

# St Augustine Ocean & Racquet Club COA

Balance Sheet  
As of 01/31/24

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1045	Truist - Operating	189,734.62			189,734.62
1070	Valley ICS- Operating	133,671.47			133,671.47
1076	Valley Insurance MM	204,766.22			204,766.22
1080	Truist - Reserve		32,733.89		32,733.89
1088	Valley ICS -Reserve MM		936,267.00		936,267.00
1210	Accounts Receivable	9,320.29			9,320.29
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	2,592.10			2,592.10
1830	Prepaid Insurance	151,281.26			151,281.26
1900	Computer Software	37,643.11			37,643.11
	<b>TOTAL ASSETS</b>	705,334.11	969,000.89	.00	1,674,335.00
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LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
2010	Accounts Payable	1,362.19			1,362.19
2025	Insurance Payable Frontline	37,444.00			37,444.00
2040	Prepaid Owner Assessments	60,494.67			60,494.67
	<b>Subtotal Current Liab.</b>	99,300.86	.00	.00	99,300.86
RESERVES:					
3001	General Reserves		109,466.64		109,466.64
3101	Prior Year Reserves		850,504.00		850,504.00
3290	Reserves - Interest		9,030.25		9,030.25
	<b>Subtotal Reserves</b>	.00	969,000.89	.00	969,000.89
EQUITY:					
3300	Prior Period Net Income (Loss)	609,412.57			609,412.57
	Current Year Net Income/(Loss)	(3,379.32)	.00	.00	(3,379.32)
	<b>Subtotal Equity</b>	606,033.25	.00	.00	606,033.25
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	705,334.11	969,000.89	.00	1,674,335.00

# St Augustine Ocean & Racquet Club COA

Income/Expense Statement  
Period: 01/01/24 to 01/31/24

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME:</b>								
04110	Maintenance Assessment	149,823.00	149,823.00	.00	599,292.00	599,292.00	.00	1,797,876.00
04111	Rental Income-Premier Prop	.00	700.00	(700.00)	1,800.00	2,800.00	(1,000.00)	8,400.00
04115	Rental Contribution	14,885.83	14,843.67	42.16	14,885.83	59,374.64	(44,488.81)	178,124.00
04117	Clubhouse Fee	.00	358.33	(358.33)	.00	1,433.36	(1,433.36)	4,300.00
04118	Guard/Parking Fee	3,040.20	5,000.00	(1,959.80)	13,424.88	20,000.00	(6,575.12)	60,000.00
04120	Miscellaneous Income	(39.81)	166.67	(206.48)	40.19	666.64	(626.45)	2,000.00
04160	Late Fees	212.00	41.67	170.33	762.00	166.68	595.32	500.00
04210	Interest Income	917.30	45.83	871.47	7,631.18	183.36	7,447.82	550.00
	<b>Subtotal Income</b>	<b>168,838.52</b>	<b>170,979.17</b>	<b>(2,140.65)</b>	<b>637,836.08</b>	<b>683,916.68</b>	<b>(46,080.60)</b>	<b>2,051,750.00</b>
<b>EXPENSES</b>								
<b>BUILDING MAINTENANCE</b>								
05120	Elevator	640.70	656.25	15.55	3,386.79	2,625.00	(761.79)	7,875.00
05300	Building Maintenance	2,471.74	3,333.33	861.59	11,846.46	13,333.32	1,486.86	40,000.00
05305	Dryer Vent Clean Out	.00	466.67	466.67	.00	1,866.68	1,866.68	5,600.00
05600	Termite Bond	.00	116.75	116.75	.00	467.00	467.00	1,401.00
05660	Golf Cart Expense	.00	83.33	83.33	1,588.08	333.32	(1,254.76)	1,000.00
	<b>BUILDING MAINTENANCE</b>	<b>3,112.44</b>	<b>4,656.33</b>	<b>1,543.89</b>	<b>16,821.33</b>	<b>18,625.32</b>	<b>1,803.99</b>	<b>55,876.00</b>
<b>GROUND MAINTENANCE</b>								
06330	Insect Control - Grounds	400.00	480.00	80.00	1,600.00	1,920.00	320.00	5,760.00
06540	Landscape Contract	4,339.40	4,583.33	243.93	17,176.57	18,333.32	1,156.75	55,000.00
06550	Landscape Maintenance	385.33	833.33	448.00	7,182.19	3,333.32	(3,848.87)	10,000.00
06555	Mulch/Tree Trimming	.00	1,600.83	1,600.83	6,060.00	6,403.32	343.32	19,210.00
	<b>GROUND MAINTENANCE</b>	<b>5,124.73</b>	<b>7,497.49</b>	<b>2,372.76</b>	<b>32,018.76</b>	<b>29,989.96</b>	<b>(2,028.80)</b>	<b>89,970.00</b>
<b>GATES/SECURITY</b>								
07180	Community Service Officers	19,690.63	13,899.50	(5,791.13)	58,341.34	55,598.00	(2,743.34)	166,794.00
07185	CSO-Phone/Internet	617.66	375.00	(242.66)	2,432.36	1,500.00	(932.36)	4,500.00
07186	Camera Maintenance	134.44	250.00	115.56	528.19	1,000.00	471.81	3,000.00
	<b>GATES/SECURITY</b>	<b>20,442.73</b>	<b>14,524.50</b>	<b>(5,918.23)</b>	<b>61,301.89</b>	<b>58,098.00</b>	<b>(3,203.89)</b>	<b>174,294.00</b>
<b>AMENITY/POOL/PARK/REC ARE</b>								
07370	Pool Maintenance/Repair	853.84	1,416.67	562.83	2,845.15	5,666.68	2,821.53	17,000.00
	<b>AMENITY/POOL/PARK/REC AR</b>	<b>853.84</b>	<b>1,416.67</b>	<b>562.83</b>	<b>2,845.15</b>	<b>5,666.68</b>	<b>2,821.53</b>	<b>17,000.00</b>
<b>UTILITIES</b>								
07610	Cable Service	24,514.90	24,501.92	(12.98)	98,034.61	98,007.68	(26.93)	294,023.00

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Income/Expense Statement  
 Period: 01/01/24 to 01/31/24

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
07620	Electricity - General	5,083.49	4,766.33	(317.16)	19,294.16	19,065.32	(228.84)	57,196.00
07660	Trash Service	1,907.13	1,833.33	(73.80)	7,462.68	7,333.32	(129.36)	22,000.00
07690	Water/Sewer	14,366.52	14,166.67	(199.85)	54,227.55	56,666.68	2,439.13	170,000.00
	<b>UTILITIES</b>	<b>45,872.04</b>	<b>45,268.25</b>	<b>(603.79)</b>	<b>179,019.00</b>	<b>181,073.00</b>	<b>2,054.00</b>	<b>543,219.00</b>
<b>ON-SITE PAYROLL</b>								
07960	On-Site Maintenance Payroll	16,950.78	15,000.00	(1,950.78)	54,305.25	60,000.00	5,694.75	180,000.00
07965	On-Site Office Payroll	4,890.04	4,709.17	(180.87)	14,795.11	18,836.68	4,041.57	56,510.00
07972	Uniforms	.00	50.00	50.00	267.86	200.00	(67.86)	600.00
07995	Workers Compensation	2,117.27	1,333.33	(783.94)	6,810.56	5,333.32	(1,477.24)	16,000.00
	<b>ON-SITE PAYROLL</b>	<b>23,958.09</b>	<b>21,092.50</b>	<b>(2,865.59)</b>	<b>76,178.78</b>	<b>84,370.00</b>	<b>8,191.22</b>	<b>253,110.00</b>
<b>MANAGEMENT/ADMIN COSTS</b>								
08020	Bank Charges	12.00	150.00	138.00	1,533.50	600.00	(933.50)	1,800.00
08030	Professional Fees-CPA	1,350.00	916.67	(433.33)	13,000.00	3,666.68	(9,333.32)	11,000.00
08040	Professional Fees-Legal	.00	58.33	58.33	.00	233.32	233.32	700.00
08250	Fees Payable to Division	.00	.00	.00	1,116.00	1,116.00	.00	1,116.00
08400	Insurance-Wind/Prop/Liab/Umb	25,499.31	33,945.41	8,446.10	101,997.12	135,781.64	33,784.52	407,344.96
08420	Insurance - Flood	7,067.50	7,810.00	742.50	28,270.00	31,240.00	2,970.00	93,720.00
08483	License and Fees	.00	208.33	208.33	.00	833.32	833.32	2,500.00
08560	Management Fees	2,976.75	2,976.75	.00	11,907.00	11,907.00	.00	35,721.00
08675	Stripe Parking Fees	107.24	416.67	309.43	498.03	1,666.68	1,168.65	5,000.00
08680	Office & Admin Expense	388.79	1,333.33	944.54	3,901.67	5,333.32	1,431.65	16,000.00
08710	Postage	203.90	291.70	87.80	635.53	1,166.80	531.27	3,500.40
08716	Owner Activities	.00	291.67	291.67	.00	1,166.68	1,166.68	3,500.00
08800	Computer Support	175.00	166.67	(8.33)	705.00	666.68	(38.32)	2,000.00
08976	Insurance Appraisal	.00	54.17	54.17	.00	216.68	216.68	650.00
08980	Contingencies	.00	444.05	444.05	.00	1,776.20	1,776.20	5,328.64
	<b>MANAGEMENT/ADMIN COSTS</b>	<b>37,780.49</b>	<b>49,063.75</b>	<b>11,283.26</b>	<b>163,563.85</b>	<b>197,371.00</b>	<b>33,807.15</b>	<b>589,881.00</b>
<b>RESERVE</b>								
09010	Pooled Reserve Contribution	27,366.67	27,366.67	.00	109,466.64	109,466.64	.00	328,400.00
	<b>RESERVE</b>	<b>27,366.67</b>	<b>27,366.67</b>	<b>.00</b>	<b>109,466.64</b>	<b>109,466.64</b>	<b>.00</b>	<b>328,400.00</b>
	<b>TOTAL EXPENSES</b>	<b>164,511.03</b>	<b>170,886.16</b>	<b>6,375.13</b>	<b>641,215.40</b>	<b>684,660.60</b>	<b>43,445.20</b>	<b>2,051,750.00</b>
	<b>Current Year Net Income/(loss)</b>	<b>4,327.49</b>	<b>93.01</b>	<b>4,234.48</b>	<b>(3,379.32)</b>	<b>(743.92)</b>	<b>(2,635.40)</b>	<b>.00</b>
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