## Grand Harbor Community Association Financial Report

Month - November 2022

		Month - November 2022							
Nationarion Resements		Operations	Budget	Better (Worse)	•		_	•	
Mailtenance Assessments   313,04.7 / 313,337.0   2.27 / 67									
Reserve Assessments (c)   -   -   -   -   -   -   -   -   -		242 564 75	242 227 00	227.67				242 564 75	
Special Assessments		313,564.75	313,337.08	227.07	- 4 100 25	- 13 816 <i>1</i> 2	-	,	
Security	. ,	- -	-	-	-, 100.23	13,010.42	_	-	
Cable Contract Income	•	5,445.00	6,250.00	(805.00)	-	-	-	5,445.00	
Miscollanous Income		· -	416.67	(416.67)	-	-	-	-	
Architectural Reviews   1,040-53   . 1,040-53   . 263-58   . 5.12   . 11040-55   .		-	-	-	-	-	-	-	
Late Feb Income   1,040.53		-	-	-	-	-	-	-	
Interest Discoration   1978   1980		(1 040 53)	-	(1.040.53)	-	-	-	(1.040.53)	
Total Revenues		(1,049.55)	-	(1,049.55)	263.98	- 55 12	-	, ,	
Management   Man		317,960.22	320,003.75	(2,043.53)			-	336,195.99	
Management Fees   14,641.15	Expenses								
Legal (Incl. MRTA expenses) 3.240 00 4.2500 00 4.700.33 7.08.3	Management								
Accounting/ARGIT		,	,	, ,	-	-	-	14,641.15	
Interest Expense		3,240.00		, ,	-	-	-	3,240.00	
Insurance		-			-	4 500 50	-	4 500 50	
Administrative 268.72 150.00 (118.72) - 288.72   100.00 (118.72) - 288.72   100.00 (108.72) - 288.72   100.00 (108.72) - 288.73   100.00 (108.72) - 288.73   100.00 (108.72)	•	- 21 771 73	,	,		4,526.59	_		
Bail Debt Expense		,			_	- -	_		
Security   Provider Contract   48.411.13   51.158.33   2.747.20		-	-	( )	-	-	_	-	
Security Provider Contract   48,411.13   51,158.33   2,747.20   - 48,411.13   5,158.33   38.33	Total Management	39,921.60	35,386.17	(4,535.43)		4,528.59	-	44,450.19	
Security Provider Contract   48,411.13   51,158.33   2,747.20   - 48,411.13   5,158.33   38.33	Security								
Guard House Expenses   2,027.70   2,388.33   355.63   - 2,027.70   6,683.38   - 6,684.00   - 6	Security Provider Contract	48,411.13	,	,	-	-	-	48,411.13	
Security Gate Expenses   6.833.38   2.916.67   (3.916.71)   -	•				-	-	-		
Total Recurity					-	-	-		
Lake & Estuary Maintenance         29,950.00         21,366.67         416.67         -         -         20,950.00           Mangrove Trimming         5,600.00         13,583.33         3.83.33         -         5,600.00           Irvasive Removal & Cleanup         6,540.00         2,083.33         (4,456.67)         -         -         6,540.00           Irrigation Repairs         3,808.00         38,333.33         253.33         -         -         -         3,000.00           Mulch         3,415.86         5,166.67         1,250.81         -         -         -         5,000.00           Mulch         3,416.67         3,416.67         3,416.67         -         -         -         5,000.00           Tree & Plant Pruning/Replacement         5,000.00         10,346.25         5,346.25         -         -         -         5,000.00           Utilities         Cutilities         -         80,055.86         94,296.25         14,210.39         -         -         -         5,000.00           Utilities         -         97,623.14         98,163.00         539.86         -         -         -         97,623.14           Electricity         3,831.56         3,283.33         (548.23)					<del></del>	-		57,272.21	
Lake & Estuary Maintenance         29,950.00         21,366.67         416.67         -         -         20,950.00           Mangrove Trimming         5,600.00         13,583.33         3.83.33         -         5,600.00           Irvasive Removal & Cleanup         6,540.00         2,083.33         (4,456.67)         -         -         6,540.00           Irrigation Repairs         3,808.00         38,333.33         253.33         -         -         -         3,000.00           Mulch         3,415.86         5,166.67         1,250.81         -         -         -         5,000.00           Mulch         3,416.67         3,416.67         3,416.67         -         -         -         5,000.00           Tree & Plant Pruning/Replacement         5,000.00         10,346.25         5,346.25         -         -         -         5,000.00           Utilities         Cutilities         -         80,055.86         94,296.25         14,210.39         -         -         -         5,000.00           Utilities         -         97,623.14         98,163.00         539.86         -         -         -         97,623.14           Electricity         3,831.56         3,283.33         (548.23)	Landanana Maintanana								
Mangrove Trimming	·	20.050.00	21 366 67	116.67				20.050.00	
Invasive Removal & Cleanup		,			-	-	-		
Irrigation Repairs		,			_	-	_	6,540.00	
Mulch Tree & Plant Pruning/Replacement         5,000,000         10,346.25         5,346.25         -         -         5,000,005           Total Landscape Maintenance         80,085.86         94,296.25         14,210.39         -         -         -         80,085.86           Utilities         Cable & Internet Service         97,623.14         98,163.00         539.86         -         -         97,623.14           Electricity         3,831.56         3,283.33         (548.23)         -         -         -         2,551.39           Pump Electricity         2,551.39         2,375.00         (176.39)         -         -         -         2,551.39           Total Utilities         104,006.09         103,821.33         (184.76)         -         -         -         2,551.39           Repairs & Maintenance         2,942.40         1,275.00         (1,667.40)         -         -         -         2,942.40           Maintenance Services         11,437.12         3,678.33         (7,758.79)         -         -         1,437.12         3,678.33         1,413.33         -         -         -         -         -         -         1,437.12         3,678.33         1,758.79)         -         -         -         <					-	-	-	3,915.86	
Tree & Plant Pruning/Replacement	Lawn Care	38,080.00			-	-	-	38,080.00	
Total Landscape Maintenance		-			-	-	-	-	
Cable & Internet Service								5,000.00 80,085.86	
Cable & Internet Service	Liere								
Electricity		07 623 14	08 163 00	530.86				07 623 14	
Pump Electricity						-	-		
Total Utilities	,			, ,	-	-	_	2,551.39	
Fountain Maintenance         2,942.40         1,275.00         (1,667.40)         -         -         -         2,942.40           Maintenance Services         11,437.12         3,678.33         (7,758.79)         -         -         -         11,437.12           Christmas Lights         -         -         1,413.33         -         -         -         -         11,437.12           Maintenance Supplies         1,901.01         966.67         (934.34)         -         -         -         1,901.01           Repairs & Maintenance General         8,256.98         4,166.67         (4,090.31)         -         -         -         8,256.98           Repairs & Maintenance Pumps         -         1,791.67         1,791.67         -         -         -         2,265.98           Hurricane Repairs & Cleanup         15,935.00         -         -         -         -         -         -         -         -         15,935.00         -	Total Utilities	104,006.09	103,821.33	(184.76)	-	-	-		
Maintenance Services         11,437.12         3,678.33         (7,758.79)         -         -         -         11,437.12         1,413.33         1,413.33         1,413.33         -         -         -         -         1,437.12         -	Repairs & Maintenance								
Christmas Lights         -         1,413.33         1,413.33         -         -         -         -         -         -         -         -         -         -         -         -         -         1,901.01         -         -         1,901.01         -         -         -         1,901.01         -         -         1,901.01         -         -         -         1,901.01         -         -         -         1,901.01         -         -         -         1,901.01         -         -         -         8,256.98         4,166.67         (4,090.31)         -         -         -         8,256.98         4,166.67         (4,090.31)         - <th< td=""><td>Fountain Maintenance</td><td>2,942.40</td><td>1,275.00</td><td>(1,667.40)</td><td>-</td><td>-</td><td>-</td><td>2,942.40</td></th<>	Fountain Maintenance	2,942.40	1,275.00	(1,667.40)	-	-	-	2,942.40	
Maintenance Supplies         1,901.01         966.67         (934.34)         -         -         -         1,901.01           Repairs & Maintenance General         8,256.98         4,166.67         (4,090.31)         -         -         -         8,256.98           Repairs & Maintenance Pumps         -         1,791.67         -         -         -         -         -           Hurricane Repairs & Cleanup         15,935.00         -         (15,935.00)         -         -         -         -         15,935.00           Contingency Fund         -         8,333.33         8,333.33         -		11,437.12			-	-	-	11,437.12	
Repairs & Maintenance General Repairs & Maintenance Pumps         8,256.98         4,166.67         (4,090.31)         -         -         -         8,256.98           Repairs & Maintenance Pumps         -         1,791.67         1,791.67         -         <		-		,	-	-	-	-	
Repairs & Maintenance Pumps         -         1,791.67         1,791.67         -				, ,	-	-	-		
Hurricane Repairs & Cleanup 15,935.00 - (15,935.00) 15,935.00 Contingency Fund - 8,333.33 8,333.33 15,935.00 Contingency Fund - 8,333.33 8,333.33	•				-	-	-	0,230.90	
Contingency Fund         -         8,333.33         8,333.33         - <th< td=""><td></td><td></td><td>1,731.07</td><td></td><td>-</td><td>-</td><td>-</td><td>15.935.00</td></th<>			1,731.07		-	-	-	15.935.00	
Special Projects         Bridge Rebuilding *       -       54,527.25       -       54,527.25         Road Resurfacing       -       -       -       -       -       -         Sidewalk Rehabilitation       -		-	8,333.33		_	-	-	-	
Bridge Rebuilding *         -         54,527.25         -         54,527.25           Road Resurfacing         -         -         -         -         -         -           Sidewalk Rehabilitation         -         -         -         -         -         -         -           Reclaim Pond Retention Wall         -	Total Repairs & Maintenance	40,472.51	21,625.00	(18,847.51)	-	-	-	40,472.51	
Road Resurfacing         -	Special Projects								
Sidewalk Rehabilitation         -	Bridge Rebuilding *	-			-	54,527.25	-	54,527.25	
Reclaim Pond Retention Wall         -<		-			-	-	-	-	
Stormwater Pond Remediation Other (Capital Fund)         -		-			-	-	-	-	
Other (Capital Fund)         -         8,333.33         8,333.33         -		-			-	-	-	-	
Total Special Projects         -         8,333.33         -         54,527.25         -         54,527.25           Litigation Expenses         -         -         -         -         26,252.30         26,252.30           Total Expenses         321,758.27         320,003.75         (1,754.52)         -         59,055.84         26,252.30         407,066.41		-	8 333 33	8 333 33	-	-	-	-	
Total Expenses         321,758.27         320,003.75         (1,754.52)         -         59,055.84         26,252.30         407,066.41		· · · · · · · · · · · · · · · · · · ·			<del></del>	54,527.25	<del></del>	54,527.25	
Total Expenses         321,758.27         320,003.75         (1,754.52)         -         59,055.84         26,252.30         407,066.41	Litigation Expenses	-			-	-	26,252.30	26,252.30	
Excess of Revenues over Expenses (3,798.05) - (3,798.05) 4,364.23 (45,184.30) (26,252.30) (70,870.42)		321,758.27	320,003.75	(1,754.52)	-	59,055.84		407,066.41	
	Excess of Revenues over Expenses	(3,798.05)	-	(3,798.05)	4,364.23	(45,184.30)	(26,252.30)	(70,870.42)	

## Grand Harbor Community Association Financial Report

Year to Date - November 2022

Income Statement		Year to Date - November 2022							
New Number		Operations	Budget	Better (Worse)	•		•	Total Operations & Reserves	
Maintenance Assessments   3,445,586.57   3,446,707.92   1,878.65									
Reserve Assessments (4)		3 448 586 57	3 446 707 92	1 878 65	_	_	_	3,448,586.57	
Special Assessments		5,440,500.57	5,440,707.32	1,070.00	45 102 75	151 980 62	-	197,083.37	
Security Gate Income	* /	_	_	_	-	-	_	-	
Wording Capital Contributions   (120.58)   4,583.33   (4,703.89)   -		60.400.67	68.750.00	(8.349.33)	_	_	_	60,400.67	
Cable Contract Income (s)	•	,	,	• • • • • •	_	_	_	(120.56)	
Miscollanous Income   9,506.84   - 9,500.84   - 1		-	-	-	-	-	_	-	
Late Fe Income	, ,	9,506.84	-	9,506.84	-	-	-	9,506.84	
Interest Incomes   1,331.65   102.86   150.083.89   3,536,093.39   3,520,041.25   16,052.14   46,434.20   152,003.48   3,73   7,700	Architectural Reviews	3,500.00	-	3,500.00	-	-	-	3,500.00	
Expenses	Late Fee Income	14,219.87	-	14,219.87	-	-	-	14,219.87	
Expense   Management   Manage	Interest Income	-	-	· -	1,331.45	102.86	-	1,434.31	
Management	Total Revenues	3,536,093.39	3,520,041.25	16,052.14	46,434.20	152,083.48	-	3,734,611.07	
Management Fees	Expenses								
Legal (incl. MRTA expenses) 88,103,74 27,500,00 (60,003,74) 88,40counting/Matthews 8,006,00 7,791,67 (604,33)	•								
Legal (incl. MRTA expenses)		160,839.45	160,700.83	(138.62)	-	-	-	160,839.45	
Accounting/Audit   8.996.00   7.791.67   (694.33)   -	•	88,103.74			_	-	-	88,103.74	
Interest Expense * 176.23 57.322.28 57.246.60 30.619.50 - 3.619.50 - 5.1618.000 18.102.000 15.409.40 13.4282.50 (18.102.000 15.409.40 13.4282.50 (18.102.000 15.409.40 13.4282.50 (18.102.000		8,396.00			_	-	-	8,396.00	
Insurance					_	30.619.50	-	30,695.73	
Administative 3,617.20 1,660.00 (1,967.20)	·			,	_	-	-	152,409.40	
Security	Administative			, ,	-	-	-	3,617.20	
Security Provider Contract   541,504,38   562,741.67   21,237.29   548,504.67   548,504.67   546.67		413 442 02	389 247 83	(24 194 19)	<del></del>	30 619 50	<del>-</del>	444,061.52	
Security Provider Contract   541,504.38   562,741.67   21,237.29	rotal Management	110,112.02	000,217.00	(21,101.10)		00,010.00		111,001.02	
Special Events   916.67   91	,								
Guard House Expenses   31,776.35   26,216.67   (5,59.68)		541,504.38	,		-	-	-	541,504.38	
Security Gate Expenses   79,195.31   32,083.33   (47,111.98)   -   -   7   7   7   7   7   7   7   7								-	
Total Security	Guard House Expenses			(5,559.68)	-	-	-	31,776.35	
Landscape Maintenance  Lake & Estuary Maintenance  Lake & Estuary Maintenance  10,803.000  149,416.67  39,786.67  23  Mangrove Trimming  109,803.000  149,416.67  39,786.67  10  Invasive Removal & Cleanup  42,120.00  22,916.67  (19,203.33)  4  Irrigation Repairs  87,138.18  56,833.33  30,304.85)  42  Mulch  37,583.33  37,583.33  37,583.33  10  Total Landscape Maintenance  10,071,199.30  1,077,258.75  36,059.45  1,00  Utilities  Cable & Internet Service  1,073,638.30  1,079,793.00  6,154.70  1,00  Utilities  Cable & Internet Service  1,073,638.30  1,079,793.00  6,154.70  1,00  Utilities  Cable & Internet Service  1,073,638.30  1,079,793.00  6,154.70  1,00  Total Utilities  1,138,851.31  1,142,034.67  3,183.36  2,2  Total Utilities  1,138,851.31  1,142,034.67  3,183.36  1,13  Repairs & Maintenance  Fountain Maintenance  Fountain Maintenance  Fountain Maintenance Services  42,765.98  40,461.67  40,4								79,195.31	
Lake & Estuary Maintenance 234,090.81 235,033.33 942.52 234 Mangrove Trimming 109,630.00 149,416.67 39,786.67 100 Invasive Removal & Cleanup 42,120.00 22,916.67 (19,203.33) 44 Irrigation Repairs 87,138.18 56,833.33 (30,04.85) 44 Irrigation Repairs 87,138.18 56,833.33 (30,04.85) 42 Mulch 37,583.33 37,583.33 100 Mulch 37,583.33 37,583.33 100 Mulch 37,583.33 37,583.33 100 Mulch 37,583.33 37,583.33 100 Mulch 100,700.11 113,808.75 7,048.44 100 Mulch 100,701.99.30 1,037,258.75 36,059.45 100 Mulch 1,000 Mulch	Total Security	652,476.04	621,958.33	(30,517.71)	-	-	-	652,476.04	
Lake & Estuary Maintenance 234,090.81 235,033.33 942.52 234 Mangrove Trimming 109,630.00 149,416.67 39,786.67 100 Invasive Removal & Cleanup 42,120.00 22,916.67 (19,203.33) 44 Irrigation Repairs 87,138.18 56,833.33 (30,04.85) 44 Irrigation Repairs 87,138.18 56,833.33 (30,04.85) 42 Mulch 37,583.33 37,583.33 100 Mulch 37,583.33 37,583.33 100 Mulch 37,583.33 37,583.33 100 Mulch 37,583.33 37,583.33 100 Mulch 100,700.11 113,808.75 7,048.44 100 Mulch 100,701.99.30 1,037,258.75 36,059.45 100 Mulch 1,000 Mulch	Landscape Maintenance								
Mangrove Trimming   109,630.00   149,416.67   39,786.67   -		234,090.81	235,033.33	942.52	_	-	-	234,090.81	
Invasive Removal & Cleanup	Mangrove Trimming	109,630.00	149,416.67	39,786.67	-	-	-	109,630.00	
Irrigation Repairs					_	-	-	42,120.00	
Lawn Care 421,460.00 421,666.67 206.67 420 Mulch - 37,583.33 37,583.33 420 Mulch 106,760.31 113,808.75 7,048.44 10 Total Landscape Maintenance 1,001,199.30 1,037,258.75 36,059.45 10 1,001	•			, ,	_	-	-	87,138.18	
Mulch Tree & Plant Pruning/Replacement         106,760.31 113,808.75         113,808.75 7,048.44         -         -         -         100           Utilities         1,001,199.30         1,037,258.75         36,059.45         -         -         -         1,00           Utilities         1,073,638.30         1,079,793.00         6,154.70         -         -         -         1,07           Electricity         42,689.64         36,116.67         (6,572.97)         -         -         -         4           Pump Electricity         22,233.7         26,125.00         3,601.63         -         -         -         -         2         2           Total Utilities         1,138,851.31         1,142,034.67         3,183.36         -         -         -         -         1,13           Repairs & Maintenance         10,296.10         14,025.00         3,728.90         -         -         -         -         1         1           Repairs & Maintenance Services         42,765.98         40,461.67         (2,304.31)         -         -         -         -         1         1           Christmas Lights         10,176.00         15,546.67         5,370.67         -         -         -         <					_	-	-	421,460.00	
Tree & Plant Pruning/Replacement         106,760.31         113,808.75         7,048.44         -         -         -         10           Total Landscape Maintenance         1,001,199.30         1,037,258.75         36,059.45         -         -         -         1,00           Utilities         Cable & Internet Service         1,073,638.30         1,079,793.00         6,154.70         -         -         -         1,07           Electricity         42,689.64         36,116.67         (6,572.97)         -         -         -         4           Pump Electricity         22,523.37         26,125.00         3,601.63         -         -         -         2         2           Total Utilities         1,138,851.31         1,142,034.67         3,183.36         -         -         -         1,13           Repairs & Maintenance         10,296.10         14,025.00         3,728.90         -         -         -         1         1,13           Repairs & Maintenance         10,296.10         14,025.00         3,728.90         -         -         -         1         1           Christmas Lights         10,176.00         15,546.67         5,370.67         -         -         -         -         -<		, <u> </u>		37,583.33	-	-	-	· -	
Total Landscape Maintenance	Tree & Plant Pruning/Replacement	106,760.31		7,048.44	_	-	-	106,760.31	
Cable & Internet Service         1,073,638.30         1,079,793.00         6,154.70         -         -         -         1,07           Electricity         42,689.64         36,116.67         (6,572.97)         -         -         -         4           Pump Electricity         22,523.37         26,125.00         3,601.63         -         -         -         2           Total Utilities         1,138,851.31         1,142,034.67         3,183.36         -         -         -         1,13           Repairs & Maintenance         10,296.10         14,025.00         3,728.90         -         -         -         1         1           Maintenance Services         42,765.98         40,461.67         (2,304.31)         -         -         -         -         4           Christmas Lights         10,176.00         15,546.67         5,370.67         -         -         -         -         4           Christmas Lights         10,176.00         15,546.67         5,370.67         -         -         -         -         1         1           Repairs & Maintenance General         65,630.29         45,833.33         (19,796.96)         -         -         -         -         - <t< td=""><td></td><td>1,001,199.30</td><td>1,037,258.75</td><td>36,059.45</td><td></td><td>-</td><td>-</td><td>1,001,199.30</td></t<>		1,001,199.30	1,037,258.75	36,059.45		-	-	1,001,199.30	
Cable & Internet Service         1,073,638.30         1,079,793.00         6,154.70         -         -         -         1,07           Electricity         42,689.64         36,116.67         (6,572.97)         -         -         -         4           Pump Electricity         22,523.37         26,125.00         3,601.63         -         -         -         2           Total Utilities         1,138,851.31         1,142,034.67         3,183.36         -         -         -         1,13           Repairs & Maintenance         10,296.10         14,025.00         3,728.90         -         -         -         1         1           Maintenance Services         42,765.98         40,461.67         (2,304.31)         -         -         -         -         4           Christmas Lights         10,176.00         15,546.67         5,370.67         -         -         -         -         4           Christmas Lights         10,176.00         15,546.67         5,370.67         -         -         -         -         1         1           Repairs & Maintenance General         65,630.29         45,833.33         (19,796.96)         -         -         -         -         - <t< td=""><td>Utilities</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>	Utilities								
Electricity	Cable & Internet Service	1,073,638.30	1,079,793.00	6,154.70	_	-	-	1,073,638.30	
Pump Electricity					_	-	-	42,689.64	
Total Utilities	•	22,523.37	26,125.00	• • • • • •	_	-	-	22,523.37	
Fountain Maintenance 10,296.10 14,025.00 3,728.90 1					-	-	-	1,138,851.31	
Fountain Maintenance 10,296.10 14,025.00 3,728.90 1	Repairs & Maintenance								
Maintenance Services       42,765.98       40,461.67       (2,304.31)       -       -       -       4         Christmas Lights       10,176.00       15,546.67       5,370.67       -       -       -       1         Maintenance Supplies       7,146.21       10,633.33       3,487.12       -       -       -       -         Repairs & Maintenance General       65,630.29       45,833.33       (19,796.96)       -       -       -       6         Repairs & Maintenance Pumps       10,014.77       19,708.33       9,693.56       -       -       -       1         Hurricane Repairs & Cleanup       43,404.00       -       (43,404.00)       -       -       -       1         Contingency Fund       8,131.83       91,666.67       83,534.84       -       -       -       -         Total Repairs & Maintenance       197,565.18       237,875.00       40,309.82       -       -       -       19         Special Projects       Bridge Rebuilding *       -       -       -       -       -       19         Special Projects       Bridge Rebuilding *       -       -       -       -       -       -       -       -       -       - <td>•</td> <td>10.296.10</td> <td>14.025.00</td> <td>3.728.90</td> <td>_</td> <td>-</td> <td>_</td> <td>10,296.10</td>	•	10.296.10	14.025.00	3.728.90	_	-	_	10,296.10	
Christmas Lights         10,176.00         15,546.67         5,370.67         -         -         -         1           Maintenance Supplies         7,146.21         10,633.33         3,487.12         -         -         -         -           Repairs & Maintenance General         65,630.29         45,833.33         (19,796.96)         -         -         -         6         6           Repairs & Maintenance Pumps         10,014.77         19,708.33         9,693.56         -         -         -         -         1           Hurricane Repairs & Cleanup         43,404.00         -         (43,404.00)         -         -         -         -         -         -         1           Contingency Fund         8,131.83         91,666.67         83,534.84         -         -         -         -         -         -         19           Total Repairs & Maintenance         197,565.18         237,875.00         40,309.82         -         -         -         -         19           Special Projects         Bridge Rebuilding *         -         -         -         -         -         -         -         -         -         -         -         1,19         -         -         <	Maintenance Services	42,765,98	,		_	-	-	42,765.98	
Maintenance Supplies         7,146.21         10,633.33         3,487.12         -	Christmas Lights		,		_	-	_	10,176.00	
Repairs & Maintenance General         65,630.29         45,833.33         (19,796.96)         -         -         -         6           Repairs & Maintenance Pumps         10,014.77         19,708.33         9,693.56         -         -         -         1           Hurricane Repairs & Cleanup         43,404.00         -         (43,404.00)         -         -         -         4           Contingency Fund         8,131.83         91,666.67         83,534.84         -         -         -         -         -         19           Special Projects           Bridge Rebuilding *         -         -         -         -         -         19           Road Resurfacing         -					_	_	_	7,146.21	
Repairs & Maintenance Pumps         10,014.77         19,708.33         9,693.56         -         -         -         1           Hurricane Repairs & Cleanup         43,404.00         -         (43,404.00)         -         -         -         4           Contingency Fund         8,131.83         91,666.67         83,534.84         -         -         -         -         -           Total Repairs & Maintenance         197,565.18         237,875.00         40,309.82         -         -         -         -         19           Special Projects           Bridge Rebuilding *         -         -         -         -         1,192,097.16         -         1,19           Road Resurfacing         - <t< td=""><td></td><td></td><td></td><td>-, -</td><td>_</td><td>_</td><td>_</td><td>65,630.29</td></t<>				-, -	_	_	_	65,630.29	
Hurricane Repairs & Cleanup				, ,	_	_	_	10,014.77	
Contingency Fund         8,131.83         91,666.67         83,534.84         -         -         -         -         -         197         -         198         - <td></td> <td></td> <td>-</td> <td></td> <td>_</td> <td>_</td> <td>_</td> <td>43,404.00</td>			-		_	_	_	43,404.00	
Total Repairs & Maintenance         197,565.18         237,875.00         40,309.82         -         -         -         19           Special Projects         Bridge Rebuilding *         -         -         1,192,097.16         -         1,19           Road Resurfacing         -		,	91 666 67		_	_	_	8,131.83	
Bridge Rebuilding *       -       1,192,097.16       -       1,192         Road Resurfacing       -       -       -       -       -         Sidewalk Rehabilitation       -       -       -       -       -       -         Reclaim Pond Retention Wall       -       -       73,064.00       -       7         Stormwater Pond Remediation       -       91,666.67       91,666.67       -       -       -       -       -       -       -       -       2					-	-		197,565.18	
Bridge Rebuilding *       -       1,192,097.16       -       1,192         Road Resurfacing       -       -       -       -       -         Sidewalk Rehabilitation       -       -       -       -       -       -         Reclaim Pond Retention Wall       -       -       73,064.00       -       7         Stormwater Pond Remediation       -       91,666.67       91,666.67       -       -       -       -       -       -       -       -       2	Special Projects								
Road Resurfacing       -		-			-	1,192,097.16	-	1,192,097.16	
Sidewalk Rehabilitation       -       -       -       -       -       -       -       -       73,064.00       -       7         Stormwater Pond Remediation       -       -       20,970.00       -       2         Other (Capital Fund)       -       91,666.67       91,666.67       -		-			-	-	-	· -	
Reclaim Pond Retention Wall       -       73,064.00       -       7         Stormwater Pond Remediation       -       91,666.67       91,666.67       -       -       20,970.00       -       2         Other (Capital Fund)       -       91,666.67       91,666.67       - <td><u> </u></td> <td>-</td> <td></td> <td></td> <td>-</td> <td>-</td> <td>-</td> <td>-</td>	<u> </u>	-			-	-	-	-	
Stormwater Pond Remediation         -         20,970.00         -         2           Other (Capital Fund)         -         91,666.67         91,666.67         -         <		-			-	73,064.00	_	73,064.00	
	Stormwater Pond Remediation	-			-	,	-	20,970.00	
Lotal Special Projects = 01.666.67 01.666.67 1.096.121.16 1.00						-		-	
1,000.07 = 1,000.07 = 1,000.07 = 1,200,131.10 = 1,20	Total Special Projects	-	91,666.67	91,666.67	-	1,286,131.16	-	1,286,131.16	
								349,706.99	
Total Expenses         3,403,533.85         3,520,041.25         116,507.40         -         1,316,750.66         349,706.99         5,06	Total Expenses	3,403,533.85	3,520,041.25	116,507.40		1,316,750.66	349,706.99	5,069,991.50	
Excess of Revenues over Expenses 132,559.54 - 132,559.54 46,434.20 (1,164,667.18) (349,706.99) (1,338	Excess of Revenues over Expenses	132,559.54		132,559.54	46,434.20	(1,164,667.18)	(349,706.99)	(1,335,380.43)	

Financial Report

Year to Date - November 2022

		Teal to Bute - November	Deferred				
	Operations	Replacement Fund (1)	Deferred Maintenance Fund (2)	Litigation Fund (3)	Total Operations & Reserves		
Fund Balances		<del></del>					
Beginning Balance (1/1/2022)	653,123.86	360,779.16	220,710.72	214,228.30	1,448,842.04		
Net Change Year to Date	132,559.54	46,434.20	(1,164,667.18)	(349,706.99)	(1,335,380.43)		
Ending Balance	785,683.40	407,213.36	(943,956.46)	(135,478.69)	113,461.61		
Balance Sheet					-		
Assets							
Current Assets							
Cash or Cash Equivalents	102,498.95	847,261.63	300,102.86	1,957.03	1,251,820.47		
Assessments Receivable	156,766.86	-	-	-	156,766.86		
less Allowance Bad Debt Allowance	(8,585.00)	-	-	-	(8,585.00)		
Net Assessments Receivable	148,181.86	-	-	-	148,181.86		
Other Receivables	20,343.26	-	-	-	20,343.26		
Prepaid Insurance	599.00	-	-	-	599.00		
InterFund Borrowings (6)	218,352.27	(441,024.06)	223,090.68	(418.89)	(0.00)		
Total Current Assets	489,975.34	406,237.57	523,193.54	1,538.14	1,420,944.59		
Other Assets							
Due from Developer (7)	604,092.65	975.79	-	-	605,068.44		
Deposits	5,104.02				5,104.02		
Total Other Assets	609,196.67	975.79	-	-	610,172.46		
Total Assets	1,099,172.01	407,213.36	523,193.54	1,538.14	2,031,117.05		
Liabilities							
Current Liabilities							
Accounts Payable	277,558.13	-	-	-	277,558.13		
Prepaid Assessments	35,930.48	-		-	35,930.48		
Deferred Revenue, current (8)	-	-	38,430.00	<del>.</del> .	38,430.00		
Notes Payable (9)	-		<del></del>	137,016.83	137,016.83		
Total Current Liabilities	313,488.61	-	38,430.00	137,016.83	488,935.44		
Long Term Liabilities							
Deferred Revenue, less current portion	-	-	153,720.00	-	153,720.00		
Notes Payable, less current portion *	<u> </u>		1,275,000.00		1,275,000.00		
Total Long Term Liabilities	-	-	1,428,720.00	-	1,428,720.00		
Total Liabilities	313,488.61		1,467,150.00	137,016.83	1,917,655.44		
Fund Balance	785,683.40	407,213.36	(943,956.46)	(135,478.69)	113,461.61		
Total Liabilities & Fund Balance	1,099,172.01	407,213.36	523,193.54	1,538.14	2,031,117.05		

## NOTES

- 1. Replacement Fund is a statuatory fund for roadway repair and replacement exclusively.
- 2. Deferred Maintenance Fund is a reserve for all other special projects and is not fully funded.
- 3. Litigation Fund is a separate reserve funded by the Special Assessment in 2021 to support litigation expenses.
- 4. Reserve Assessments are the portion of assessments allocated to reserve funding.
- 5. Cable Contract Income is the annual amount of the Comcast Incentive payment recorded as earned in the year.
- 6. InterFund borrowings is a temporay balance resulting from payments made between the various funds.
- 7. Due from Developer are amounts that were recorded to be paid by the Developer at the time of turnover in December, 2020.
- 8. Deferred Revenue is the total amount of the Comcast incentive payment that has not yet been included in Income.
- 9. Notes Payable are the line of credit and term loan balances due to Marine Bank.
- \* The bridge project is funded by a \$2,000,000 term loan at 3.99% interest per year from Marine Bank. Interest payments only for 2 years , then 15 year repayments, beginning 9/27/2023.