

The variance report for November is:

1-Legal Fees are \$867 in November to discuss how to handle the outbound plumbing issue where 890,901, and 903 share 1 outbound sewer line and are having backup issues, \$495 in September and \$217 in August vs \$2000 budget. The August/September costs were for a unit that we turned over to the attorney since they are behind on dues. This was for sending them a Notice of Intent to Lien. The owner has since paid including 1Q2023 dues as of 12/9/2022. **This has \$420 left for the balance of the year.**

2-Insurance is \$138,368 YTD. We budgeted \$11,465 for Jan-Jun and \$13,758 for Jul-Dec, which is a 20% increase. Our cost to rebuild increased 17% and our insurance increased 1%. **We will finish the year \$537. over budget.** (The new rate is \$13,507/month beginning in June, not July like we budgeted.) The monthly amount for each month, June-December is \$13,507.

3-Licenses/Fees was \$400 for the pool permit in June plus \$61 in April for a report to the FL dept of State for a total of \$461 vs \$523 budgeted.

4-Maintenance Repairs General is \$2054 YTD vs \$2000 budgeted. This was \$0 in November, \$89 in October, \$0 in August, \$95 in July to test the back flow preventer and \$27 for light bulbs for garages and lamp posts, \$482 in March for the fire extinguisher inspection, \$900 in February for work done last year (with no bill sent until now) by Venice Electric to fix the short in the wire post light at 903, \$136 for a hose hanger at the pool, lamp post lights, light bulbs for exterior lighting, and \$75 to rebuild the garden bench by the pool. In January it was \$250 for lights at the front entry for October 2021-January 2022 holidays. NOTE: All pool repairs are charged to 6200.01 Pool Contract/Repairs.)

NOTE: This is \$53 over budget, thanks largely to the \$900 bill from Venice Electric for work done last year but not billed..

5-Pest control is \$1023 for the quarterly exterior treatment and the biannual interior service in November, \$520 for the quarterly exterior treatment in August and May, \$504 for biannual interior service in March, \$495 for February quarterly exterior treatment, total \$3062 YTD. (Budgeted for \$495 each for quarterly exterior treatments in November September, May, and February and \$960 for 2 six month interior treatments (March and November) which is \$2940 budget.. Our actuals will total \$3063 by EOY with the new rates as they kicked in, vs \$2940 annual budget. On March 1 **Naturzon raised their rates by \$24 for the six month interior treatment and \$4 for the monthly rodent control so we will end the year being \$123 over budget.**

6-Rodent control is \$44 in November, October, September, August, July, June, May, April and March to service the rodent boxes, \$449 in February for trapping 2 armadillos and \$40 to service rodent boxes in February and \$40 in January. **This item will be \$449 over budget due to armadillo trapping and \$40 over jbudget due to the price increase for monthly rodent boxes.**

7-Landscape Replacement/Supplies was \$0 in November, October, September, and August, \$230 in July which reflected \$270 ixora bush expenses paid by 829/831 less the \$500 expense owed to 843 for the banana palm tree replacement , \$378 in June (\$108 for front entry flowers and fertilizer; plus \$270 for sod which was reimbursed by 829/831 so is \$ available beyond what was budgeted), \$510 in March for 18 Arboricola bushes at the front entrance and a Hibiscus tree at unit 815 on a budget of \$1200. **There is \$82 left in this budget for the rest of the year.**

8-Misc Tree Trimming was -\$45 in July, +\$45 in June to remove a tree stump at 831 (reimbursed by 829/831), \$560 in March to remove the palm at 845-847 and 889-891, and remove the 3 holly trees at the front entrance that were dying VS a budget of \$1000. **There is \$440 remaining in this budget for the rest of the year.**

9-Common Area Mulch was \$239 for 1 pallet in June for volunteers to spread as needed at the front wall. Budget is \$1250 so the remainder will be used as identified by the Director that has responsibility for Landscape.

10-Irrigation repairs were \$410 in November, \$195 in July (burnt wires in the junction box for the new irrigation wells; rewired to skip the junction box), \$910 in June (\$735 to fix underground wiring to the wells and \$175 to replace zone 19 valve), \$240 in February where Beechtree rewired zones 4 and 5 for a total of \$1755 vs \$3000 annual budget.

11-Pool contract/repairs is \$335 for November **after a correcting JE to move \$3982 to reserves for the compressor for the geothermal heater.** Prior months were \$510 in October, \$350 in September, \$515 in August (\$310 normal monthly service plus \$90 scum gutter grate & stenner tube replacement, \$25 fuel surcharge, and \$89.88 pool sign re: depth), \$585 in July (\$310 normal monthly service plus \$250 for black algae treatment since black algae is embedded in the entire pool surface, and \$25 fuel surcharge), \$427 in June (\$310 for normal monthly service plus \$117 to reimburse Lee Snell for paint to paint the border around the pool tile), \$310 in May, \$510 in March which included \$200 for black algae treatment, \$310 in April, February and January for the monthly pool (chemical) servicing for a **total of \$4472 vs \$4600 annual budget.**

12-Pool heater contract is \$370 because we signed a new contract with Symbiont in October. Our contract had lapsed since 2019 which means we weren't doing preventive maintenance and repair rates are higher.

13-Pool cabana cleaning is \$200 in November, \$250 in October, \$200 in September, \$250 in August, \$200 in July, June, \$250 in May, \$200 in April, March and February and \$250 for January vs \$2340 annual budget. **We will finish the year about \$300 over budget.**

14-Pool pavers was \$500 for the Sept 9 softwash and seal (which will be reflected in the October financials), \$4042 in January for cleaning, levelling as needed, sanding and sealing the pavers at the pool sidewalk and deck. The Sept 9 service was the start of a 2 year agreement that includes inspections and clean/re-sand as needed every 6 months for \$500/visit and a clean and re-seal for \$2600 (which is a 50% discount) on the last visit in month 24 (last month of the 24 month agreement). **With the September 9 cleaning, we will end the year \$500 over budget.**

15-Water/sewer for the pool is \$73 in November, \$82 in October, \$78 in September, \$106 in August, \$510 in July, \$179 in June, \$374 in May, \$367 for April, \$572 for March, \$569 for February and \$313 for January. This totals \$3243 YTD vs \$1348 annual budget. The pool was refilled in July because it needed to be emptied for the pool leak repairs (\$4930 out of reserves) that completed May 23. **This will probably finish the year about \$2,000 over budget.** The major leak was in one of the 2 underwater lights, and all 11 grates had leaks everywhere the plastic or metal touched the concrete. It costs \$330 to refill the pool.

16-Electricity for the pool and community lighting was \$305 in November, \$429 in October, \$337 in September, \$317 in August, \$330 in July, \$337 in June, \$278 in May, \$504 in April, \$826 in March, \$763 in February and \$587 for January for a total of \$5014 YTD vs \$4740 annual budget so this should finish the year about **\$600 over budget.** . **FPL has taken at least 2 rate increases during the year and another is scheduled shortly. We likely budgeted too low for 2023 as we didn't realize they had this "line up" of rate increases approved to kick in.**

17-Interest expense--Insurance Loan is \$3336 for January thru November vs \$3000 budgeted. This increased \$120/month in June when our policy renewed. It should finish the year about **\$650 over budget.**

18-Hurricane Tree damage was \$2400 in November, roof repair \$1350, Drywall repair for an owner who moved \$160, and \$8245 for debris removal. This totals \$12155 of unbudgeted expenses in November. These will be repaid thru a special assessment in March 2023.

Remaining items either were on target or had no expense.

Reserves balance is \$84,498 thru 12/31/2022 which includes the entire fourth quarter allocation **less a correcting je to move \$3982 geothermal heater compressor from op expense to reserves,** less the pool leak repairs of \$4930 plus the transfer of \$11,187 from the well drilling project to reserves to handle

the irrigation well pumps when they break since we moved the old pumps to the new wells in January. (The special assessment budgeted \$6K for pumps because that's what they cost in October 2019 but they currently cost \$11K so we are under reserved.)

Net loss is \$2955 YTD thru November after the \$3982 geothermal heater compressor is moved to reserves. **The net loss is due to hurricane expenses of \$12,155 and will continue to grow in size thru EOY as we fund hurricane cleanup thru working capital until we get the new LOC about mid-January. Working capital is \$55,032.**

Our lowest checking account balance for November was \$96,791 and the highest was \$122,127.

Two owners are behind on October 1 dues. The wells special assessment has been paid by all owners.

Judy Liston

Dir, Finance & Insurance