

# 8989 GAINY CENTER DRIVE (135)

## Balance Sheet

As of December 31, 2021 and December 31, 2020

	December 31, 2021	December 31, 2020	Net Change
<b>ASSETS:</b>			
Operating Cash	7,005	13,039	(6,034)
Due To/From Master/Satellites	9,149	(6,895)	16,044
Accounts Receivable	2,666	13,309	(10,643)
TOTAL CURRENT ASSETS	18,820	19,452	(632)
Other Assets	4,509	4,574	(65)
<b>RESERVES:</b>			
Reserves - Cash	141,992	159,865	(17,873)
TOTAL RESERVES	141,992	159,865	(17,873)
<b>TOTAL ASSETS</b>	<b>165,321</b>	<b>183,891</b>	<b>(18,570)</b>
<b>LIABILITIES AND EQUITY:</b>			
Accounts Payable - Trade	3,492	6,245	(2,753)
Accounts Payable - Accrued	1,105	955	150
TOTAL CURRENT LIABILITIES	4,597	7,200	(2,603)
Deferred Income	3,452	4,506	(1,055)
Total Deferred Income	3,452	4,506	(1,055)
<b>MEMBERS EQUITY:</b>			
TOTAL MEMBERS EQUITY	157,272	172,185	(14,912)
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>165,321</b>	<b>183,891</b>	<b>(18,570)</b>

# 8989 GAINNEY CENTER DRIVE (135)

## Budget Comparison

For the year ending December 31, 2021

	YTD Actual	YTD Budget	Over (Under) Budget
<b>REVENUES:</b>			
Annual Assessments	292,041	292,023	18
Late Fee Income	1,066	500	566
Interest Income - Operating	22	50	(28)
<b>TOTAL REVENUE</b>	<b>293,128</b>	<b>292,573</b>	<b>555</b>
<b>OPERATING EXPENSES:</b>			
General and Administrative	74,632	71,162	3,470
Repair and Maintenance	36,437	36,630	(193)
Operating Expense	37,721	39,049	(1,328)
Landscape Maintenance Allocation	116,977	122,928	(5,951)
Building Maintenance Allocation	22,221	22,804	(583)
<b>TOTAL OPERATING EXPENSE</b>	<b>287,989</b>	<b>292,573</b>	<b>(4,584)</b>
<b>NET OPERATING INCOME</b>	<b>5,139</b>	<b>0</b>	<b>5,139</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>5,139</b>	<b>0</b>	<b>5,139</b>

# 8989 GAINNEY CENTER DRIVE (135)

## Reserves Reconciliation

For the year ending December 31, 2021

	<b>YTD Actual</b>
<b>RESERVES BEGINNING BALANCE (January 1, 2021)</b>	<b>159,865</b>
Annual Reserve Assessments	56,151
Capital Improvement Assessment	34,819
Community Enhancement Fee	25,200
Interest Income - Reserves	279
<b>TOTAL RESERVES REVENUE</b>	<b>116,450</b>
<b>MAJOR REPAIRS/REPLACEMENTS:</b>	
MR: Roof/Deck	8,235
MR: Bldg Repairs	95,092
MR: Walkways/Paths	6,650
MR: Landscape	26,524
<b>TOTAL MAJOR REPAIRS/REPLACEMENTS</b>	<b>136,502</b>
<b>NET INCREASE (DECREASE)</b>	<b>(20,052)</b>
<b>Reserve Expenses included above but payment made in 2022</b>	<b>2,399</b>
<b>Adjustment for 2020 Reserve Expenses actually paid in 2021</b>	<b>(2,389)</b>
<b>Adjustment for 2020 Revenues, Cash received in 2021</b>	<b>3,700</b>
<b>Adjustment for 2021 Revenues, Cash received in 2022</b>	<b>(1,531)</b>
<b>RESERVES ENDING BALANCE (December 31, 2021)</b>	<b>141,992</b>