

August 2023 Annual Meeting Treasurer's Report

	2023 YTD (as of July)			FY2022 Year End		
	Actual	Budget	Variance	Actual	Budget	Variance
Gross Income	\$ 776,519	\$ 770,975	\$ 5,544	\$ 2,206,592	\$ 2,210,317	\$ (3,725)
Less Expenses:						
Bad debt	\$ 26,667	\$ 26,668	\$ 1	\$ 80,000	\$ 80,000	\$ -
General Maintenance and repair	\$ 155,827	\$ 143,748	\$ (12,079)	\$ 414,594	\$ 451,550	\$ 36,956
Grounds Maintenance	\$ 4,165	\$ 5,511	\$ 1,346	\$ 23,150	\$ 38,958	\$ 15,808
Recreation	\$ 32,951	\$ 30,754	\$ (2,197)	\$ 54,814	\$ 38,341	\$ (16,473)
Payroll	\$ 143,626	\$ 141,725	\$ (1,901)	\$ 399,832	\$ 389,943	\$ (9,889)
Utilities	\$ 44,464	\$ 43,428	\$ (1,036)	\$ 102,751	\$ 109,419	\$ 6,668
Insurance & Taxes	\$ 90,040	\$ 81,356	\$ (8,684)	\$ 151,066	\$ 137,458	\$ (13,608)
Administrative & Other	\$ 39,853	\$ 32,748	\$ (7,105)	\$ 122,638	\$ 94,629	\$ (28,009)
Professional Service	\$ 51,761	\$ 57,900	\$ 6,139	\$ 149,715	\$ 151,580	\$ 1,865
Total Expense	\$ 589,354	\$ 563,838	\$ (25,516)	\$ 1,498,560	\$ 1,491,878	\$ (6,682)
Net Oper Income	\$ 187,165	\$ 207,137	\$ (19,972)	\$ 708,032	\$ 718,439	\$ (10,407)
Less:						
Prior Defecit	\$ 9,685	\$ 9,684	\$ (1)	\$ 19,651	\$ 19,651	\$ -
Dam Reserve	\$ 133,333	\$ 133,332	\$ (1)	\$ 400,000	\$ 400,000	\$ -
Reserve Repair and Replacement	\$ 85,459	\$ 85,460	\$ 1	\$ 285,000	\$ 285,000	\$ -
Net Income/Loss after reserve expense	\$ (41,312)	\$ (21,339)	\$ (19,971)	\$ 3,381	\$ 13,788	\$ (10,407)

Reserve Activity Summary

	Capital	Repair Replacement	Dam	Total
July 2023 YTD				
Beginning Balance 3/31/23	\$ 863,943	\$ 2,454,398	\$ 3,233,049	\$ 6,551,390
Deposits	\$ 27,536	\$ 85,459	\$ 133,333	\$ 246,328
Interest	\$ 9,494	\$ 23,426	\$ 36,786	\$ 69,706
Total Contributions	\$ 37,030	\$ 108,885	\$ 170,119	\$ 316,034
Outflows	\$ (6,534)	\$ (126,820)	\$ -	\$ (133,354)
Pending funding		\$ -		\$ -
Reserve Writeoff Adjustments		\$ -		\$ -
Balance 7/31/23	\$ 894,439	\$ 2,436,463	\$ 3,403,168	\$ 6,734,070
<i>Balance Sheet Cash</i>				\$ 6,825,534
<i>Receivables (mostly delinquencies)</i>				\$ 68,121
<i>Cash and Receivables</i>				\$ 6,893,655