



FEBRUARY 2019 UNAUDITED INCOME STATEMENT

	YTD Actual	YTD Budget	Variance
Income			
Assessment Income	\$ 1,087,772	\$ 1,082,510	\$ 5,262
Other Income	\$ 234,827	\$ 268,249	\$ (33,423)
Total Income	\$ 1,322,598	\$ 1,350,759	\$ (28,161)
Expenses			
General Property Maintenance	\$ 52,753	\$ 53,945	\$ 1,193
Lakes/Waterways	\$ 56,436	\$ 78,522	\$ 22,086
Landscaping	\$ 203,591	\$ 628,788	\$ 425,197
Parks & Other	\$ 8,170	\$ 6,650	\$ (1,520)
Pools & Building	\$ 16,649	\$ 22,214	\$ 5,565
Utilities	\$ 276,371	\$ 167,842	\$ (108,529)
Recreation & Fun	\$ (1,372)	\$ (22,063)	\$ (20,691)
Foundation Community Events	\$ (230,323)	\$ (247,370)	\$ (17,047)
Member Communications	\$ (25,183)	\$ (20,629)	\$ 4,554
Compliance	\$ 37,269	\$ 38,838	\$ 1,568
General & Administrative	\$ 71,151	\$ 77,403	\$ 6,252
Professional Services	\$ 16,010	\$ 22,322	\$ 6,311
Bad Debt	\$ -	\$ 4,000	\$ 4,000
Insurance & Taxes	\$ 89,198	\$ 83,302	\$ (5,896)
RSHOA	\$ 180,848	\$ 180,848	\$ -
Total Expenses	\$ 751,570	\$ 1,074,613	\$ 323,044
Operating Income/Loss	\$ 571,029	\$ 276,146	\$ 294,883
Neighborhood Operating Funds			
Assessment Income	\$ 223,267	\$ 247,025	\$ 23,759
Operating Expenses	\$ 1,050,303	\$ 1,014,942	\$ (35,361)
Neighborhood Operating- Income (Loss)	\$ (827,036)	\$ (767,917)	\$ 59,120
Reserve Funds			
Reserve Income	\$ 1,222,328	\$ 1,427,032	\$ 204,704
Reserve Expenses	\$ 173,242	\$ 1,252,094	\$ 1,078,852
Reserve - Income (Loss)	\$ 1,049,086	\$ 174,938	\$ (874,147)
Foundation Funds			
Foundation Payments/Income	\$ 44,434	\$ 67,203	\$ 22,769
Foundaiton Grants & Expenses	\$ 387,499	\$ 409,799	\$ 22,300
Foundation- Income (Loss)	\$ (343,065)	\$ (342,596)	\$ 469

FEBRUARY 28, 2019 UNAUDITED BALANCE SHEET

Assets	\$ 11,773,420
Current Liabilities	\$ 6,406,343
Accounts Payable	\$ 13,914
Reserves	\$ 4,693,225
Retained Earnings	\$ 209,924
Income/Loss - Operating	\$ 571,029
Income/Loss - Neighbothood Operating	\$ (827,036)
Income/Loss - Foundation	\$ (343,065)
Income/Loss - Reserves	\$ 1,049,086
Total Liabilities & Equity	\$ 11,773,420