

Posted 12/31/2024

Eau Gallie Harbour Club Condominium

AssetsCash

1010	AAFB Operating	43,575.87
1020	Valley National Bank OP	479.51
1025	Valley National Bank MM	11,780.05

<u>Total Cash</u>	55,835.43
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Capital Reserve Funds

1015	AAFB Reserve	87,098.14
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<u>Total Capital Reserve Funds</u>	87,098.14
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Accounts Receivable

1210	Accounts Receivable	4,040.51
1220	Special Assessment	368.28

<u>Total Accounts Receivable</u>	4,408.79
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<i>Total Assets</i>		147,342.36
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Liabilities & EquityCurrent Liabilities

2050	Prepaid Assessments	8,831.55
2060	VNB Loan Payable	138,752.41

<u>Total Current Liabilities</u>	147,583.96
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Capital Reserve Funds

3000	Pavement/Building	16,629.68
3010	Roof/Flat Decks	15,093.82
3040	Build Paint/Seal & Wood Siding	38,929.78
3050	Deferred Maintenance	12,861.06
3060	Fire System	1,750.00
3080	Interest - Reserves	1,833.80

<u>Total Capital Reserve Funds</u>	87,098.14
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Equity

3900	Retained Earnings	17,418.19
	Net Income / (Loss)	(104,757.93)

<u>Total Equity</u>	(87,339.74)
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<i>Total Liabilities & Equity</i>		147,342.36
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Eau Gallie Harbour Club Condominium

Income vs Expenses w/Budget

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	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessment Revenue									
4010:Maint. Assessment	20,007.50	19,999.63	7.87	-0.04%	240,090.00	239,996.00	94.00	-0.04%	239,996.00
4020:Loan Pymt Assessmer	137,979.53	0.00	137,979.53	0.00%	137,979.53	0.00	137,979.53	0.00%	0.00
4040:Late Fees	163.33	0.00	163.33	0.00%	1,324.12	0.00	1,324.12	0.00%	0.00
4200:Special Assessment	0.00	0.00	0.00	0.00%	63,600.00	0.00	63,600.00	0.00%	0.00
TOTAL Assessment Revenue	158,150.36	19,999.63	138,150.73	-690.77%	442,993.65	239,996.00	202,997.65	-84.58%	239,996.00
Other Revenue									
4080:Interest Operating	28.47	0.00	28.47	0.00%	128.13	0.00	128.13	0.00%	0.00
TOTAL Other Revenue	28.47	0.00	28.47	0.00%	128.13	0.00	128.13	0.00%	0.00
TOTAL Income	158,178.83	19,999.63	138,179.20	-690.91%	443,121.78	239,996.00	203,125.78	-84.64%	239,996.00
Expense									
Administrative									
5010:Management	1,721.00	1,700.00	(21.00)	-1.24%	20,652.00	20,400.00	(252.00)	-1.24%	20,400.00
5020:Office Supplies	69.35	37.50	(31.85)	-84.93%	434.38	450.00	15.62	3.47%	450.00
5030:Postage	55.62	16.63	(38.99)	-234.46%	144.74	200.00	55.26	27.63%	200.00
5040:Legal/Professional/Eng	0.00	395.87	395.87	100.00%	1,800.00	4,750.00	2,950.00	62.11%	4,750.00
5060:Licenses/Permits/Dues	108.00	39.62	(68.38)	-172.59%	344.25	475.00	130.75	27.53%	475.00
5090:Reserve Contribution	4,056.50	4,056.50	0.00	0.00%	48,678.00	48,678.00	0.00	0.00%	48,678.00
5100:Operating Contingency	1,550.98	1,419.88	(131.10)	-9.23%	3,117.70	17,039.00	13,921.30	81.70%	17,039.00
TOTAL Administrative	7,561.45	7,666.00	104.55	1.36%	75,171.07	91,992.00	16,820.93	18.29%	91,992.00
Building Maintenance									
6530:Pest Control & Lawn F	165.00	100.00	(65.00)	-65.00%	725.00	1,200.00	475.00	39.58%	1,200.00
6540:Termite Bond - Bldg.	0.00	56.25	56.25	100.00%	175.00	675.00	500.00	74.07%	675.00
6550:Bldg. Repairs & Maint.	0.00	895.87	895.87	100.00%	13,309.36	10,750.00	(2,559.36)	-23.81%	10,750.00
6600:2024 Special Assessmr	10,920.00	0.00	(10,920.00)	0.00%	50,136.19	0.00	(50,136.19)	0.00%	0.00
6660 :Roof Replacement	0.00	0.00	0.00	0.00%	236,573.15	0.00	(236,573.15)	0.00%	0.00
TOTAL Building Maintenanoc	11,085.00	1,052.12	(10,032.88)	-953.59%	300,918.70	12,625.00	(288,293.70)	-2283.51%	12,625.00
Insurance									
5515:Insurance	3,924.72	4,984.38	1,059.66	21.26%	49,915.05	59,813.00	9,897.95	16.55%	59,813.00
TOTAL Insurance	3,924.72	4,984.38	1,059.66	21.26%	49,915.05	59,813.00	9,897.95	16.55%	59,813.00
Landscape/ Grounds Maintenance									
6000:Lawn Contract	984.38	1,000.00	15.62	1.56%	11,812.56	12,000.00	187.44	1.56%	12,000.00
6010:Landscaping	0.00	442.88	442.88	100.00%	2,215.00	5,315.00	3,100.00	58.33%	5,315.00
6040:Irrigation	195.00	220.00	25.00	11.36%	2,564.00	2,640.00	76.00	2.88%	2,640.00
TOTAL Landscape/ Grounds	1,179.38	1,662.88	483.50	29.08%	16,591.56	19,955.00	3,363.44	16.86%	19,955.00
Mechancial Systems									
7010:Fire System Monitoring	1,359.00	334.38	(1,024.62)	-306.42%	4,447.12	4,013.00	(434.12)	-10.82%	4,013.00
7020:Fire System R/M	0.00	25.00	25.00	100.00%	0.00	300.00	300.00	100.00%	300.00
7050:Elevator Contract	0.00	294.50	294.50	100.00%	1,933.05	3,534.00	1,600.95	45.30%	3,534.00
7060:Elevator R/M	0.00	25.00	25.00	100.00%	0.00	300.00	300.00	100.00%	300.00

Eau Gallie Harbour Club Condominium

Income vs Expenses w/Budget

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	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
TOTAL Mechancial Systems	1,359.00	678.88	(680.12)	-100.18%	6,380.17	8,147.00	1,766.83	21.69%	8,147.00
<u>Pool / Clubhouse</u>									
6325 :Pool Remodel	(87.10)	0.00	87.10	0.00%	40,251.55	0.00	(40,251.55)	0.00%	0.00
TOTAL Pool / Clubhouse	(87.10)	0.00	87.10	0.00%	40,251.55	0.00	(40,251.55)	0.00%	0.00
<u>Pool /Clubhouse</u>									
6310:Pool Contract	350.00	350.00	0.00	0.00%	3,675.00	4,200.00	525.00	12.50%	4,200.00
6320:Pool Supplies	0.00	41.63	41.63	100.00%	425.00	500.00	75.00	15.00%	500.00
TOTAL Pool /Clubhouse	350.00	391.63	41.63	10.63%	4,100.00	4,700.00	600.00	12.77%	4,700.00
<u>Utilities</u>									
8110:Cable	1,640.13	1,623.63	(16.50)	-1.02%	19,958.08	19,484.00	(474.08)	-2.43%	19,484.00
8120:Sanitation	243.36	240.00	(3.36)	-1.40%	2,839.59	2,880.00	40.41	1.40%	2,880.00
8130:Water/Sewer	2,511.48	960.00	(1,551.48)	-161.61%	22,964.94	11,520.00	(11,444.94)	-99.35%	11,520.00
8140:Electric	947.28	650.00	(297.28)	-45.74%	7,829.24	7,800.00	(29.24)	-0.37%	7,800.00
8150:Telephone/Wireless	79.98	90.00	10.02	11.13%	959.76	1,080.00	120.24	11.13%	1,080.00
TOTAL Utilities	5,422.23	3,563.63	(1,858.60)	-52.15%	54,551.61	42,764.00	(11,787.61)	-27.56%	42,764.00
TOTAL Expense	30,794.68	19,999.52	(10,795.16)	-53.98%	547,879.71	239,996.00	(307,883.71)	-128.29%	239,996.00
Excess Revenue / Expense	127,384.15	0.11	127,384.04	0.00%	(104,757.93)	0.00	(104,757.93)	0.00%	0.00

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Income vs Expenses w/Budget

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	Current Month Reserve				Year to Date Reserve				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
<u>Other Revenue</u>									
4090:Reserve Interest	18.02	0.00	18.02	0.00%	450.69	0.00	450.69	0.00%	0.00
4095:Reserve Interest Alloc	(18.02)	0.00	(18.02)	0.00%	(450.69)	0.00	(450.69)	0.00%	0.00
TOTAL Other Revenue	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00
TOTAL Income	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00
Excess Revenue / Expense	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00