

October 2019

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The Governors Club POA
Financial Report

10/31/2019

October

YTD

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Revenues	\$155,359	\$152,503	\$2,856	\$1,570,631	\$1,524,475	\$46,156
Operating Expenses	\$119,450	\$116,095	\$3,355	\$1,212,876	\$1,252,641	-\$39,765
Net Operating Income	<u>\$35,909</u>	<u>\$36,408</u>	<u>-\$499</u>	<u>\$357,755</u>	<u>\$271,834</u>	<u>\$85,921</u>

Governors Club -POA
Detailed Income Statement
For the Ten Months Ending October 31, 2019

MTD Actual	MTD Budget	MTD Prior Year		YTD Actual	YTD Budget	YTD Prior Year	Annual Budget
REVENUES							
140,250	140,250	114,750	Association Fees	1,402,500	1,402,500	1,147,000	1,683,000
1,000	2,000	2,000	Transfer Fee Income	36,000	21,000	12,000	25,000
125	300	225	Finance Charges/Late Fees	2,014	3,000	3,025	3,600
8,013	8,013	6,738	Golf Club Shared Expenses Income	80,125	80,125	64,375	96,150
142	15	27	Interest Income Non Reserve	1,096	150	152	180
1,575	0	4,476	Interest Income Reserve	13,466	0	4,476	0
2,750	1,500	0	Room Rental	17,100	12,750	10,625	16,500
0	0	0	Reimbursement Legal Income	235	0	12	0
0	0	0	Reimbursement Lawn Care/Mowing	100	0	0	0
260	400	300	Smart Passes/RFID Tags	3,010	4,700	4,775	5,500
0	0	0	Insurance Claim Funds	0	0	7,796	0
1,246	25	54,190	Miscellaneous G&A	14,986	250	54,580	300
155,359	152,503	182,705	TOTAL REVENUES	1,570,631	1,524,475	1,308,816	1,830,230
OPERATING EXPENSES							
GENERAL OPERATIONS/Common Areas							
3,526	3,593	3,489	Utilities - Electric	35,676	35,256	34,229	44,216
1,593	1,119	1,086	Utilities - Water	9,605	6,293	6,110	6,440
120	210	995	Pest Control	6,352	4,500	4,005	5,000
0	0	0	Repair & Maint - Building	774	0	6,108	0
0	0	366	Signage	2,786	0	868	0
0	0	0	Repair & Maint - Roads	4,797	3,125	4,418	3,125
2,688	4,100	87	Repair & Maint - Other	44,365	52,400	22,881	65,262
2,105	1,500	1,500	Contract Cleaning	19,235	15,000	15,000	18,000
1,563	1,000	723	Irrigation	7,269	13,500	7,926	14,000
40,702	34,667	40,123	Landscape Expense	361,982	346,670	344,494	426,004
0	0	0	Snow Removal	5,815	25,000	26,721	26,000
52,296	46,189	48,369	TOTAL GENERAL OPERATIONS/Common Areas	498,655	501,744	472,759	608,047
SECURITY OPERATIONS							
36,659	36,735	36,978	Security	360,341	355,560	347,635	425,466
121	100	115	Repair & Maint - Equipment	1,686	2,050	8,305	2,250
675	671	2,406	Safety Equipment	12,960	9,035	31,137	11,152
116	116	116	Cart Lease	1,156	1,160	1,144	1,392
1,352	1,202	1,167	Utilities - Water	8,573	6,633	6,440	7,037
0	3,500	0	Repair & Maint - Other	11,186	35,000	0	42,000
265	248	240	Utilities - Electric	2,477	2,982	2,895	3,628
0	0	0	Building Maintenance	120	5,000	1,437	5,000
39,187	42,572	41,022	TOTAL SECURITY OPERATIONS	398,498	417,419	398,992	497,925
MANSION OPERATIONS							
(699)	1,000	2,454	Repair & Maint - Building	8,478	12,000	12,416	14,000
792	657	737	Cable Tv Expense	7,884	6,570	6,888	7,884
139	137	141	Utilities - Water	1,504	1,408	1,450	1,648
1,332	924	897	Utilities - Electric	15,725	15,463	15,013	18,700
1,565	2,718	4,230	TOTAL MANSION OPERATIONS	33,591	35,441	35,767	42,232
FITNESS CENTER							
86	86	86	Cable Tv Expense	862	860	970	1,032
277	1,500	130	Sports Fitness Expense	10,870	12,600	7,174	15,600
0	400	0	Repair & Maint - Other	4,026	9,200	0	10,000
428	469	456	Utilities - Electric	4,212	4,988	4,843	5,598
791	2,455	672	TOTAL FITNESS CENTER	19,970	27,648	12,987	32,230
POOL & TENNIS							
1,103	633	1,426	Pool Start Up/Close	10,971	12,630	15,155	13,896
0	0	0	Homeowner Relations	648	3,500	0	3,500
0	0	0	Tax/Licenses/Fees	680	680	680	680
407	121	117	Utilities - Water	3,475	2,594	1,548	2,705
476	496	482	Utilities - Electric	4,765	4,980	4,835	5,989
1,985	1,250	2,025	TOTAL POOL & TENNIS	20,538	24,384	22,218	26,770
ADMINISTRATIVE EXPENSES							
7,428	6,563	6,515	Administrative Expenses	58,041	64,731	66,047	83,372
734	605	587	Utilities - Telephone/Fax	6,792	6,201	6,020	7,427
194	575	23	Miscellaneous	28,092	31,650	9,161	32,800
237	250	0	Website Expenses	2,630	2,500	70	3,000
7,290	7,189	7,189	Management Fee	72,247	71,890	70,671	86,268
262	275	350	Bank Charges	2,990	2,750	3,010	3,300
0	400	126	Travel - Air	856	1,600	1,213	1,600
0	100	19	Travel - Auto	331	400	506	400
0	250	46	Travel - Hotel	478	1,000	2,691	1,000
0	50	0	Travel - Meals	48	200	169	200
320	400	416	O/S - Accounting	6,312	5,100	7,245	5,900
3,227	2,254	125	Insurance Expense	28,462	22,210	20,548	26,718
1,324	1,500	145	Homeowner Relations	8,553	9,500	12,069	25,000
2,610	500	0	O/S - Legal	10,520	11,000	8,215	12,000
0	0	0	Taxes - Real Estate	15,273	15,273	15,151	15,273
0	0	0	Bad Debt Expense	0	0	2,471	3,000
23,626	20,910	15,540	TOTAL ADMINISTRATIVE EXPENSES	241,624	246,004	225,256	307,258
119,450	116,095	111,858	TOTAL OPERATING EXPENSES	1,212,876	1,252,641	1,167,979	1,514,461
35,909	36,408	70,848	NET OPERATING INCOME	357,754	271,834	140,837	315,769

The Governors Club POA

Major Variance Report

10/31/2019

	<u>Budget</u> <u>Variance</u>	<u>Comments</u>
<u>Revenues</u>		
Transfer Fees	-\$1,000	one less home sale
Mansion Rentals	\$1,250	additional mansion rental
Reserve Interest Income	\$1,575	
Miscellaneous G&A	\$1,221	
Other	-\$190	
Total	<u>\$2,856</u>	
 <u>Expenses</u>		
Utilities	\$1,338	
Pool	\$470	
Repair & Maintenance	-\$7,010	
Irrigation	\$563	
Landscaping	\$6,035	Storm damage / additional mowing
Contract Cleaning	\$605	
Administrative Expenses	\$865	
Insurance Expense	\$973	
Sport Fitness Expense	-\$1,223	
Legal	\$2,110	
Other	-1,371	
Total	<u>3,355</u>	
 Net Operating Income Variance	 (\$499)	

Governors Club -POA
Balance Sheet
October 31, 2019

	10/31/19	12/31/18	10/31/18
ASSETS			
CURRENT ASSETS:			
Cash			
Cash - Operating	80,864	9,986	29,397
Cash - Depository	41,891	85,497	50,032
Cash - Restricted Construction Deposits	112,718	111,617	112,080
Total Cash	235,474	207,101	191,509
Accounts Receivable			
Accounts Receivable	0	100,000	100,000
Accounts Receivable - Homeowners	125,763	126,423	104,267
Reimb - Other	3,391	3,271	6,204
Total Accounts Receivable	129,154	229,694	210,471
Prepaid Expenses	23,236	13,037	23,652
Reserve Accounts			
CD Reliant Bank	235,000	0	0
CD Ascend Federal Credit Union	115,778	0	0
Ascend Savings Account	5	0	0
CD First Tenn Bank 07/18/18 RESTRICTED	0	271,762	271,762
First Tenn Money Mkt	378,435	177,487	143,038
Total Reserve Accounts	729,218	449,249	414,800
TOTAL ASSETS	1,117,082	899,081	840,431
 LIABILITIES AND STOCKHOLDERS' EQUITY			
LIABILITIES:			
Construction Deposits	111,575	111,484	111,984
Deferred Revenue - Fees	140,250	140,250	114,750
Deferred Revenue - Annual Prepaid Fees	10,570	37,025	20,425
Accrued Expenses	11,303	3,629	3,160
Accounts Payable	79,913	111,516	91,233
TOTAL LIABILITIES	353,611	403,904	341,552
CAPITAL RESERVES			
Reserves	729,218	449,249	414,800
TOTAL CAPITAL RESERVES	729,218	449,249	414,800
RETAINED EARNINGS			
Retained Earnings	34,253	45,928	84,079
TOTAL RETAINED EARNINGS	34,253	45,928	84,079
TOTAL LIABILITIES AND STOCKHOLDER'S EQUITY	1,117,082	899,081	840,431

2019
Governors Club -POA
October 19 Reserve Activity

Balance as of October 1, 2019	\$747,242
Withdrawals (CAP X)	-\$19,599
Easement Funds	\$0
Interest	\$1,575
Operating cash transfer (NOI)	\$0
Balance as of 10/31/2019	\$729,218

**Governors Club -POA
Reserves Year To Date (YTD)
at October 31, 2019**

Beginning Year Balance at 12/31/2018	\$449,249	
Accounts Payable for 2019/Capital Spending	-\$87,287	

Net Reserves at 12/31/2018		\$361,962
YTD Additions	\$353,790	
YTD Interest	\$13,466	

Total Additions		\$367,256
YTD Withdrawals	\$0	

Balance as of 10/31/2019		\$729,218
