

EL MIRADOR February 2023 Financials				
<u>Cash Equivalent Balances</u>				
	23-Feb	Jan-23	Variance	Feb-23
	Actuals	Actuals	Previous Month	Budget
Operating Cash: Month-end	\$ 57,461	\$ 135,823	\$ (78,362)	
Reserve Balances:Month-end	\$ 1,528,287	\$ 1,538,204	\$ (9,917)	
<u>Income and Expenses</u>				
<u>Revenue</u>	\$ 178,324	\$ 178,909	\$ 585	\$ 178,058
<u>Expenses</u>				
Compensation	\$ 47,245	\$ 44,642	\$ (2,603)	\$ 54,846
L&R Common Area	\$ 27,271	\$ 27,271	\$ -	\$ 31,441
Utilities	\$ 41,099	\$ 18,708	\$ (22,391)	\$ 28,723
Maintenance	\$ 2,423	\$ 18,448	\$ 16,025	\$ 8,302
Landscape	\$ 500	\$ 1,864	\$ 1,364	\$ 584
Insurance	\$ 2,460	\$ 6,504	\$ 4,044	\$ 7,916
Stewardship	\$ 11,141	\$ 10,571	\$ (570)	\$ 13,539
Miscellaneous	\$ 386	\$ -	\$ (386)	\$ 248
Reserve Funding	\$ 32,443	\$ 32,443	\$ -	\$ 32,444
Total Expenses	\$ 164,968	\$ 160,451	\$ 4,517	\$ 178,043
Net Income/(Expense)	\$ 13,356	\$ 18,458	\$ (3,932)	\$ 15

Variance
Budget
\$ 266
\$ 7,601
\$ 4,170
\$ (12,376)
\$ 5,879
\$ 84
\$ 5,456
\$ 2,398
\$ (138)
\$ 1
\$ 13,075
\$ 13,341

	Key Link	Key Trak
Initial Payment	\$ 14,000	\$ 5,294
Annual Payment	\$ 1,750	\$ 2,389
2023 Total	<u>\$ 15,750</u>	<u>\$ 7,683</u>

	Stanley Doors	SD Door Controls
Sensor Install	\$ 3,638	\$ 3,680
Low Voltage Wiring	\$ 2,800	INC
Total Project Cost	<hr/> \$ 6,438	<hr/> \$ 3,680