St Augustine Ocean & Racquet Club COA

Balance Sheet
As of 09/30/23

Account	Description	Operating	Reserves	Other	Totals
			ASSETS		
1045	Truist - Operating	184,855.89			184,855.89
1070	Valley ICS- Operating	132,351.78			132,351.78
1071	Valley CD 11/23	125,000.00			125,000.00
1076	Valley Insurance MM	40,008.63			40,008.63
1080	Truist - Reserve		50,113.47		50,113.47
1088	Valley ICS -Reserve MM		837,730.35		837,730.35
1210	Accounts Receivable	5,247.36			5,247.36
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	3,875.85			3,875.85
1830	Prepaid Insurance	281,548.38			281,548.38
1900	Computer Software	37,643.11			37,643.11
	TOTAL ASSETS	786,856.04	887,843.82	.00	1,674,699.86
			LIABILITIES & EQUITY		
	CURRENT LIABILITIES:				
2010	Accounts Payable	4,716.23			4,716.23
2025	Insurance Payable Frontline	111,292.50			111,292.50
2040	Prepaid Owner Assessments	61,434.74			61,434.74
	Subtotal Current Liab.	177,443.47	.00	.00	177,443.47
	RESERVES:				
3001	General Reserves		239,480.00		239,480.00
3101	Prior Year Reserves		638,696.28		638,696.28
3290	Reserves - Interest		9,667.54		9,667.54
	Subtotal Reserves	.00	887,843.82	.00	887,843.82
	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)	(111,156.38)	.00	.00	(111,156.38)
	Subtotal Equity	609,412.57	.00	.00	609,412.57
	TOTAL LIABILITIES & EQUITY	786,856.04	887,843.82	.00	1,674,699.86

St Augustine Ocean & Racquet Club COA

Income/Expense Statement

Period: 09/01/23 to 09/30/23

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
INCOME:								
04110	Maintenance Assessment	118,575.00	118,575.00	.00	1,422,900.00	1,422,900.00	.00	1,422,900.00
04111	Rental Income-Premier Prop	.00	.00	.00	7,200.00	7,200.00	.00	7,200.00
04115	Rental Contribution	50,000.00	17,600.00	32,400.00	173,200.00	211,200.00	(38,000.00)	211,200.00
04117	Clubhouse Fee	410.00	375.00	35.00	3,463.00	4,500.00	(1,037.00)	4,500.00
04118	Guard/Parking Fee	4,183.64	5,000.00	(816.36)	61,452.95	60,000.00	1,452.95	60,000.00
04120	Miscellaneous Income	70.00	125.00	(55.00)	12,278.88	1,500.00	10,778.88	1,500.00
04160	Late Fees	.00	41.67	(41.67)	275.00	500.00	(225.00)	500.00
04210	Interest Income	271.09	41.67	229.42	3,104.47	500.00	2,604.47	500.00
	Subtotal Income	173,509.73	141,758.34	31,751.39	1,683,874.30	1,708,300.00	(24,425.70)	1,708,300.00
				EXPENSES				
BUILDING MAINTENANCE								
05120	Elevator	1,165.53	612.50	(553.03)	11,101.27	7,350.00	(3,751.27)	7,350.00
05300	Building Maintenance	2,062.18	3,250.00	1,187.82	41,925.20	39,000.00	(2,925.20)	39,000.00
05600	Termite Bond	13,150.00	116.75	(13,033.25)	14,200.03	1,401.00	(12,799.03)	1,401.00
05660	Golf Cart Expense	.00	83.37	83.37	1,910.93	1,000.00	(910.93)	1,000.00
05666	Ph 1 Milestone Inspection	.00	.00	.00	30,000.00	.00	(30,000.00)	.00
	BUILDING MAINTENANCE	16,377.71	4,062.62	(12,315.09)	99,137.43	48,751.00	(50,386.43)	48,751.00
GROUND MAINTENANCE								
06330	Insect Control - Grounds	400.00	400.00	.00	5,200.00	4,800.00	(400.00)	4,800.00
06540	Landscape Contract	4,208.93	4,583.37	374.44	50,106.30	55,000.00	4,893.70	55,000.00
06550	Landscape Maintenance	1,401.33	1,125.00	(276.33)	19,887.22	13,500.00	(6,387.22)	13,500.00
06555	Mulch/Tree Trimming	.00	1,083.37	1,083.37	18,500.00	13,000.00	(5,500.00)	13,000.00
	GROUND MAINTENANCE	6,010.26	7,191.74	1,181.48	93,693.52	86,300.00	(7,393.52)	86,300.00
GATES/SECURITY								
07180	Community Service Officers	12,482.84	13,816.13	1,333.29	162,615.63	165,794.00	3,178.37	165,794.00
07185	CSO-Phone/Internet	604.90	333.37	(271.53)	5,818.97	4,000.00	(1,818.97)	4,000.00
07186	Camera Maintenance	131.25	83.37	(47.88)	2,174.00	1,000.00	(1,174.00)	1,000.00
	GATES/SECURITY	13,218.99	14,232.87	1,013.88	170,608.60	170,794.00	185.40	170,794.00
AMENITY/POOL/PARK/REC ARE								
07370	Pool Maintenance/Repair	1,490.33	1,416.63	(73.70)	19,079.42	17,000.00	(2,079.42)	17,000.00
	AMENITY/POOL/PARK/REC AR	1,490.33	1,416.63	(73.70)	19,079.42	17,000.00	(2,079.42)	17,000.00
UTILITIES								
07610	Cable Service	23,562.11	23,035.12	(526.99)	282,415.73	276,421.00	(5,994.73)	276,421.00

St Augustine Ocean & Racquet Club COA

Income/Expense Statement
Period: 09/01/23 to 09/30/23

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
07620	Electricity - General	4,341.28	4,500.00	158.72	54,984.09	54,000.00	(984.09)	54,000.00
07660	Trash Service	3,496.35	1,666.63	(1,829.72)	31,970.64	20,000.00	(11,970.64)	20,000.00
07690	Water/Sewer	13,987.35	13,916.63	(70.72)	177,290.15	167,000.00	(10,290.15)	167,000.00
	UTILITIES	45,387.09	43,118.38	(2,268.71)	546,660.61	517,421.00	(29,239.61)	517,421.00
ON-SITE PAYROLL								
07960	On-Site Maintenance Payroll	10,992.86	15,774.75	4,781.89	165,424.57	189,297.00	23,872.43	189,297.00
07965	On-Site Office Payroll	2,505.42	4,709.13	2,203.71	37,182.52	56,510.00	19,327.48	56,510.00
07972	Uniforms	.00	50.00	50.00	.00	600.00	600.00	600.00
07995	Workers Compensation	1,434.35	1,473.37	39.02	17,710.04	17,680.00	(30.04)	17,680.00
	ON-SITE PAYROLL	14,932.63	22,007.25	7,074.62	220,317.13	264,087.00	43,769.87	264,087.00
MANAGEMENT/ADMIN COSTS								
08020	Bank Charges	.00	133.37	133.37	1,681.00	1,600.00	(81.00)	1,600.00
08030	Professional Fees-CPA	.00	625.00	625.00	13,000.00	7,500.00	(5,500.00)	7,500.00
08040	Professional Fees-Legal	2,300.00	58.37	(2,241.63)	3,300.00	700.00	(2,600.00)	700.00
08250	Fees Payable to Division	.00	93.00	93.00	1,116.00	1,116.00	.00	1,116.00
08400	Insurance-Wind/Prop/Liab/Umb	25,499.27	15,994.45	(9,504.82)	230,385.60	191,934.06	(38,451.54)	191,934.06
08420	Insurance - Flood	7,067.50	7,810.00	742.50	75,887.08	93,720.00	17,832.92	93,720.00
08483	License and Fees	.00	208.37	208.37	2,434.60	2,500.00	65.40	2,500.00
08560	Management Fees	2,835.00	2,835.00	.00	34,020.00	34,020.00	.00	34,020.00
08675	Stripe Parking Fees	159.54	435.00	275.46	2,389.02	5,220.00	2,830.98	5,220.00
08680	Office & Admin Expense	2,509.02	1,333.37	(1,175.65)	15,158.07	16,000.00	841.93	16,000.00
08710	Postage	90.36	292.19	201.83	1,272.04	3,506.94	2,234.90	3,506.94
08716	Owner Activities	.00	.00	.00	2,491.20	.00	(2,491.20)	.00
08800	Computer Support	75.00	166.63	91.63	2,624.36	2,000.00	(624.36)	2,000.00
08975	Reserve Study	.00	54.13	54.13	540.00	650.00	110.00	650.00
08980	Contingencies	.00	333.37	333.37	19,755.00	4,000.00	(15,755.00)	4,000.00
	MANAGEMENT/ADMIN COSTS	40,535.69	30,372.25	(10,163.44)	406,053.97	364,467.00	(41,586.97)	364,467.00
RESERVE								
09010	Pooled Reserve Contribution	19,956.67	19,956.67	.00	239,480.00	239,480.00	.00	239,480.00
	RESERVE	19,956.67	19,956.67	.00	239,480.00	239,480.00	.00	239,480.00
	TOTAL EXPENSES	157,909.37	142,358.41	(15,550.96)	1,795,030.68	1,708,300.00	(86,730.68)	1,708,300.00
	Current Year Net Income/(loss	15,600.36	(600.07)	16,200.43	(111,156.38)	.00	(111,156.38)	.00

St Augustine Ocean & Racquet Club COA

Income/Expense Statement

Actual spreadsheet Start date: 10/01/22 Cutoff date: 09/30/23

	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	118575	118575	1422900
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	17600	50000	173200
04117	0	0	500	0	350	205	0	0	410	768	820	410	3463
04118	3537	3080	3607	3562	2757	5112	5812	5180	8862	10452	5308	4184	61453
04120	125	496	129	60	296	330	953	9567	542	370-	81	70	12279
04160	0	50	0	0	150	50	0	75	0	25-	25-	0	275
04210	45	31	30	33	27	362	579	792	334	373	228	271	3104
04950	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal Income	124082	122232	140442	141630	139755	142234	127718	134188	146323	149173	142587	173510	1683874
							EXPENSES						
BUILDING MAINTENANCE													
05120	471	821	471	621	621	621	621	852	627	625	3583	1166	11101
05300	10660	5092	8272	7154	3509	9771	624	2872	641	1439	10170-	2062	41925
05600	117	117	117	117	117	117	117	117	117	0	0	13150	14200
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
BUILDING MAINTENANCE	11248	6029	10132	7892	4247	11147	1362	3841	1385	32064	6587-	16378	99137
GROUND MAINTENANCE													
06330	800	400	400	400	400	400	400	400	400	400	400	400	5200
06540	4009	4009	4209	4209	4209	4209	4209	4209	4209	4209	4209	4209	50106
06550	1424	342	4314	754	245	744	1486	2302	2620	1893	2362	1401	19887
06555	0	0	6210	0	0	12290	0	0	0	0	0	0	18500
GROUND MAINTENANCE	6232	4751	15133	5363	4854	17643	6095	6911	7229	6502	6971	6010	93694
GATES/SECURITY													
07180	11914	13214	12747	18726	12085	12339	12438	12039	12621	19840	12171	12483	162616
07185	277	277	277	282	282	282	815	985	565	565	605	605	5819
07186	0	0	0	0	0	0	1720	270-	330	131	131	131	2174
GATES/SECURITY	12192	13491	13024	19008	12367	12621	14972	12754	13516	20537	12907	13219	170609
AMENITY/POOL/PARK/REC ARE													
07370	2247	900	767	1416	1756	470	2029	1445	2236	2700	1622	1490	19079

St Augustine Ocean & Racquet Club COA

Income/Expense Statement

Actual spreadsheet Start date: 10/01/22 Cutoff date: 09/30/23

	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	1622	1490	19079
UTILITIES													
07610	23226	23569	23569	23549	23559	23569	23562	23562	23562	23562	23562	23562	282416
07620	4077	4198	4246	4759	5274	4687	4629	4944	4862	4471	4496	4341	54984
07660	1359	1483	1483	1852	2732	1852	1852	6175	1707	3496	4483	3496	31971
07690	12234	13869	12595	14384	14600	14521	16474	14757	15264	16347	18257	13987	177290
UTILITIES	40896	43119	41894	44544	46165	44628	46518	49438	45395	47877	50798	45387	546661
ON-SITE PAYROLL													
07960	11067	10587	12510	16397	10827	11336	12893	11224	13299	20496	23795	10993	165425
07965	3470	3045	2521	3924	2639	2691	2657	2626	2903	4534	3669	2505	37183
07995	565	1426	647	2152	1410	1462	1557	1432	1611	2511	1502	1434	17710
ON-SITE PAYROLL	15102	15058	15678	22473	14876	15490	17107	15282	17812	27540	28967	14933	220317
MANAGEMENT/ADMIN COSTS													
08020	1490	34	12	0	0	58	0	9	17	21	41	0	1681
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	2300	3300
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	25499	25499	230386
08420	6256	6256	6256	6256	6256	6256	6256	6256	6256	6256	6256	7068	75887
08483	0	0	0	0	0	0	0	250	1920	0	265	0	2435
08560	2835	2835	2835	2835	2835	2835	2835	2835	2835	2835	2835	2835	34020
08562	0	0	0	0	0	0	0	0	0	0	0	0	0
08675	177	117	149	149	142	186	233	221	313	323	219	160	2389
08680	2102	1376	800	939	1481	1129	457	890	618	1995	863	2509	15158
08710	678	29	69	104	0	0	88	58	95	31	29	90	1272
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	75	75	2624
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	36081	40536	406054
RESERVE													
09010	19957	19957	19957	19957	19957	19957	19957	19957	19957	19957	19957	19957	239480
RESERVE	19957	19957	19957	19957	19957	19957	19957	19957	19957	19957	19957	19957	239480
TOTAL EXPENSES	145451	136266	142903	150836	131132	167370	135104	136727	145955	194661	150716	157909	1795031