

Gross Income

				2023 YTD (as of July)			FY2022 Year End		
				<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Gross Income				\$ 776,519	\$ 770,975	\$ 5,544	\$ 2,206,592	\$ 2,210,317	\$ (3,725)

Expenses, Part 1

				2023 YTD (as of July)			FY2022 Year End		
				<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
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

Main contributors to General Maintenance and Repair overages are Environmental Supply (Lake Treatments), Security, and Maintenance Supplies.

Expenses, Part 2

					2023 YTD (as of July)			FY2022 Year End		
					<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
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

Main contributors to Recreation costs in FY2022 were increased chemical costs for pool, and pool payroll.

Expenses, Part 3

					2023 YTD (as of July)			FY2022 Year End		
					<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
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

Insurance increased more than expected both years. Insurance increases are vastly outstripping official inflation numbers.

Primary contributors to Admin & Other are Office Supplies, Computer Expenses, and Food and Beverage Expense.

Expenses, Part 4

						2023 YTD (as of July)			FY2022 Year End		
						<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Total Expense						\$ 589,354	\$ 563,838	\$ (25,516)	\$ 1,498,560	\$ 1,491,878	\$ (6,682)

Net Operating Income Summary

	2023 YTD (as of July)			FY2022 Year End		
	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Gross Income	\$ 776,519	\$ 770,975	\$ 5,544	\$ 2,206,592	\$ 2,210,317	\$ (3,725)
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)

After Reserve Expenses

			2023 YTD (as of July)			FY2022 Year End		
			<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
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
Balance Sheet Cash					\$ 6,825,534
Receivables (mostly delinquencies)					\$ 68,121
Cash and Receivables					\$ 6,893,655