

Treasurer Report: Beachwalk financials YTD September 2022

Reserves:	end of 2021	Sep-22	
Checking Account	\$ 20,522.00	\$ 27,549.31	
General Reserves	\$ 45,806.00	\$ 38,659.25	
Stormwater Reserves	\$ 38,221.00	\$ 15,620.15	* see comments 700 below
	\$ 104,549.00	\$ 81,828.71	

	Sep-22	2022 Actual YTD	Budget 2022	Act vs Budget YTD	of Budget
Income	\$ 1,704.78	\$ 107,054.99	\$ 147,325.00	\$ 9,866.41	46%
Expenses	\$ 13,821.99	\$ 131,506.24	\$ 143,625.00	\$ (27,803.83)	61%
NET INCOME (LOSS)	\$ (12,117.21)	\$ (24,451.25)			

Expense Details	Sep-22	2022 Actual YTD	Budget 2022	Act vs Budget YTD	of Budget
300 Management Fees	\$ 750.00	\$ 6,750.00	\$ 9,000.00	\$ -	58%
301 Flag Expense	\$ 146.18	\$ 292.36	\$ 300.00	\$ (67.36)	97%
302 SWS Routine Maintenance	\$ 264.33	\$ 2,539.64	\$ 4,500.00	\$ 835.36	56%
303 Meeting Expense		\$ -	\$ -	\$ -	
304 Social		\$ 211.34	\$ 300.00	\$ 13.66	70%
305 Other Expense		\$ -	\$ 1,000.00	\$ 750.00	0%
306 Office Expense		\$ 561.92	\$ 1,200.00	\$ 338.08	47%
307 Pest Control		\$ 1,470.00	\$ 950.00	\$ (757.50)	155%
308 Club House Supplies	\$ 45.55	\$ 45.55	\$ 250.00	\$ 141.95	18%
309 Telephone	\$ 63.00	\$ 630.94	\$ 800.00	\$ (30.94)	79%
310 Grounds Maintenance	\$ 7,317.54	\$ 58,540.32	\$ 87,800.00	\$ 7,309.68	67%
311 Club House/Cabana Cleaning		\$ 141.22	\$ 1,800.00	\$ 1,208.78	8%
312 Pool Services	\$ 1,494.00	\$ 7,470.00	\$ 8,300.00	\$ (1,245.00)	90%
313 Pool Chemicals & Supplies		\$ -	\$ -	\$ -	
314 Electricity	\$ 810.26	\$ 6,063.52	\$ 9,000.00	\$ 686.48	67%
315 Water, Sewer and Trash	\$ 488.63	\$ 2,568.15	\$ 3,500.00	\$ 56.85	73%
316 Bank Charges		\$ -	\$ 75.00	\$ 56.25	0%
317 Legal & Accounting	\$ 2,377.50	\$ 10,297.50	\$ 5,000.00	\$ (6,547.50)	206%
318 Insurance		\$ 7,752.55	\$ 6,000.00	\$ (3,252.55)	129%
319 Web Site		\$ 144.00	\$ 150.00	\$ (31.50)	96%
501 Pool and Foundation Repairs	\$ -	\$ -	\$ 700.00	\$ 525.00	0%
502 Common Area Maintenance	\$ 65.00	\$ 1,914.61	\$ 3,000.00	\$ 335.39	64%
TOTAL OPERATING EXPENSES	\$ 13,821.99	\$ 107,393.62	\$ 143,625.00	\$ 325.13	75%
4102 Special Assessment SWS		\$ -			
700 SWS Expenses	\$ -	\$ 24,112.62		\$ (24,112.62)	
TOTAL EXPENSES + SWS	\$ 13,821.99	\$ 131,506.24	\$ 143,625.00	\$ (23,787.49)	92%

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.