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Marble Leaf Property Owners Assoc., Inc
Balance Sheet
December 31, 2022

	This Year	Last Year
ASSETS		
Current Assets		
Cash in Bank-Oper 7678	\$ 50.82	\$ 21,337.73
Cash in Bank-Oper 5124	7,566.43	0.00
HOA Dues Receivable	9,155.01	6,464.27
Prepaid Insurance	1,167.00	1,147.50
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Total Current Assets	17,939.26	28,949.50
Property and Equipment		
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Total Property and Equipment	0.00	0.00
Other Assets		
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Total Other Assets	0.00	0.00
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Total Assets	\$ 17,939.26	\$ 28,949.50
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LIABILITIES AND CAPITAL		
Current Liabilities		
Accounts Payable-Trade	\$ 1,937.11	\$ 0.00
Prepaid Dues	2,321.92	4,592.14
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Total Current Liabilities	4,259.03	4,592.14
Long-Term Liabilities		
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Total Long-Term Liabilities	0.00	0.00
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Total Liabilities	4,259.03	4,592.14
Capital		
Prior Years Equity	24,357.36	22,131.68
Net Income or (Deficit)	(10,677.13)	2,225.68
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Total Capital	13,680.23	24,357.36
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Total Liabilities & Capital	\$ 17,939.26	\$ 28,949.50
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Marble Leaf Property Owners Assoc., Inc
Income Statement
For the Twelve Months Ending December 31, 2022

	Current Month Actual	Current Month Last Year	Year to Date Actual	Year to Date Last Year
REVENUES				
Assessment Income:				
Common Area Assessment	\$ 0.00	\$ 0.00	\$ 48,279.51	\$ 48,330.00
Total Assessment Income	0.00	0.00	48,279.51	48,330.00
Miscellaneous Income:				
Late Charge Interest	161.79	114.29	1,871.43	1,703.42
Interest - Bank	1.57	0.00	6.38	0.00
Late Fees	0.00	0.00	1,170.00	865.00
Letter Prep Fee Income	0.00	0.00	70.00	0.00
Other Income	0.00	0.00	50.00	0.00
Violation	0.00	0.00	25.00	0.00
Total Miscellaneous Income	163.36	114.29	3,192.81	2,568.42
Total Revenues	163.36	114.29	51,472.32	50,898.42
EXPENSES				
Maintenance and Repairs:				
Event / Contest	175.00	0.00	350.00	0.00
Playground Maintenance	0.00	0.00	1,010.00	2,500.00
Seasonal Decorations	0.00	0.00	0.00	1,000.00
Electrical	80.00	0.00	235.88	250.00
Fence Repairs	0.00	0.00	1,302.18	450.00
Landscaping-Lawn,Shrub	1,900.00	1,600.00	21,275.00	19,812.00
Landscaping-Special	1,700.00	0.00	5,140.00	2,500.27
Pond Maintenance	0.00	75.00	3,690.00	3,636.00
Signage	0.00	0.00	0.00	90.53
Sprinkler Repairs	0.00	90.00	90.00	595.00
Total Maintenance and Repairs	3,855.00	1,765.00	33,093.06	30,833.80
Utilities and Contract Services:				
Electricity	290.80	132.19	1,842.81	1,623.57
Water and Sewer	98.36	201.34	1,481.03	1,042.43
Total Utilities and Contract Services	389.16	333.53	3,323.84	2,666.00
Advertising:				
Board/Annual Meeting Expense	0.00	0.00	365.45	729.90
Total Advertising	0.00	0.00	365.45	729.90
General and Administrative:				
Bad Debt	0.00	0.00	1,585.10	741.84
Management Fee	500.00	500.00	6,148.00	6,000.00
Bank Charges	19.24	0.00	118.35	30.00
Copies	18.80	33.70	508.30	343.80
Legal and Accounting	1,877.45	0.00	2,028.45	682.00
Office Supplies	0.00	0.00	419.92	20.20
Postage	14.66	79.31	493.12	325.66
Website - Domain Registry	0.00	0.00	488.61	185.87
Total General and Administrative	2,430.15	613.01	11,789.85	8,329.37

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Income Statement
For the Twelve Months Ending December 31, 2022

	Current Month Actual	Current Month Last Year	Year to Date Actual	Year to Date Last Year
Non-Operating Expenses:				
Insurance - Property	389.00	382.50	4,648.50	4,409.53
Taxes-Real Estate	88.75	104.14	88.75	104.14
	<u>477.75</u>	<u>486.64</u>	<u>4,737.25</u>	<u>4,513.67</u>
Total Non-Operating Expenses				
Capital Expenditures:				
Fence	8,840.00	0.00	8,840.00	0.00
	<u>8,840.00</u>	<u>0.00</u>	<u>8,840.00</u>	<u>0.00</u>
Total Capital Expenditures				
Total Expenses	<u>15,992.06</u>	<u>3,198.18</u>	<u>62,149.45</u>	<u>47,072.74</u>
Net Income	<u>\$ (15,828.70)</u>	<u>\$ (3,083.89)</u>	<u>\$ (10,677.13)</u>	<u>\$ 3,825.68</u>