

Yearly Summary Paid	Amount		BLI	Monthly	Total
Florida Power and Light	\$2,575.39		3	Jan	\$5,944.42
FPL Electric Gatehouse	\$359.40		2	Feb	\$23,005.18
3:16 Mowing Inc/TK Property	\$5,970.00	New Lawn Care Provider started in Feb	10	Mar	\$2,534.63
ECOR Industries (Common Area)	\$800.00		5	Apr	\$4,814.98
ECOR for Pond Maintenance	\$1,680.00		12	May	\$11,990.21
Brevard Sprinkler Repair	\$1,632.51		14	Jun	\$2,873.35
Automatic Access Systems (AAS)	\$2,506.20	Gate Repair & Maitnenace	7	Jul	\$19,732.61
Telephone Gate Ops (AAS)	\$554.52	Gate Monthly Telephone Service	16	Aug	\$0.00
Legal Fees	\$2,309.00		11	Sept	\$0.00
Debit Card	\$36.03		8	Oct	\$0.00
Secure Fence	\$28,376.40		4	Nov	\$0.00
Voicemail Service	\$77.52		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	\$70,895.38
Whitmar Associates	\$180.00	APR: Accounting and Tax services	19	As Of: 7/31/2023 <<-- UPDATE THIS	
City of West Melbourne	\$35.00	MAY: City Hall Mtg Room for Finance Committee Mtg	1		
Color Chameleon	\$19,340.00	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		
Reimbursements	\$2,979.89				
Column Total	\$70,895.38				
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	13		
Pam Wheeler	\$1,745.33	Swing Set	18		
Kathryn Almeida	\$0.00	USPS Cert Mail (for IRS/taxes) & copies of pedestrian Keys	13		
Nilda Rosario	\$60.00	Supplies	13		
Bob Arnold	\$0.00	Decorations	5		
	\$12,632.30				
Reimburse Column Total	\$2,979.89				
Sheet Totals	\$2,979.89	This is a checksum to verify sheets = summary			
Sheet Totals	\$70,895.38	Checksum to total on cell F15, accounts outstanding checks when cashed			
Deposit	\$2,538.39	This is a checksum to verify sheets = summary			
Gate Clicker	\$175.00				
Annual Dues	\$1,849.47				
Other Income	\$53,156.40				
Total Deposits	\$55,180.87				

*BLI = Budgeted Line Item

Planned Budget vs Actuals for 2023 Status as of 8/1/2023						Map to Summary
BLI*	Description	Budget	Spent	Delta	Remarks	
1	Annual/Board Meeting Room	\$300.00	\$35.00	\$265.00	City of West Melbourne	B18
2	Electric - Gate House	\$540.00	\$359.40	\$180.60	FPL Electric Gatehouse	B3
3	Electric - Street Lights	\$4,100.00	\$2,575.39	\$1,524.61	Florida Power and Light	B2
4	Fence Repair	\$4,500.00	\$47,716.40	(\$43,216.40)	Secure Fence & Color Chameleon	B12,19
5	Fertilizer/Weed - Common & Pond	\$2,310.00	\$800.00	\$1,510.00	ECOR Industries (Common Area)	B5
6	Gate House Decorations	\$500.00	\$233.30	\$266.70		B25,26,32
7	Gate Repairs & Maint	\$2,000.00	\$2,506.20	(\$506.20)	Automatic Access Systems (AAS)	B8
8	General Repairs & Maint.	\$2,000.00	\$937.75	\$1,062.25	Mulch tot lot & new HOA ARC signs	B11
9	Insurance	\$6,643.02		\$6,643.02		
10	Lawn Maint & Landscaping	\$6,600.00	\$5,970.00	\$630.00	3:16 & TK Property	B4
11	Legal Services	\$7,500.00	\$2,309.00	\$5,191.00	Schillinger & Coleman, PA	B10
12	Pond Maintenance	\$2,200.00	\$1,680.00	\$520.00		B6
13	Printing & Office Expenses	\$500.00	\$222.06	\$277.94	Various Line Items	B14,20,27,28,31
14	Sprinkler Repair & Maint	\$750.00	\$1,632.51	(\$882.51)	Brevard Sprinkler Repair	B7
15	IRS - US Federal Govt (Taxes)	\$335.74	\$1,361.00	(\$1,025.26)	IRS - US Federal Govt (Taxes)	B15
16	Telephone - Gate Ops	\$880.00	\$554.52	\$325.48		B9
17	Telephone - Help Line	\$150.00	\$77.52	\$72.48	Voicemail Service	B13
18	Tot Lot Swing Set	\$1,500.00	\$1,745.33	(\$245.33)	Install materials (volunteer install)	B29
19	Accountant	\$1,500.00	\$180.00	\$1,320.00	Services for Tax Prep/Review	B16
		\$44,808.76	\$70,895.38			

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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	\$ 45,805.00	\$ (70,895.38)	\$ 504.26	
Money Mkt	\$ 67,567.24	\$ 54,585.87	\$ (81,000.00)	\$ 41,153.11	
Investment	\$ 52,376.88	\$ 65,021.48	\$ (52,398.36)	\$ 65,000.00	
Total Cash	\$ 145,538.76	\$ 165,412.35	\$ (204,293.74)	\$ 106,657.37	\$ (38,881.39)

As Of: 7/31/2023

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 \$ & replace entire North fence & paint South & North Fence to preserve investment. Approved @ Jan 28 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	This is one of our big expenses for the year and is due in Q4.
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.

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	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, transfer \$12.6k to CD with \$65k in capital investment, leaves negative revenue balance in MM .
3	Moved \$65k using \$52.4k from annuity + \$12.6k in current accounts, to open Goldman Sachs CD @ 5.05% Maturity April 2024, with semi-annual interest.