

## November 2023 Treasurer's Report Commentary

1. November had net negative income of \$24,813, which was expected due to the final insurance payment of \$22,045 being made in November. This brought our year-to-date income to a negative \$5,711. This reflects a positive variance of \$25,632 over the year-to-date budget. If we don't have any large, unexpected expenses for the last four months of the year, we should end the year with a surplus.
2. Some notable expenses in November: Grounds Repair (tree trimming) of \$6350 and Building Repairs (new window in office) \$3,000.
3. Total accounts receivable (not including bankruptcy) increased by \$11,003 to \$26,019. The main reason for this increase were unpaid cable and electric bills. This is very typical for November. The amount should decrease substantially in December. As of November 30, there were 11 lots in collections and 1 in bankruptcy. The collections amount increased by \$3,989 to \$8,490. The bankruptcy amount was \$3,494.
4. Adding to the reserves checking account for November was the monthly contribution of (General = \$5000 + Marina = \$4167) plus \$82.49 in interest. Expenses paid from reserves: (Deposit for pool fence \$9,924). This brought the reserve checking balance to \$85,519. ICS reserves earned \$138.86 in interest, bringing that total to \$135,237. The CDs earned \$1021.03, bringing the CD totals to \$270,159. This brings the total reserve balance to \$490,915.

Respectfully Submitted

Brian Fenstermacher

Treasurer