

7400 GAINY CLUB DRIVE (160)

Balance Sheet

As of December 31, 2021 and December 31, 2020

	December 31, 2021	December 31, 2020	Net Change
ASSETS:			
Operating Cash	15,310	7,284	8,026
Due To/From Master/Satellites	5,450	3,170	2,280
Accounts Receivable	1,079	724	355
TOTAL CURRENT ASSETS	21,839	11,178	10,661
Other Assets	7,340	7,068	271
RESERVES:			
Reserves - Cash	52,405	62,497	(10,092)
TOTAL RESERVES	52,405	62,497	(10,092)
TOTAL ASSETS	81,584	80,743	841
LIABILITIES AND EQUITY:			
Accounts Payable - Trade	2,050	1,835	215
Accounts Payable - Accrued	0	13	(13)
TOTAL CURRENT LIABILITIES	2,050	1,848	202
Deferred Income	8,464	2,228	6,236
Total Deferred Income	8,464	2,228	6,236
MEMBERS EQUITY:			
TOTAL MEMBERS EQUITY	71,070	76,667	(5,597)
TOTAL LIABILITIES AND EQUITY	81,584	80,743	841

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Budget Comparison

For the year ending December 31, 2021

	YTD Actual	YTD Budget	Over (Under) Budget
REVENUES:			
Annual Assessments	220,527	220,673	(146)
Late Fee Income	506	400	106
Interest Income - Operating	23	100	(77)
TOTAL REVENUE	221,057	221,173	(116)
OPERATING EXPENSES:			
General and Administrative	65,929	63,845	2,084
Repair and Maintenance	10,976	12,250	(1,274)
Operating Expense	41,030	42,091	(1,061)
Landscape Maintenance Allocation	71,916	75,576	(3,660)
Building Maintenance Allocation	26,710	27,411	(701)
TOTAL OPERATING EXPENSE	216,562	221,173	(4,611)
NET OPERATING INCOME	4,495	0	4,495
NET SURPLUS (DEFICIT)	4,495	0	4,495

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Reserves Reconciliation

For the year ending December 31, 2021

	YTD Actual
RESERVES BEGINNING BALANCE (January 1, 2021)	62,497
Annual Reserve Assessments	56,817
Interest Income - Reserves	66
TOTAL RESERVES REVENUE	56,883
MAJOR REPAIRS/REPLACEMENTS:	
MR: Bldg Repairs	40,992
MR: Furniture	4,543
MR: Landscape	21,439
TOTAL MAJOR REPAIRS/REPLACEMENTS	66,974
NET INCREASE (DECREASE)	(10,092)
RESERVES ENDING BALANCE (December 31, 2021)	52,405