

PDPOA BALANCE SHEET - DECEMBER 31, 2022**ASSETS:**

Operating	\$ 1,932,150
Repair & Replacement	8,846,745
Storm Reserve fund	2,900,842
Community Enhancement Fund	2,981,511
General Fund	4,088,057
ARB Compliance Deposits	<u>1,225,423</u>
Total Cash & Investments	21,974,728

Accounts Receivable, Net	68,081
Assessments Receivable, Net	15,761
Prepaid Expenses	130,281
Right of Use Asset, Net	45,797
Property/Equipment, Net	<u>21,780,135</u>

TOTAL ASSETS \$ 44,014,783

LIABILITIES & EQUITY

Accounts Payable	\$ 489,120
Accrued Expenses	547,075
ARB Compliance Deposits	1,261,260
Lease Liability	45,874
Unearned Revenue	867,321
Undesignated and unrestricted	22,022,815
Designated	<u>18,781,318</u>

TOTAL LIABILITIES & EQUITY \$ 44,014,783

PDPOA INCOME STATEMENT - DECEMBER 31, 2022**REVENUES:**

Residential & Commercial	
Assessments:	\$ 4,490,731
Other Revenue	<u>4,900,527</u>
	9,391,258

LESS EXPENSES:

Operating	6,158,799
Depreciation	<u>945,262</u>
	7,104,061

OTHER INCOME/EXPENSES

Community Enhancement Fund, Net	941,956
Investment Income	623,400
Realized losses on sales of investments	(85,981)
Realized losses on sales of fixed assets	(7,580)
Unrealized losses on investments	<u>(2,756,862)</u>
	(1,285,067)

EXCESS OF REVENUES OVER EXPENSES \$ 1,002,130

PDPOA OPERATING FUND TRANSFERS

To Repair & Replacement Fund	\$ 2,600,000
To Community Enhancement Fund	941,956
To General Fund	\$ 500,000