

# Treasurer's Report

Reporting Period Ending: July 31, 2025

## Financial Variances from Budget:

### Total Income

Year-to-Date: **\$349,600.13** — **\$4,885.13 more than budgeted** (budget YTD **\$344,715.00**).

### Total Expenses

Year-to-Date: **\$388,532.44** — **\$43,817.51 more than budgeted** (budget YTD **\$344,714.93**).

### Net Operating Loss

Year-to-Date Loss: **(\$38,932.31)** — **worse by \$14,968.99 vs. last month.**

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## Total Assets

**Total Assets: \$1,967,916.58** — includes **Reserves: \$1,932,992.18**.

**Schwab investment account balance: \$1,248,618.21.**

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## Significant Future Repair or Replacement Projects

Driveways, Irrigation, Roof/Gutter System

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## Aged Receivables (as of 7/31/25)

**\$42,789.91 outstanding** (↑ **\$800.00** from June).

10 accounts over \$1,000 = \$37,000

16 accounts under \$1,000 = \$5,000

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## Prepaid Assessments (as of 7/31/25)

**(\$33,260.23)** in prepaid balances — **down \$1,460.00 from June.**



### **Budget Variances – Year-to-Date (Top 7 over budget)**

1. **Roof/Gutter Cleaning — \$11,835.56 over**
2. **Professional – Legal — \$11,683.31 over**
3. **Operating Contingency — \$6,351.19 over**
4. **Irrigation Repairs/Maint. — \$5,973.70 over**
5. **Repair/Maint – General — \$5,864.26 over**
6. **Repair/Maint – Gate — \$5,415.83 over**
7. **Landscaping Contract — \$3,375.00 over.**




### **Per-Unit Monthly Financial Flow (YTD averages through July)**

- **Income:** ≈ \$275 per unit / month
- **Operating expenses:** ≈ \$187 per unit / month
- **Reserves contributed:** ≈ \$117 per unit / month
- **Net operating result:** ≈ **(\$29)** loss per unit / month → **about \$88** truly reaching reserves per unit / month (reserves minus operating loss).

### Operating Accounts (2 total)

Description	Bank	Balance	APY	Alt. Name
South State Operating – 9262	South State	\$45,331.50	0.00%	Primary Checking / Day-to-Day Ops
BB&T Operating Acct	Truist (BB&T)	\$17,354.51	0.01%	Secondary Checking / Overflow Ops

**Total Operating (incl. \$250 petty cash): \$62,936.01.** 

### Reserve Accounts (excluding Schwab)

Description	Bank	Balance	APY	Alt. Name
South State Reserve – 9265	South State	\$309,960.88	2.27%	Main Reserve Savings
South State Allocation LV1548 – 9268	South State	\$8,645.74	2.53%	Targeted Reserve Holding (LV1548 Project)
BB&T (07) M/M Reserves	Truist (BB&T)	\$157,030.65	2.17%	Money Market Reserve
BB&T Allocation (LV1548)	Truist (BB&T)	\$0.01	2.17%	Placeholder for LV1548 Reserve
Cadence Bank Reserve M/M	Cadence Bank	\$208,736.69	1.59%	Legacy Diversified MM Account

**Total Reserves (Excluding Schwab): \$684,373.97.** 

### Schwab Reserve Account (separate line)

Description	Bank	Balance	APY	Alt. Name
Charles Schwab (10-30-2025)	Schwab	\$1,248,618.21	4.33%	Investment Reserve / Brokerage MM Fund

**Schwab Total: \$1,248,618.21.** 