

## Kings Greens at Majestic, A Condominium

## Balance Sheet

01/18/23

As of December 31, 2022

Accrual Basis

	Dec 31, 22
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
CASH IN BANK RESERVES	
CASH-BB&T-RESERVES	246,026.75
Total CASH IN BANK RESERVES	246,026.75
CASH IN BANKS	
CASH-BB&T-OPERATING	35,329.02
Total CASH IN BANKS	35,329.02
Total Checking/Savings	281,355.77
Accounts Receivable	
Accounts Receivable	13,041.60
Total Accounts Receivable	13,041.60
Other Current Assets	
PREPAID INSURANCE	22,974.53
Total Other Current Assets	22,974.53
Total Current Assets	317,371.90
<b>TOTAL ASSETS</b>	<b>317,371.90</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
PREPAID MAINTENANCE FEES	11,986.00
Total Other Current Liabilities	11,986.00
Total Current Liabilities	11,986.00
Long Term Liabilities	
RESERVE LIABILITY	
LANAI REPAIRS RESERVE	1,000.00
PAINT RESERVES	94,762.26
RESERVE INTEREST	24.38
ROOF RESERVES	150,240.11
Total RESERVE LIABILITY	246,026.75
Total Long Term Liabilities	246,026.75
Total Liabilities	258,012.75
Equity	
FUND BALANCE	60,680.60
Net Income	-1,321.45
Total Equity	59,359.15
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>317,371.90</b>

## Kings Greens at Majestic, A Condominium

## Profit &amp; Loss Budget vs. Actual

January through December 2022

01/18/23

Accrual Basis

	Jan - Dec 22	Budget	\$ Over Budget
<b>Income</b>			
LATE FEES	872.63		
OPERATING CONDO FEES	223,802.88	223,883.00	-80.12
OTHER INCOME			
INTEREST INCOME	3,213.24		
RENTAL APPLICATION FEES	2,675.00		
RESERVE INTEREST	24.38		
RESERVE TRANSFER INCOME	74,000.00		
Total OTHER INCOME	79,912.62		
RESERVE CONDO FEES	74,181.12	74,180.89	0.23
Total Income	378,769.25	298,063.89	80,705.36
<b>Expense</b>			
ADMINISTRATION			
ACCOUNTING SERVICES	1,203.25		
ANNUAL CORPORATE STATE FEES	61.25		
BAD DEBT EXPENSE	0.00	6,000.00	-6,000.00
BANK FEES	25.77	300.00	-274.23
CAM	16,128.00	16,128.00	0.00
LEGAL FEES	5,021.45	3,000.00	2,021.45
MEETING ROOM EXPENSE	149.90		
OFFICE EXPENSE	3,274.08	1,880.00	1,394.08
STATE CONDO FEE	560.00	900.00	-340.00
Total ADMINISTRATION	26,423.70	28,208.00	-1,784.30
BUILDING			
BUILDING LANAI REPAIRS	78,000.00		
BUILDING MAINTENANCE	6,421.08	9,100.00	-2,678.92
DRYER VENT CLEANING	2,042.50	2,400.00	-357.50
PEST CONTROL - INTERIOR	4,710.44		
PRESSURE WASHING	0.00	5,000.00	-5,000.00
Total BUILDING	91,174.02	16,500.00	74,674.02
GROUNDS			
FERTILIZER/PEST CONTROL EXTERIO	250.00	5,440.00	-5,190.00
GENERAL GROUNDS MAINTNEANCE	11,735.33		
IRRIGATION MAINTENANCE	3,891.98	4,500.00	-608.02
IRRIGATION REPAIRS	19,826.83		
LAWN SERVICE	67,866.66	66,064.00	1,802.66
Total GROUNDS	103,570.80	76,004.00	27,566.80
INSURANCE EXPENSE	64,140.55	69,360.00	-5,219.45
MAJESTIC USE AGREEMENT	17,500.00	23,201.00	-5,701.00
MISCELLANEOUS	0.00		
PETRUCKA PROPERTY EXPENSES			
CPPOAI VACANT LAND HOA FEES	330.00	330.00	0.00
LEGAL FEES PETRUCKA	736.00		
PARTIAL TERMINATION ADMINSTRAT	0.00	5,000.00	-5,000.00
PETRUCKA MOWING	0.00	3,000.00	-3,000.00
PROFESSIONAL FEES DZBC LLC	311.30		
REAL ESTATE TAXES PETRUCKA	1,411.87	2,000.00	-588.13
Total PETRUCKA PROPERTY EXPENSES	2,789.17	10,330.00	-7,540.83
RESERVE TRANSFER	74,205.26	74,180.89	24.37
UTILITIES			
ELECTRIC	287.20	280.00	7.20
Total UTILITIES	287.20	280.00	7.20
Total Expense	380,090.70	298,063.89	82,026.81
Net Income	-1,321.45	0.00	-1,321.45