

Treasurer Report: Beachwalk financials YTD December 2022

| Reserves: | end of 2021 | end of 2022 | |
|---------------------|---------------|--------------|--------------------------|
| Checking Account | \$ 20,522.00 | \$ 19,521.63 | |
| General Reserves | \$ 45,806.00 | \$ 47,952.76 | |
| Stormwater Reserves | \$ 38,221.00 | \$ 16,122.74 | * see comments 700 below |
| | \$ 104,549.00 | \$ 83,597.13 | |

| | Dec-22 | 2022 Actual YTD | Budget 2022 | Act vs Budget YTD |
|-------------------|---------------|-----------------|---------------|-------------------|
| Income | \$ 6,935.16 | \$ 147,431.69 | \$ 147,325.00 | \$ 106.69 |
| Expenses | \$ 10,355.39 | \$ 168,815.92 | \$ 143,625.00 | \$ 25,190.92 |
| NET INCOME (LOSS) | \$ (3,420.23) | \$ (21,384.23) | | |

| Expense Details | Nov-22 | 2022 Actual YTD | Budget FY 2022 | Act vs Budget YTD | % of Budget |
|---------------------------------|---------------------|----------------------|----------------------|---------------------|-------------|
| 300 Management Fees | \$ 750.00 | \$ 9,000.00 | \$ 9,000.00 | \$ - | 92% |
| 301 Flag Expense | | \$ 292.36 | \$ 300.00 | \$ (7.64) | 97% |
| 302 SWS Routine Maintenance | \$ 264.33 | \$ 3,596.96 | \$ 4,500.00 | \$ (903.04) | 74% |
| 303 Meeting Expense | | \$ - | \$ - | \$ - | |
| 304 Social | | \$ 294.37 | \$ 300.00 | \$ (5.63) | 98% |
| 305 Other Expense | | \$ - | \$ 1,000.00 | \$ (1,000.00) | 0% |
| 306 Office Expense | | \$ 657.23 | \$ 1,200.00 | \$ (542.77) | 55% |
| 307 Pest Control | \$ 80.00 | \$ 1,590.00 | \$ 950.00 | \$ 640.00 | 159% |
| 308 Club House Supplies | | \$ 45.55 | \$ 250.00 | \$ (204.45) | 18% |
| 309 Telephone | \$ 63.00 | \$ 819.94 | \$ 800.00 | \$ 19.94 | 95% |
| 310 Grounds Maintenance | \$ 7,317.54 | \$ 82,123.06 | \$ 87,800.00 | \$ (5,676.94) | 85% |
| 311 Club House/Cabana Cleaning | | \$ 1,941.22 | \$ 1,800.00 | \$ 141.22 | 108% |
| 312 Pool Services | | \$ 7,470.00 | \$ 8,300.00 | \$ (830.00) | 90% |
| 313 Pool Chemicals & Supplies | | \$ 168.12 | \$ - | \$ 168.12 | |
| 314 Electricity | \$ 608.48 | \$ 8,025.47 | \$ 9,000.00 | \$ (974.53) | 82% |
| 315 Water, Sewer and Trash | \$ 302.98 | \$ 3,793.02 | \$ 3,500.00 | \$ 293.02 | 100% |
| 316 Bank Charges | | \$ - | \$ 75.00 | \$ (75.00) | 0% |
| 317 Legal & Accounting | | \$ 13,686.25 | \$ 5,000.00 | \$ 8,686.25 | 274% |
| 318 Insurance | \$ 244.20 | \$ 7,996.75 | \$ 6,000.00 | \$ 1,996.75 | 129% |
| 319 Web Site | | \$ 163.95 | \$ 150.00 | \$ 13.95 | 109% |
| 501 Pool and Fountain Repairs | \$ 468.08 | \$ 468.08 | \$ 700.00 | \$ (231.92) | |
| 502 Common Area Maintenance | \$ 256.78 | \$ 2,570.97 | \$ 3,000.00 | \$ (429.03) | 86% |
| TOTAL OPERATING EXPENSES | \$ 10,355.39 | \$ 144,703.30 | \$ 143,625.00 | \$ 1,078.30 | 101% |
| 4102 Special Assessment SWS | | \$ - | | | |
| 700 SWS Expenses | \$ - | \$ 24,112.62 | | \$ (24,112.62) | |
| TOTAL EXPENSES + SWS | \$ 10,355.39 | \$ 168,815.92 | \$ 143,625.00 | \$ 25,190.92 | 110% |

Comments:

- 318 Insurance costs have gone up significantly, especially Wind & Hail
- 307 Pest control costs high in March due to 10 year termite bond costs
- 310 Grounds Maintenance - January costs paid Dec-22, so we will be under budget at year end
- 317 Overage vs budget mainly due to a) SWS Expenses and b) Compliance issue w. homeowner
- 700 This expense (\$24,112.62) is BW's share of total cost paid by TOKB to put a sleeve in SWS pipe will be charged to the SWS Reserves - to be adjusted in the June report.