

MCCORMICK RANCH PROPERTY OWNERS' ASSOCIATION, INC.

Balance Sheet Year-End Actual

	<u>2022</u>
CURRENT ASSETS	\$ 1,629,972
INVESTMENTS	1,258,157
PROPERTY AND EQUIPMENT-NET	1,259,734
TOTAL ASSETS	\$ <u><u>4,147,863</u></u>
TOTAL CURRENT LIABILITIES	\$ 1,977,517
FUND BALANCES	
Undesignated	<u>1,358,650</u>
TOTAL FUND BALANCES	<u>1,358,650</u>
OTHER FUND EQUITY	
Accumulated other comprehensive income	(78,309)
Contributed by developer	<u>890,005</u>
TOTAL OTHER FUND EQUITY	<u>811,696</u>
TOTAL LIABILITIES AND FUND BALANCES	\$ <u><u>4,147,863</u></u>

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

	<u>2022</u>
REVENUES	
Member assessments	\$ 4,172,535
Administration fees	1,762
Assessment interest	7,452
Investment earnings	46,168
Maintenance contracts	183,043
Other	105,113
Statement fees	<u>547,292</u>
TOTALS	<u>5,063,365</u>
OPERATING EXPENSES	
Administrative	1,567,755
Landscaping	226,805
Maintenance	2,198,675
Utilities	<u>779,333</u>
TOTALS	<u>4,772,568</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES BEFORE DEPRECIATION AND OTHER	
	290,797
Depreciation	(102,571)
Realized gain/(loss) on investments	<u>(152,824)</u>
	<u>(255,395)</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES	
	35,401
FUND BALANCES, Beginning of Year	
	<u>1,323,248</u>
TOTALS	<u>1,358,650</u>
OTHER CHANGES IN FUND BALANCES	
Interfund transfers	<u>-</u>
FUND BALANCES, End of Year	
	<u>\$ 1,358,650</u>
COMPREHENSIVE INCOME	
Beginning Accumulated Comprehensive Income	\$ (40,904)
Realized (gain)/loss on held investments	152,824
Current Unrealized gain/(loss)	<u>(190,229)</u>
Ending Accumulated Comprehensive Income	<u>\$ (78,309)</u>

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