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02/01/23
Accrual Basis

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

	<u>Jan 31, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking CPF CU 070	40,013.68
Paid Ahead Dues	23,450.00
Boat Dock Acct CPF CU 101	6,294.94
Special Assess Fund CPF CU 000	92,505.00
Reserves CPF CU 080	<u>125,059.03</u>
Total Checking/Savings	287,322.65
Accounts Receivable	
Assessments Receivable	<u>-2,950.00</u>
Total Accounts Receivable	<u>-2,950.00</u>
Total Current Assets	284,372.65
Fixed Assets	
Golf Cart	1,400.00
Depreciation of Golf Cart	-1,399.00
Pavilion	37,506.00
Depreciation of Pavilion	<u>-37,505.00</u>
Total Fixed Assets	<u>2.00</u>
TOTAL ASSETS	<u>284,374.65</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Pre-Paid Plumbing	<u>102,500.00</u>
Total Other Current Liabilities	<u>102,500.00</u>
Total Current Liabilities	<u>102,500.00</u>
Total Liabilities	102,500.00
Equity	
Reserve Fund	125,059.03
Retained Earnings	20,427.19
Net Income	<u>36,388.43</u>
Total Equity	<u>181,874.65</u>
TOTAL LIABILITIES & EQUITY	<u>284,374.65</u>

GREEN COVE RESORT 1 HOA

Budget / Compare for 2023

<u>Income</u>	<u>2023 Budget</u>	<u>JANUARY</u>
Association Assessments	444,480	111,120
Violations	2,000	
Renters \$1 a day	5,000	518
Dock Rental	18,000	800
Total Income	469,480	112,438
<u>Expenses</u>		
Operations / Utilities		
Docks In/out/repairs/mgr	17,080	49
Exterminating	4,000	
Lawn Care / Landscaping	19,000	
Property Manager Labor	50,000	3,724
Maintenance Labor / vendors	20,000	553
Maintenance Labor / water damage	20,000	41,335
Maintenance Supplies	8,000	1,915
Rental of Equipment / Dumpsters	8,400	2,347
Snow Removal / Salting	3,000	
Utilities-Electric	2,000	112
Utilities-Sewer	40,000	3,405
Utilities-Water	38,000	2,822
Operations Total	229,480	56,262
General Administration		
Accounting & Audit	16,000	1,248
Office Supplies	1,000	207
Postage	600	
Cell Phones	800	-35
D & O / Property Insurance	45,000	3,751
Legal Fee- Attorney fees	3,000	
General Admin. Total	66,400	5,171
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 of buildings	23,700	
Concrete car ports	23,250	
Reserves added	57,000	14,250
Reserves w/d for repairs	-11,000	-19,303
Improvement Projects	92,950	-5,053
Total Expenses	469,480	76,050
Net Income/Shortfall	0	36,388