internet Service	72.98	-	72.98	72.98	-	72.98	-
66200-00 Electric	-	166.63	(166.63)	978.00	2,000.00	(1,022.00)	2,000.00
66300-00 Water	2,938.01	3,166.63	(228.62)	35,126.01	38,000.00	(2,873.99)	38,000.00
66301-00 Sewer	-	3,333.37	(3,333.37)	38,816.00	40,000.00	(1,184.00)	40,000.00
<b>Total UTILITIES</b>	<b>\$3,065.02</b>	<b>\$6,733.26</b>	<b>(\$3,668.24)</b>	<b>\$76,558.02</b>	<b>\$80,800.00</b>	<b>(\$4,241.98)</b>	<b>\$80,800.00</b>
68-68550-00 Meeting Expenses	-	20.87	(20.87)	461.00	250.00	211.00	250.00
<b>LANDSCAPING</b>							
70000-00 Landscaping Contract	-	1,583.37	(1,583.37)	12,785.00	19,000.00	(6,215.00)	19,000.00
<b>Total LANDSCAPING</b>	<b>\$-</b>	<b>\$1,583.37</b>	<b>(\$1,583.37)</b>	<b>\$12,785.00</b>	<b>\$19,000.00</b>	<b>(\$6,215.00)</b>	<b>\$19,000.00</b>
<b>SNOW REMOVAL</b>							
71000-00 Snow Removal Contract	-	250.00	(250.00)	-	3,000.00	(3,000.00)	3,000.00
<b>Total SNOW REMOVAL</b>	<b>\$-</b>	<b>\$250.00</b>	<b>(\$250.00)</b>	<b>\$-</b>	<b>\$3,000.00</b>	<b>(\$3,000.00)</b>	<b>\$3,000.00</b>
<b>COMMON ELEMENTS</b>							
80015-00 Exterminating	-	333.37	(333.37)	3,937.00	4,000.00	(63.00)	4,000.00
80051-00 Rental of Equipment/Dumpsters	-	700.00	(700.00)	9,388.00	8,400.00	988.00	8,400.00
80300-00 Maintenance Supplies	690.18	666.63	23.55	13,437.18	8,000.00	5,437.18	8,000.00
80350-00 General Maintenance	5,609.55	1,666.63	3,942.92	76,718.55	20,000.00	56,718.55	20,000.00
80355-00 Storm Damage	-	1,666.63	(1,666.63)	57,420.00	20,000.00	37,420.00	20,000.00
<b>Total COMMON ELEMENTS</b>	<b>\$6,299.73</b>	<b>\$5,033.26</b>	<b>\$1,266.47</b>	<b>\$160,900.73</b>	<b>\$60,400.00</b>	<b>\$100,500.73</b>	<b>\$60,400.00</b>
85-85900-00 Misc. Expenses	-	-	-	78,678.00	-	78,678.00	-
<b>RESERVE EXPENSES</b>							
86380-00 Miscellaneous Difference	-	-	-	(1,803.44)	-	(1,803.44)	-
<b>Total RESERVE EXPENSES</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>(\$1,803.44)</b>	<b>\$-</b>	<b>(\$1,803.44)</b>	<b>\$-</b>
<b>OPERATING TRANSFER ACTIVITY</b>							
87200-00 Savings - Interest	63.55	-	63.55	63.55	-	63.55	-
<b>Total OPERATING TRANSFER ACTIVITY</b>	<b>\$63.55</b>	<b>\$-</b>	<b>\$63.55</b>	<b>\$63.55</b>	<b>\$-</b>	<b>\$63.55</b>	<b>\$-</b>
<b>RESERVE TRANSFER ACTIVITY</b>							
95000-00 Transfer to Reserves	-	4,750.00	(4,750.00)	57,000.00	57,000.00	-	57,000.00
95075-00 Transfer From Reserves	-	(916.63)	916.63	(35,669.00)	(11,000.00)	(24,669.00)	(11,000.00)



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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
95090-00 Reserve - Interest	\$209.31	\$-	\$209.31	\$209.31	\$-	\$209.31	\$-
95175-00 Reserve - Siding	-	1,975.00	(1,975.00)	-	23,700.00	(23,700.00)	23,700.00
95275-00 Reserve - Concrete	-	1,937.50	(1,937.50)	-	23,250.00	(23,250.00)	23,250.00
<b>Total RESERVE TRANSFER ACTIVITY</b>	<b>\$209.31</b>	<b>\$7,745.87</b>	<b>(\$7,536.56)</b>	<b>\$21,540.31</b>	<b>\$92,950.00</b>	<b>(\$71,409.69)</b>	<b>\$92,950.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$19,040.90</b>	<b>\$32,456.74</b>	<b>(\$13,415.84)</b>	<b>\$470,407.46</b>	<b>\$469,480.00</b>	<b>\$927.46</b>	<b>\$469,480.00</b>
<b>Net Income:</b>	<b>(\$14,742.65)</b>	<b>\$6,666.52</b>	<b>(\$21,409.17)</b>	<b>(\$17,580.71)</b>	<b>\$0.00</b>	<b>(\$17,580.71)</b>	<b>\$0.00</b>