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04/01/23
Accrual Basis

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

	<u>Mar 31, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking CPF CU 070	19,660.35
Paid Ahead Dues CPF CU 011	30,010.00
Boat Dock Acct CPF CU 010	18,021.02
Special Assess Fund CPF CU 000	73,005.00
Reserves CPF CU 080	113,282.06
Total Checking/Savings	253,978.43
Accounts Receivable	
Assessments Receivable	-24,825.00
Total Accounts Receivable	-24,825.00
Other Current Assets	
Undeposited Funds	-160.00
Total Other Current Assets	-160.00
Total Current Assets	228,993.43
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><u>228,995.43</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Pre-Paid Plumbing	82,000.00
Total Other Current Liabilities	82,000.00
Total Current Liabilities	82,000.00
Total Liabilities	82,000.00
Equity	
Reserve Fund	113,282.06
Retained Earnings	20,427.19
Net Income	13,286.18
Total Equity	146,995.43
TOTAL LIABILITIES & EQUITY	<u><u>228,995.43</u></u>

GREEN COVE RESORT 1 HOA
Budget / Compare for 2023

<u>Income</u>	<u>2023 Budget</u>	<u>March</u>
Association Assessments	444,480	111,120
Dividends		15
Violations	2,000	325
Renters \$1 a day	5,000	1,525
Social Committee		
Dock Rental	18,000	12,525
Total Income	469,480	125,510
<u>Expenses</u>		
Operations / Utilities		
Docks In/out/repairs/mgr	17,080	72
Exterminating	4,000	
Lawn Care / Landscaping	19,000	
Maintenance Labor / vendors	20,000	14,793
Maintenance Labor / water damage	20,000	45,045
Maintenance Supplies	8,000	2,838
Rental of Equipment / Dumpsters	8,400	2,347
Snow Removal / Salting	3,000	
Utilities-Electric	2,000	315
Utilities-Sewer	40,000	8,597
Utilities-Water	38,000	7,730
Operations Total	179,480	81,737
General Administration		
Property Manager	50,000	12,434
Accounting & Audit	16,000	3,744
Office Supplies	1,000	388
Postage	600	64
Cell Phones	800	237
D & O / Property Insurance	45,000	11,258
Legal Fee- Attorney fees	3,000	-190
General Admin. Total	116,400	27,935
Other misc Expenses		
Group Fees	80,000	19,670
Federal Income Tax	400	
Owners' meeting	250	
Other misc Total	80,650	19,670
Improvement Projects		
Siding on buildings	23,700	
Concrete car ports	23,250	
Reserves added	57,000	14,250
Reserves w/d	-11,000	-31,368
Improvement Projects	92,950	-17,118
Total Expenses	469,480	112,224
Net Income/Shortfall	0	13,286