

GAINNEY RANCH COMMUNITY ASSOCIATION
Balance Sheet by Fund
as of December 31, 2017

	<u>Operating</u>	<u>Reserves</u>	<u>Capital</u>	<u>Total</u>
ASSETS:				
Cash	343,476.16	790,810.96	111,146.99	1,245,434.11
Due To/From Master/Satellites	(21,956.09)	-	-	(21,956.09)
Due To/From Capital	(1,875.00)	-	1,875.00	-
Accounts Receivable	98,235.30	-	3,075.00	101,310.30
TOTAL CURRENT ASSETS	<u>417,880.37</u>	<u>790,810.96</u>	<u>116,096.99</u>	<u>1,324,788.32</u>
Other Assets	48,646.81	8,860.18	-	57,506.99
Plant, Property and Equipment	646,941.66	-	-	646,941.66
TOTAL ASSETS	<u><u>1,113,468.84</u></u>	<u><u>799,671.14</u></u>	<u><u>116,096.99</u></u>	<u><u>2,029,236.97</u></u>
LIABILITIES AND EQUITY:				
Accounts Payable - Trade	57,379.94	549.47	1,041.35	58,970.76
Accounts Payable - Accrued	128,210.18	-	6,197.58	134,407.76
TOTAL CURRENT LIABILITIES	<u>185,590.12</u>	<u>549.47</u>	<u>7,238.93</u>	<u>193,378.52</u>
Deferred Income	67,397.93	-	-	67,397.93
TOTAL DEFERRED INCOME	<u>67,397.93</u>	<u>-</u>	<u>-</u>	<u>67,397.93</u>
Mutual of Omaha Loan			1,693,455.56	1,693,455.56
TOTAL MEMBERS EQUITY	860,480.79	799,121.67	(1,584,597.50)	75,004.96
TOTAL LIABILITIES AND EQUITY	<u><u>1,113,468.84</u></u>	<u><u>799,671.14</u></u>	<u><u>116,096.99</u></u>	<u><u>2,029,236.97</u></u>

GAINEY RANCH COMMUNITY ASSOCIATION
ANALYSIS OF YTD ACTUAL COMPARED TO YTD BUDGET BY DEPARTMENT
OPERATING FUND
12/31/2017

	12/31/2017 YTD Actual	12/31/2017 YTD Budget
OPERATING REVENUES:		
Annual Assessments - Regular	\$ 2,820,031	\$ 2,822,672
Interest Income - Reserves	\$ 163	\$ 150
Other Income	\$ 99,506	\$ 71,500
Estate Club Generated Income	\$ 91,732	\$ 80,900
TOTAL OPERATING REVENUE	\$ 3,011,432	\$ 2,975,222
OPERATING EXPENSES:		
ADMINISTRATION/SECURITY PATROL		
Payroll	\$ 864,660	\$ 854,037
General & Administrative	\$ 244,195	\$ 213,269
Repair & Maintenance	\$ 89,004	\$ 89,605
Operating Expense	\$ 263,548	\$ 272,959
Maintenance Allocations	\$ 442,995	\$ 474,794
Total Administration	\$ 1,904,402	\$ 1,904,664
SECURITY-GATES		
Payroll	\$ 280,933	\$ 280,684
General & Administrative	\$ 88,963	\$ 81,790
Repair & Maintenance	\$ 12,444	\$ 18,435
Operating Expense	\$ 82,611	\$ 74,928
Maintenance Allocations	\$ 135,830	\$ 131,384
Total Security	\$ 600,782	\$ 587,221
ESTATE CLUB		
Payroll	\$ 177,919	\$ 177,836
General & Administrative	\$ 118,380	\$ 123,308
Repair & Maintenance	\$ 16,456	\$ 14,294
Operating Expense	\$ 115,751	\$ 107,983
Maintenance Allocations	\$ 113,227	\$ 113,227
Total Estate Club	\$ 541,733	\$ 536,648
TOTAL OPERATING EXPENSES	\$ 3,046,916	\$ 3,028,533
NET OPERATING SURPLUS (LOSS)	\$ (35,484)	\$ (53,311)
DEPRECIATION EXPENSE	\$ 52,514	\$ 53,311
NET OPERATING SURPLUS (LESS DEPRECIATION)	\$ 17,029	\$ -

GAINNEY RANCH COMMUNITY ASSOCIATION
ANALYSIS OF YTD ACTUAL COMPARED TO YTD BUDGET
RESERVES FUND
12/31/17

	12/31/17 YTD Actual	12/31/17 YTD Budget
RESERVES REVENUES:		
Annual Reserve Assessments	\$ 170,486	\$ 170,435
Depreciation Recapture	\$ 47,142	\$ 37,020
Interest Income - Reserves	\$ 1,704	\$ 1,444
Insurance Claims Income	\$ -	\$ -
TOTAL RESERVE REVENUE	\$ 219,333	\$ 208,899
RESERVE EXPENSES:		
GENERAL AND ADMINISTRATIVE		
Administration	\$ -	\$ -
Total General and Administrative	\$ -	\$ -
TOTAL RESERVE EXPENSES	\$ -	\$ -
NET RESERVE SURPLUS (LOSS)	\$ 219,333	\$ 208,899
MAJOR REPAIRS & REPLACEMENTS	\$ 180,991	\$ 83,120
FIXED ASSET REPLACEMENTS	\$ 78,284	
INVENTORY	\$ 8,860	
NET RESERVE INCREASE(DECREASE)	\$ (39,942)	\$ 125,779

GAINEY RANCH COMMUNITY ASSOCIATION
ANALYSIS OF YTD ACTUAL COMPARED TO YTD BUDGET
CAPITAL FUND
12/31/17

	12/31/17 YTD Actual	12/31/17 YTD Budget
CAPITAL REVENUES:		
Annual Capital Assessments	\$ 165,960	\$ 165,960
Community Enhancement Fee	\$ 305,785	\$ 210,000
Interest Income - Capital	\$ 298	\$ -
TOTAL CAPITAL REVENUE	\$ 472,043	\$ 375,960
CAPITAL EXPENSES:		
GENERAL AND ADMINISTRATIVE		
Administration - Mutual of Omaha Loan Interest	\$ 77,428	\$ 77,414
Total General and Administrative	\$ 77,428	\$ 77,414
TOTAL CAPITAL EXPENSES	\$ 77,428	\$ 77,414
NET CAPITAL SURPLUS (LOSS)	\$ 394,614	\$ 298,546
CAPITAL PROJECTS	\$ 115,806	\$ 55,800
FIXED ASSETS	\$ 1,990	
PRINCIPAL PAYMENTS - Mutual of Omaha	\$ 225,134	\$ 225,149
NET CAPITAL INCREASE(DECREASE)	\$ 51,684	\$ 17,597