

# McGinnis Reserve Community Association Inc

## Balance Sheet For 12/31/2022

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**Bank**

1015 - CIT Bank – Operating 1584	\$19,602.61
1020 - CIT Bank Petty Cash 7748	\$501.00
1025 - CIT Bank – Reserves 1103	\$12,246.43

**Total Bank**

	<u>\$32,350.04</u>
<b>Total Assets</b>	<u><u>\$32,350.04</u></u>

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**Liability**

2110 - Prepaid Dues	\$40,815.10
2600 - Transfer to Reserves	\$35,975.00
2605 - Reserve Capital Contribution	\$1,000.00
2611 - Leasing Fee Payable	(\$30.02)
2614 - Exp Pd fr Reserve -CY	(\$23,297.83)

**Total Liability**\$54,462.25**Equity**

2810 - Retained Earnings	\$50,631.99
2999 - Net Income(Loss)	(\$72,744.20)

**Total Equity**(\$22,112.21)**Total Liabilities / Equity**\$32,350.04

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# McGinnis Reserve Community Association Inc

## Statement of Revenues and Expenses 12/1/2022 - 12/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Assessment Revenue</b>							
3000 - Homeowner Fees	900.00	-	900.00	189,879.00	204,000.00	(14,121.00)	204,000.00
3020 - Late Fees	-	-	-	810.00	-	810.00	-
3060 - Capital Contribution	-	-	-	1,000.00	-	1,000.00	-
3090 - Fines	100.00	-	100.00	1,675.00	-	1,675.00	-
<b>Total Assessment Revenue</b>	<b>1,000.00</b>	<b>-</b>	<b>1,000.00</b>	<b>193,364.00</b>	<b>204,000.00</b>	<b>(10,636.00)</b>	<b>204,000.00</b>
<b>Other Revenue</b>							
3200 - Clubhouse Rental	75.00	-	75.00	300.00	-	300.00	-
3260 - Pool Keys/Access Cards	-	-	-	200.00	-	200.00	-
3900 - Bank Interest	2.38	-	2.38	78.95	-	78.95	-
<b>Total Other Revenue</b>	<b>77.38</b>	<b>-</b>	<b>77.38</b>	<b>578.95</b>	<b>-</b>	<b>578.95</b>	<b>-</b>
<b>Total Income</b>	<b>1,077.38</b>	<b>-</b>	<b>1,077.38</b>	<b>193,942.95</b>	<b>204,000.00</b>	<b>(10,057.05)</b>	<b>204,000.00</b>

## Operating Expense

### Administrative

4010 - Insurance	-	-	-	11,327.00	7,700.00	(3,627.00)	7,700.00
4020 - Management Expense	1,175.00	1,175.00	-	14,100.00	14,100.00	-	14,100.00
4030 - Legal Fees	-	41.63	41.63	-	500.00	500.00	500.00
4040 - Office & Admin Expense	146.93	350.00	203.07	3,912.28	4,200.00	287.72	4,200.00
4085 - Website	-	83.37	83.37	57.00	1,000.00	943.00	1,000.00
4100 - Common Area Taxes	-	-	-	1,901.32	375.00	(1,526.32)	375.00
4130 - Tax/Audit/License	-	-	-	315.00	275.00	(40.00)	275.00
4430 - Association Events	-	416.63	416.63	1,218.75	5,000.00	3,781.25	5,000.00
<b>Total Administrative</b>	<b>1,321.93</b>	<b>2,066.63</b>	<b>744.70</b>	<b>32,831.35</b>	<b>33,150.00</b>	<b>318.65</b>	<b>33,150.00</b>

### Grounds & Landscaping

5030 - Grounds Contract	2,800.00	2,916.63	116.63	31,300.00	35,000.00	3,700.00	35,000.00
5060 - Pine Straw / Mulch	-	-	-	5,457.50	7,000.00	1,542.50	7,000.00
5065 - Flowers / Shrubs	-	-	-	-	1,500.00	1,500.00	1,500.00
5070 - Tree Removal / Pruning	-	333.37	333.37	11,750.00	4,000.00	(7,750.00)	4,000.00
5106 - Irrigation / Backflow	-	-	-	160.00	200.00	40.00	200.00
5110 - Irrigation Repair	-	41.63	41.63	3,535.00	500.00	(3,035.00)	500.00
5160 - Fountain Maintenance	-	33.37	33.37	-	400.00	400.00	400.00
5690 - Holiday Decorations	-	1,500.00	1,500.00	1,500.00	1,500.00	-	1,500.00
5701 - Lake Maintenance	-	416.63	416.63	2,762.25	5,000.00	2,237.75	5,000.00
5710 - Lake Restocking	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
<b>Total Grounds &amp; Landscaping</b>	<b>2,800.00</b>	<b>5,325.00</b>	<b>2,525.00</b>	<b>56,464.75</b>	<b>56,100.00</b>	<b>(364.75)</b>	<b>56,100.00</b>

### Recreation

6000 - Pool Contract	200.00	558.37	358.37	8,100.00	6,700.00	(1,400.00)	6,700.00
6010 - Pool Permit	-	-	-	45.00	250.00	205.00	250.00
6012 - Tennis Improvements	-	-	-	645.00	-	(645.00)	-

# McGinnis Reserve Community Association Inc

## Statement of Revenues and Expenses 12/1/2022 - 12/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
6015 - Pool Repairs	-	208.37	208.37	2,611.39	2,500.00	(111.39)	2,500.00
6048 - : Pool Miscellaneous	-	16.63	16.63	288.30	200.00	(88.30)	200.00
6100 - Tennis Repair/Maintenance	-	8.37	8.37	-	100.00	100.00	100.00
6411 - Recreation-Playground	-	20.87	20.87	497.64	250.00	(247.64)	250.00
6549 - Clubhouse Maintenance	-	125.00	125.00	1,220.19	1,500.00	279.81	1,500.00
6550 - Clubhouse Janitorial Services	718.06	225.00	(493.06)	3,437.16	2,700.00	(737.16)	2,700.00
6551 - Lodge Cleaning	-	-	-	180.00	-	(180.00)	-
<b>Total Recreation</b>	<b>918.06</b>	<b>1,162.61</b>	<b>244.55</b>	<b>17,024.68</b>	<b>14,200.00</b>	<b>(2,824.68)</b>	<b>14,200.00</b>
<b>Repairs &amp; Maintenance</b>							
7070 - Repair/Maintenance	199.99	666.63	466.64	16,176.77	8,000.00	(8,176.77)	8,000.00
7300 - Termite Bond	-	-	-	180.00	200.00	20.00	200.00
<b>Total Repairs &amp; Maintenance</b>	<b>199.99</b>	<b>666.63</b>	<b>466.64</b>	<b>16,356.77</b>	<b>8,200.00</b>	<b>(8,156.77)</b>	<b>8,200.00</b>
<b>Access &amp; Monitoring</b>							
7425 - Security Alarm & Monitoring	-	-	-	2,000.00	2,000.00	-	2,000.00
7435 - Security System Repair/Maint.	-	-	-	93.28	-	(93.28)	-
<b>Total Access &amp; Monitoring</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,093.28</b>	<b>2,000.00</b>	<b>(93.28)</b>	<b>2,000.00</b>
<b>Utilities</b>							
8000 - Utilities - Electric	713.24	1,583.37	870.13	17,830.23	19,000.00	1,169.77	19,000.00
8020 - Utilities - Water / Sewer	271.54	266.63	(4.91)	2,287.04	3,200.00	912.96	3,200.00
8035 - Utilities - Trash Removal/Dumpster	2,967.75	2,500.00	(467.75)	33,319.45	30,000.00	(3,319.45)	30,000.00
8050 - Utilities - Phone	158.58	181.25	22.67	2,051.81	2,175.00	123.19	2,175.00
<b>Total Utilities</b>	<b>4,111.11</b>	<b>4,531.25</b>	<b>420.14</b>	<b>55,488.53</b>	<b>54,375.00</b>	<b>(1,113.53)</b>	<b>54,375.00</b>
<b>Reserve Expense (Income)</b>							
9000 - Transfer to Reserves	2,997.88	2,997.88	-	35,975.00	35,975.00	-	35,975.00
9005 - Reserve-Capital Transfer	-	-	-	1,000.00	-	(1,000.00)	-
9522 - Reserve-Fencing	-	-	-	14,999.00	-	(14,999.00)	-
9535 - Reserve-Landscape Improvements	-	-	-	11,247.83	-	(11,247.83)	-
9537 - Reserve-Irrigation	-	-	-	5,703.79	-	(5,703.79)	-
9549 - Reserve-Improvements/Repairs	-	-	-	40,800.00	-	(40,800.00)	-
9600 - Exp Pd fr Reserve	-	-	-	(23,297.83)	-	23,297.83	-
<b>Total Reserve Expense (Income)</b>	<b>2,997.88</b>	<b>2,997.88</b>	<b>-</b>	<b>86,427.79</b>	<b>35,975.00</b>	<b>(50,452.79)</b>	<b>35,975.00</b>
<b>Total Expense</b>	<b>12,348.97</b>	<b>16,750.00</b>	<b>4,401.03</b>	<b>266,687.15</b>	<b>204,000.00</b>	<b>(62,687.15)</b>	<b>204,000.00</b>
<b>Operating Net Total</b>	<b>(11,271.59)</b>	<b>(16,750.00)</b>	<b>5,478.41</b>	<b>(72,744.20)</b>	<b>-</b>	<b>(72,744.20)</b>	<b>-</b>
<b>Net Total</b>	<b>(11,271.59)</b>	<b>(16,750.00)</b>	<b>5,478.41</b>	<b>(72,744.20)</b>	<b>-</b>	<b>(72,744.20)</b>	<b>-</b>