

GREEN COVE RESORT 1 HOA			
Budget / Compare for 2023		2024	
			Estimate
<u>Income</u>	<u>2024 Budget</u>	<u>DESCRIPTIONS</u>	<u>December</u>
			2023
Association Assessments	533,376	576 X 231.5 bedrooms X 4=	444,480
Association Dock Rental	12,000		
Rental Units \$1 a day	4,000		
Total Income	549,376		444,480
<u>Expenses</u>			
Operations / Utilities			
Docks In/out/repairs/mgr	13,000	Docks in/out/mgr/repair	11,000
Exterminating	4,500	one time	4,000
Lawn Care / Landscaping	15,000	lawn / tree trim	11,000
Maintenance Labor / vendors	50,000	misc repairs	62,000
Maintenance/ replumb	12,224	pipe replace	
Maintenance Labor / water damage	30,000	water leaks	57,420
Maintenance Supplies	10,000	supplies needed for repairs	11,000
Rental of Equipment / Dumpsters	8,400	3 Dumpsters	8,400
Snow Removal / Salting	3,000		
Utilities-Electric	2,000	Pavillion only	1,000
Utilities-Sewer	43,000	Carroll Township Treatment	40,000
Utilities-Water	38,000	Carroll Township Water	35,000
Operations Total	229,124		240,820
General Administration			
Property Manager	45,000	property mgr	50,000
Accounting & Audit	20,000	accountant / audit	16,000
Office Supplies	1,000	printing, ink, paper etc	1,054
Postage	300	no special mailings	400
Cell Phones	900	1 phone	861
D & O / Property Insurance	51,000	Auto Owners	45,000
Legal Fee- Attorney fees	5,000	K & C	5,000
General Admin. Total	123,200		118,315
Other misc Expenses			
Group Fees	88,700		80,000
Federal Income Tax	0		
Owners' meeting	400		461
Other misc Total	89,100		80,461
Improvement Projects			
Siding on buildings	30,000	3 sides at 3 buildings	
Concrete carports	25,000		
Reserves added	52,952	0	57,000
Reserves w/d			-31,368
Improvement Projects	107,952		25,632
Total Expenses	549,376		465,228

Net Income/Shortfall	0	-20,748
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