

Club Cabana COA, Inc.
Balance Sheet
 As of January 31, 2024

	Jan 31, 24	Jan 31, 23
ASSETS		
Current Assets		
Checking/Savings		
OPERATING ACCTS		
Centennial Operating 8006	27,005.78	44,293.19
Total OPERATING ACCTS	27,005.78	44,293.19
RESERVE ACCTS		
Centennial Reserve 8022	60,521.19	40,935.49
Total RESERVE ACCTS	60,521.19	40,935.49
Total Checking/Savings	87,526.97	85,228.68
Accounts Receivable		
1-1200 · Accounts Receivable	-12,600.00	-23,400.00
1-1400 · ECUA - Water	290.00	-260.00
Total Accounts Receivable	-12,310.00	-23,660.00
Other Current Assets		
1499 · Undeposited Funds	0.00	9,000.00
6000 · PREPAIDS		
6000-1 · Package Insurance	17,755.98	23,770.17
6000-3 · Flood Insurance	4,470.10	3,307.98
Total 6000 · PREPAIDS	22,226.08	27,078.15
Total Other Current Assets	22,226.08	36,078.15
Total Current Assets	97,443.05	97,646.83
Fixed Assets		
405 · Accumulated Depreciation	-8,772.10	-8,772.10
410 · Furniture & Fixtures	6,059.35	6,059.35
415 · Equipment	2,934.02	2,934.02
Total Fixed Assets	221.27	221.27
TOTAL ASSETS	97,664.32	97,868.10
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
2000 · Accounts Payable	14,534.89	4,552.75
Total Accounts Payable	14,534.89	4,552.75
Other Current Liabilities		
5000 · Note Payable - Insurance Pkg	2,330.18	23,272.68
606 · Due to/(from) Reserves	25,047.53	25,047.53
Total Other Current Liabilities	27,377.71	48,320.21
Total Current Liabilities	41,912.60	52,872.96
Total Liabilities	41,912.60	52,872.96
Equity		
2-9000 · RESERVES		
2-9001 · General Contributions	26,000.00	2,000.00
2-9005 · Interest	576.43	43.14
2-9007 · Due from Operating	-25,047.53	-25,047.53
2-9010 · Performance Obligations	63,939.88	63,939.88
Total 2-9000 · RESERVES	65,468.78	40,935.49
3900 · Retained Earnings	-416.28	8,257.93
680 · Fund Balance	-7,871.24	-7,871.24
Net Income	-1,429.54	3,672.96
Total Equity	55,751.72	44,995.14
TOTAL LIABILITIES & EQUITY	97,664.32	97,868.10

Club Cabana COA, Inc.
Profit & Loss Budget Performance
January 2024

	Jan 24	Budget	Jan 24	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
700 · Association Fees	21,600.00	24,300.00	21,600.00	24,300.00	291,600.00
740 · Interest	105.86		105.86		
Total Income	<u>21,705.86</u>	<u>24,300.00</u>	<u>21,705.86</u>	<u>24,300.00</u>	<u>291,600.00</u>
Gross Profit	21,705.86	24,300.00	21,705.86	24,300.00	291,600.00
Expense					
001 · Administration					
121 · Tax & Licenses	0.00	14.59	0.00	14.59	175.00
122 · Office Supplies	0.00	20.84	0.00	20.84	250.00
123 · Postage & Supplies	0.00	33.34	0.00	33.34	400.00
Total 001 · Administration	<u>0.00</u>	<u>68.77</u>	<u>0.00</u>	<u>68.77</u>	<u>825.00</u>
002 · Contracts					
201 · Grounds Maintenance	349.00	349.00	349.00	349.00	4,188.00
202 · Elevator	2,247.18	2,375.00	2,247.18	2,375.00	9,500.00
203 · Fire Alarm	0.00	394.84	0.00	394.84	4,738.00
205 · Pest Control	80.00	40.00	80.00	40.00	480.00
206 · Pool Contract	100.00	216.66	100.00	216.66	2,600.00
207 · Assoc. Mgmt/Acctg	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
Total 002 · Contracts	<u>5,276.18</u>	<u>5,875.50</u>	<u>5,276.18</u>	<u>5,875.50</u>	<u>51,506.00</u>
003 · Utilities					
301 · Water and Sewer	1,112.01	1,875.00	1,112.01	1,875.00	22,500.00
301R · ECUA - Water Reimburs...	-1,560.00	-1,560.00	-1,560.00	-1,560.00	-6,240.00
302 · Electricity	1,322.51	1,208.34	1,322.51	1,208.34	14,500.00
303 · Cable / Telephone	1,523.82	1,524.00	1,523.82	1,524.00	6,139.00
304 · Trash Removal	112.94	250.00	112.94	250.00	3,000.00
Total 003 · Utilities	<u>2,511.28</u>	<u>3,297.34</u>	<u>2,511.28</u>	<u>3,297.34</u>	<u>39,899.00</u>
004 · Pool/Spa					
401 · Pool/Spa Supplies	43.00	125.00	43.00	125.00	1,500.00
402 · Pool/Spa Repairs	0.00	333.34	0.00	333.34	4,000.00
Total 004 · Pool/Spa	<u>43.00</u>	<u>458.34</u>	<u>43.00</u>	<u>458.34</u>	<u>5,500.00</u>
005 · Repairs & Maintenance					
501 · Janitorial	150.00	375.00	150.00	375.00	4,500.00
502 · Supplies - Maintenance & ...	0.00	62.50	0.00	62.50	750.00
503 · Elevator	0.00	83.34	0.00	83.34	1,000.00
504 · Bldg. Repairs & Improvem...	502.94	971.66	502.94	971.66	11,660.00
506 · Fire System Repairs	9,930.00	291.66	9,930.00	291.66	3,500.00
507 · Gate Repairs	0.00	104.16	0.00	104.16	1,250.00
508 · Maintenance Contract	150.00	250.00	150.00	250.00	3,000.00
509 · After Hours Call Outs	0.00	12.50	0.00	12.50	150.00
511 · Mats	72.00	75.00	72.00	75.00	900.00
Total 005 · Repairs & Maintenance	<u>10,804.94</u>	<u>2,225.82</u>	<u>10,804.94</u>	<u>2,225.82</u>	<u>26,710.00</u>
006 · Insurance					
602 · Package	0.00	8,116.66	0.00	8,116.66	97,400.00
603 · Flood	0.00	830.00	0.00	830.00	9,960.00
Total 006 · Insurance	<u>0.00</u>	<u>8,946.66</u>	<u>0.00</u>	<u>8,946.66</u>	<u>107,360.00</u>
007 · Professional Fees					
701 · Professional Fees - Accou...	0.00	233.34	0.00	233.34	2,800.00
704 · Reserve Study	0.00	250.00	0.00	250.00	3,000.00
Total 007 · Professional Fees	<u>0.00</u>	<u>483.34</u>	<u>0.00</u>	<u>483.34</u>	<u>5,800.00</u>
008 · Reserve Funds Transfer	2,000.00	2,000.00	2,000.00	2,000.00	24,000.00
009 · Milestone/ SIRS Rsv Fund T...	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
Total Expense	<u>23,135.40</u>	<u>25,855.77</u>	<u>23,135.40</u>	<u>25,855.77</u>	<u>291,600.00</u>
Net Ordinary Income	<u>-1,429.54</u>	<u>-1,555.77</u>	<u>-1,429.54</u>	<u>-1,555.77</u>	<u>0.00</u>
Net Income	<u><u>-1,429.54</u></u>	<u><u>-1,555.77</u></u>	<u><u>-1,429.54</u></u>	<u><u>-1,555.77</u></u>	<u><u>0.00</u></u>

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Club Cabana COA, Inc.
Check Detail
January 2024

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	ACH	01/03/2024	Frontline Insurance		Centennial Operating 8006		-5,918.66
Bill		12/09/2023		5000 · Note Payable - Insurance Pkg		-5,918.66	5,918.66
TOTAL						-5,918.66	5,918.66
Bill Pmt -Check	1170	01/03/2024	Innerarity Hardware		Centennial Operating 8006		-222.42
Bill		12/31/2023		502 · Supplies - Maintenance & Office		-222.42	222.42
TOTAL						-222.42	222.42
Bill Pmt -Check	1171	01/03/2024	Parish Management Team		Centennial Operating 8006		-2,500.00
Bill		01/01/2024		207 · Assoc. Mgmt/Acctg		-2,500.00	2,500.00
TOTAL						-2,500.00	2,500.00
Bill Pmt -Check	1172	01/03/2024	Terry Kimbrough		Centennial Operating 8006		-400.00
Bill		01/01/2024		508 · Maintenance Contract		-150.00	150.00
				501 · Janitorial		-150.00	150.00
				206 · Pool Contract		-100.00	100.00
TOTAL						-400.00	400.00
Bill Pmt -Check	ACH	01/03/2024	FPL Northwest FL		Centennial Operating 8006		-1,221.56
Bill		12/22/2023		302 · Electricity		-1,221.56	1,221.56
TOTAL						-1,221.56	1,221.56
Bill Pmt -Check	ACH...	01/04/2024	Cox Business 7501		Centennial Operating 8006		-173.57
Bill		12/22/2023		303 · Cable / Telephone		-173.57	173.57
TOTAL						-173.57	173.57
Bill Pmt -Check	ACH...	01/04/2024	Cox Communications 6301		Centennial Operating 8006		-1,350.20
Bill		12/16/2023		303 · Cable / Telephone		-1,350.20	1,350.20
TOTAL						-1,350.20	1,350.20
Bill Pmt -Check	ACH	01/05/2024	Club Cabana Reserve Acct		Centennial Operating 8006		-2,000.00
Bill		01/01/2024		008 · Reserve Funds Transfer		-2,000.00	2,000.00
TOTAL						-2,000.00	2,000.00
Bill Pmt -Check	ACH	01/08/2024	Knox Pest Control		Centennial Operating 8006		-80.00
Bill		01/01/2024		205 · Pest Control		-20.00	20.00
Bill	2750...	01/05/2024		205 · Pest Control		-60.00	60.00
TOTAL						-80.00	80.00
Bill Pmt -Check	1173	01/10/2024	Alsco		Centennial Operating 8006		-72.00
Bill		12/31/2023		511 · Mats		-72.00	72.00
TOTAL						-72.00	72.00
Bill Pmt -Check	1174	01/10/2024	Landscape Workshop, LLC		Centennial Operating 8006		-349.00
Bill	6179...	01/01/2024		201 · Grounds Maintenance		-349.00	349.00
TOTAL						-349.00	349.00

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Club Cabana COA, Inc.
Check Detail
January 2024

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	1175	01/10/2024	Sceptre Security LLC		Centennial Operating 8006		-15,867.00
Bill	410	12/28/2023		506 · Fire System Repairs		-9,675.00	9,675.00
Bill	417	01/05/2024		506 · Fire System Repairs		-6,192.00	6,192.00
TOTAL						-15,867.00	15,867.00
Bill Pmt -Check	ACH	01/12/2024	Republic Services		Centennial Operating 8006		-114.69
Bill	0959...	12/25/2023		304 · Trash Removal		-114.69	114.69
TOTAL						-114.69	114.69
Bill Pmt -Check	ACH	01/29/2024	ECUA		Centennial Operating 8006		-1,112.01
Bill		01/12/2024		301 · Water and Sewer		-1,112.01	1,112.01
TOTAL						-1,112.01	1,112.01
Bill Pmt -Check	ACH	01/29/2024	Republic Services		Centennial Operating 8006		-112.94
Bill	0959...	01/25/2024		304 · Trash Removal		-112.94	112.94
TOTAL						-112.94	112.94
Bill Pmt -Check	ACH	01/29/2024	FPL Northwest FL		Centennial Operating 8006		-1,322.51
Bill		01/24/2024		302 · Electricity		-1,322.51	1,322.51
TOTAL						-1,322.51	1,322.51
Bill Pmt -Check	ACH...	01/29/2024	Cox Business 7501		Centennial Operating 8006		-173.62
Bill		01/22/2024		303 · Cable / Telephone		-173.62	173.62
TOTAL						-173.62	173.62
Bill Pmt -Check	ACH...	01/29/2024	Cox Communications 6301		Centennial Operating 8006		-1,350.20
Bill		01/16/2024		303 · Cable / Telephone		-1,350.20	1,350.20
TOTAL						-1,350.20	1,350.20