

4th Quarter 2018 Financial Statements

December 2018 Income Statement

	Actual	Budget	Variance	YTD Actual	YTD Budget	Variance
Total Income	85,945.62	93,495.25	(7,549.63)	1,129,128.74	1,121,943.00	7,185.74
Expenses						
Interest				33.36		
Reconciliation				28.28		
Administration	8,956.46	8,880.07	76.39	92,289.48	106,561.00	(14,271.52)
Management Expenses	17,102.48	21,025.25	(3,922.77)	194,100.91	252,303.00	(58,202.09)
Gate House	15,163.96	10,091.67	5,072.29	159,367.27	121,100.00	38,267.27
Grounds Maintenance	8,726.51	16,138.50	(7,411.99)	190,715.00	193,662.00	(2,947.00)
Recreation/Fitness	4,184.85	8,545.83	(4,360.98)	131,382.20	102,550.00	28,832.20
Pool Expenses	5,651.00	5,871.42	(220.42)	65,996.94	70,457.00	(4,460.06)
Utilities	17,722.62	18,511.58	(788.96)	209,196.99	222,139.00	(12,942.01)
Reserves	4,734.43	4,734.25	0.18	56,813.16	56,811.00	2.16
Expense Total	82,242.31	93,798.57	(11,556.26)	1,099,923.59	1,125,583.00	(25,659.41)
Current Year Net Income (Loss)	3,703.31	(303.32)	4,006.63	29,205.15	(3,640.00)	32,845.15
Other Net Income	1210.55	303.33		5967.39	3640	
Total Net Income	4,913.86	0.01	4,006.63	35,172.54	0.00	32,845.15

December 2018 Balance Sheet

Checking/Savings	739,022.59
Accounts Receivable	67,557.80
Other Assets	(195.61)
Total Assets	806,384.78

Accounts Payable	9,954.55
Credit Cards	1,874.90
Reserve Funds	288,479.06
Other Liabilities	77,239.11
Total Liabilities	377,547.62

Equity	428,837.16	**
Total Liabilities & Equity	806,384.78	

** Equity line includes 3 months of working capital.