

ENCLAVE II (020)

Balance Sheet

As of December 31, 2021 and December 31, 2020

	December 31, 2021	December 31, 2020	Net Change
ASSETS:			
Operating Cash	2,112	5,259	(3,147)
Due To/From Master/Satellites	1,474	(2,185)	3,659
Accounts Receivable	301	301	0
TOTAL CURRENT ASSETS	3,887	3,375	512
Other Assets	184	182	2
RESERVES:			
Reserves - Cash	7,282	3,706	3,576
Due To/From Operating	0	0	0
TOTAL RESERVES	7,282	3,706	3,576
TOTAL ASSETS	11,354	7,264	4,090
LIABILITIES AND EQUITY:			
Accounts Payable - Trade	775	831	(56)
Accounts Payable - Accrued	100	174	(74)
TOTAL CURRENT LIABILITIES	875	1,005	(130)
Deferred Income	638	436	202
Total Deferred Income	638	436	202
Loan from Mutual of Omaha	19,316	37,233	(17,917)
MEMBERS EQUITY:			
TOTAL MEMBERS EQUITY	(9,476)	(31,411)	21,935
TOTAL LIABILITIES AND EQUITY	11,354	7,264	4,090

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Budget Comparison

For the year ending December 31, 2021

	YTD Actual	YTD Budget	Over (Under) Budget
REVENUES:			
Annual Assessments	46,769	46,812	(43)
Late Fee Income	164	0	164
Interest Income - Operating	5	25	(20)
TOTAL REVENUE	46,937	46,837	100
OPERATING EXPENSES:			
General and Administrative	10,492	6,415	4,077
Repair and Maintenance	2,890	600	2,290
Operating Expense	13,547	15,025	(1,478)
Landscape Maintenance Allocation	21,843	22,954	(1,111)
Building Maintenance Allocation	1,796	1,843	(47)
TOTAL OPERATING EXPENSE	50,569	46,837	3,732
NET OPERATING INCOME	(3,632)	0	(3,632)
NET SURPLUS (DEFICIT)	(3,632)	0	(3,632)

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Reserves Reconciliation

For the year ending December 31, 2021

	YTD Actual
RESERVES BEGINNING BALANCE (January 1, 2021)	3,706
RESERVES REVENUE	
Annual Reserve Assessments	29,083
Interest Income - Reserves	13
TOTAL RESERVES REVENUE	29,096
RESERVE EXPENSES:	
Interest Expense - Reserves	1,471
TOTAL RESERVE EXPENSE	1,471
MAJOR REPAIRS/REPLACEMENTS:	
MR: Gates/Operators	(2,058)
TOTAL MAJOR REPAIRS/REPLACEMENTS	(2,058)
MUTUAL OF OMAHA PRINCIPAL PAYMENTS	(20,934)
TRANSFER TO OPERATING	(4,000)
RESERVES ENDING BALANCE (December 31, 2021)	7,282