

Green Cove Resort I Owners Association
Balance Sheet
As of August 31, 2023

	<u>Aug 31, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking CPF CU 070	17,588.36
Boat Dock Acct CPF CU 010	15,273.05
Special Assess Fund CPF CU 000	57,605.00
Reserves CPF CU 080	147,625.07
Total Checking/Savings	238,091.48
Accounts Receivable	
Assessments Receivable	-2,418.67
Total Accounts Receivable	-2,418.67
Total Current Assets	235,672.81
Fixed Assets	
Golf Cart	1,400.00
Depreciation of Golf Cart	-1,399.00
Pavilion	37,506.00
Depreciation of Pavilion	-37,505.00
Total Fixed Assets	2.00
TOTAL ASSETS	<u>235,674.81</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Pre-Paid Plumbing	65,600.00
Total Other Current Liabilities	65,600.00
Total Current Liabilities	65,600.00
Total Liabilities	65,600.00
Equity	
Reserve Fund	147,625.07
Retained Earnings	20,427.19
Net Income	2,022.55
Total Equity	170,074.81
TOTAL LIABILITIES & EQUITY	<u>235,674.81</u>

GREEN COVE RESORT 1 HOA
Budget / Compare for 2023

<u>Income</u>	<u>2023 Budget</u>	<u>August</u>
Association Assessments	444,480	333,360
Dividends		28
Violations	2,000	1,015
Renters \$1 a day	5,000	6,374
Dock Rental	18,000	14,125
Total Income	469,480	354,902
<u>Expenses</u>		
Operations / Utilities		
Docks In/out/repairs/mgr	17,080	4,606
Exterminating	4,000	3,728
Lawn Care / Landscaping	19,000	9,071
Maintenance Labor / vendors	20,000	59,524
Maintenance Labor / water damage	20,000	57,420
Maintenance Supplies	8,000	9,918
Rental of Equipment / Dumpsters	8,400	7,041
Snow Removal / Salting	3,000	
Utilities-Electric	2,000	728
Utilities-Sewer	40,000	27,701
Utilities-Water	38,000	23,310
Operations Total	179,480	203,047
General Administration		
Property Manager	50,000	31,251
Accounting & Audit	16,000	12,042
Office Supplies	1,000	1,054
Postage	600	340
Cell Phones	800	861
D & O / Property Insurance	45,000	30,025
Legal Fee- Attorney fees	3,000	3,408
General Admin. Total	116,400	78,981
Other misc Expenses		
Group Fees	80,000	59,008
Federal Income Tax	400	
Owners' meeting	250	461
Other misc Total	80,650	59,469
Improvement Projects		
Siding on buildings	23,700	
Concrete car ports	23,250	
Reserves added	57,000	42,750
Reserves w/d	-11,000	-31,368
Improvement Projects	92,950	11,382
Total Expenses	469,480	352,879
Net Income/Shortfall	0	2,023