



DECEMBER 2022 UNAUDITED INCOME STATEMENT

	Actual	Budget	Variance	Annual Budget
Income				
Operating Income	\$8,115,061.89	\$8,119,151.00	(\$4,089.11)	\$8,119,151.00
Foundation Fund Income	\$657,383.91	\$574,402.00	\$82,981.91	\$574,402.00
Neighborhood Operating Income	\$1,641,018.12	\$1,667,291.00	(\$26,272.88)	\$1,667,291.00
Total Income	\$10,413,463.92	\$10,360,844.00	\$52,619.92	\$10,360,844.00
Expense				
General Property Maintenance	\$496,400.19	\$495,945.00	(\$455.19)	\$495,945.00
Landscaping	\$2,588,630.37	\$2,666,281.00	\$77,650.63	\$2,666,281.00
Lakes/Waterways	\$473,175.68	\$464,545.00	(\$8,630.68)	\$464,545.00
Pool & Buildings	\$477,504.76	\$483,605.00	\$6,100.24	\$483,605.00
Parks & Other	\$26,100.28	\$41,950.00	\$15,849.72	\$41,950.00
Utilities	\$1,610,016.31	\$1,155,685.00	(\$454,331.31)	\$1,155,685.00
General Recreation	\$362,949.18	\$405,340.00	\$42,390.82	\$405,340.00
Community Events/Functions	\$9,441.24	\$0.00	(\$9,441.24)	\$0.00
Community Standards	\$290,124.48	\$377,776.00	\$87,651.52	\$377,776.00
Administrative Expenses	\$745,825.19	\$644,811.00	(\$101,014.19)	\$644,811.00
Professional Services	\$134,723.20	\$103,947.00	(\$30,776.20)	\$103,947.00
Member Communications	\$9,629.32	\$24,210.00	\$14,580.68	\$24,210.00
Insurance & Taxes	\$149,756.54	\$234,905.00	\$85,148.46	\$234,905.00
Other Operating Expenses	\$734,902.00	\$1,019,804.00	\$284,902.00	\$1,019,804.00
Neighborhood Operating Expense	\$1,545,571.73	\$1,666,564.00	\$120,992.27	\$1,666,564.00
Foundation Fund Expenses	\$406,506.74	\$238,195.00	(\$168,311.74)	\$238,195.00
Total Expense	\$10,061,257.21	\$10,023,563.00	(\$37,694.21)	\$10,023,563.00
Operating Net Income	\$352,206.71	\$337,281.00	\$14,925.71	\$337,281.00
Reserve Income				
Reserve Fund Income	\$727,479.51	\$1,085,592.00	(\$358,112.49)	\$1,085,592.00
Capital Income	\$450,000.00	\$450,000.00	\$0.00	\$450,000.00
Neighborhood Reserve Fund Income	\$1,013,503.00	\$1,013,503.00	\$0.00	\$1,013,503.00
Total Reserve Income	\$2,190,982.51	\$2,549,095.00	(\$358,112.49)	\$2,549,095.00
Reserve Expense				
Reserve Expense	\$2,476,203.42	\$2,750,636.00	\$274,432.58	\$2,750,636.00
Total Reserve Expense	\$2,476,203.42	\$2,750,636.00	\$274,432.58	\$2,750,636.00
Reserve Net Income	(\$285,220.91)	(\$201,541.00)	(\$83,679.91)	(\$201,541.00)
Net Income	\$66,985.80	\$135,740.00	(\$68,754.20)	\$135,740.00

DECEMBER 31, 2022 UNAUDITED BALANCE SHEET

Assets	\$14,190,742
Current Liabilities	\$4,947,565
Accounts Payable	\$935,685
Reserves	\$7,468,971
Retained Earnings	\$771,536
Income/Loss - Operating	\$352,207
Income/Loss - Reserves	(\$285,221)
Total Liabilities & Equity	\$14,190,742