Camelot Acres Residents Association 2020 Financial Statement & Estimated 2021 Cash Activity

Actual Budgeted Variance Income (Cash In) \$ 23,780 \$ 24,250 \$ (470) Membership Dues \$ 23,780 \$ 24,250 \$ (470) Expenses (Cash Out) \$ - \$ - \$ - Beach Improvements \$ - \$ - \$ - EverSource NH (Beach Lights) \$ 16692 \$ 15,000 \$ 4,308 Social Committee \$ 1,234 \$ 1,330 \$ 96 All Season Septic \$ 2,460 \$ 2,630 \$ 170 Postage / Supplies \$ 834 \$ 500 \$ 170 Postage / Supplies \$ 3,757 \$ 3,740 \$ (17) Total Cash Out \$ 20,689 \$ 24,750 \$ 4,061 Net Cash Flow \$ 3,091 \$ 3,091 \$ 3,091	202	0 Fina	ancial Stat	ement			
Actual Budgeted Variance Better/ (Worse) Income (Cash In) Membership Dues \$ 23,780 \$ 24,250 \$ (470) Expenses (Cash Out) Beach Improvements \$ - \$ - \$ - EverSource NH (Beach Lights) \$ 671 \$ 800 \$ 129 Beach Maintenance 10,692 \$ 15,000 \$ 4,308 Social Committee \$ 1,234 \$ 1,330 \$ 96 All Season Septic \$ 8344 \$ 50 \$ (784) Donations \$ 550 \$ 700 \$ 150 Website/Bank Charges/Tax Filings \$ 493 \$ 500 \$ 7 Insurance Policy \$ 3,757 \$ 3,740 \$ (17) Total Cash Out \$ 3,091 \$ 4,061 \$ 4,061							
Actual Budgeted Variance Better/ (Worse) Income (Cash In) Membership Dues \$ 23,780 \$ 24,250 \$ (470) Expenses (Cash Out) Beach Improvements \$ - \$ - \$ - EverSource NH (Beach Lights) \$ 671 \$ 800 \$ 129 Beach Maintenance 10,692 \$ 15,000 \$ 4,308 Social Committee \$ 1,234 \$ 1,330 \$ 96 All Season Septic \$ 8344 \$ 50 \$ (784) Donations \$ 550 \$ 700 \$ 150 Website/Bank Charges/Tax Filings \$ 493 \$ 500 \$ 7 Insurance Policy \$ 3,757 \$ 3,740 \$ (17) Total Cash Out \$ 3,091 \$ 4,061 \$ 4,061							
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Income (Cash In) Membership Dues \$ 23,780 \$ 24,250 \$ (470) Expenses (Cash Out) Beach Improvements \$ - \$ - \$ - \$ (470) EverSource NH (Beach Lights) \$ 671 \$ 800 \$ 129 Beach Maintenance 10,692 \$ 15,000 \$ 4,308 Social Committee \$ 1,234 \$ 1,330 \$ 96 All Season Septic \$ 2,460 \$ 2,630 \$ 170 Postage / Supplies \$ 834 \$ 500 \$ (784) Donations \$ 550 \$ 700 \$ 150 Website/Bank Charges/Tax Filings \$ 493 \$ 500 \$ 7 Insurance Policy \$ 3,757 \$ 3,740 \$ (17) Total Cash Out \$ 3,091 \$ 4,061 Net Cash Flow \$ 3,091 \$ 4,061			Actual		lugeleu		
Membership Dues \$ 23,780 \$ 24,250 \$ (470) Expenses (Cash Out) Beach Improvements \$ - \$ - \$ - \$ - EverSource NH (Beach Lights) \$ 671 \$ 800 \$ 129 Beach Maintenance 10,692 \$ 15,000 \$ 4,308 Social Committee \$ 1,234 \$ 1,330 \$ 96 All Season Septic \$ 2,460 \$ 2,630 \$ 170 Postage / Supplies \$ 834 \$ 50 \$ (784) Donations \$ 550 \$ 700 \$ 150 Website/Bank Charges/Tax Filings \$ 493 \$ 500 \$ 7 Insurance Policy \$ 3,757 \$ 3,740 \$ (17) Total Cash Out \$ 3,091 \$ 4,061 \$ 4,061 Net Cash Flow \$ 3,091 \$ 28,691 \$ 28,691	Income (Cash In)						
Beach Improvements \$ - </th <th></th> <th>\$</th> <th>23,780</th> <th>\$</th> <th>24,250</th> <th>\$</th> <th>(470)</th>		\$	23,780	\$	24,250	\$	(470)
Beach Improvements \$ - </th <th>Expenses (Cash Out)</th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th>	Expenses (Cash Out)						
EverSource NH (Beach Lights) \$ 671 \$ 800 \$ 129 Beach Maintenance 10,692 \$ 15,000 \$ 4,308 Social Committee \$ 1,234 \$ 1,330 \$ 96 All Season Septic \$ 2,640 \$ 2,630 \$ 170 Postage / Supplies \$ 8 50 \$ (784) Donations \$ 550 \$ 700 \$ 150 Website/Bank Charges/Tax Filings \$ 493 \$ 500 \$ 7 Insurance Policy \$ 3,757 \$ 3,740 \$ (17) Total Cash Out \$ 20,689 \$ 24,750 \$ 4,061 Net Cash Flow \$ 3,091 \$ \$ 4,061 \$		\$	-	\$	-	\$	-
Beach Maintenance 10,692 \$ 15,000 \$ 4,308 Social Committee \$ 1,234 \$ 1,330 \$ 96 All Season Septic \$ 2,460 \$ 2,630 \$ 170 Postage / Supplies \$ 834 \$ 50 \$ (784) Donations \$ 550 \$ 700 \$ 150 Website/Bank Charges/Tax Filings \$ 493 \$ 500 \$ 7 Insurance Policy \$ 3,757 \$ 3,740 \$ (17) Total Cash Out \$ 3,091 \$ 4,061 \$ 4,061 Net Cash Flow \$ 3,091 \$ 28,691 \$ 28,691			671		800	\$	129
Social Committee \$ 1,234 \$ 1,330 \$ 96 All Season Septic \$ 2,460 \$ 2,630 \$ 170 Postage / Supplies \$ 834 \$ 50 \$ (784) Donations \$ 550 \$ 700 \$ 150 Website/Bank Charges/Tax Filings \$ 493 \$ 500 \$ 7 Insurance Policy \$ 3,757 \$ 3,740 \$ (17) Total Cash Out \$ 20,689 \$ 24,750 \$ 4,061 Net Cash Flow \$ 3,091 \$ 28,691 \$ 28,691	Beach Maintenance		10,692	\$	15,000	\$	4,308
Postage / Supplies \$ 834 \$ 50 \$ (784) Donations \$ 550 \$ 700 \$ 150 Website/Bank Charges/Tax Filings \$ 493 \$ 500 \$ 7 Insurance Policy \$ 3,757 \$ 3,740 \$ (17) Total Cash Out \$ 20,689 \$ 24,750 \$ 4,061 Net Cash Flow \$ 3,091 \$ 28,691 \$ 28,691	Social Committee		1,234	\$	1,330		96
Donations \$ 550 \$ 700 \$ 150 Website/Bank Charges/Tax Filings \$ 493 \$ 500 \$ 7 Insurance Policy \$ 3,757 \$ 3,757 \$ 3,740 \$ (17) Total Cash Out \$ 20,689 \$ 24,750 \$ 4,061 Net Cash Flow \$ 3,091 \$ 28,691 \$ 28,691	All Season Septic	\$	2,460	\$	2,630	\$	170
Website/Bank Charges/Tax Filings \$ 493 \$ 500 \$ 7 Insurance Policy \$ 3,757 \$ 20,689 \$ 24,750 \$ 4,061 Net Cash Flow \$ 3,091 Beginning Balance 1/1 \$ 28,691	Postage / Supplies		834	\$	50		(784)
Insurance Policy \$ 3,757 \$ 3,740 \$ (17) Total Cash Out \$ 20,689 \$ 24,750 \$ 4,061 Net Cash Flow \$ 3,091 \$ 28,691	Donations		550		700		150
Total Cash Out \$ 20,689 \$ 24,750 \$ 4,061 Net Cash Flow \$ 3,091 Beginning Balance 1/1 \$ 28,691	Website/Bank Charges/Tax Filings						7
Net Cash Flow \$ 3,091 Beginning Balance 1/1 \$ 28,691	Insurance Policy	\$	3,757		3,740		(17)
Beginning Balance 1/1 \$ 28,691	Total Cash Out	\$	20,689	\$	24,750	\$	4,061
	Net Cash Flow	\$	3,091				
	Beginning Balance 1/1	\$	28,691				
		\$	3,091				
Ending Balance - 12/31 \$ 31,782	Ending Balance - 12/31	\$	31,782				

2. Assessment and Amenities Account Activity and Balance (Docks/Moorings, PWCs, Small Boats and Lockers)

		Actual 2020								
		<u>Docks/</u> Moorings		<u>PWCs</u>	<u>Sr</u>	nall Boats		Lockers	<u>Asse</u>	<u>Beach</u> ssments
Beginning Balance 1/1	\$	9,277	\$	123	\$	2,191	\$	7,705	\$	2,945
Income (Cash In) Expenses (Cash Out)	\$ \$	9,481 11,297	\$ \$	575 26	\$ \$	- 3,604	\$ \$	755 134	\$ \$	1,502
Net Cash Flow	\$	(1,816)	\$	549	\$	(3,604)	\$	621	\$	1,502
Ending Balance 12/31	\$	7,461	\$	672	\$	(1,413)	\$	8,326	\$	4,447

3. Total Cash Position

	Operating Fund		Amenities		Beach Assess		Combined	
Ending Balance - 12/31	\$	31,782	\$	15,046		4,447	\$	51,275
Beginning Balance - 1/1	\$	28,691	\$	19,295		2,945	\$	50,932
Net Change	\$	3,091	\$	(4,250)	\$	1,502	\$	343

Estim	ated 2021 Cash Activity		
Membership Dues:	96 X \$250.00		24,000
	Total Estimated Cash In	\$	24,000
Estimated Cash Out 2021			
Beach Improvements			0
EverSource NH (beach lights)			700
Beach Maintenance Labor &			17,000
Social Activity Committee			1,250
All Season Septic (Port a Joh	ın)		2,630
Postage/Meeting/Supplies			50
Donations			700
Website/Bank charges Insurance Policy			950 3,850
Insurance Folicy	Total Estimated Cash Out	\$	27,130
Summary 2021		•	
Total Cash in Operating Acco	unt at 12/31/20	\$	31,782
Estimated Cash In 2021		\$	24,000
Estimated Cash Out 2021		\$	(27,130)
Estimated Cash Balance 12	/31/2021	\$	28,652

Dear CARA Neighbors,

The 2020 Financial Statement to the left provides detailed actual expenses vs budget for the operating account as well as information for various amenities and beach assessments. With the exception of Docks and Moorings and Small Boats accounts, all accounts had a positive cash flow which positions us well for continued improvements and activities in 2021. The Docks and Moorings account had a negative cash flow due to increased cost associated with installing and removing of the docks as well as unexpected repairs. The Small Boats account had a negative cash flow due to the cost to replace the storage rack system. Both accounts are forecasted to break even in 2021.

As previously communicated, 2021 dues remain at \$250 per property. The expense budget above is built to account for inflationary increases, a slight increase in beach maintenance (planned tree work) and continued social activities.

am happy to answer questions and can be reached at susantenney@comcast.net or 603-759-5769.

Regards,

Sue Tenney CARA Treasurer