

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

	<u>Oct 31, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking CPF CU 070	33,021.10
Boat Dock Acct CPF CU 010	9,199.99
Special Assess Fund CPF CU 000	49,405.00
Reserves CPF CU 080	157,959.64
Total Checking/Savings	249,585.73
Accounts Receivable	
Assessments Receivable	18,156.50
Total Accounts Receivable	18,156.50
Total Current Assets	267,742.23
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>267,744.23</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	57,400.00
Total Current Liabilities	57,400.00
Total Liabilities	57,400.00
Equity	
Reserve Fund	162,259.64
Retained Earnings	20,427.19
Net Income	27,657.40
Total Equity	210,344.23
TOTAL LIABILITIES & EQUITY	<u>267,744.23</u>

GREEN COVE RESORT 1 HOA
Budget / Compare for 2023

<u>Income</u>	<u>2023 Budget</u>	<u>October</u>
Association Assessments	444,480	444,480
Dividends		38
Violations	2,000	1,065
Renters \$1 a day	5,000	7,844
Dock Rental	18,000	9,850
Total Income	469,480	463,277
<u>Expenses</u>		
Operations / Utilities		
Docks In/out/repairs/mgr	17,080	6,406
Exterminating	4,000	3,937
Lawn Care / Landscaping	19,000	11,855
Maintenance Labor / vendors	20,000	62,329
Maintenance Labor / water damage	20,000	57,420
Maintenance Supplies	8,000	12,570
Rental of Equipment / Dumpsters	8,400	9,388
Snow Removal / Salting	3,000	
Utilities-Electric	2,000	892
Utilities-Sewer	40,000	35,157
Utilities-Water	38,000	29,249
Operations Total	179,480	229,203
General Administration		
Property Manager	50,000	38,013
Accounting & Audit	16,000	14,663
Office Supplies & CU fees	1,000	1,365
Postage	600	412
Cell Phones	800	1,267
D & O / Property Insurance	45,000	37,531
Legal Fee- Attorney fees	3,000	4,095
General Admin. Total	116,400	97,346
Other misc Expenses		
Group Fees	80,000	78,678
Federal Income Tax	400	0
Owners' meeting	250	461
Other misc Total	80,650	79,139
Improvement Projects		
Siding on buildings	23,700	
Concrete car ports	23,250	
Reserves added	57,000	57,000
Reserves w/d	-11,000	-27,068
Improvement Projects	92,950	29,932
Total Expenses	469,480	435,620
Net Income/Shortfall	0	27,657