

December 14, 2023

## Totals represent the end of November 2023 Financials Variances from Budget:

### **Total Income:**

Year-to-Date is \$527,872.20 which is **\$13,822.80 less than budgeted**

### **Total Expenses:**

Year-to Date is \$313,707.80 which is **\$53,217.56 more than budgeted**

**Total Assets:** \$1,612,462.10 - which includes the Reserves: \$1,602,709.25

Schwab investment account is now locked in for 12 months at 5.32%.

This month it grew by **\$5,478** to \$1,156,118

### **Significant Future Repair or Replacement Projects Affecting Reserves:**

Reserves went down this month \$72,374 due to:

Patio Furniture of \$20,480

Paint payments of \$58K this month

Total painting contract paid 84% - Total buildings painted 86%

### **Some Notable Variances Year-to-Date:**

- Utilities Trash (\$18,993 over budget)
- General Landscaping (\$4,070 over budget)
- Professional Legal (\$14,856 over budget)
- Insurance & Directors / Officers Insurance (\$ 3,831 over budget)
- **We have \$22,564 in outstanding HOA Maintenance Fees. (28 units)**
- **We hold \$16,408.25 in pre-paid HOA Monthly Assessments. (44 units)**

Respectfully Submitted,  
Rebecca Briggs-Renaud