

THE GIBSONS GRANT COMMUNITY ASSOCIATION INC  
 B A L A N C E S H E E T  
 October 2021

	OPERATING	RESERVE	TOTAL
CURRENT ASSETS			
1015 PACIFIC WESTERN - CHECKING - PRIMARY (SB)	75,612.81		75,612.81
1035 PACIFIC WESTERN - MM - OPERATING (SB)	39.99		39.99
1065 PACIFIC WESTERN - MM - RESERVE (SB)		280,517.70	280,517.70
1068 CIT BANK - CD 7/13/22 0.45%		100,942.89	100,942.89
1100 CAPITAL BANK MD - CD 10/26/21 0.80%		50,397.59	50,397.59
1102 CIT BANK - CD 3/00/23 0.60%		50,050.00	50,050.00
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	75,652.80	481,908.18	557,560.98
ACCOUNTS RECEIVABLE			
1210 ASSESSMENTS	20,505.72		20,505.72
1250 LEGAL FEES	1,845.79		1,845.79
1260 ALLOWANCE FOR DOUBTFUL ACCOUNTS	(5,341.66)		(5,341.66)
1280 DUE FROM OPERATING TO RESERVE		455.22	455.22
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	17,009.85	455.22	17,465.07
PREPAID ASSETS			
1354 ATLANTIC BROADBAND MTHLY SVC	110.90		110.90
1372 HARTFORD FIDELITY 5/26/21-22 \$403.00	235.06		235.06
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	345.96	0.00	345.96
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TOTAL ASSETS	<u>93,008.61</u>	<u>482,363.40</u>	<u>575,372.01</u>

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	OPERATING	RESERVE	TOTAL
CURRENT LIABILITIES			
2010	ACCOUNTS PAYABLE	1,050.22	1,050.22
2020	ACCRUED ESTIMATED EXPENSES	6,183.33	6,183.33
2130	PREPAID ASSESSMENTS	27,367.41	27,367.41
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	34,600.96	0.00	34,600.96
RESTRICTED EQUITY - RESERVES			
2206	RESERVES - COMMON AREA	88,681.19	88,681.19
2215	RESERVES - INTEREST	1,105.76	1,105.76
2230	RESERVES - PAINT	189.73	189.73
2250	RESERVES - ROADWAYS	74,912.77	74,912.77
2270	RESERVES - DEFERRED MAINTENANCE	43.00	43.00
2271	RESERVES - POOLED RESERVES	90,481.08	90,481.08
2273	RESERVES - OTHER STRUCTURES	34,478.90	34,478.90
2280	RESERVES - TERMITE	406.36	406.36
2290	RESERVES - POOL	10,585.29	10,585.29
2301	RESERVES - STORM WATER MANAGEMENT POND	28,522.45	28,522.45
2309	RESERVES - BOAT RAMP	2,600.43	2,600.43
2330	RESERVES - LIGHTING	20,013.82	20,013.82
2367	RESERVES - ENTRANCE MONUMENTS	26,009.27	26,009.27
2368	RESERVES - NATURE PRESERVE CBEC	6,880.90	6,880.90
2380	RESERVES - CLUBHOUSE	80,983.28	80,983.28
2396	RESERVES - RESERVE STUDY	24,123.67	24,123.67
SPENT FROM RESERVES			
2471	RESERVES - POOLED	(7,654.50)	(7,654.50)
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	0.00	482,363.40	482,363.40
OPERATING EQUITY			
2650	PRIOR YEAR SURPLUS (DEFICIT)	(43,684.76)	(43,684.76)
2670	CURRENT YEAR SURPLUS (DEFICIT)	102,092.41	102,092.41
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	58,407.65	0.00	58,407.65
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	TOTAL LIABILITIES & EQUITY	93,008.61	482,363.40
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THE GIBSONS GRANT COMMUNITY ASSOCIATION INC  
 REVENUE & EXPENSE BUDGET COMPARISON REPORT  
 OCTOBER 2021

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	10 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
<b>INCOME</b>							
4020 ASSESSMENTS - MONTHLY	63,259.33	59,901.70	3,357.63	613,966.37	599,017.03	14,949.34	718,820
4060 LATE CHARGES	3.61	0.00	3.61	28.23	0.00	28.23	0
4070 CAPITAL/INITIAL FEES *	721.89	416.67	305.22	29,474.58	4,166.66	25,307.92	5,000
4180 CLUBHOUSE USAGE FEES	0.00	83.33	- 83.33	1,800.00	833.34	966.66	1,000
4196 KEYS	10.00	0.00	10.00	170.00	0.00	170.00	0
4260 DEVELOPER SUBSIDY	0.00	0.00	0.00	543.50	0.00	543.50	0
4340 INTEREST - RESERVES	132.54	0.00	132.54	1,105.76	0.00	1,105.76	0
4350 INTEREST ALLOC TO RESERVES	-132.54	0.00	-132.54	-1,105.76	0.00	-1,105.76	0
4969 ALLOWANCE FOR DOUBTFUL ACCOUNTS	-234.17	-234.17	0.00	-2,341.66	-2,341.66	0.00	- 2,810
4970	63,760.66	60,167.53	3,593.13	643,641.02	601,675.37	41,965.65	722,010
4980 TOTAL INCOME	63,760.66	60,167.53	3,593.13	643,641.02	601,675.37	41,965.65	722,010
<b>EXPENSES</b>							
<b>BUILDING MAINTENANCE</b>							
5010 BUILDING MAINTENANCE	794.96	208.33	586.63	1,088.17	2,083.34	-995.17	2,500
5059 CONTINGENCY BUILDINGS	0.00	416.67	-416.67	0.00	4,166.66	-4,166.66	5,000
5799	794.96	625.00	169.96	1,088.17	6,250.00	-5,161.83	7,500

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<b>GROUNDS MAINTENANCE</b>							
6041 GROUNDS MAINTENANCE	5,032.00	4,193.33	838.67	40,256.00	41,933.34	-1,677.34	50,320
6050 PRIVATE GROUND MAINTENANCE	23,046.40	19,205.33	3,841.07	184,371.20	192,053.34	-7,682.14	230,464
6059 GROUNDS CONTINGENCY	0.00	416.67	-416.67	105.99	4,166.66	-4,060.67	5,000
6060 MULCH	0.00	83.33	-83.33	0.00	833.34	-833.34	1,000
6110 ANNUAL FLOWERS	0.00	125.00	-125.00	0.00	1,250.00	-1,250.00	1,500
6118 IRRIGATION MAINTENANCE	0.00	125.00	-125.00	0.00	1,250.00	-1,250.00	1,500
6341 MOSQUITO CONTROL	0.00	333.33	-333.33	3,885.00	3,333.34	551.66	4,000
6352 SNOW PUSHING	0.00	833.33	-833.33	5,401.00	8,333.34	-2,932.34	10,000
6400 SIDEWALK MAINTENANCE	0.00	125.00	-125.00	1,400.00	1,250.00	150.00	1,500
6599	28,078.40	25,440.32	2,638.08	235,419.19	254,403.36	-18,984.17	305,284
<b>ENVIRONMENTAL</b>							
6710 HOLDING POND MAINTENANCE	1,425.64	2,500.00	-1,074.36	17,205.89	25,000.00	-7,794.11	30,000
6711 NATURE PRESERVE - CBEC	0.00	1,250.00	-1,250.00	11,250.00	12,500.00	-1,250.00	15,000
6712 CONTINGENCY-ENVIRONMENTAL	0.00	833.33	-833.33	9,145.00	8,333.34	811.66	10,000
6899	1,425.64	4,583.33	-3,157.69	37,600.89	45,833.34	-8,232.45	55,000
<b>POOL/CLUBHOUSE EXPENSE</b>							
7040 CONTRACTED POOL SERVICE	0.00	2,875.00	-2,875.00	34,449.00	28,750.00	5,699.00	34,500
7060 POOL CHEMICALS & SUPPLIES	0.00	62.50	-62.50	330.60	625.00	-294.40	750
7070 POOL HEATING (GAS)	15.35	100.00	-84.65	2,464.66	1,000.00	1,464.66	1,200
7080 POOL EQUIPMENT REPAIR	0.00	83.33	-83.33	0.00	833.34	-833.34	1,000

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7084 POOL MISCELLANEOUS EXPENSES	0.00	125.00	-125.00	742.80	1,250.00	-507.20	1,500
7161 CLUBHOUSE JANITORIAL	1,250.00	708.33	541.67	7,275.00	7,083.34	191.66	8,500
7162 CLUBHOUSE SUPPLIES	0.00	45.83	- 45.83	633.46	458.34	175.12	550
7201 CLUBHOUSE MAINTENANCE	0.00	250.00	-250.00	861.00	2,500.00	-1,639.00	3,000
7203 ALARM MONITORING/INSPECTION	0.00	159.17	-159.17	2,197.61	1,591.66	605.95	1,910
7220 CLUBHOUSE FURNISHINGS	0.00	0.00	0.00	-336.25	0.00	-336.25	0
7280 CLUBHOUSE EXTERMINATING	0.00	41.67	- 41.67	0.00	416.66	-416.66	500
7310 CLUBHOUSE TV	231.48	250.00	- 18.52	1,999.79	2,500.00	-500.21	3,000
7341 CLUBHOUSE HVAC	0.00	333.33	-333.33	795.00	3,333.34	-2,538.34	4,000
7600 CLUBHOUSE EXERCISE EQUIPMENT	235.00	125.00	110.00	1,267.24	1,250.00	17.24	1,500
7639 CLUBHOUSE SECURITY SYSTEM	0.00	208.33	-208.33	1,961.45	2,083.34	-121.89	2,500
7899	1,731.83	5,367.49	-3,635.66	54,641.36	53,675.02	966.34	64,410
<b>UTILITIES</b>							
7910 ELECTRIC	2,359.77	2,333.33	26.44	22,781.82	23,333.34	-551.52	28,000
7920 WATER/SEWER	0.00	625.00	-625.00	-3,513.90	6,250.00	-9,763.90	7,500
7930 TELEPHONE	177.55	166.67	10.88	1,761.03	1,666.66	94.37	2,000
7940 TRASH REMOVAL	5,153.54	5,610.00	-456.46	47,197.84	56,100.00	-8,902.16	67,320
7980 CONTINGENCY-UTILITIES	0.00	125.00	-125.00	0.00	1,250.00	-1,250.00	1,500
7999	7,690.86	8,860.00	-1,169.14	68,226.79	88,600.00	-20,373.21	106,320
<b>ADMINISTRATIVE</b>							
8020 MANAGEMENT FEE	4,050.00	3,825.00	225.00	39,315.00	38,250.00	1,065.00	45,900

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	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	10 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
8040 POSTAGE	29.53	75.00	- 45.47	585.05	750.00	-164.95	900
8060 COPIES/PRINTING/SUPPLIES	322.37	291.67	30.70	2,018.62	2,916.66	-898.04	3,500
8061 WEBSITE	0.00	25.00	- 25.00	49.90	250.00	-200.10	300
8080 CPA SERVICES	0.00	141.67	-141.67	0.00	1,416.66	-1,416.66	1,700
8100 LEGAL EXPENSE	88.50	416.67	-328.17	2,964.44	4,166.66	-1,202.22	5,000
8106 LEGAL EXPENSE - COLLECTIONS	0.00	0.00	0.00	191.50	0.00	191.50	0
8120 INSURANCE	770.58	812.50	- 41.92	7,636.03	8,125.00	-488.97	9,750
8125 FIDELITY BOND	33.58	34.17	- 0.59	335.84	341.66	- 5.82	410
8230 BANK CHARGES	0.00	0.00	0.00	70.00	0.00	70.00	0
8321 SOCIAL COMMITTEE	21.99	125.00	-103.01	547.63	1,250.00	-702.37	1,500
8340 CONTINGENCY	1,440.00	416.67	1,023.33	5,732.75	4,166.66	1,566.09	5,000
8343 RESERVE REIMBURSEMENT	0.00	833.33	-833.33	0.00	8,333.34	-8,333.34	10,000
8390 ANNUAL CORPORATE REPORT	0.00	2.92	- 2.92	30.00	29.16	0.84	35
8479	6,756.55	6,999.60	-243.05	59,476.76	69,995.80	-10,519.04	83,995
RESERVE FOR REPLACEMENT							
9150 ROADWAYS	1,054.90	1,000.00	54.90	10,262.74	10,000.00	262.74	12,000
9171 POOLED RESERVES	7,098.61	6,729.17	369.44	69,059.92	67,291.66	1,768.26	80,750
9201 STORM WATER MANAGEMENT POND	439.54	416.67	22.87	4,276.37	4,166.66	109.71	5,000
9268 NATURE PRESERVE CBEC	153.84	145.83	8.01	1,496.42	1,458.34	38.08	1,750
9299	8,746.89	8,291.67	455.22	85,095.45	82,916.66	2,178.79	99,500
9980 TOTAL EXPENSES	55,225.13	60,167.41	-4,942.28	541,548.61	601,674.18	-60,125.57	722,009



\*\*\* ACCOUNTS PAYABLE REPORT \*\*\* MB9070 THE GIBSONS GRANT COMMUNITY ASSOCIATION INC FOR 10/2021

VNDR#	NAME	BALANCE	0-30	30-60	60-90	OVR90
701397	KLEPPINGER ELECTRIC CO INC	-195.00	-195.00	0.00	0.00	0.00
86FC9D	MORRIS CLEANING SERVICE	-400.00	-400.00	0.00	0.00	0.00
MB9070	GIBSONS GRANT COMMUNITY*THE	-455.22	-455.22	0.00	0.00	0.00
TOTALS >>>>		-1,050.22	-1,050.22	0.00	0.00	0.00