

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

	<u>Apr 30, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking CPF CU 070	55,578.61
Paid Ahead Dues CPF CU 011	17,850.00
Boat Dock Acct CPF CU 010	14,871.02
Special Assess Fund CPF CU 000	69,065.00
Reserves CPF CU 080	127,686.95
Total Checking/Savings	285,051.58
Accounts Receivable	
Assessments Receivable	-2,565.00
Total Accounts Receivable	-2,565.00
Total Current Assets	282,486.58
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>282,488.58</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Pre-Paid Plumbing	77,900.00
Total Other Current Liabilities	77,900.00
Total Current Liabilities	77,900.00
Total Liabilities	77,900.00
Equity	
Reserve Fund	127,686.95
Retained Earnings	20,427.19
Net Income	56,474.44
Total Equity	204,588.58
TOTAL LIABILITIES & EQUITY	<u>282,488.58</u>

GREEN COVE RESORT 1 HOA
Budget / Compare for 2023

<u>Income</u>	<u>2023 Budget</u>	<u>April</u>
Association Assessments	444,480	222,240
Dividends		15
Violations	2,000	325
Renters \$1 a day	5,000	3,929
Social Committee		15
Dock Rental	18,000	13,725
Total Income	469,480	240,249
<u>Expenses</u>		
Operations / Utilities		
Docks In/out/repairs/mgr	17,080	4,517
Exterminating	4,000	
Lawn Care / Landscaping	19,000	888
Maintenance Labor / vendors	20,000	27,382
Maintenance Labor / water damage	20,000	45,670
Maintenance Supplies	8,000	3,520
Rental of Equipment / Dumpsters	8,400	4,694
Snow Removal / Salting	3,000	
Utilities-Electric	2,000	410
Utilities-Sewer	40,000	11,573
Utilities-Water	38,000	10,357
Operations Total	179,480	109,011
General Administration		
Property Manager	50,000	15,871
Accounting & Audit	16,000	4,992
Office Supplies	1,000	679
Postage	600	340
Cell Phones	800	438
D & O / Property Insurance	45,000	15,011
Legal Fee- Attorney fees	3,000	900
General Admin. Total	116,400	38,231
Other misc Expenses		
Group Fees	80,000	39,339
Federal Income Tax	400	
Owners' meeting	250	61
Other misc Total	80,650	39,400
Improvement Projects		
Siding on buildings	23,700	
Concrete car ports	23,250	
Reserves added	57,000	28,500
Reserves w/d	-11,000	-31,368
Improvement Projects	92,950	-2,868
Total Expenses	469,480	183,774
Net Income/Shortfall	0	56,475