

**Camelot Acres Residents Association
2022 Financial Statement & Estimated 2023 Cash Activity**

2022 Financial Statement

1. Operating Account Activity and Balance

	<u>Actual</u>	<u>Budgeted</u>	<u>Variance</u> <i>Better (worse)</i>
Income (Cash In)			
Membership Dues	\$ 24,015	\$ 24,250	\$ (235)
Expenses (Cash Out)			
Beach Improvements	\$ -	\$ -	\$ -
EverSource NH (Beach Lights)	\$ 744	\$ 700	\$ (44)
Beach Maintenance	\$ 22,341	\$ 18,000	\$ (4,341)
Social Committee	\$ 2,250	\$ 1,500	\$ (750)
Best Septic	\$ 2,500	\$ 2,630	\$ 130
Postage / Supplies	\$ 1,176	\$ 450	\$ (726)
Donations	\$ 600	\$ 750	\$ 150
Website/Bank Charges/Tax Filings	\$ 662	\$ 650	\$ (12)
Insurance Policy	\$ 3,925	\$ 4,000	\$ 75
Total Cash Out	\$ 34,199	\$ 28,680	\$ (5,519)
Net Cash Flow	\$ (10,184)		
Beginning Balance 1/1	\$ 43,235		
Net Cash Flow	\$ (10,184)		
Ending Balance - 12/31	\$ 33,051		

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

	<u>Actual 2022</u>				
	<u>Docks/ Moorings</u>	<u>PWCs</u>	<u>Small Boats</u>	<u>Lockers</u>	<u>Beach Assessments</u>
Beginning Balance 1/1	\$ 8,305	\$ 1,022	\$ 1,155	\$ 9,329	\$ 4,449
Income (Cash In)	\$ 12,097	\$ 350	\$ 1,430	\$ 504	\$ 1
Expenses (Cash Out)	\$ 10,153	\$ 29	\$ 101	\$ -	\$ -
Net Cash Flow	\$ 1,944	\$ 321	\$ 1,329	\$ 504	\$ 1
Ending Balance 12/31	\$ 10,249	\$ 1,343	\$ 2,484	\$ 9,833	\$ 4,450

3. Total Cash Position

	<u>Operating Fund</u>	<u>Amenities</u>	<u>Beach Assess</u>	<u>Combined</u>
Ending Balance - 12/31	\$ 33,051	\$ 23,909	4,450	\$ 61,410
Beginning Balance - 1/1	\$ 43,235	\$ 19,811	4,449	\$ 67,495
Net Change	\$ (10,184)	\$ 4,098	\$ 1	\$ (6,085)

Estimated 2023 Cash Activity

Membership Dues:	97 X \$250.00	24,250
Total Estimated Cash In		\$ 24,250
Estimated Cash Out 2023		
Beach Improvements		0
EverSource NH (beach lights)		775
Beach Maintenance Labor & Materials		17,000
Social Activity Committee		2,500
Best Septic (Port a John)		2,750
Postage/Meeting/Supplies		1,000
Donations		750
Website/Bank charges		700
Insurance Policy		4,100
Total Estimated Cash Out		\$ 29,575
Summary 2023		
Total Cash in Operating Account at 12/31/22		\$ 33,051
Estimated Cash In 2023		\$ 24,250
Estimated Cash Out 2023		\$ (29,575)
Estimated Cash Balance 12/31/2023		\$ 27,726

Camelot Acres Residents Association

2022 Financial Statement and Estimated 2023 Cash Flow

Dear CARA Neighbors,

The 2022 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 the operating account, all accounts had a positive cash flow which positions us well for continued improvements in 2023. The negative cash flow in the operating account reflects needed tree and electrical work. Planned improvements for 2023 include beach road maintenance.

As previously communicated, 2023 dues remain at \$250 per property. The expense budget above is built to account for inflationary increases, an increase in beach maintenance and continued social activities.

I am happy to answer questions and can be reached at treasurer@camelotacres.org.

Regards,

Sue Tenney
CARA Treasurer