

# Treasurer's Report

## For May2023 (April results)

- The April Financial Reports are on the Financials page of the Bayshore web site.
- April results summary is as follows:

	2023 Year to Date = 33.3%						Annual	YTD %
	Apr 23	Budget	\$ Over Budget	Jan - Apr 23	Budget	\$ Over Budget	Budget	
Ordinary Income/Expense								
Income								
Operating Account Receipts								
4070 - Cable Income	9,540.00	9,530.00	10.00	38,160.00	38,120.00	40.00	114,360.00	33.4%
4010 - Operating Assessments	85,620.67	85,680.83	-60.16	342,842.68	342,723.32	119.36	1,028,170.00	33.3%
4020 - Laundry Revenue	2,452.50	1,500.00	952.50	8,948.50	6,000.00	2,948.50	18,000.00	49.7%
4030 - Party Room Revenue	40.00	40.00	0.00	185.00	160.00	25.00	320.00	57.8%
4040 - Locker Revenue (after tax)	1,727.74	1,630.00	97.74	6,572.92	6,520.00	52.92	19,560.00	33.6%
4050 - Late Fee Revenue	591.28	150.00	441.28	921.28	650.00	271.28	2,000.00	46.1%
4061 - Administrative Fees	450.00	490.00	-40.00	3,500.00	1,960.00	1,540.00	5,900.00	59.3%
4062 - Background Check Receipts	0.00	60.00	-60.00	150.00	240.00	-90.00	700.00	21.4%
<b>Total Operating Account Receipts</b>	<b>100,422.19</b>	<b>99,080.83</b>	<b>1,341.36</b>	<b>401,280.38</b>	<b>396,373.32</b>	<b>4,907.06</b>	<b>1,189,010.00</b>	<b>33.7%</b>
<b>Total Income</b>	<b>100,422.19</b>	<b>99,080.83</b>	<b>1,341.36</b>	<b>401,280.38</b>	<b>396,373.32</b>	<b>4,907.06</b>	<b>1,189,010.00</b>	<b>33.7%</b>
Operating Expenses								
Total General & Administrative	628.68	1,408.16	-779.48	3,495.04	5,782.64	-2,287.60	24,980.00	14.0%
Total Employees	20,154.57	20,167.29	-12.72	81,318.74	80,669.16	649.58	261,680.00	31.1%
Total Maintenance & Repair	5,512.97	5,208.63	304.34	20,867.24	20,834.52	32.72	62,500.00	33.4%
Total Property Insurance	31,484.17	31,484.17	0.00	125,936.68	125,936.68	0.00	377,810.00	33.3%
Total Service Contracts	4,017.38	3,689.17	328.21	16,364.20	15,931.68	432.52	50,120.00	32.7%
Total Utilities	35,600.60	35,977.49	-376.89	144,356.74	143,899.96	456.78	411,920.00	35.0%
<b>Total Operating Expenses</b>	<b>97,398.37</b>	<b>97,934.91</b>	<b>-536.54</b>	<b>392,338.64</b>	<b>393,054.64</b>	<b>-716.00</b>	<b>1,189,010.00</b>	<b>33.0%</b>
5000 - Reserve Assessment	35,459.33	35,459.33	0.00	141,834.23	141,837.32	-3.09	425,512.00	33.3%
5060 - Reserve Expense	35,459.33	35,459.33	0.00	141,834.23	141,837.32	-3.09	425,512.00	33.3%
<b>Net Income</b>	<b>3,023.82</b>	<b>1,145.92</b>	<b>1,877.90</b>	<b>8,941.74</b>	<b>3,318.68</b>	<b>5,623.06</b>	<b>0.00</b>	

We remain ahead of budget by \$5k. The positive variances are comprised of several small variances most of which are likely timing related (admin revenue from sales and leasing, maintenance, fire equipment inspection, etc.)

- **Bank Balances** for all accounts is \$1,856,654 (\$165,317 in operating and \$1,691,337 in reserves).

- **Reserve Activity** is as follows and details are available on the website:

2023 Beginning Balance		1,617,252.94	3010 · Roof Replacement	3,529.00
2023 accruals through April		141,833.32	3020 · Painting & Waterproofing	
2023 SA for Roof Replacement		413,647.00	3060 · Heating & A/C	
Expenditures in 2023		(61,063.68)	3070 · Pool	1,409.53
Ending Balance as of 4/30/2023		2,111,669.58	3080 · Pumps Water/Sewer	2,550.00
			3090 · Common Area Glass &	2,170.00
			3100 · Elevators	36,219.20
			3110 · Safety & Security	
			3120 · Equipment	
			3140 · Structural Repair. - Ot	12,425.00
			3150 · Landscaping	
			3191 · Other	5,874.90
			Interest	(3,113.95)
				61,063.68

Dawn Petrella - BCMA Treasurer