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12/01/23
Accrual Basis

Green Cove Resort I Owners Association
Balance Sheet
As of November 30, 2023

	<u>Nov 30, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking CPF CU 070	20,331.14
Boat Dock Acct CPF CU 010	9,199.99
Special Assess Fund CPF CU 000	45,305.00
Reserves CPF CU 080	158,154.38
Total Checking/Savings	<u>232,990.51</u>
Accounts Receivable	
Assessments Receivable	9,758.50
Total Accounts Receivable	<u>9,758.50</u>
Total Current Assets	<u>242,749.01</u>
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	<u>2.00</u>
TOTAL ASSETS	<u>242,751.01</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	53,300.00
Total Current Liabilities	<u>53,300.00</u>
Total Liabilities	<u>53,300.00</u>
Equity	
Reserve Fund	158,154.38
Retained Earnings	20,427.19
Net Income	10,869.44
Total Equity	<u>189,451.01</u>
TOTAL LIABILITIES & EQUITY	<u>242,751.01</u>

GREEN COVE RESORT 1 HOA
Budget / Compare for 2023

<u>Income</u>	<u>2023 Budget</u>	<u>November</u>
Association Assessments	444,480	444,480
Dividends		37
Violations	2,000	1,666
Renters \$1 a day	5,000	8,007
Dock Rental	18,000	9,850
Total Income	469,480	464,040
<u>Expenses</u>		
Operations / Utilities		
Docks In/out/repairs/mgr	17,080	6,406
Exterminating	4,000	3,937
Lawn Care / Landscaping	19,000	12,785
Maintenance Labor / vendors	20,000	71,109
Maintenance Labor / water damage	20,000	57,420
Maintenance Supplies	8,000	12,747
Rental of Equipment / Dumpsters	8,400	9,388
Snow Removal / Salting	3,000	
Utilities-Electric	2,000	978
Utilities-Sewer	40,000	38,816
Utilities-Water	38,000	32,188
Operations Total	179,480	245,774
General Administration		
Property Manager	50,000	42,242
Accounting & Audit	16,000	15,973
Office Supplies & CU fees	1,000	1,409
Postage	600	412
Cell Phones	800	1,511
D & O / Property Insurance	45,000	41,284
Legal Fee- Attorney fees	3,000	4,095
General Admin. Total	116,400	106,926
Other misc Expenses		
Group Fees	80,000	78,678
Federal Income Tax	400	
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	-35,669
Improvement Projects	92,950	21,331
Total Expenses	469,480	453,170
Net Income/Shortfall	0	10,870