

GOLF GREEN CONDOMINIUM ASSOCIATION, INC.
FINANCIAL REPORTS
January 31, 2024

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

Prepared By: Sunstate Association Management Group, Inc.

Golf Green Condominium Association, Inc.
Statement of Assets, Liabilities and Fund Balance
As of January 31, 2024

	Jan 31, 24
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · Cadence OP 3935	125,531.54
1015 · Cadence Grant 9727	690.29
Due (to)/from Operating 3935	(107,500.00)
Total Operating Accounts	18,721.83
Reserve Accounts	
1210 · Cadence MM 3976	240,709.47
1215 · Truist MM 0097	121,851.25
Due (to) from Reserves	107,500.00
Total Reserve Accounts	470,060.72
Total Checking/Savings	488,782.55
Accounts Receivable	
1310 · Accounts Receivable	
1310.01 · Assessments Receivable	990.79
1310.02 · Special Assessment Receivable	100,320.00
Total 1310 · Accounts Receivable	101,310.79
Total Accounts Receivable	101,310.79
Other Current Assets	
1610 · Prepaid Insurance	7,307.72
1620 · Prepaid Expenses	2,611.26
Total Other Current Assets	9,918.98
Total Current Assets	600,012.32
TOTAL ASSETS	600,012.32
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	3,404.00
Total Accounts Payable	3,404.00
Other Current Liabilities	
3015 · Prepaid Assessments	8,975.37
3050 · Deferred Revenue	40,488.50
Total Other Current Liabilities	49,463.87
Total Current Liabilities	52,867.87
Long Term Liabilities	
Reserves	470,060.72
Total Long Term Liabilities	470,060.72
Total Liabilities	522,928.59
Equity	
Unrestricted Net Assets	(20,518.00)
5510 · Prior Years Fund Balance	80,736.07
5520 · Prior Period Adjustment	17,813.81
Net Income	(948.15)
Total Equity	77,083.73
TOTAL LIABILITIES & EQUITY	600,012.32

Golf Green Condominium Association, Inc.
Revenue & Expense - Comparison of Actual to Budget

January 2024

	Jan 24	Budget	\$ Over Budget	Jan 24	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment	17,035.91	17,035.91	0.00	17,035.91	17,035.91	0.00	204,431.00
6210 · Reserve Fee	23,897.25	23,897.25	0.00	23,897.25	23,897.25	0.00	95,589.00
6220 · Cable TV Income	3,208.34	3,208.34	0.00	3,208.34	3,208.34	0.00	38,500.00
Total Income	44,141.50	44,141.50	0.00	44,141.50	44,141.50	0.00	338,520.00
Total Income	44,141.50	44,141.50	0.00	44,141.50	44,141.50	0.00	338,520.00
Gross Profit	44,141.50	44,141.50	0.00	44,141.50	44,141.50	0.00	338,520.00
Expense							
Administrative							
7020 · Dues/License/Permits	0.00	41.66	(41.66)	0.00	41.66	(41.66)	500.00
7040 · Fees Payable to Division	0.00	20.66	(20.66)	0.00	20.66	(20.66)	248.00
7100 · Insurance	5,415.51	7,969.09	(2,553.58)	5,415.51	7,969.09	(2,553.58)	95,629.00
7150 · Prof. Fees - Legal	0.00	246.41	(246.41)	0.00	246.41	(246.41)	2,957.00
7170 · Prof. Fees - Taxes	0.00	25.00	(25.00)	0.00	25.00	(25.00)	300.00
7200 · Management Fees	1,300.00	1,300.00	0.00	1,300.00	1,300.00	0.00	15,600.00
7250 · Office - Svc/Sup/Misc	221.25	125.00	96.25	221.25	125.00	96.25	1,500.00
7260 · Postage and Printing	176.95	100.00	76.95	176.95	100.00	76.95	1,200.00
Total Administrative	7,113.71	9,827.82	(2,714.11)	7,113.71	9,827.82	(2,714.11)	117,934.00
Grounds							
7520 · Irrigation Maint/Repairs	0.00	104.16	(104.16)	0.00	104.16	(104.16)	1,250.00
7600 · Landscape Contract	1,743.00	1,851.25	(108.25)	1,743.00	1,851.25	(108.25)	22,215.00
7650 · Landscape - Svc/Replacem/Other	0.00	166.66	(166.66)	0.00	166.66	(166.66)	2,000.00
Total Grounds	1,743.00	2,122.07	(379.07)	1,743.00	2,122.07	(379.07)	25,465.00
Maintenance							
8010 · Bldg - Maint/Repair/Svc	3,308.10	1,233.34	2,074.76	3,308.10	1,233.34	2,074.76	14,800.00
8040 · Electrical - Maint/Repair	0.00	83.34	(83.34)	0.00	83.34	(83.34)	1,000.00
8091 · Fire Extinguishers/Inspections	0.00	70.84	(70.84)	0.00	70.84	(70.84)	850.00
8220 · Pest Control - Int/Ext	743.58	766.66	(23.08)	743.58	766.66	(23.08)	9,200.00
Total Maintenance	4,051.68	2,154.18	1,897.50	4,051.68	2,154.18	1,897.50	25,850.00
Pool & Recreation							
8320 · Clubhouse - Maint/Repairs	28.98	52.50	(23.52)	28.98	52.50	(23.52)	630.00
8325 · Clubhouse Cleaning	320.00	168.34	151.66	320.00	168.34	151.66	2,020.00
8400 · Pool Maintenance Contract	325.00	301.66	23.34	325.00	301.66	23.34	3,620.00
8420 · Pool/Deck Repairs/Svc/Furn	1,526.90	83.34	1,443.56	1,526.90	83.34	1,443.56	1,000.00
Total Pool & Recreation	2,200.88	605.84	1,595.04	2,200.88	605.84	1,595.04	7,270.00
Utilities							
8620 · Electrical Usage	1,301.86	737.50	564.36	1,301.86	737.50	564.36	8,850.00
8660 · Cable TV	3,241.24	3,208.34	32.90	3,241.24	3,208.34	32.90	38,500.00
8680 · Trash/Dumpsters	401.00	512.50	(111.50)	401.00	512.50	(111.50)	6,150.00
8701 · Water & Sewer - Pool	301.37	300.00	1.37	301.37	300.00	1.37	3,600.00
8710 · Recycled Water	192.28	350.00	(157.72)	192.28	350.00	(157.72)	4,200.00
8720 · Storm Water Runoff	645.38	426.00	219.38	645.38	426.00	219.38	5,112.00
Total Utilities	6,083.13	5,534.34	548.79	6,083.13	5,534.34	548.79	66,412.00
Other							
9910 · Reserve Transfer	23,897.25	23,897.25	0.00	23,897.25	23,897.25	0.00	95,589.00
Total Other	23,897.25	23,897.25	0.00	23,897.25	23,897.25	0.00	95,589.00
Total Expense	45,089.65	44,141.50	948.15	45,089.65	44,141.50	948.15	338,520.00
Net Ordinary Income	(948.15)	0.00	(948.15)	(948.15)	0.00	(948.15)	0.00
Net Income	(948.15)	0.00	(948.15)	(948.15)	0.00	(948.15)	0.00