

Treasurer Report: Beachwalk financials YTD October 2022

Reserves:	end of 2021	Oct-22	
Checking Account	\$ 20,522.00	\$ 28,473.31	
General Reserves	\$ 45,806.00	\$ 47,523.57	
Stormwater Reserves	\$ 38,221.00	\$ 15,620.68	* see comments 700 below
	\$ 104,549.00	\$ 91,617.56	

	Oct-22	2022 Actual YTD	Budget 2022	Act vs Budget YTD
Income	\$ 27,349.85	\$ 134,404.44	\$ 147,325.00	\$ 11,500.17
Expenses	\$ 16,351.00	\$ 147,857.24	\$ 143,625.00	\$ (28,169.74)
NET INCOME (LOSS)	\$ 10,998.85	\$ (13,452.80)		

Expense Details	Oct-22	2022 Actual YTD	Budget FY 2022	Act vs Budget YTD	of Budget
300 Management Fees	\$ 750.00	\$ 7,500.00	\$ 9,000.00	\$ -	83%
301 Flag Expense		\$ 292.36	\$ 300.00	\$ (42.36)	97%
302 SWS Routine Maintenance	\$ 264.33	\$ 2,803.97	\$ 4,500.00	\$ 946.03	62%
303 Meeting Expense		\$ -	\$ -	\$ -	
304 Social	\$ 83.03	\$ 294.37	\$ 300.00	\$ (44.37)	98%
305 Other Expense		\$ -	\$ 1,000.00	\$ 833.33	0%
306 Office Expense	\$ 95.31	\$ 657.23	\$ 1,200.00	\$ 342.77	55%
307 Pest Control		\$ 1,470.00	\$ 950.00	\$ (678.33)	155%
308 Club House Supplies		\$ 45.55	\$ 250.00	\$ 162.78	18%
309 Telephone	\$ 63.00	\$ 693.94	\$ 800.00	\$ (27.27)	87%
310 Grounds Maintenance	\$ 8,947.66	\$ 67,487.98	\$ 87,800.00	\$ 5,678.69	77%
311 Club House/Cabana Cleaning	\$ 1,800.00	\$ 1,941.22	\$ 1,800.00	\$ (441.22)	108%
312 Pool Services		\$ 7,470.00	\$ 8,300.00	\$ (553.33)	90%
313 Pool Chemicals & Supplies	\$ 120.31	\$ 120.31	\$ -	\$ (120.31)	0%
314 Electricity	\$ 693.35	\$ 6,756.87	\$ 9,000.00	\$ 743.13	75%
315 Water, Sewer and Trash	\$ 450.31	\$ 3,018.46	\$ 3,500.00	\$ (101.79)	86%
316 Bank Charges		\$ -	\$ 75.00	\$ 62.50	0%
317 Legal & Accounting	\$ 3,063.75	\$ 13,361.25	\$ 5,000.00	\$ (9,194.58)	267%
318 Insurance		\$ 7,752.55	\$ 6,000.00	\$ (2,752.55)	129%
319 Web Site	\$ 19.95	\$ 163.95	\$ 150.00	\$ (38.95)	109%
501 Pool and Foundation Repairs	\$ -	\$ -	\$ 700.00		
502 Common Area Maintenance		\$ 1,914.61	\$ 3,000.00	\$ 585.39	64%
TOTAL OPERATING EXPENSES	\$ 16,351.00	\$ 123,744.62	\$ 143,625.00	\$ (4,057.12)	86%
4102 Special Assessment SWS		\$ -			
700 SWS Expenses	\$ -	\$ 24,112.62		\$ (24,112.62)	
TOTAL EXPENSES + SWS	\$ 16,351.00	\$ 147,857.24	\$ 143,625.00		103%

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.