

Kings Greens at Majestic, A Condominium
Balance Sheet
 As of December 31, 2021

	Dec 31, 21
ASSETS	
Current Assets	
Checking/Savings	
CASH IN BANK RESERVES	
CASH-ACHIEVA-RESERVES	1.00
CASH-BB&T-RESERVES	245,821.49
Total CASH IN BANK RESERVES	245,822.49
CASH IN BANKS	
CASH-BB&T-OPERATING	34,401.72
Total CASH IN BANKS	34,401.72
Total Checking/Savings	280,224.21
Accounts Receivable	
Accounts Receivable	29,240.84
Total Accounts Receivable	29,240.84
Other Current Assets	
PREPAID INSURANCE	16,006.76
Total Other Current Assets	16,006.76
Total Current Assets	325,471.81
TOTAL ASSETS	325,471.81
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
PREPAID MAINTENANCE FEES	18,968.72
Total Other Current Liabilities	18,968.72
Total Current Liabilities	18,968.72
Long Term Liabilities	
RESERVE LIABILITY	
LANAI REPAIRS RESERVE	60,000.00
PAINT RESERVES	93,199.83
RESERVE INTEREST	429.07
ROOF RESERVES	92,192.59
Total RESERVE LIABILITY	245,821.49
Total Long Term Liabilities	245,821.49
Total Liabilities	264,790.21
Equity	
FUND BALANCE	37,407.44
RESERVE EQUITY	
RESERVES ACCUM INTEREST	4.11
Total RESERVE EQUITY	4.11
Net Income	23,270.05
Total Equity	60,681.60
TOTAL LIABILITIES & EQUITY	325,471.81

Kings Greens at Majestic, A Condominium

Profit & Loss Budget vs. Actual

January through December 2021

01/12/22

Accrual Basis

	Jan - Dec 21	Budget	\$ Over Budget
Income			
LATE FEES	625.00		
OPERATING CONDO FEES	232,255.58	222,220.00	10,035.58
OTHER INCOME			
INTEREST INCOME	23.89		
OTHER INCOME	1,149.21		
RENTAL APPLICATION FEES	1,150.00		
RESERVE INTEREST	2.02		
Total OTHER INCOME	2,325.12		
RESERVE CONDO FEES	24,124.80	96,500.00	-72,375.20
Total Income	259,330.50	318,720.00	-59,389.50
Expense			
ADMINISTRATION			
ACCOUNTING SERVICES	2,400.00		
ANNUAL CORPORATE STATE FEES	621.25	625.00	-3.75
BAD DEBT EXPENSE	0.00	6,000.00	-6,000.00
BANK FEES	26.00		
CAM	0.00	16,821.00	-16,821.00
LEGAL FEES	7,798.50	2,500.00	5,298.50
OFFICE EXPENSE	1,218.78		
OFFICE EXPENSE-SPIRES	580.00		
OFFICE EXPENSE DZBC	868.22		
STATE CONDO FEE	560.00		
TAX PREP & OTHER ACCOUNTING SER	275.00		
ADMINISTRATION - Other	76.80		
Total ADMINISTRATION	14,424.55	25,946.00	-11,521.45
BUILDING			
BUILDING MAINTENANCE	3,129.03	5,000.00	-1,870.97
DRYER VENT CLEANING	0.00	2,400.00	-2,400.00
PEST CONTROL - INTERIOR	4,860.00	5,225.00	-365.00
PRESSURE WASHING	4,600.00	4,200.00	400.00
Total BUILDING	12,589.03	16,825.00	-4,235.97
GROUNDS			
FERTILIZER/PEST CONTROL EXTERIO	250.00		
GENERAL GROUNDS MAINTENANCE	180.00		
IRRIGATION MAINTENANCE	2,899.23		
IRRIGATION REPAIRS	6,667.29	6,000.00	667.29
LAWN SERVICE	55,979.91	56,700.00	-720.09
Total GROUNDS	65,976.43	62,700.00	3,276.43
INSURANCE EXPENSE	64,301.24	57,200.00	7,101.24
MAJESTIC USE AGREEMENT	11,600.64	23,201.00	-11,600.36
MANAGEMENT			
ACCOUNTING SERVICES	618.48	8,000.00	-7,381.52
COPY SCANNING FEE TO MANAGEMENT	748.98	1,250.00	-501.02
MANAGEMENT FEE MANAGEMENT	10,485.00		
POSTAGE TO MANAGEMENT	144.93		
STORAGE & PORTAL TO MANAGEMENT	181.60		
Total MANAGEMENT	12,178.99	9,250.00	2,928.99
MANAGEMENT FEE DHBZ LLC	5,327.00		
PETRUCKA PROPERTY EXPENSES			
CPPOAI VACANT LAND HOA FEES	10,972.50	14,520.00	-3,547.50
LEGAL FEES PETRUCKA	5,910.19		
PARTIAL TERMINATION ADMINSTRAT	2,357.60		
PETRUCKA MOWING	400.00	3,500.00	-3,100.00
PROFESSIONAL FEES DZBC LLC	1,307.17		
REAL ESTATE TAXES PETRUCKA	30,233.67	8,800.00	21,433.67

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01/12/22

Profit & Loss Budget vs. Actual

Accrual Basis

January through December 2021

	Jan - Dec 21	Budget	\$ Over Budget
Total PETRUCKA PROPERTY EXPENSES	51,161.13	26,620.00	24,361.13
RESERVE TRANSFER	-1,857.93	96,500.00	-98,357.93
UTILITIES			
ELECTRIC	339.37	278.00	61.37
Total UTILITIES	339.37	278.00	61.37
Total Expense	236,060.45	318,720.00	-82,659.55
Net Income	23,270.05	0.00	23,270.05