

BALANCE SHEET ACCOUNT TOTALS (CASH & INVESTMENTS) - AS OF DEC. 31
PER ANNUAL AUDITED FINANCIAL STATEMENTS

	2022		2021		2020		2019		2018		2017		2016
OPERATING FUND	\$ 896,437		\$ 1,345,877		\$ 1,895,332		\$ 2,472,666		\$ 2,545,372		\$ 2,144,084		\$ 1,840,303
RESERVE FUND	\$ 1,809,024		\$ 2,398,661		\$ 2,706,839		\$ 2,771,220		\$ 2,130,820		\$ 2,275,534		\$ 1,669,240
OTHER FUNDS					\$ 816,774		\$ 362,150		\$ 402,189		\$ 435,614		\$ 164,864
WATER FUND	\$ 43,089		\$ 28,185										
CAPITAL FUND	\$ 850,701		\$ 1,036,473										
TOTAL	\$ 3,599,251	-25.2%	\$ 4,809,196	-11.3%	\$ 5,418,945	-3.3%	\$ 5,606,036	10.4%	\$ 5,078,381	4.6%	\$ 4,855,232	32.1%	\$ 3,674,407
PROPERTY & EQUIPMENT ASSETS	\$ 2,912,477		\$ 2,423,730		\$ 2,415,581		\$ 2,267,962		\$ 2,355,307		\$ 2,229,307		\$ 2,694,304
TOTAL ALL ASSETS (CASH, INVESTMENTS, & PROPERTY)	\$ 6,511,728		\$ 7,232,926		\$ 7,834,526		\$ 7,873,998		\$ 7,433,688		\$ 7,084,539		\$ 6,368,711
CALCULATED HOMEOWNER ASSESSMENTS DUE	\$ 2,871,918	5.0%	\$ 2,735,160	0.0%	\$ 2,735,160	0.0%	\$ 2,735,160	-0.4%	\$ 2,747,052	0.0%	\$ 2,747,052	0.0%	\$ 2,747,052
REVENUES													
Homeowner Assessments	\$ 2,872,642	5.0%	\$ 2,734,876	0.0%	\$ 2,733,672	0.0%	\$ 2,734,533	-0.5%	\$ 2,747,191	0.0%	\$ 2,747,052	0.0%	\$ 2,747,606
Commercial Assessments	\$ 37,788	5.5%	\$ 35,834	-16.7%	\$ 43,010	-2.6%	\$ 44,179	-3.9%	\$ 45,982	8.5%	\$ 42,375	-6.0%	\$ 45,080
Service Charges & Transfer Fees	\$ 195,857	-19.7%	\$ 244,009	12.3%	\$ 217,361	-20.3%	\$ 272,666	36.5%	\$ 199,801	-12.8%	\$ 229,058	-5.8%	\$ 243,113
Investment Income	\$ 21,951	391.0%	\$ 4,471	-89.4%	\$ 42,223	-53.7%	\$ 91,194	256.0%	\$ 25,619	302.6%	\$ 6,364	-16.6%	\$ 7,631
Social Activities	\$ 85,161	19.6%	\$ 71,194	89.6%	\$ 37,543	-64.2%	\$ 104,958	7.0%	\$ 98,128	2.3%	\$ 95,905	7.9%	\$ 88,880
Rental Registration Fees	\$ 975	-38.1%	\$ 1,575	-62.5%	\$ 4,200	-23.6%	\$ 5,500	3.6%	\$ 5,310	-12.6%	\$ 6,075	-18.9%	\$ 7,495
Insurance Claim Income									\$ 22,988				\$ 22,988
Facility & Equipment Rental Income	\$ 53,654	191.6%	\$ 18,403	235.8%	\$ 5,480	-83.4%	\$ 32,923	23.0%	\$ 26,756	-18.5%	\$ 32,837	10.7%	\$ 29,651
Preschool Tuition Income	\$ 79,488	60.1%	\$ 49,655	81.5%	\$ 27,362	-57.0%	\$ 63,675	11.7%	\$ 57,012	-1.4%	\$ 57,822	6.9%	\$ 54,114
Newsletter Advertising	\$ 59,304	5.6%	\$ 56,184	26.7%	\$ 44,340	-5.2%	\$ 46,755	-11.2%	\$ 52,643	4.3%	\$ 50,471	-19.1%	\$ 62,351
Gain on Asset Disposal											\$ 650		\$ 650
Other Income	\$ 11,763		\$ 9,183		\$ 10,604		\$ 12,220		\$ 9,317		\$ 4,110		\$ 4,564
TOTAL REVENUES	\$ 3,418,583	6.0%	\$ 3,225,384	1.9%	\$ 3,165,795	-7.1%	\$ 3,408,603	3.6%	\$ 3,290,747	0.6%	\$ 3,272,719	-0.5%	\$ 3,290,485
EXPENSES													
Administrative	\$ 1,089,435	4.9%	\$ 1,038,895	2.6%	\$ 1,012,346	5.2%	\$ 962,423	1.2%	\$ 951,312	-3.5%	\$ 985,605	10.8%	\$ 889,871
Board of Directors	\$ 58,327	3.4%	\$ 56,406	24.7%	\$ 45,237	-4.8%	\$ 47,520	32.8%	\$ 35,779	12.6%	\$ 31,769	-16.3%	\$ 37,938
Lakes	\$ 164,708	49.4%	\$ 110,270	-8.9%	\$ 121,093	20.1%	\$ 100,788	64.9%	\$ 61,110	16.4%	\$ 52,480	-14.8%	\$ 61,563
Landscaping	\$ 542,295	3.0%	\$ 526,249	60.8%	\$ 327,278	-4.3%	\$ 342,033	3.6%	\$ 330,287	-5.1%	\$ 348,075	9.9%	\$ 316,692
Maintenance	\$ 584,859	25.7%	\$ 465,320	-26.9%	\$ 636,722	39.2%	\$ 457,578	5.4%	\$ 434,193	-9.2%	\$ 478,349	7.0%	\$ 447,085
Preschool	\$ 75,392	24.8%	\$ 60,389	13.2%	\$ 53,357	-3.6%	\$ 55,333	3.5%	\$ 53,454	-4.3%	\$ 55,850	11.6%	\$ 50,039
Recreation	\$ 448,821	17.7%	\$ 381,192	8.7%	\$ 350,631	-10.6%	\$ 392,001	3.9%	\$ 377,381	-3.4%	\$ 390,597	8.3%	\$ 360,695
Utilities	\$ 292,348	13.6%	\$ 257,453	-11.1%	\$ 289,663	6.2%	\$ 272,678	9.6%	\$ 248,808	8.8%	\$ 228,599	-2.3%	\$ 233,951
Watercraft	\$ 1,954	-14.6%	\$ 2,287	1510.6%	\$ 142	-95.8%	\$ 3,342	16.6%	\$ 2,866	-35.1%	\$ 4,414	43.2%	\$ 3,083
Depreciation	\$ 259,464	-2.9%	\$ 267,338	-1.6%	\$ 271,767	-9.1%	\$ 298,821	-6.0%	\$ 317,931	12.2%	\$ 283,339	-3.8%	\$ 294,434
Bad Debt	\$ 22,127	-496.8%	\$ (5,576)	-126.8%	\$ 20,830	-397.7%	\$ (6,998)	-192.3%	\$ 7,578	-62.7%	\$ 20,331	-481.9%	\$ (5,324)
Loss on Asset Disposal					\$ 478		\$ 523						\$ 998
Subassociation Fund Expenses								\$ 9,643		\$ 2,850			\$ 9,643
TOTAL OPERATING EXPENSES	\$ 3,539,730	12.0%	\$ 3,160,223	1.0%	\$ 3,129,544	7.0%	\$ 2,926,042	3.4%	\$ 2,830,342	-1.8%	\$ 2,882,258	7.1%	\$ 2,691,025
OPERATING REVENUE-EXPENSE	\$ (121,147)		\$ 65,161		\$ 36,251		\$ 482,561		\$ 460,405		\$ 390,461		\$ 599,460
Reserve Fund Expense	\$ 363,178	-51.3%	\$ 746,406	656.8%	\$ 98,624	-11.1%	\$ 110,946	507.8%	\$ 18,255	-76.7%	\$ 78,408	112.5%	\$ 36,893
Capital Improvements Fund Expense	\$ 212,199		\$ -	-100.0%	\$ 42,289	3251.0%	\$ 1,262	-94.2%	\$ 21,902	869.1%	\$ 2,260	-64.9%	\$ 6,432
Water Conservation Fund Expense	\$ 1,350	-73.1%	\$ 5,027	-61.0%	\$ 12,890	-18.4%	\$ 15,790	-20.5%	\$ 19,856	93.2%	\$ 10,275	-55.6%	\$ 23,124
PROJECT EXPENSES FROM FUNDS	\$ 576,727	-23.2%	\$ 751,433	388.6%	\$ 153,803	20.2%	\$ 127,998	113.3%	\$ 60,013	-34.0%	\$ 90,943	36.9%	\$ 66,449
TOTAL EXPENSES	\$ 4,116,457	5.2%	\$ 3,911,656	19.1%	\$ 3,283,347	7.5%	\$ 3,054,040	5.7%	\$ 2,890,355	-2.8%	\$ 2,973,201	7.8%	\$ 2,757,474
TOTAL REVENUE - EXPENSES	\$ (697,874)	1.7%	\$ (686,272)	483.8%	\$ (117,552)	-133.2%	\$ 354,563	-11.4%	\$ 400,392	33.7%	\$ 299,518	-43.8%	\$ 533,011

BALANCE SHEET COMPARISON
2018-2022

	2022		2018
OPERATING FUND	\$ 896,437		\$ 2,545,372
RESERVE FUND	\$ 1,809,024		\$ 2,130,820
OTHER FUNDS			\$ 402,189
WATER FUND	\$ 43,089		
CAPITAL FUND	\$ 850,701		
TOTAL	\$ 3,599,251	-29.1%	\$ 5,078,381
PROPERTY & EQUIPMENT ASSETS	\$ 2,912,477		\$ 2,355,307
TOTAL ALL ASSETS (CASH, INVESTMENTS, & PROPERTY)	\$ 6,511,728		\$ 7,433,688
CALCULATED HOMEOWNER ASSESSMENTS DUE	\$ 2,871,918		\$ 2,747,052
REVENUES			
Homeowner Assessments	\$ 2,872,642	4.6%	\$ 2,747,191
Commercial Assessments	\$ 37,788	-17.8%	\$ 45,982
Service Charges & Transfer Fees	\$ 195,857	-2.0%	\$ 199,801
Investment Income	\$ 21,951	-14.3%	\$ 25,619
Social Activities	\$ 85,161	-13.2%	\$ 98,128
Rental Registration Fees	\$ 975	-81.6%	\$ 5,310
Insurance Claim Income			\$ 22,988
Facility & Equipment Rental Income	\$ 53,654	100.5%	\$ 26,756
Preschool Tuition Income	\$ 79,488	39.4%	\$ 57,012
Newsletter Advertising	\$ 59,304	12.7%	\$ 52,643
Gain on Asset Disposal			\$ 650
Other Income	\$ 11,763		\$ 9,317
TOTAL REVENUES	\$ 3,418,583	3.9%	\$ 3,290,747
EXPENSES			
Administrative	\$ 1,089,435	14.5%	\$ 951,312
Board of Directors	\$ 58,327	63.0%	\$ 35,779
Lakes	\$ 164,708	169.5%	\$ 61,110
Landscaping	\$ 542,295	64.2%	\$ 330,287
Maintenance	\$ 584,859	34.7%	\$ 434,193
Preschool	\$ 75,392	41.0%	\$ 53,454
Recreation	\$ 448,821	18.9%	\$ 377,381
Utilities	\$ 292,348	17.5%	\$ 248,808
Watercraft	\$ 1,954	-31.8%	\$ 2,866
Depreciation	\$ 259,464	-18.4%	\$ 317,931
Bad Debt	\$ 22,127	192.0%	\$ 7,578
Loss on Asset Disposal			\$ 998
Subassociation Fund Expenses			\$ 9,643
TOTAL OPERATING EXPENSES	\$ 3,539,730	25.1%	\$ 2,830,342
OPERATING REVENUE-EXPENSE	\$ (121,147)		\$ 460,405
Reserve Fund Expense	\$ 363,178	1889.5%	\$ 18,255
Capital Improvements Fund Expense	\$ 212,199	868.9%	\$ 21,902
Water Conservation Fund Expense	\$ 1,350	-93.2%	\$ 19,856
PROJECT EXPENSES FROM FUNDS	\$ 576,727	861.0%	\$ 60,013
TOTAL EXPENSES	\$ 4,116,457	42.4%	\$ 2,890,355
TOTAL REVENUE - EXPENSES	\$ (697,874)	-274.3%	\$ 400,392

Calculated Assessments

YEAR	# UNITS	RATE	
		ANNUAL	TOTAL DUE
2022	4955	\$ 579.60	\$ 2,871,918.00
2020	4955	\$ 552.00	\$ 2,735,160.00
2018	4955	\$ 554.40	\$ 2,747,052.00
2016	4955	\$ 554.40	\$ 2,747,052.00

* It seems odd that 2017 assessment revenue is **exactly** equal to the assessment calculated*