



Balance Sheet - Operating

Green Cove COA Resort 1

End Date: 2/29/2024

Date: 3/14/2024

Time: 12:24 pm

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Assets		
10-10000-00	PAB Operating Account - 1014	\$61,072.48
10-10100-00	PAB Operating Savings Account - 1082	52,226.77
10-10500-00	CPF CU Operating 070	2,662.84
10-11500-00	CPF CU Regular Savings 000	9.28
10-12000-00	PAB Reserve Account - 1109	170,567.32
Total Assets:		\$286,538.69
Liabilities & Equity		
25-25000-99	Prepaid Assessments	18,536.98
30-31220-00	Capital Improvement Reserve	170,567.32
30-36075-00	Boat Dock	15,251.05
30-36080-00	Special Assessment Fund	36,985.00
	Net Income Gain / Loss	45,198.34
Total Liabilities & Equity:		\$286,538.69



Income Statement - Operating

Green Cove COA Resort 1

02/29/2024

Date: 3/14/2024

Time: 12:21 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	\$14,554.00	\$-	\$14,554.00	\$127,872.00	\$133,344.00	(\$5,472.00)	\$533,376.00
40031-00 Rental Income	(197.00)	333.33	(530.33)	34.00	666.66	(632.66)	4,000.00
40032-00 Dock Rental Income	-	1,000.00	(1,000.00)	-	2,000.00	(2,000.00)	12,000.00
40500-00 Late Fee Income	325.00	-	325.00	325.00	-	325.00	-
40700-00 Interest Income	315.02	-	315.02	671.63	-	671.63	-
Total OPERATING	\$14,997.02	\$1,333.33	\$13,663.69	\$128,902.63	\$136,010.66	(\$7,108.03)	\$549,376.00
Total OPERATING INCOME	\$14,997.02	\$1,333.33	\$13,663.69	\$128,902.63	\$136,010.66	(\$7,108.03)	\$549,376.00
OPERATING EXPENSE							
OPERATING							
50000-00 Management Services	2,807.95	3,750.00	(942.05)	6,449.00	7,500.00	(1,051.00)	45,000.00
50010-00 Accounting Management Services	1,300.00	1,666.67	(366.67)	2,600.00	3,333.34	(733.34)	20,000.00
50025-00 Legal Fees	-	-	-	656.25	-	656.25	-
50030-00 Legal Fees Billed Back	-	416.67	(416.67)	787.50	833.34	(45.84)	5,000.00
50040-00 Accounting Fees	900.00	-	900.00	900.00	-	900.00	-
50100-00 Shared Common	-	-	-	24,166.00	22,175.00	1,991.00	88,700.00
50450-00 Office Supplies	102.05	83.33	18.72	102.05	166.66	(64.61)	1,000.00
50520-00 Copies/Postage	21.24	25.00	(3.76)	894.59	50.00	844.59	300.00
50700-00 Insurance	4,344.19	-	4,344.19	8,688.54	-	8,688.54	-
50710-00 Insurance - D&O	-	4,250.00	(4,250.00)	-	8,500.00	(8,500.00)	51,000.00
Total OPERATING	\$9,475.43	\$10,191.67	(\$716.24)	\$45,243.93	\$42,558.34	\$2,685.59	\$211,000.00
MARINA							
63000-00 Dock - Repairs	-	1,083.33	(1,083.33)	-	2,166.66	(2,166.66)	13,000.00
Total MARINA	\$-	\$1,083.33	(\$1,083.33)	\$-	\$2,166.66	(\$2,166.66)	\$13,000.00
UTILITIES							
66000-00 Telephone	-	75.00	(75.00)	30.00	150.00	(120.00)	900.00
66150-00 Internet Service	119.97	-	119.97	239.94	-	239.94	-
66200-00 Electric	120.76	166.67	(45.91)	220.60	333.34	(112.74)	2,000.00
66300-00 Water	3,623.20	3,166.67	456.53	6,545.53	6,333.34	212.19	38,000.00
66301-00 Sewer	4,965.01	3,583.33	1,381.68	8,589.01	7,166.66	1,422.35	43,000.00
Total UTILITIES	\$8,828.94	\$6,991.67	\$1,837.27	\$15,625.08	\$13,983.34	\$1,641.74	\$83,900.00
OTHER							
68550-00 Meeting Expenses	-	33.33	(33.33)	-	66.66	(66.66)	400.00
Total OTHER	\$-	\$33.33	(\$33.33)	\$-	\$66.66	(\$66.66)	\$400.00
LANDSCAPING							
70000-00 Landscaping Contract	-	1,250.00	(1,250.00)	-	2,500.00	(2,500.00)	15,000.00
Total LANDSCAPING	\$-	\$1,250.00	(\$1,250.00)	\$-	\$2,500.00	(\$2,500.00)	\$15,000.00
SNOW REMOVAL							
71000-00 Snow Removal Contract	-	600.00	(600.00)	481.50	1,200.00	(718.50)	3,000.00
Total SNOW REMOVAL	\$-	\$600.00	(\$600.00)	\$481.50	\$1,200.00	(\$718.50)	\$3,000.00
COMMON ELEMENTS							
80000-00 Building Repair & Maint.	8,320.00	-	8,320.00	8,320.00	-	8,320.00	-
80015-00 Exterminating	-	375.00	(375.00)	-	750.00	(750.00)	4,500.00
80025-00 Siding	-	2,500.00	(2,500.00)	-	5,000.00	(5,000.00)	30,000.00
80051-00 Rental of Equipment/Dumpsters	-	700.00	(700.00)	-	1,400.00	(1,400.00)	8,400.00
80150-00 Plumbing Maintenance	750.00	1,018.67	(268.67)	4,838.00	2,037.34	2,800.66	12,224.00
80300-00 Maintenance Supplies	506.71	833.33	(326.62)	1,121.12	1,666.66	(545.54)	10,000.00
80350-00 General Maintenance	5,775.00	4,166.67	1,608.33	6,900.00	8,333.34	(1,433.34)	50,000.00
80355-00 Storm Damage	-	2,500.00	(2,500.00)	-	5,000.00	(5,000.00)	30,000.00
80410-00 Concrete	-	2,083.33	(2,083.33)	-	4,166.66	(4,166.66)	25,000.00
Total COMMON ELEMENTS	\$15,351.71	\$14,177.00	\$1,174.71	\$21,179.12	\$28,354.00	(\$7,174.88)	\$170,124.00
OPERATING TRANSFER ACTIVITY							
87175-00 Transfer From Operating Savings	(8,320.00)	-	(8,320.00)	(8,320.00)	-	(8,320.00)	-
87200-00 Savings - Interest	59.17	-	59.17	137.51	-	137.51	-



Income Statement - Operating
 Green Cove COA Resort 1
 02/29/2024

Date: 3/14/2024
 Time: 12:21 pm
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total OPERATING TRANSFER ACTIVIT	(\$8,260.83)	\$-	(\$8,260.83)	(\$8,182.49)	\$-	(\$8,182.49)	\$-
RESERVE TRANSFER ACTIVITY							
95000-00 Transfer to Reserves	\$4,412.67	\$4,412.67	\$-	\$8,825.34	\$8,825.34	\$-	\$52,952.00
95090-00 Reserve - Interest	254.72	-	254.72	531.81	-	531.81	-
Total RESERVE TRANSFER ACTIVITY	\$4,667.39	\$4,412.67	\$254.72	\$9,357.15	\$8,825.34	\$531.81	\$52,952.00
Total OPERATING EXPENSE	\$30,062.64	\$38,739.67	(\$8,677.03)	\$83,704.29	\$99,654.34	(\$15,950.05)	\$549,376.00
Net Income:	(\$15,065.62)	(\$37,406.34)	\$22,340.72	\$45,198.34	\$36,356.32	\$8,842.02	\$0.00