

2021 Treasure's Reports

December

As of 11/30 we had, in Banco Popular, \$137,075.14, in Checking, \$123,619.31 in savings, plus CD's of \$165,747.47 for total funds in Banco Popular of \$426,441.92. In We Florida Financial, we have \$82,455.48 in Savings. We earned \$69.13 extra income, unexpected income of \$98.05 and \$0.00 in reimbursement income. We have accounts receivables over 2.1K which includes \$0.00 in legal fees, \$0.00 in unit repairs and violations of about 1.5K. The total amount for possible collection is about .6K.

As of Dec 31, 2021, we have NO units that are in foreclosure or on a payment plan but several units that are 1 to 3 months in arrears.

OLD BUSINESS:

Gate card/clicker numbers update. I talked with Diamond Gate for some clarification on the code and phone limitation. We currently have Codes 176 of 260 and Phones 133 or 250. We are able to have 260 lines with 6 card/clicker and only 250 of those lines with phone numbers. What this mean is that every resident can have a second number and up to 12 card/clickers. That means the system has the capacity of 1560 cards/clickers and 250 phone numbers.

NEW BUSINESS:

Preliminary YEAR END Report

The current status of the association's finances appears to be very strong but I am awaiting December's banks statements to do a full analysis. The HOA will be able to complete the front entrance project using both operating and reserve funds and will not require a special assessment.

Nov-21

Revenue	Current Month		Prior Month	Difference	Year to Date		Budget	
		Amount			Actual	Budgeted	Monthly	Yearly
100 - Late Fees	\$	90.00	\$ 80.00	\$ 10.00	\$ 588.11		Extra Income	
200 - Interest Income	\$	2.38	\$ 2.09	\$ 0.29	\$ 18.80		\$ 69.13	\$ 966.51
210 - Assessment Interest Income	\$	8.05	\$ 5.27	\$ 2.78	\$ 25.35		Unexpected Income	
220 - Reserve Interest Income	\$	66.75	\$ 73.63	\$ (6.88)	\$ 947.71		\$ 98.05	\$ 613.46
300 - Misc Income	\$	-	\$ -		\$ -		Reimbursement Income	
400 - Violation Income	\$	-	\$ -		\$ -		\$ -	\$ -
450 - Repair Income	\$	-	\$ -		\$ -		\$ 167.18	\$ 1,579.97
500 - Gate Key Income	\$	-	\$ -		\$ -			
501 - Legal Fee Income	\$	-	\$ -		\$ -		Variance	Percent
600 - Assessments	\$	4,807.61	\$ 6,882.47	\$ (2,074.86)	\$ 75,489.24	\$ 71,225.00	\$ 4,264.24	105.99%
1182 - Reserve Asses	\$	735.00	\$ 735.00		\$ 8,085.00	\$ 8,085.00	\$ -	100.00%
Net Income	\$	5,709.79	\$ 7,778.46	\$ (2,068.67)	\$ 76,121.50	\$ 71,225.00	\$ 4,896.50	106.87%

	Current Month	Prior Month	Difference	Year to Date	Budget			
Expenses	Amount			Actual	Budgeted	Variance	Percent	
1182 - Reserve Txfr	\$ 801.75	\$ 808.63	\$ (6.88)	\$ 9,032.71	\$ 8,820.00	\$ 212.71	102.41%	
5001 - Management Fees	\$ 1,055.00	\$ 1,055.00		\$ 11,605.00	\$ 12,660.00	\$ (1,055.00)	91.67%	
5010 - Legal Fees	\$ -	\$ 132.50	\$ (132.50)	\$ 132.50	\$ 4,500.00	\$ 4,367.50	2.94%	
5017 - Mailbox Maintenance	\$ 201.90	\$ -	\$ 201.90	\$ 339.95	\$ 1,200.00	\$ 860.05	28.33%	
5020 - Accounting Fees & Tax Return	\$ -	\$ -		\$ 300.00	\$ 360.00	\$ 60.00	83.33%	
5030 - Insurance	\$ -	\$ -		\$ -	\$ 5,124.00	\$ 5,124.00	0.00%	
5041 - Corporate Annual Report	\$ -	\$ -		\$ 61.25	\$ 120.00	\$ 58.75	51.04%	
5050 - Electricity	\$ 573.27	\$ 570.40	\$ 2.87	\$ 6,274.01	\$ 6,240.00	\$ (34.01)	100.55%	
5060 - Telephone	\$ 165.92	\$ 165.92		\$ 1,825.73	\$ 2,040.00	\$ 214.27	89.50%	
6009 - Repairs & Maintenance	\$ 607.50	\$ -	\$ 607.50	\$ 607.50	\$ 3,600.00	\$ 2,992.50	16.88%	
6010 - Ground Maintenance	\$ 335.00	\$ 240.00	\$ 95.00	\$ 3,530.00	\$ 3,600.00	\$ 70.00	98.06%	
6014 - Gate Repairs	\$ -	\$ 190.00	\$ (190.00)	\$ 435.12	\$ 3,600.00	\$ 3,164.88	12.09%	
6062 - General Security and Monitor Sys	\$ -	\$ -		\$ -	\$ 2,400.00	\$ 2,400.00	0.00%	
6071 - Towing	\$ -	\$ -		\$ -	\$ 540.00	\$ 540.00	0.00%	
6078 - Street Sweeping	\$ -	\$ -		\$ 825.00	\$ 900.00	\$ 75.00	91.67%	
6080 - Lake Treatment	\$ -	\$ 225.00	\$ (225.00)	\$ 900.00	\$ 900.00	\$ -	100.00%	
6116 - Entrance Project	\$ -	\$ -		\$ 750.00	\$ 6,000.00	\$ 5,250.00	12.50%	
7000 - Printing	\$ -	\$ 248.37	\$ (248.37)	\$ 533.44	\$ 900.00	\$ 366.56	59.27%	
7001 - Postage	\$ -	\$ 148.78	\$ (148.78)	\$ 420.28	\$ 600.00	\$ 179.72	70.05%	
7020 - Office supplies and Expenses	\$ -	\$ -		\$ 163.45	\$ 1,200.00	\$ 1,036.55	13.62%	
7090 - Contingency	\$ -	\$ -		\$ -	\$ 3,216.00	\$ 3,216.00	0.00%	
8043 - Sidewalk Maintenance	\$ -	\$ -		\$ -	\$ 9,300.00	\$ 9,300.00	0.00%	
8044 - Sidewalk Cleaning	\$ -	\$ -		\$ 2,700.00	\$ 8,280.00	\$ 5,580.00	32.61%	
8079 - Mass Notification System	\$ -	\$ -		\$ 412.00	\$ 420.00	\$ 8.00	98.10%	
Total operating expenses	\$ 3,740.34	\$ 3,784.60	\$ (44.26)	\$ 31,815.23	\$ 77,700.00	\$ 45,884.77	40.95%	

Net Worth	Current Month	Prior Month	Difference	Current Month	Prior Month	Difference
	Amounts			Amounts		
Bus CD 0271	\$ 10,602.48	\$10,599.34	\$ 3.14	Bus CD 0775	\$ 23,497.16	\$ 23,490.20 \$ 6.96
Bus CD 1712	\$ 24,106.83	\$24,099.68	\$ 7.15	Bus CD 2562	\$ 24,377.64	\$ 24,374.54 \$ 3.10
Bus CD 2571	\$ 10,444.92	\$10,444.48	\$ 0.44	Bus CD 3098	\$ 10,419.35	\$ 10,416.26 \$ 3.09
Bus CD 3998	\$ 10,732.34	\$10,731.89	\$ 0.45	Bus CD 4355	\$ 10,291.27	\$ 10,290.83 \$ 0.44
Bus CD 5469	\$ 10,290.83	\$10,290.40	\$ 0.43	Bus CD 5899	\$ 10,323.03	\$ 10,319.97 \$ 3.06
Bus CD 9314	\$ 10,314.91	\$10,311.85	\$ 3.06	Bus CD 9712	\$ 10,346.71	\$ 10,346.28 \$ 0.43

	Current Month	Prior Month	Difference
Checking	\$ 137,075.14	\$ 134,013.29	\$ 3,061.85
Savings	\$ 123,619.31	\$ 122,849.31	\$ 770.00
WFFSavings	\$ 82,455.48	\$ 82,455.48	\$ -
Reserve		This Year	Prior Year
Reserve - Paving and Sealcoating		\$ 255,342.98	\$ 255,342.97
Reserve - SMS Repair Fund		\$ 60,118.03	\$ 53,474.23
Reserve - Gate House		\$ 26,279.70	\$ 26,279.70
Reserve - Security System		\$ 28,067.85	\$ 25,891.65
Total Reserve		\$493,427.87	\$ 464,975.87

