NOVEMBER 2023

Total Paid	Amount					
Florida Power and Light	$368.43					
FPL Electric Gatehouse	$48.58					
TK Property Services LLC	$795.00					
ECOR Industries (Common Areas)	$180.00					
ECOR for Pond Maintenance	$0.00					
Brevard Sprinkler Repair	$0.00					
Automatic Access Systems	$68.95					
Telephone Gate Ops (AAS)	$12.92					
Legal Fees	$2,358.70					
Debit Card	$0.00					
Secure Fence	$0.00					
Voicemail Services	$0.00					
Florida Dept of State	$0.00					
Brevard County Taxes	$345.82					
Reimbursements	$19.00					
Total	$4,197.40					
	$0.00					
	$0.00					
Bills Paid	**Amount**	**Check #**	**Date**	**Invoice Number**	**Chk**	**Remarks**
Monthly Payments						
Florida Power and Light	$368.43	Debit	11/29/23	Ref: 6872748266	X	
FPL Electric Gatehouse	$48.58	Debit	11/6/23	Ref: 23307014636449	X	
TK Property Services LLC	$795.00	#5969	11/20/23	INV #2222	X	Schedule for 11/20/23 for $795
ECOR Industries (Common Areas)	$180.00	#5972	11/27/23	INV #457563	X	Scheduled for 11/24/23 for $180
ECOR for Pond Maintenance	$0.00					
Brevard Sprinkler Repair	$0.00					
Automatic Access Systems	$68.95	#5970	11/27/23	INV #: 200480	X	Scheduled for 11/22/23 for $68.95
Telephone Gate Ops (AAS)	$12.92	Debit	11/27/23	Ref: 6845443709	X	
Debit Card	$0.00					
Legal Fees	$2,358.70	#5968	11/22/23	Invoice: #71254, 71255	X	Scheduled for 11/22/23 for $2358.7
Voicemail Service	$0.00					
Brevard County Taxes	$345.82	Debit	11/27/23	Ref: 6827714534	X	Brevard County Taxes
Automatic Access Systems	$0.00	OUT	11/28/23	INV #: 19777	#######	Scheduled for 11/22/23 for $68.95
	$0.00					
Others						
Maria Cranmer/Bob Cranmer	$0.00					
Sandy Armstrong	$0.00					
Nilda Rosario	$19.00	#1006	11/15/23	INV #: 86759123	X	Website/Wordpress annual maintenance fee
Shari Parris	$0.00					
Pam Wheeler	$0.00					
Kathryn Almeida	$0.00					
Nilda Rosario	$0.00					
Bob Arnold	$0.00					
TOTAL	$4,197.40					
Deposit	**$1,100.00**					
Gate Clicker	$100.00					680 SWD, 696 SWD & 653 SWD
Annual Dues	$0.00					
Transfer from MM to Checking	$1,000.00		11/1/23	Ref: 23AVI01558KN2Q72		Cash to cover operating expenses
Transfer from MM to Checking	$ 2,500.00		11/22/23	Ref: 23B593633BWP3853		Transfor for legal fees & property taxes
Transfer from MM to Checking	$ 1,500.00		11/24/23	Ref: 23BLC1410NA14921		Transfor for op expenses moved up to 11/24
Transfer from MM to Checking	$47.26		11/30/23	Ref: 6882683271		

From October:				
Outstanding Checks		**Total**	**$258.50**	**Check #**
	11/3/23	Legal Fees	$ 258.50	#5964

Revenue & Expenses			
Deposits	Oct	Nov	New Balance
Checking 3468	$ 552.21	$5,000.00	$ 5,552.21
Checking 6581	$ 31,053.18	$147.26	$ 31,200.44
Investment	$ 65,000.00		$ 65,000.00
Expenses	Checking 3468	$4,197.40	$1,354.81
	Checking 6581	$5,000.00	$ 26,200.44
	Investment	0	$ 65,000.00
Data Entry Req'd from Monthly Statements			

Bank Account				
Account	Oct	Nov	Cashflow	November Reconciliation Checking
Checking Account 1	$ 552.21	$1,096.31	$544.10	*Balance (L11) - OCT OUT Chks Paid (K3) + NOV OUT Chks (K28)*
Checking Account 2	$ 31,053.18	$26,200.44	-$4,852.74	
Investment	$ 65,000.00	$65,000.00	$0.00	
Total	**$96,605.39**	**$92,296.75**	**-$4,308.64**	
		As of:	*1-Dec*	

November			
Total Outstanding Checks	**Checks Outstanding**	**$0.00**	**Check #**
	Automatic Access Systems	$0.00	TBD

	Budget vs Actuals for 2023 Status as of 12/01/23				
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	$557.40	($17.40)	FPL Electric Gatehouse
3	Electric - Street Lights	$4,100.00	$4,049.11	$50.89	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	$1,130.00	$1,180.00	ECOR Industries (Common Area)
6	Gate House Decorations	$500.00	$273.30	$226.70	
7	Gate Repairs & Maint	$2,000.00	$2,695.53	($695.53)	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	$9,150.00	($2,550.00)	3:16 & TK Property
11	Legal Services	$7,500.00	$7,778.48	($278.48)	Schillinger & Coleman, PA
12	Pond Maintenance	$2,200.00	$2,400.00	($200.00)	
13	Printing & Office Expenses	$500.00	$284.83	$215.17	Various Line Items
14	Sprinkler Repair & Maint	$750.00	$1,722.51	($972.51)	Brevard Sprinkler Repair
15	IRS US Feds & Brevard Cty (Taxes)	$335.74	$1,706.82	($1,371.08)	IRS - US Federal Govt (Taxes)
16	Telephone - Gate Ops	$880.00	$761.37	$118.63	
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	$88,846.33		

***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	$ 64,348.00	$ (88,846.33)	$ 1,096.31	
Money Mkt	$ 67,567.24	$ 58,176.20	$ (99,543.00)	$ 26,200.44	
Investment	$ 52,376.88	$ 65,021.48	$ (52,398.36)	$ 65,000.00	
Total Cash	$ 145,538.76	$ 187,545.68	$ (240,787.69)	$ 92,296.75	$ (53,242.01)

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, transfering $12.6k to CD with $65k in capital investment, leaving a negative revenue balance in MM account.
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.

Budget vs Actuals for 2023 As Of 12/01/2023

Yearly Summary Paid	Amount		BLI	Monthly	Total	Reimbursements
Florida Power and Light	$4,049.11		3	Jan	$5,944.42	$ 456.02
FPL Electric Gatehouse	$557.40		2	Feb	$23,005.18	$ -
3:16 Mowing Inc/TK Property	$9,150.00	New Lawn Care Provider started in Feb	10	Mar	$2,534.63	$ -
ECOR Industries (Common Area)	$1,130.00		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)	$2,695.53	Gate Repair & Maitnenace	7	Jul	$9,973.66	$ 2,405.66
Telephone Gate Ops (AAS)	$761.37	Gate Monthly Telephone Service	16	Aug	$3,412.38	$ 83.77
Legal Fees	$7,778.48		11	Sept	$8,604.71	$ -
Debit Card	$36.03		8	Oct	$1,736.46	$ -
Secure Fence	$29,961.40		4	Nov	$4,197.40	$ 19.00
Voicemail Service	$129.20		17	DEC	$0.00	$ -
Florida Dept of State	$61.25		13			
IRS US Feds & Brevard Cty (Taxes)	$1,706.82	APR: Federal income tax paid on April 18	15	**Total**	**$88,846.33**	$ 3,082.66
Whitmar Associates	$180.00	APR: Accounting and Tax services	19	***As Of: 12/1/2023***	**<<-- 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	$3,082.66					
Column Total	**$88,846.33**			*<-- Note:*		
Reimbursements	**Amount**			*Current*	*$0.00*	
Maria Cranmer/Bob Cranmer	$175.88	Decorations	5			
Sandy Armstrong	$57.42	Decorations	5			
Nilda Rosario	$58.54	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	$3,082.66					
Sheet Totals	$3,082.66	This is a checksum to verify sheets = summary				
Sheet Totals	**$88,846.33**	This is a checksum to total on cell F15, accounts outstanding checks when cashed				

Deposit	$8,370.13	This is a checksum to verify sheets = summary
Gate Clicker	$325.00	
Annual Dues	$1,903.80	
Other Income	$60,867.93	
Total Deposits	$63,096.73	

***BLI = Budgeted Line Item**