



Adams Landing 2023 Q3 Financials

Tom Burke, Treasurer

Q3 2023 Summary Notes

THIS IS THE FIRST OF WHAT WILL BE QUARTLERY REPORTS.

IT IS IN RESPONSE TO THE CO-OWNERS ASKING FOR MORE THAN A YEARLY REPORT.

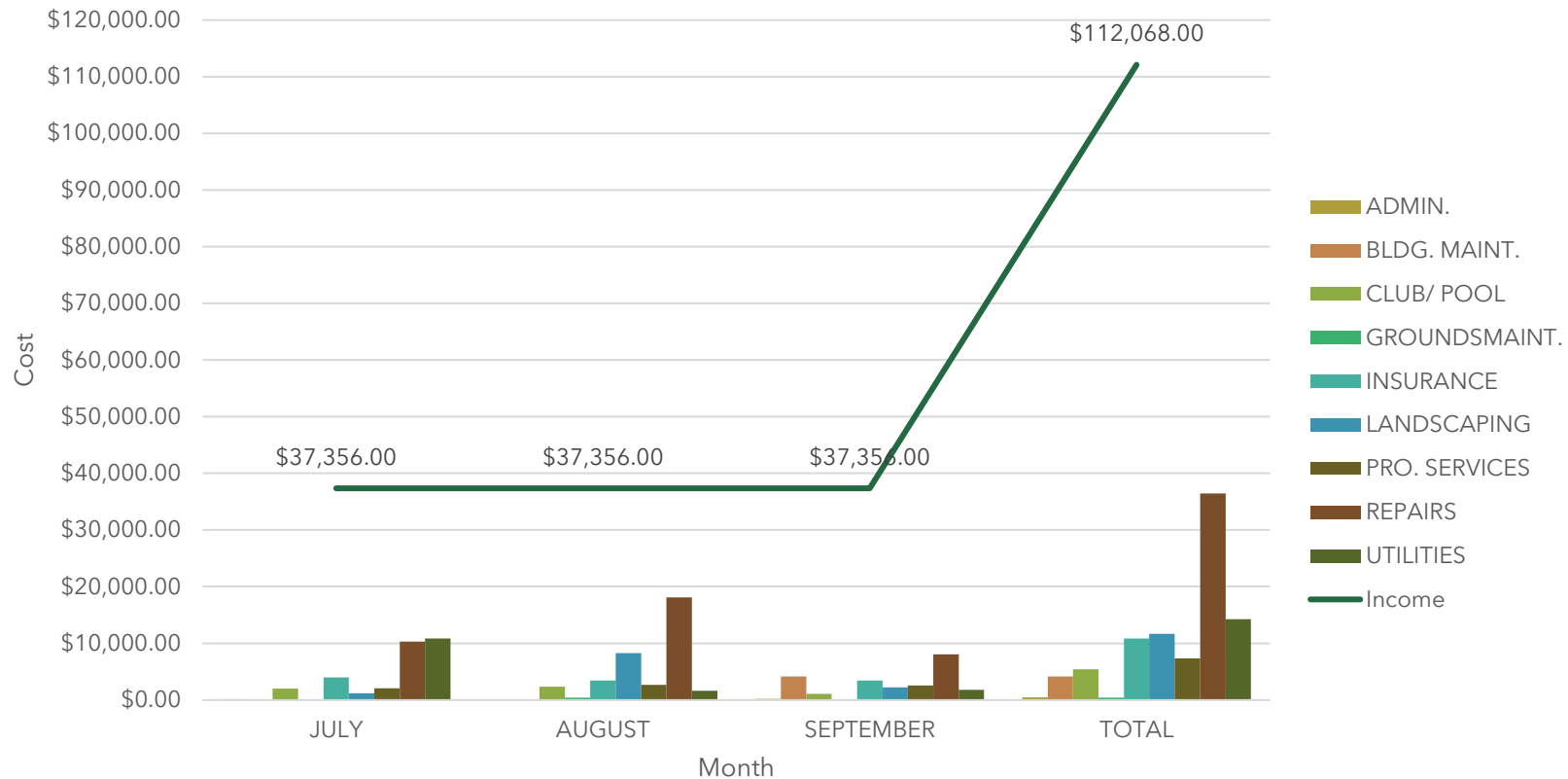
1. NO LARGE TRANSFER OF FUNDS OCCURED IN THIS QUARTER
2. EXPENSES FOR THIS QUARTER CAME TO \$91,020
3. HOA FEES THIS QUARTER \$82,368
4. THERE WAS A SHORTFALL OF \$8,652 FOR THE QUARTER
5. ADDITIONAL ASSESSMENTS WERE \$29,700
6. THE OPERATIONS BUDGET HAD \$16,375 AT THE END OF SEPT
7. THE RESERVE BUDGET HAD \$79,386 AT THE END OF SEPT
8. THE ROOF AND DECK BUDGET WAS AT \$80,050 AT THE END OF SEPT
9. THE ICS WAS AT \$151,327 AT THE END OF SEPT
10. LANDSCAPING INCREASED DUE TO HOLDING PAYMENT UNTIL WORK COMPLETED SATISFACTORILY

2023 July - August Monthly Costs

Total Expenses: July – \$30.5K
 August – \$36.9K
 September - \$23.5K

Total Income includes additional Assessment:
 Monthly HOA - \$27K
 Additional Assessment - \$9.9K

Adams Landing Q3-2023 Expenses



Cost Center Data Q3-2023

COST CENTER	JULY	AUGUST	SEPTEMBER	TOTAL
ADMIN.	\$153.00	\$98.00	\$212.00	\$463.00
BLDG. MAINT.	\$0.00	0	\$4,182.00	\$4,182.00
CLUB/ POOL	\$1,992.00	2348	\$1,059.00	\$5,399.00
GROUNDMAINT.	\$0.00	\$428.00	\$0.00	\$428.00
INSURANCE	\$4,001.00	\$3,426.00	\$3,426.00	\$10,853.00
LANDSCAPING	\$1,215.00	\$8,259.00	\$2,216.00	\$11,690.00
PRO. SERVICES	\$2,081.00	\$2,658.00	\$2,584.00	\$7,323.00
REPAIRS	\$10,295.00	\$18,086.00	\$8,063.00	\$36,444.00
UTILITIES	\$10,847.00	\$1,616.00	\$1,775.00	\$14,238.00
TOTAL	\$30,584.00	\$36,919.00	\$23,517.00	\$91,020.00
INCOME				
HOA	\$27,456.00	\$27,456.00	\$27,456.00	\$82,368.00
ADD. ASSM.	\$9,900.00	\$9,900.00	\$9,900.00	\$29,700.00
TOTAL	\$37,356.00	\$37,356.00	\$37,356.00	\$112,068.00
			HOA- EXPENSES	-\$8,652.00
ASSETS				
OPS.	\$37,910.00	\$32,227.00	\$16,375.00	
RESERVE	\$77,170.00	\$77,187.00	\$79,386.00	
DECKS/ROOFS	\$60,221.00	\$70,135.00	\$80,050.00	
ICS	\$151,238.00	\$151,262.00	\$151,327.00	
TOTALS	\$326,539.00	\$330,811.00	\$327,138.00	