

# St Augustine Ocean & Racquet Club COA

Balance Sheet  
As of 04/30/23

| Account              | Description                           | Operating    | Reserves   | Other | Totals       |
|----------------------|---------------------------------------|--------------|------------|-------|--------------|
| ASSETS               |                                       |              |            |       |              |
| 1045                 | Truist - Operating                    | 164,090.95   |            |       | 164,090.95   |
| 1070                 | Valley ICS- Operating                 | 354,251.14   |            |       | 354,251.14   |
| 1071                 | Valley CD 11/23                       | 125,000.00   |            |       | 125,000.00   |
| 1080                 | Truist - Reserve                      |              | 18,709.87  |       | 18,709.87    |
| 1088                 | Valley ICS -Reserve MM                |              | 830,738.38 |       | 830,738.38   |
| 1210                 | Accounts Receivable                   | 4,275.00     |            |       | 4,275.00     |
| 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                       | 1,243.21     |            |       | 1,243.21     |
| 1830                 | Prepaid Insurance                     | 41,442.93    |            |       | 41,442.93    |
| 1900                 | Computer Software                     | 37,643.11    |            |       | 37,643.11    |
|                      | <b>TOTAL ASSETS</b>                   | 704,271.38   | 849,448.25 | .00   | 1,553,719.63 |
| =====                |                                       |              |            |       |              |
| LIABILITIES & EQUITY |                                       |              |            |       |              |
| CURRENT LIABILITIES: |                                       |              |            |       |              |
| 2010                 | Accounts Payable                      | 1,697.18     |            |       | 1,697.18     |
| 2040                 | Prepaid Owner Assessments             | 52,974.05    |            |       | 52,974.05    |
|                      | <b>Subtotal Current Liab.</b>         | 54,671.23    | .00        | .00   | 54,671.23    |
| RESERVES:            |                                       |              |            |       |              |
| 3001                 | General Reserves                      |              | 139,696.65 |       | 139,696.65   |
| 3101                 | Prior Year Reserves                   |              | 707,084.41 |       | 707,084.41   |
| 3290                 | Reserves - Interest                   |              | 2,667.19   |       | 2,667.19     |
|                      | <b>Subtotal Reserves</b>              | .00          | 849,448.25 | .00   | 849,448.25   |
| 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)        | (70,968.80)  | .00        | .00   | (70,968.80)  |
|                      | <b>Subtotal Equity</b>                | 649,600.15   | .00        | .00   | 649,600.15   |
|                      | <b>TOTAL LIABILITIES &amp; EQUITY</b> | 704,271.38   | 849,448.25 | .00   | 1,553,719.63 |
| =====                |                                       |              |            |       |              |

# St Augustine Ocean & Racquet Club COA

Income/Expense Statement  
Period: 04/01/23 to 04/30/23

| Account                          | Description                | Current Period |            |             | Year-To-Date |            |             | Yearly Budget |
|----------------------------------|----------------------------|----------------|------------|-------------|--------------|------------|-------------|---------------|
|                                  |                            | Actual         | Budget     | Variance    | Actual       | Budget     | Variance    |               |
| <b>INCOME:</b>                   |                            |                |            |             |              |            |             |               |
| 04110                            | Maintenance Assessment     | 118,575.00     | 118,575.00 | .00         | 830,025.00   | 830,025.00 | .00         | 1,422,900.00  |
| 04111                            | Rental Income-Premier Prop | 1,800.00       | 1,800.00   | .00         | 5,400.00     | 5,400.00   | .00         | 7,200.00      |
| 04115                            | Rental Contribution        | .00            | 17,600.00  | (17,600.00) | 70,400.00    | 123,200.00 | (52,800.00) | 211,200.00    |
| 04117                            | Clubhouse Fee              | .00            | 375.00     | (375.00)    | 1,055.00     | 2,625.00   | (1,570.00)  | 4,500.00      |
| 04118                            | Guard/Parking Fee          | 5,811.51       | 5,000.00   | 811.51      | 27,467.90    | 35,000.00  | (7,532.10)  | 60,000.00     |
| 04120                            | Miscellaneous Income       | 953.00         | 125.00     | 828.00      | 2,389.00     | 875.00     | 1,514.00    | 1,500.00      |
| 04160                            | Late Fees                  | .00            | 41.67      | (41.67)     | 250.00       | 291.65     | (41.65)     | 500.00        |
| 04210                            | Interest Income            | 578.63         | 41.67      | 536.96      | 1,106.56     | 291.65     | 814.91      | 500.00        |
|                                  | Subtotal Income            | 127,718.14     | 143,558.34 | (15,840.20) | 938,093.46   | 997,708.30 | (59,614.84) | 1,708,300.00  |
| <b>EXPENSES</b>                  |                            |                |            |             |              |            |             |               |
| <b>BUILDING MAINTENANCE</b>      |                            |                |            |             |              |            |             |               |
| 05120                            | Elevator                   | 621.45         | 612.50     | (8.95)      | 4,248.30     | 4,287.50   | 39.20       | 7,350.00      |
| 05300                            | Building Maintenance       | 624.23         | 3,250.00   | 2,625.77    | 45,081.06    | 22,750.00  | (22,331.06) | 39,000.00     |
| 05600                            | Termite Bond               | 116.67         | 116.75     | .08         | 816.69       | 817.25     | .56         | 1,401.00      |
| 05660                            | Golf Cart Expense          | .00            | 83.33      | 83.33       | 1,910.93     | 583.31     | (1,327.62)  | 1,000.00      |
|                                  | BUILDING MAINTENANCE       | 1,362.35       | 4,062.58   | 2,700.23    | 52,056.98    | 28,438.06  | (23,618.92) | 48,751.00     |
| <b>GROUND MAINTENANCE</b>        |                            |                |            |             |              |            |             |               |
| 06330                            | Insect Control - Grounds   | 400.00         | 400.00     | .00         | 3,200.00     | 2,800.00   | (400.00)    | 4,800.00      |
| 06540                            | Landscape Contract         | 4,208.93       | 4,583.33   | 374.40      | 29,061.65    | 32,083.31  | 3,021.66    | 55,000.00     |
| 06550                            | Landscape Maintenance      | 1,485.81       | 1,125.00   | (360.81)    | 9,308.65     | 7,875.00   | (1,433.65)  | 13,500.00     |
| 06555                            | Mulch/Tree Trimming        | .00            | 1,083.33   | 1,083.33    | 18,500.00    | 7,583.31   | (10,916.69) | 13,000.00     |
|                                  | GROUND MAINTENANCE         | 6,094.74       | 7,191.66   | 1,096.92    | 60,070.30    | 50,341.62  | (9,728.68)  | 86,300.00     |
| <b>GATES/SECURITY</b>            |                            |                |            |             |              |            |             |               |
| 07180                            | Community Service Officers | 12,437.88      | 13,816.17  | 1,378.29    | 93,462.34    | 96,713.19  | 3,250.85    | 165,794.00    |
| 07185                            | CSO-Phone/Internet         | 814.75         | 333.33     | (481.42)    | 2,494.45     | 2,333.31   | (161.14)    | 4,000.00      |
| 07186                            | Camera Maintenance         | 1,719.65       | 83.33      | (1,636.32)  | 1,719.65     | 583.31     | (1,136.34)  | 1,000.00      |
|                                  | GATES/SECURITY             | 14,972.28      | 14,232.83  | (739.45)    | 97,676.44    | 99,629.81  | 1,953.37    | 170,794.00    |
| <b>AMENITY/POOL/PARK/REC ARE</b> |                            |                |            |             |              |            |             |               |
| 07370                            | Pool Maintenance/Repair    | 2,029.01       | 1,416.67   | (612.34)    | 9,585.48     | 9,916.69   | 331.21      | 17,000.00     |
|                                  | AMENITY/POOL/PARK/REC AR   | 2,029.01       | 1,416.67   | (612.34)    | 9,585.48     | 9,916.69   | 331.21      | 17,000.00     |
| <b>UTILITIES</b>                 |                            |                |            |             |              |            |             |               |
| 07610                            | Cable Service              | 23,562.11      | 23,035.08  | (527.03)    | 164,605.18   | 161,245.56 | (3,359.62)  | 276,421.00    |
| 07620                            | Electricity - General      | 4,629.39       | 4,500.00   | (129.39)    | 31,869.76    | 31,500.00  | (369.76)    | 54,000.00     |

