

OCTOBER 2023						
Total Paid	Amount					
Florida Power and Light	\$368.43					
FPL Electric Gatehouse	\$52.66					
TK Property Services LLC	\$795.00					
ECOR Industries (Common Areas)	\$0.00					
ECOR for Pond Maintenance	\$180.00					
Brevard Sprinkler Repair	\$0.00					
Automatic Access Systems	\$0.00					
Telephone Gate Ops (AAS)	\$68.95					
Legal Fees	\$258.50					
Debit Card	\$0.00					
Secure Fence	\$0.00					
Voicemail Services	\$12.92					
Florida Dept of State	\$0.00					
Reimbursements	\$0.00					
Total	\$1,736.46					
	\$0.00					
	\$0.00					
Bills Paid	Amount	Check #	Date	Invoice Number	Chk	Remarks
Monthly Payments						
Florida Power and Light	\$368.43	Debit	10/31/23	REF: 23303030242677	X	Paid on 10/31 @ \$368.43
FPL Electric Gatehouse	\$52.66	Debit	10/5/23	Ref: 23277017242185	X	
TK Property Services LLC	\$795.00	#5966	10/27/23	INV #: 2158	X	Paid on 10/26 @ \$795.00
ECOR Industries (Common Areas)	\$0.00					
ECOR for Pond Maintenance	\$180.00	#5965	10/24/23	#455547	X	Paid on 10/24 @ \$180.00
Brevard Sprinkler Repair	\$0.00					
Automatic Access Systems	\$0.00					
Telephone Gate Ops (AAS)	\$68.95	#5962	10/23/23	#200208	X	
Debit Card	\$0.00					
Legal Fees	\$258.50	#5964	11/3/23	#71129	X	Reference: 6906569301
Voicemail Service	\$12.92	Debit	10/26/23	Ref: 23299008838725	X	
	\$0.00					
	\$0.00					
	\$0.00					
Others						
Maria Cranmer/Bob Cranmer	\$0.00					
Sandy Armstrong	\$0.00					
Nilda Rosario	\$0.00					
Shari Parris	\$0.00					
Pam Wheeler	\$0.00					
Kathryn Almeida	\$0.00					
Nilda Rosario	\$0.00					
Bob Arnold	\$0.00					
TOTAL	\$1,736.46					
Deposit	\$4,552.46					
Gate Clicker	\$25.00					Clicker for 638 SWD
Annual Dues	\$0.00					
Deposit to money market acct	\$3,132.25					Payment for Arno liens.
Interest in money market acct	\$52.21					
Transfer from MM to Checking	\$1,343.00		10/25/23	Ref: 23AFD34571EE3835	X	Payment for operating expenses

From September:	Total	\$158.95	Check #	NOTES:
Outstanding Checks	Brevard Sprinkler Repair	\$90.00	#5961	
	Telephone Gate Ops (AAS)	\$68.95	#5963	

0			
Revenue & Expenses			
Deposits	Sep	Oct	New Balance
Checking 3468	\$ 846.12	\$1,343.00	\$ 2,189.12
Checking 6581	\$ 29,186.72	\$3,209.46	\$ 32,396.18
Investment	\$ 65,000.00		\$ 65,000.00
Expenses	Checking 3468	\$1,736.46	\$452.66
	Checking 6581	\$1,343.00	\$ 31,053.18
	Investment	0	\$ 65,000.00
Data Entry Req'd from Monthly Statements			

Bank Account			
Account	Sep	Oct	Cashflow
Checking Account 1	\$ 846.12	\$552.21	-\$293.91
Checking Account 2	\$ 29,186.72	\$31,053.18	\$1,866.46
Investment	\$ 65,000.00	\$65,000.00	\$0.00
Total	\$95,032.84	\$96,605.39	\$1,572.55
		As of:	4-Nov

October Reconciliation Checking
Balance (L11) - SEP OUT Chks Paid (K3) + OCT OUT Chks (K28)

October			
Total Outstanding Checks	Checks Outstanding	\$258.50	Check #
	Legal Fees	\$258.50	#5964

	Budget vs Actuals for 2023 Status as of 11/04/2023				
BLI*	Description	Budget	Spent	Delta	Remarks
1	Annual/Board Meeting Room	\$300.00	\$71.03	\$228.97	City of West Melbourne
2	Electric - Gate House	\$540.00	\$508.82	\$31.18	FPL Electric Gatehouse
3	Electric - Street Lights	\$4,100.00	\$3,680.68	\$419.32	Florida Power and Light
4	Fence Repair	\$4,500.00	\$50,501.40	(\$46,001.40)	Secure Fence & Color Chameleon
5	Fertilizer/Weed - Common & Pond	\$2,310.00	\$950.00	\$1,360.00	ECOR Industries (Common Area)
6	Gate House Decorations	\$500.00	\$273.30	\$226.70	
7	Gate Repairs & Maint	\$2,000.00	\$2,626.58	(\$626.58)	Automatic Access Systems (AAS)
8	General Repairs & Maint.	\$2,000.00	\$937.75	\$1,062.25	Mulch tot lot & new HOA ARC signs
9	Insurance	\$6,643.02	\$2,772.27	\$3,870.75	HOA INS broken into quarterly pymnts
10	Lawn Maint & Landscaping	\$6,600.00	\$8,355.00	(\$1,755.00)	3:16 & TK Property
11	Legal Services	\$7,500.00	\$5,419.78	\$2,080.22	Schillinger & Coleman, PA
12	Pond Maintenance	\$2,200.00	\$2,400.00	(\$200.00)	
13	Printing & Office Expenses	\$500.00	\$265.83	\$234.17	Various Line Items
14	Sprinkler Repair & Maint	\$750.00	\$1,722.51	(\$972.51)	Brevard Sprinkler Repair
15	IRS - US Federal Govt (Taxes)	\$335.74	\$1,361.00	(\$1,025.26)	IRS - US Federal Govt (Taxes)
16	Telephone - Gate Ops	\$880.00	\$748.45	\$131.55	
17	Telephone - Help Line	\$150.00	\$129.20	\$20.80	Voicemail Service
18	Tot Lot Swing Set	\$1,500.00	\$1,745.33	(\$245.33)	Install materials (volunteer install)
19	Accountant	\$1,500.00	\$180.00	\$1,320.00	Services for Tax Prep/Review
		\$44,808.76	\$84,648.93		

*BLI = Budgeted Line Item

Bank Balances and Cash Flow Summary

Account	Starting Balance Jan 1, 2023	Revenues	Expenses	Current Balance	Net Cash Flows to Date
Checking	\$ 25,594.64	\$ 59,348.00	\$ (84,648.93)	\$ 293.71	
Money Mkt	\$ 67,567.24	\$ 58,028.94	\$ (94,543.00)	\$ 31,053.18	
Investment	\$ 52,376.88	\$ 65,021.48	\$ (52,398.36)	\$ 65,000.00	
Total Cash	\$ 145,538.76	\$ 182,398.42	\$ (231,590.29)	\$ 96,346.89	
					(49,191.87)

BLI Financial Notes FY23 Budget:	
1	Meeting Room: Began holding meetings in our community Tot Lot resulting in savings on meeting room expenses.
4	Board presented option to leverage insurance \$ and replace entire North fence & paint South & North Fence to preserve investment. Presented/approved @ Jan 28 Brd Mtg.
5	Pond Maintenance: Fees have increased in FY23. Special project to handle fish kill (\$600 in June).
7	Bill for a new processor installed in December 22 had not been paid. Invoice for \$1,662 paid in FY23 for services rendered in 2022.
9	Insurance cost increased ~28% over 2023 due to single provider offering wind coverage which is req'd to preserve 2023 investment in fence refurbishment project.
10	3:16 significantly increased fees in Jan. Board issued request for quotes & selected TK Services, yielding >\$2,000 savings over 3:16, but exceeds FY23 plan.
11	Insurance deemed current litigation outside scope of insurance policy. Litigation is still pending resolution. Additional expenses are expected in FY23.
12	Costs are for monthly maintenance for pond treatment for weeds & algae. Additional maintenance actions may be required to resolve current bacterial fish kill.
14	Higher than expected maintenance repair to replace broken pump. Restarted maintenance program with vendor to manage sprinkler service.
15	SWHOA Annuity investment matured in 2023, resulting in receiving higher interest than planned. Annuity reinvested in CD with maturity in April 2024.
18	Special thanks to Ken Wheeler, Mike Gerke and his son for helping install the swing, averting a significant installation cost.

*BLI = Budgeted Line Item

Financial Notes on Accounts:	
1	Employing strategy to maintain low balance in checking in order to maximize interest rate in money market account.
2	Secured 3.2% interest rate on money market account. Revenues included deposits for Fob's & dues of \$1,140 (to earn more interest) + \$723 (interest) = \$1,862.
	March 27, noted \$80k in working capital sufficient for FY23, transferring \$12.6k to CD with \$65k in capital investment, leaving a negative revenue balance in MM account.

Budget vs Actuals for 2023 Status as of 11/04/2023

Yearly Summary Paid	Amount		BLI	Monthly	Total	Reimbursements	Notes:
Florida Power and Light	\$3,680.68		3	Jan	\$5,944.42	\$ 456.02	
FPL Electric Gatehouse	\$508.82		2	Feb	\$23,005.18	\$ -	
3:16 Mowing Inc/TK Property	\$8,355.00	New Lawn Care Provider started in Feb	10	Mar	\$2,534.63	\$ -	
ECOR Industries (Common Area)	\$950.00		5	Apr	\$6,175.98	\$ 93.31	
ECOR for Pond Maintenance	\$2,400.00		12	May	\$10,629.21	\$ 24.90	
Brevard Sprinkler Repair	\$1,722.51		14	Jun	\$12,632.30	\$ -	
Automatic Access Systems (AAS)	\$2,626.58	Gate Repair & Maitnenace	7	Jul	\$9,973.66	\$ 2,405.66	
Telephone Gate Ops (AAS)	\$748.45	Gate Monthly Telephone Service	16	Aug	\$3,412.38	\$ 83.77	Paid for & Reimbursed to Ken Wheeler to City of WMLB
Legal Fees	\$5,419.78		11	Sept	\$8,604.71	\$ -	
Debit Card	\$36.03		8	Oct	\$1,736.46	\$ -	
Secure Fence	\$29,961.40		4	Nov	\$0.00	\$ -	
Voicemail Service	\$129.20		17	DEC	\$0.00	\$ -	
Florida Dept of State	\$61.25		13				
IRS - US Federal Govt (Taxes)	\$1,361.00	APR: Federal income tax paid on April 18	15	Total	\$84,648.93	\$ 3,063.66	
Whitmar Associates	\$180.00	APR: Accounting and Tax services	19	As Of: 11/4/2023 <-- UPDATE THIS			
City of West Melbourne	\$71.03	MAY: City Hall Mtg Room for Finance Committee Mtg	1				
Color Chameleon	\$20,540.00	MAY: 50% Dwn Fence paint SOUTH, JUN: 50% FNL South, 50% Dwn North	4				
Truist: Bus Prod Delux/Bus Sys	\$61.27	JUN: Ordered new checks from Truist Bank	13				
Insurance - HOA Property	\$2,772.27	SEP: Payment HOA INS by Assured Partners to First Insurance Funding	9				
Reimbursements	\$3,063.66						
Column Total	\$84,648.93						
Reimbursements	Amount						
Maria Cranmer/Bob Cranmer	\$175.88	Decorations	5				
Sandy Armstrong	\$57.42	Decorations	5				
Nilda Rosario	\$39.54	Supplies	13				
Shari Parris	\$901.72	Supplies: Fred: mulch for Tot Lot project (\$660) & Shari for signs (\$83.40)	8				
Pam Wheeler	\$1,745.33	Swing Set. Aug Reimb for City of WMLB for 9/5/23 mtg. Acct'd for in B17.	18				
Kathryn Almeida	\$43.77	USPS Cert Mail (for IRS/taxes) & copies of pedestrian Keys	13				
Nilda Rosario	\$60.00	Supplies	13				
Bob Arnold	\$40.00	Decorations	5				
	\$12,632.30						
Reimburse Column Total	\$3,063.66						
Sheet Totals	\$3,063.66	This is a checksum to verify sheets = summary					
Sheet Totals	\$84,648.93	This is a checksum to total on cell F15, accounts outstanding checks when cashed					
Deposit	\$7,270.13	This is a checksum to verify sheets = summary					
Gate Clicker	\$225.00						
Annual Dues	\$1,903.80						
Other Income	\$59,867.93						
Total Deposits	\$61,996.73						

*BLI = Budgeted Line Item

<-- Note:

Current \$0.00