

St Augustine Ocean & Racquet Club COA

Balance Sheet
As of 07/31/23

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1045	Truist - Operating	163,855.92			163,855.92
1070	Valley ICS- Operating	216,663.14			216,663.14
1071	Valley CD 11/23	125,000.00			125,000.00
1076	Valley Insurance MM	20,000.00			20,000.00
1080	Truist - Reserve		48,555.12		48,555.12
1088	Valley ICS -Reserve MM		834,521.89		834,521.89
1210	Accounts Receivable	3,175.38			3,175.38
1215	Bad Debt Allowance	(500.00)			(500.00)
1515	Building Improvements	52,866.26			52,866.26
1520	Furniture & Equipment	62,017.00			62,017.00
1540	Accumulated Depreciation	(138,058.22)			(138,058.22)
1820	Prepaid Expense	2,514.75			2,514.75
1830	Prepaid Insurance	261,060.76			261,060.76
1900	Computer Software	37,643.11			37,643.11
	TOTAL ASSETS	806,238.10	883,077.01	.00	1,689,315.11
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LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
2010	Accounts Payable	2,745.00			2,745.00
2025	Insurance Payable Frontline	148,390.00			148,390.00
2040	Prepaid Owner Assessments	53,170.00			53,170.00
	Subtotal Current Liab.	204,305.00	.00	.00	204,305.00
RESERVES:					
3001	General Reserves		199,566.66		199,566.66
3101	Prior Year Reserves		677,056.10		677,056.10
3290	Reserves - Interest		6,454.25		6,454.25
	Subtotal Reserves	.00	883,077.01	.00	883,077.01
EQUITY:					
3300	Prior Period Net Income (Loss)	720,538.98			720,538.98
3315	Prior Period	29.97			29.97
	Current Year Net Income/(Loss)	(118,635.85)	.00	.00	(118,635.85)
	Subtotal Equity	601,933.10	.00	.00	601,933.10
	TOTAL LIABILITIES & EQUITY	806,238.10	883,077.01	.00	1,689,315.11
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St Augustine Ocean & Racquet Club COA

Income/Expense Statement
Period: 07/01/23 to 07/31/23

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04110	Maintenance Assessment	118,575.00	118,575.00	.00	1,185,750.00	1,185,750.00	.00	1,422,900.00
04111	Rental Income-Premier Prop	1,800.00	1,800.00	.00	7,200.00	7,200.00	.00	7,200.00
04115	Rental Contribution	17,600.00	17,600.00	.00	105,600.00	176,000.00	(70,400.00)	211,200.00
04117	Clubhouse Fee	768.00	375.00	393.00	2,233.00	3,750.00	(1,517.00)	4,500.00
04118	Guard/Parking Fee	10,452.16	5,000.00	5,452.16	51,961.31	50,000.00	1,961.31	60,000.00
04120	Miscellaneous Income	(370.00)	125.00	(495.00)	12,127.88	1,250.00	10,877.88	1,500.00
04160	Late Fees	(25.00)	41.67	(66.67)	300.00	416.66	(116.66)	500.00
04210	Interest Income	364.67	41.67	323.00	2,597.20	416.66	2,180.54	500.00
	Subtotal Income	149,164.83	143,558.34	5,606.49	1,367,769.39	1,424,783.32	(57,013.93)	1,708,300.00
EXPENSES								
BUILDING MAINTENANCE								
05120	Elevator	625.25	612.50	(12.75)	6,353.08	6,125.00	(228.08)	7,350.00
05300	Building Maintenance	1,439.04	3,250.00	1,810.96	50,032.75	32,500.00	(17,532.75)	39,000.00
05600	Termite Bond	.00	116.75	116.75	1,050.03	1,167.50	117.47	1,401.00
05660	Golf Cart Expense	.00	83.33	83.33	1,910.93	833.30	(1,077.63)	1,000.00
05666	Ph 1 Milestone Inspection	30,000.00	.00	(30,000.00)	30,000.00	.00	(30,000.00)	.00
	BUILDING MAINTENANCE	32,064.29	4,062.58	(28,001.71)	89,346.79	40,625.80	(48,720.99)	48,751.00
GROUND MAINTENANCE								
06330	Insect Control - Grounds	400.00	400.00	.00	4,400.00	4,000.00	(400.00)	4,800.00
06540	Landscape Contract	4,208.93	4,583.33	374.40	41,688.44	45,833.30	4,144.86	55,000.00
06550	Landscape Maintenance	1,892.76	1,125.00	(767.76)	16,123.60	11,250.00	(4,873.60)	13,500.00
06555	Mulch/Tree Trimming	.00	1,083.33	1,083.33	18,500.00	10,833.30	(7,666.70)	13,000.00
	GROUND MAINTENANCE	6,501.69	7,191.66	689.97	80,712.04	71,916.60	(8,795.44)	86,300.00
GATES/SECURITY								
07180	Community Service Officers	19,840.46	13,816.17	(6,024.29)	137,962.14	138,161.70	199.56	165,794.00
07185	CSO-Phone/Internet	564.90	333.33	(231.57)	4,609.17	3,333.30	(1,275.87)	4,000.00
07186	Camera Maintenance	131.25	83.33	(47.92)	1,911.50	833.30	(1,078.20)	1,000.00
	GATES/SECURITY	20,536.61	14,232.83	(6,303.78)	144,482.81	142,328.30	(2,154.51)	170,794.00
AMENITY/POOL/PARK/REC ARE								
07370	Pool Maintenance/Repair	2,700.44	1,416.67	(1,283.77)	15,966.69	14,166.70	(1,799.99)	17,000.00
	AMENITY/POOL/PARK/REC AR	2,700.44	1,416.67	(1,283.77)	15,966.69	14,166.70	(1,799.99)	17,000.00
UTILITIES								
07610	Cable Service	23,562.11	23,035.08	(527.03)	235,291.51	230,350.80	(4,940.71)	276,421.00

St Augustine Ocean & Racquet Club COA

Income/Expense Statement
Period: 07/01/23 to 07/31/23

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
07620	Electricity - General	4,471.34	4,500.00	28.66	46,146.90	45,000.00	(1,146.90)	54,000.00
07660	Trash Service	3,496.35	1,666.67	(1,829.68)	23,991.24	16,666.70	(7,324.54)	20,000.00
07690	Water/Sewer	16,347.31	13,916.67	(2,430.64)	145,045.65	139,166.70	(5,878.95)	167,000.00
	UTILITIES	47,877.11	43,118.42	(4,758.69)	450,475.30	431,184.20	(19,291.10)	517,421.00
ON-SITE PAYROLL								
07960	On-Site Maintenance Payroll	20,495.58	15,774.75	(4,720.83)	130,636.27	157,747.50	27,111.23	189,297.00
07965	On-Site Office Payroll	4,533.57	4,709.17	175.60	31,007.85	47,091.70	16,083.85	56,510.00
07972	Uniforms	.00	50.00	50.00	.00	500.00	500.00	600.00
07995	Workers Compensation	2,510.87	1,473.33	(1,037.54)	14,773.71	14,733.30	(40.41)	17,680.00
	ON-SITE PAYROLL	27,540.02	22,007.25	(5,532.77)	176,417.83	220,072.50	43,654.67	264,087.00
MANAGEMENT/ADMIN COSTS								
08020	Bank Charges	20.50	133.33	112.83	1,640.00	1,333.30	(306.70)	1,600.00
08030	Professional Fees-CPA	.00	625.00	625.00	13,000.00	6,250.00	(6,750.00)	7,500.00
08040	Professional Fees-Legal	.00	58.33	58.33	1,000.00	583.30	(416.70)	700.00
08250	Fees Payable to Division	.00	93.00	93.00	1,116.00	930.00	(186.00)	1,116.00
08400	Insurance-Wind/Prop/Liab/Umb	25,499.27	15,994.51	(9,504.76)	179,387.06	159,945.10	(19,441.96)	191,934.06
08420	Insurance - Flood	6,256.34	7,810.00	1,553.66	62,563.24	78,100.00	15,536.76	93,720.00
08483	License and Fees	.00	208.33	208.33	2,170.00	2,083.30	(86.70)	2,500.00
08560	Management Fees	2,835.00	2,835.00	.00	28,350.00	28,350.00	.00	34,020.00
08675	Stripe Parking Fees	323.09	435.00	111.91	2,010.79	4,350.00	2,339.21	5,220.00
08680	Office & Admin Expense	1,995.47	1,333.33	(662.14)	11,786.46	13,333.30	1,546.84	16,000.00
08710	Postage	30.84	292.25	261.41	1,153.01	2,922.50	1,769.49	3,506.94
08716	Owner Activities	.00	.00	.00	2,491.20	.00	(2,491.20)	.00
08800	Computer Support	523.75	166.67	(357.08)	2,474.36	1,666.70	(807.66)	2,000.00
08975	Reserve Study	.00	54.17	54.17	540.00	541.70	1.70	650.00
08980	Contingencies	.00	333.33	333.33	19,755.00	3,333.30	(16,421.70)	4,000.00
	MANAGEMENT/ADMIN COSTS	37,484.26	30,372.25	(7,112.01)	329,437.12	303,722.50	(25,714.62)	364,467.00
RESERVE								
09010	Pooled Reserve Contribution	19,956.67	19,956.67	.00	199,566.66	199,566.66	.00	239,480.00
	RESERVE	19,956.67	19,956.67	.00	199,566.66	199,566.66	.00	239,480.00
	TOTAL EXPENSES	194,661.09	142,358.33	(52,302.76)	1,486,405.24	1,423,583.26	(62,821.98)	1,708,300.00
	Current Year Net Income/(loss)	(45,496.26)	1,200.01	(46,696.27)	(118,635.85)	1,200.06	(119,835.91)	.00
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St Augustine Ocean & Racquet Club COA

Income/Expense Statement
Actual spreadsheet Start date: 10/01/22 Cutoff date: 07/31/23

	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	Total
INCOME:													
04110	118575	118575	118575	118575	118575	118575	118575	118575	118575	118575	0	0	1185750
04111	1800	0	0	1800	0	0	1800	0	0	1800	0	0	7200
04115	0	0	17600	17600	17600	17600	0	0	17600	17600	0	0	105600
04117	0	0	500	0	350	205	0	0	410	768	0	0	2233
04118	3537	3080	3607	3562	2757	5112	5812	5180	8862	10452	0	0	51961
04120	125	496	129	60	296	330	953	9567	542	370-	0	0	12128
04160	0	50	0	0	150	50	0	75	0	25-	0	0	300
04210	45	31	30	33	27	362	579	792	334	365	0	0	2597
04950	0	0	0	0	0	0	0	0	0	0	0	0	0
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Subtotal Income	124082	122232	140442	141630	139755	142234	127718	134188	146323	149165	0	0	1367769
EXPENSES													
BUILDING MAINTENANCE													
05120	471	821	471	621	621	621	621	852	627	625	0	0	6353
05300	10660	5092	8272	7154	3509	9771	624	2872	641	1439	0	0	50033
05600	117	117	117	117	117	117	117	117	117	0	0	0	1050
05660	0	0	1273	0	0	638	0	0	0	0	0	0	1911
05666	0	0	0	0	0	0	0	0	0	30000	0	0	30000
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BUILDING MAINTENANCE	11248	6029	10132	7892	4247	11147	1362	3841	1385	32064	0	0	89347
GROUND MAINTENANCE													
06330	800	400	400	400	400	400	400	400	400	400	0	0	4400
06540	4009	4009	4209	4209	4209	4209	4209	4209	4209	4209	0	0	41688
06550	1424	342	4314	754	245	744	1486	2302	2620	1893	0	0	16124
06555	0	0	6210	0	0	12290	0	0	0	0	0	0	18500
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GROUND MAINTENANCE	6232	4751	15133	5363	4854	17643	6095	6911	7229	6502	0	0	80712
GATES/SECURITY													
07180	11914	13214	12747	18726	12085	12339	12438	12039	12621	19840	0	0	137962
07185	277	277	277	282	282	282	815	985	565	565	0	0	4609
07186	0	0	0	0	0	0	1720	270-	330	131	0	0	1912
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GATES/SECURITY	12192	13491	13024	19008	12367	12621	14972	12754	13516	20537	0	0	144483
AMENITY/POOL/PARK/REC ARE													
07370	2247	900	767	1416	1756	470	2029	1445	2236	2700	0	0	15967
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St Augustine Ocean & Racquet Club COA

Income/Expense Statement
Actual spreadsheet Start date: 10/01/22 Cutoff date: 07/31/23

	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	Total
AMENITY/POOL/PARK/RE	2247	900	767	1416	1756	470	2029	1445	2236	2700	0	0	15967
UTILITIES													
07610	23226	23569	23569	23549	23559	23569	23562	23562	23562	23562	0	0	235292
07620	4077	4198	4246	4759	5274	4687	4629	4944	4862	4471	0	0	46147
07660	1359	1483	1483	1852	2732	1852	1852	6175	1707	3496	0	0	23991
07690	12234	13869	12595	14384	14600	14521	16474	14757	15264	16347	0	0	145046
UTILITIES	40896	43119	41894	44544	46165	44628	46518	49438	45395	47877	0	0	450475
ON-SITE PAYROLL													
07960	11067	10587	12510	16397	10827	11336	12893	11224	13299	20496	0	0	130636
07965	3470	3045	2521	3924	2639	2691	2657	2626	2903	4534	0	0	31008
07995	565	1426	647	2152	1410	1462	1557	1432	1611	2511	0	0	14774
ON-SITE PAYROLL	15102	15058	15678	22473	14876	15490	17107	15282	17812	27540	0	0	176418
MANAGEMENT/ADMIN COSTS													
08020	1490	34	12	0	0	58	0	9	17	21	0	0	1640
08030	5300	5000	0	2700	0	0	0	0	0	0	0	0	13000
08040	0	0	0	0	0	0	1000	0	0	0	0	0	1000
08250	0	1116	0	0	0	0	0	0	0	0	0	0	1116
08400	16094	16044	16044	16044	16041	16041	16041	16041	25499	25499	0	0	179387
08420	6256	6256	6256	6256	6256	6256	6256	6256	6256	6256	0	0	62563
08483	0	0	0	0	0	0	0	250	1920	0	0	0	2170
08560	2835	2835	2835	2835	2835	2835	2835	2835	2835	2835	0	0	28350
08675	177	117	149	149	142	186	233	221	313	323	0	0	2011
08680	2102	1376	800	939	1481	1129	457	890	618	1995	0	0	11786
08710	678	29	69	104	0	0	88	58	95	31	0	0	1153
08716	2491	0	0	0	0	0	0	0	0	0	0	0	2491
08800	154	154	154	154	154	154	154	0	871	524	0	0	2474
08975	0	0	0	0	0	0	0	540	0	0	0	0	540
08980	0	0	0	1000	0	18755	0	0	0	0	0	0	19755
MANAGEMENT/ADMIN COS	37577	32962	26319	30182	26910	45415	27064	27100	38425	37484	0	0	329437
RESERVE													
09010	19957	19957	19957	19957	19957	19957	19957	19957	19957	19957	0	0	199567
RESERVE	19957	19957	19957	19957	19957	19957	19957	19957	19957	19957	0	0	199567
TOTAL EXPENSES	145451	136266	142903	150836	131132	167370	135104	136727	145955	194661	0	0	1486405

St Augustine Ocean & Racquet Club COA

Income/Expense Statement

Actual spreadsheet Start date: 10/01/22 Cutoff date: 07/31/23

	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	Total
CURRENT YEAR NET INCOME/	21368-	14034-	2462-	9206-	8623	25136-	7386-	2539-	368	45496-	0	0	118636-

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