

Courtyards at Atlantic Beach Condo Assoc., Inc.
Profit & Loss

January through December 2022

Cash Basis

	Jan 22	Feb 22	Mar 22	Apr 22	May 22	Jun 22	Jul 22	Aug 22	Sep 22	Oct 22	Nov 22	Dec 22	TOTAL
Ordinary Income/Expense													
Income													
Assessment Income													
Assessments 2021	1,025.00	375.00	925.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,325.00
Assessments 2022	5,400.00	5,625.00	5,768.41	5,675.00	5,325.00	6,000.00	7,456.59	6,000.00	6,010.00	6,740.00	5,625.00	6,325.00	71,950.00
Assessments Interest	0.00	0.00	7.33	0.40	1.85	0.00	76.05	0.00	0.00	7.05	0.00	0.00	92.68
Late Fees	0.00	0.00	5.00	0.00	5.00	0.00	5.00	0.00	0.00	0.00	0.00	0.00	15.00
Total Assessment Income	6,425.00	6,000.00	6,705.74	5,675.40	5,331.85	6,000.00	7,537.64	6,000.00	6,010.00	6,747.05	5,625.00	6,325.00	74,382.68
Collections Expense Reimb.	0.00	0.00	0.00	0.00	0.00	0.00	7.00	0.00	0.00	0.00	0.00	0.00	7.00
Garage Rental	30.00	30.00	30.00	30.00	30.00	30.00	2,230.00	100.00	100.00	100.00	100.00	100.00	2,910.00
Total Income	6,455.00	6,030.00	6,735.74	5,705.40	5,361.85	6,030.00	9,774.64	6,100.00	6,110.00	6,847.05	5,725.00	6,425.00	77,299.68
Gross Profit	6,455.00	6,030.00	6,735.74	5,705.40	5,361.85	6,030.00	9,774.64	6,100.00	6,110.00	6,847.05	5,725.00	6,425.00	77,299.68
Expense													
Administrative Expenses													
Annual Invoice Fee	55.25	0.00	0.00	0.00	0.00	3.25	0.00	0.00	0.00	0.00	0.00	0.00	58.50
Annual Report	0.00	0.00	0.00	61.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	61.25
Insurance	2,094.61	2.00	2,094.61	2,491.24	0.00	5,107.04	4,216.24	2,491.24	4,772.24	5,029.00	3,599.98	2,491.24	34,389.44
Management	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
Postage	1.89	1.69	11.66	11.66	1.06	9.54	0.00	0.00	3.42	0.00	4.56	0.57	46.05
Tax Return Prep	0.00	155.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	155.00
Total Administrative Expenses	2,551.75	558.69	2,506.27	2,964.15	401.06	5,519.83	4,616.24	2,891.24	5,175.66	5,429.00	4,004.54	2,891.81	39,510.24
Bank Service Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coupon Stop Fee	0.00	0.00	0.00	0.00	7.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.00
Insurance Appraisal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,550.00	0.00	0.00	1,550.00
Operating Expenses													
Landscaping	0.00	0.00	865.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	865.19
Irrigation Repairs													
Total Landscaping	0.00	0.00	865.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	865.19
Maintenance	175.00	8,456.00	7,150.00	750.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	16,731.00
Maintenance - Termitte Protectio	0.00	0.00	425.00	0.00	425.00	0.00	0.00	1,275.00	0.00	0.00	0.00	0.00	2,125.00
Utilities													
Electric	11.72	11.58	11.58	11.58	11.58	11.58	11.58	11.74	11.58	11.58	11.58	11.58	139.26
Rash Removal	368.00	368.00	368.00	368.00	368.00	368.00	368.00	368.00	368.00	368.00	368.00	368.00	4,416.00
Water/Irrigation	93.03	103.55	107.06	89.52	82.50	96.54	96.54	96.54	89.52	103.55	100.05	103.55	1,161.95
Total Utilities	472.75	483.13	486.64	469.10	462.08	476.12	476.12	476.28	469.10	483.13	479.63	483.13	5,717.21
Total Operating Expenses	647.75	8,939.13	8,926.83	1,219.10	887.08	476.12	476.12	1,751.28	469.10	683.13	479.63	483.13	25,438.40
Total Expense	3,199.50	9,497.82	11,433.10	4,183.25	1,295.14	5,995.95	5,092.36	4,642.52	5,644.76	7,662.13	4,484.17	3,374.94	66,505.64
Net Ordinary Income	3,255.50	-3,467.82	-4,697.36	1,522.15	4,066.71	34.05	4,682.28	1,457.48	465.24	-815.08	1,240.83	3,050.06	10,794.04
Other Income/Expense													
Other Income	0.09	0.08	0.09	0.07	0.07	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.47
Bank Interest-Reserves	0.09	0.06	0.03	0.04	0.07	0.08	0.09	0.20	0.19	0.19	0.19	0.19	1.42
Interest - Bank													
Total Other Income	0.18	0.14	0.12	0.11	0.14	0.15	0.09	0.20	0.19	0.19	0.19	0.19	1.89
Other Expense													
Bank Interest-- Reserves	0.09	0.08	0.09	0.07	0.07	0.07	0.00	0.09	0.09	0.09	0.10	0.00	0.84
Reserves Contribution	440.58	440.58	440.58	440.58	440.58	440.58	440.58	440.58	440.58	440.58	440.58	440.58	5,286.96
Total Other Expense	440.67	440.66	440.67	440.65	440.65	440.65	440.58	440.67	440.67	440.67	440.68	440.58	5,287.80
Net Other Income	-440.49	-440.52	-440.55	-440.54	-440.51	-440.50	-440.49	-440.48	-440.48	-440.48	-440.49	-440.39	-5,285.91
Net Income	2,815.01	-3,908.34	-5,137.91	1,081.61	3,626.20	-406.45	4,241.79	1,017.01	24.76	-1,255.56	800.34	2,609.67	5,508.13

Courtyards at Atlantic Beach Condo Assoc., Inc.

Profit & Loss Budget vs. Actual

January through December 2022

Cash Basis

	Jan - Dec 22	Budget	% of Budget
Ordinary Income/Expense			
Income			
Assessment Income			
Assessments 2021	2,325.00		
Assessments 2022	71,950.00	71,999.29	99.9%
Assessments Interest	92.68		
Late Fees	15.00		
Total Assessment Income	74,382.68	71,999.29	103.3%
Collections Expense Reimb.	7.00		
Garage Rental	2,910.00		
Total Income	77,299.68	71,999.29	107.4%
Gross Profit	77,299.68	71,999.29	107.4%
Expense			
Administrative Expenses			
Annual Invoice Fee	58.50	56.00	104.5%
Annual Report	61.25	61.25	100.0%
Insurance	34,389.44	38,650.00	89.0%
Legal	0.00	1,500.00	0.0%
Management	4,800.00	4,800.00	100.0%
Postage	46.05	100.00	46.1%
Tax Return Prep	155.00	155.00	100.0%
Total Administrative Expenses	39,510.24	45,322.25	87.2%
Annual Condo Fee- DBPR	0.00	60.00	0.0%
Bank Service Charges	0.00		
Coupon Stop Fee	7.00		
Fire Extinguishers	0.00	150.00	0.0%
Insurance Appraisal	1,550.00		
Operating Expenses			
Common Area (CY Mayport)	0.00	2,624.04	0.0%
Landscaping			
Irrigation Repairs	865.19		
Landscaping Improvements	0.00	300.00	0.0%
Total Landscaping	865.19	300.00	288.4%
Maintenance	16,731.00	9,435.00	177.3%
Maintenance - Termite Protection	2,125.00		
Utilities			
Backflow Test	0.00	80.00	0.0%
Electric	139.26	200.00	69.6%
Trash Removal	4,416.00	4,416.00	100.0%
Water/Irrigation	1,161.95	1,000.00	116.2%
Total Utilities	5,717.21	5,696.00	100.4%
Total Operating Expenses	25,438.40	18,055.04	140.9%
Termite Bond	0.00	2,125.00	0.0%
Unpaid Assessment Allowance	0.00	1,000.00	0.0%
Total Expense	66,505.64	66,712.29	99.7%
Net Ordinary Income	10,794.04	5,287.00	204.2%
Other Income/Expense			
Other Income			
Bank Interest-Reserves	0.47		
Interest - Bank	1.42		
Total Other Income	1.89		
Other Expense			
Bank Interest-- Reserves	0.84		
Reserves Contribution	5,286.96	5,287.00	100.0%
Total Other Expense	5,287.80	5,287.00	100.0%
Net Other Income	-5,285.91	-5,287.00	100.0%
Net Income	5,508.13	0.00	100.0%

Courtyards at Atlantic Beach Condo Assoc., Inc.
Balance Sheet
As of December 31, 2022

	Dec 31, 22
ASSETS	
Current Assets	
Checking/Savings	
Truist Checking	10,248.21
Truist Money Market	12,457.82
Total Checking/Savings	22,706.03
Accounts Receivable	
Accounts Receivable	-825.00
Total Accounts Receivable	-825.00
Total Current Assets	21,881.03
TOTAL ASSETS	21,881.03
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	-4,187.22
Total Accounts Payable	-4,187.22
Other Current Liabilities	
Bank Interest--Reserves	3.12
Reserves	
Spent From Reserves	-12,434.79
Reserves - Other	24,854.73
Total Reserves	12,419.94
Total Other Current Liabilities	12,423.06
Total Current Liabilities	8,235.84
Total Liabilities	8,235.84
Equity	
Opening Balance Equity	60,402.11
Retained Earnings	-52,265.05
Net Income	5,508.13
Total Equity	13,645.19
TOTAL LIABILITIES & EQUITY	21,881.03