

Balance Sheet

As of December 31, 2021

	<u>Dec 31, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
1030 · Cash - Signature Bank	81,232.59
1041 · CD - Signature Bank	109,237.10
Total Checking/Savings	<u>190,469.69</u>
Accounts Receivable	
1110 · Accounts Receivable	15,926.25
Total Accounts Receivable	<u>15,926.25</u>
Other Current Assets	
Undeposited Funds	4,347.50
1350 · Prepaid Expenses	
Prepaid Expense-Insurance	
Cincinnati-D&O	1,256.16
Philadelphia-GL&PC	6,597.25
Travelers-WC	1,698.32
Total Prepaid Expense-Insurance	<u>9,551.73</u>
Total 1350 · Prepaid Expenses	<u>9,551.73</u>
Total Other Current Assets	<u>13,899.23</u>
Total Current Assets	<u>220,295.17</u>
Fixed Assets	0.00
TOTAL ASSETS	<u>220,295.17</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	3,026.42
Total Accounts Payable	<u>3,026.42</u>
Credit Cards	
2050 · Bankcard Services	804.76
Total Credit Cards	<u>804.76</u>
Total Current Liabilities	<u>3,831.18</u>
Total Liabilities	3,831.18
Equity	<u>216,463.99</u>
TOTAL LIABILITIES & EQUITY	<u>220,295.17</u>

SCHEDULE OF FUTURE REPAIRS AND MAJOR REPLACEMENT
December 31, 2021

The following table represents a study by management, which is based on estimates provided by the Board of Directors and management in 2020. The estimates are based on replacement costs and estimates from vendors, and presents significant information about the components of common property.

Components	Estimated Useful Life in Years New	Estimated Useful Life in Years Remaining	Estimated Future Replacement Cost	Reserve Allocation	2022 Funding Requirement
Clubhouse:					
Pool resurface	20	2	\$ 50,000	\$ 50,000	\$ -
Pool cool deck	20	5	\$ 28,644	\$ 28,644	\$ -
Pool equipment	10	10	\$ 8,000	\$ -	\$ 800
Pool covers	10	10	\$ 15,000	\$ -	\$ 1,500
Fence	25	5	\$ 12,500	\$ 10,128	\$ 500
Dam Repair	NA	NA	NA	\$ 17,064	\$ 12,000
Well pump	15	15	\$ 2,500	\$ -	\$ 167
Recirculation pump	20	19	\$ 5,000	\$ 369	\$ 250
Irrigation Systems	20	0	\$ 20,000	\$ 20,000	\$ -
			<u>\$ 141,644</u>	<u>\$ 126,205</u>	<u>\$ 15,217</u>
			<u>\$ 141,644</u>		<u>\$ 15,217</u>
				2022 Monthly Allocation	\$ 1,268.06