

MCCORMICK RANCH PROPERTY OWNERS' ASSOCIATION, INC.

Balance Sheet Year-end Actual

	<u>2021</u>
CURRENT ASSETS	\$ 1,386,944
INVESTMENTS	1,378,796
PROPERTY AND EQUIPMENT-NET	1,299,120
TOTAL ASSETS	\$ <u>4,064,860</u>
TOTAL CURRENT LIABILITIES	\$ 1,892,511
FUND BALANCES	
Undesignated	<u>1,323,248</u>
TOTAL FUND BALANCES	<u>1,323,248</u>
OTHER FUND EQUITY	
Accumulated other comprehensive income	(40,904)
Contributed by developer	<u>890,005</u>
TOTAL OTHER FUND EQUITY	849,101
TOTAL LIABILITIES AND FUND BALANCES	\$ <u>4,064,860</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>2021</u>
REVENUES	
Member assessments	\$ 3,797,029
Administration fees	3,002
Assessment interest	16,792
Investment earnings	37,379
Maintenance contracts	207,903
Other	36,004
Statement fees	<u>735,480</u>
TOTALS	<u>4,833,589</u>
OPERATING EXPENSES	
Administrative	1,421,776
Landscaping	132,240
Maintenance	1,675,857
Utilities	<u>709,119</u>
TOTALS	<u>3,938,992</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES BEFORE DEPRECIATION AND OTHER	
	894,597
Depreciation	(109,491)
Gain (Loss) on Sale of Assets	(23,811)
Realized gain/(loss) on investments	<u>(1,624)</u>
	<u>(134,926)</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES	
	759,671
FUND BALANCES, Beginning of Year	
	<u>563,579</u>
TOTALS	<u>1,323,249</u>
OTHER CHANGES IN FUND BALANCES	
Interfund transfers	<u>-</u>
FUND BALANCES, End of Year	
	<u>\$ 1,323,249</u>
COMPREHENSIVE INCOME	
Beginning Accumulated Comprehensive Income	\$ 2,290
Realized (gain)/loss on held investments	1,624
Current Unrealized gain/(loss)	<u>(44,818)</u>
Ending Accumulated Comprehensive Income	<u>\$ (40,904)</u>

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