

Treasurer Report: Beachwalk financials YTD November 2022

Reserves:	end of 2021	Nov-22	
Checking Account	\$ 20,522.00	\$ 23,487.02	
General Reserves	\$ 45,806.00	\$ 47,809.00	
Stormwater Reserves	\$ 38,221.00	\$ 15,955.20	* see comments 700 below
	\$ 104,549.00	\$ 87,251.22	

	Nov-22	2022 Actual YTD	Budget 2022	Act vs Budget YTD
Income	\$ 6,092.09	\$ 140,496.53	\$ 147,325.00	\$ 5,448.61
Expenses	\$ 10,603.29	\$ 158,460.53	\$ 143,625.00	\$ (26,804.28)
NET INCOME (LOSS)	\$ (4,511.20)	\$ (17,964.00)		

Expense Details	Nov-22	2022 Actual YTD	Budget FY 2022	Act vs Budget YTD	% of Budget
300 Management Fees	\$ 750.00	\$ 8,250.00	\$ 9,000.00	\$ -	92%
301 Flag Expense		\$ 292.36	\$ 300.00	\$ (17.36)	97%
302 SWS Routine Maintenance	\$ 528.66	\$ 3,332.63	\$ 4,500.00	\$ 792.37	74%
303 Meeting Expense		\$ -	\$ -	\$ -	
304 Social		\$ 294.37	\$ 300.00	\$ (19.37)	98%
305 Other Expense		\$ -	\$ 1,000.00	\$ 916.67	0%
306 Office Expense		\$ 657.23	\$ 1,200.00	\$ 442.77	55%
307 Pest Control	\$ 40.00	\$ 1,510.00	\$ 950.00	\$ (639.17)	159%
308 Club House Supplies		\$ 45.55	\$ 250.00	\$ 183.62	18%
309 Telephone	\$ 63.00	\$ 756.94	\$ 800.00	\$ (23.61)	95%
310 Grounds Maintenance	\$ 7,317.54	\$ 74,805.52	\$ 87,800.00	\$ 5,677.81	85%
311 Club House/Cabana Cleaning		\$ 1,941.22	\$ 1,800.00	\$ (291.22)	108%
312 Pool Services		\$ 7,470.00	\$ 8,300.00	\$ 138.33	90%
313 Pool Chemicals & Supplies	\$ 47.81	\$ 168.12	\$ -	\$ (168.12)	
314 Electricity	\$ 660.12	\$ 7,416.99	\$ 9,000.00	\$ 833.01	82%
315 Water, Sewer and Trash	\$ 471.58	\$ 3,490.04	\$ 3,500.00	\$ (281.71)	100%
316 Bank Charges		\$ -	\$ 75.00	\$ 68.75	0%
317 Legal & Accounting	\$ 325.00	\$ 13,686.25	\$ 5,000.00	\$ (9,102.92)	274%
318 Insurance		\$ 7,752.55	\$ 6,000.00	\$ (2,252.55)	129%
319 Web Site		\$ 163.95	\$ 150.00	\$ (26.45)	109%
501 Pool and Foundation Repairs	\$ -	\$ -	\$ 700.00		
502 Common Area Maintenance	\$ 399.58	\$ 2,314.19	\$ 3,000.00	\$ 435.81	77%
TOTAL OPERATING EXPENSES	\$ 10,603.29	\$ 134,347.91	\$ 143,625.00	\$ (2,691.66)	94%
4102 Special Assessment SWS		\$ -			
700 SWS Expenses	\$ -	\$ 24,112.62		\$ (24,112.62)	
TOTAL EXPENSES + SWS	\$ 10,603.29	\$ 158,460.53	\$ 143,625.00	\$ (26,804.28)	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
- 305 \$8,438 due to compliance costs - were paid back to BW in August
- 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.