

MCCORMICK RANCH PROPERTY OWNERS' ASSOCIATION, INC.

Balance Sheet Year-end Actual

	<u>2020</u>
CURRENT ASSETS	\$ 623,833
INVESTMENTS	1,352,874
PROPERTY AND EQUIPMENT-NET	1,179,092
TOTAL ASSETS	\$ <u><u>3,155,800</u></u>
TOTAL CURRENT LIABILITIES	\$ 1,699,926
FUND BALANCES	
Undesignated	<u>563,579</u>
TOTAL FUND BALANCES	<u>563,579</u>
OTHER FUND EQUITY	
Accumulated other comprehensive income	2,290
Contributed by developer	<u>890,005</u>
TOTAL OTHER FUND EQUITY	<u>892,295</u>
TOTAL LIABILITIES AND FUND BALANCES	\$ <u><u>3,155,800</u></u>

(figures obtained from audited financial statements by Jensen CPA Firm, PLLC)

MCCORMICK RANCH PROPERTY OWNERS' ASSOCIATION, INC.

Actual Revenues, Expenses, Comprehensive Income and Changes in Fund Balances Summary

	<u>2020</u>
REVENUES	
Member assessments	\$ 3,682,203
Administration fees	3,028
Assessment interest	1,644
Investment earnings	36,128
Maintenance contracts	205,688
Other	43,492
Statement fees	<u>654,014</u>
TOTALS	<u>4,626,196</u>
OPERATING EXPENSES	
Administrative	1,443,959
Landscaping	276,658
Maintenance	1,828,806
Utilities	<u>695,139</u>
TOTALS	<u>4,244,561</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES BEFORE DEPRECIATION AND OTHER	
	381,635
Depreciation	(104,157)
Gain (Loss) on Sale of Assets	25,749
Realized gain/(loss) on investments	<u>2,584</u>
	<u>(75,824)</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES	
	305,811
FUND BALANCES, Beginning of Year	
	<u>257,768</u>
TOTALS	<u>563,579</u>
OTHER CHANGES IN FUND BALANCES	
Interfund transfers	<u>-</u>
FUND BALANCES, End of Year	
	<u><u>\$ 563,579</u></u>
COMPREHENSIVE INCOME	
Beginning Accumulated Comprehensive Income	\$ (11,110)
Realized (gain)/loss on held investments	2,584
Current Unrealized gain/(loss)	<u>10,816</u>
Ending Accumulated Comprehensive Income	<u><u>\$ 2,290</u></u>

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