



Treasurer's Dashboard – October 25, 2022

Financial Statement for Period Ending Sep '22

Balance Sheet Assets

Operating Accounts	\$	71,234.64
Reserve Accounts	\$	413,116.22
Acct's Receivable	\$	735.00
Prepays	\$	32,166.47
Total Assets	\$	517,252.33

Headlines:

We will course correct our ongoing NOI with the 2023 Draft Budget

- Insurance – planning for minimum 25% increase which is roughly \$45K
 - Rates are established in Jan well after budgets are submitted prior year
- Utilities – per FPL, rates went up 20% in '22 which is a ~\$39K increase over budget
 - Planning for additional 10% increase across all utilities in 2023
- Other – general line items in the budget were forecasted with 5-10% increases based on input received from service providers '22 trend data, and consideration for overall inflationary impacts

Profit & Loss Summary

Expenses By Account	Percent of Total Annual Budget	2022 YTD Actual	2022 YTD Budget	YTD Actual vs YTD Budget % Under / Over	2022 Total Budget	Amount of Budget Remaining For 2022
Utilities	35%	\$ 156,528.96	\$ 145,863.00	7.31%	\$ 194,484.00	\$ 37,955.04
Building Maintenance	22%	\$ 96,295.46	\$ 94,329.00	2.08%	\$ 125,772.00	\$ 29,476.54
Reserve Funding	18%	\$ 68,304.00	\$ 68,304.00	0%	\$ 102,456.00	\$ 34,152.00
Insurance	15%	\$ 72,966.78	\$ 63,720.00	14.51%	\$ 84,960.00	\$ 11,993.22
Administrative	4%	\$ 11,840.89	\$ 14,580.00	-18.79%	\$ 19,440.00	\$ 7,599.22
Grounds	3%	\$ 16,436.28	\$ 14,013.00	17.29%	\$ 18,684.00	\$ 2,247.72
Pool & Clubhouse	3%	\$ 16,933.72	\$ 14,013.00	20.84%	\$ 18,684.00	\$ 1,750.28
Total Expense		\$ 447,844.09	\$ 423,360.00	5.78%	\$ 564,480.00	\$ 116,635.91
Total Income		\$ 423,974.94	\$ 423,360.00	0.14%	\$ 564,480.00	\$ 140,505.06
Net Operating Income		\$ (23,869.15)	\$ -	-5.62%	\$ -	\$ (23,869.15)

* Pool & Community Room rolled up under Building Maintenance 2021 and prior