

Financial Report Analysis – April 30, 2024

Income:

- Dues \$52,716
- Special Assessment \$15,262
- Other Sources \$1,445
- Event Group \$1,005
- Parks/Rec Income \$-245
- Marina Income \$3,414
- WWTP/Sewer Income \$30,290
- Water System Income \$11,546
 - **Total Income \$115,725**
 - Note: Accounting is done on accrual.
 - Total special assmnt funds received roughly \$355,000.

Accounts Receivable:

- Current ageing over 60 days \$90,175.
- Decreased from last month by around \$3,207.

Monthly Expenses:

- Total Expenses \$49,782
- Budgeted Expenses \$90,478
 - Budget Variance +45.0%
 - Note: Overall expenses are underbudget due to decreases in employment costs. If employment was on budget, then CBHA would be overbudget on expenses.

YTD Budget Expenses:

- YTD Expenses \$795,389
- YTD Budget \$904,783
 - Budget Variance +12.1%

April Expenses Covered by Unrestricted/Restricted Capital:

- Booster Pump/Asset Study = \$9,427

Current Bank Loan – Well Project

- \$612,496.61
 - Total left after Board approved pre-payment of \$225,000

Current Funds – Balance Sheet Items

- Marina Fund \$131,130
- Sewer Fund \$40,736
- Water Fund \$19,334

April Bank Balances:

- General Checking \$200,799
- Events Group \$4,205
- Unrestricted Cap Fund \$195,063
- Restricted Cap Fund \$327,357
- TB CDs \$260,942
 - Total Cash Assets \$988,366 down from \$1,163,980

Ongoing Accounting Projects:

1. Audit Water Fee/Special Assessment Billings
2. Research tax filing issue from 2020
3. Research closeout/data export of QuickBooks