

CASH BASIS PREPARED 1/30/24	2021 ACTUAL	2022 ACTUALS	2023 ACTUALS	2023 REVISED BUDGET	
INCOME					
Association	\$ 94,010.00	\$ 86,760.00	\$ 99,810.84	\$ 91,200.00	\$200/mo per unit
Reserve Income	\$ 23,190.00	\$ 21,690.00	\$ 22,939.16	\$ 22,800.00	\$50/mo per unit
Dues Increase Insurance				\$ 9,500.00	for 5 months
Late Fees	\$ 125.00		\$ 800.00		
Collection Fees			\$ 500.00		
Finance charges			\$ 732.00		
Interest	\$ 14.08	\$ 28.58	\$ 31.56		
Holding Pond Assmt	\$ 5,500.00	\$ (11,750.00)			
Foundation Assmt		\$ 26,100.00	\$ 1,450.00		
Insurance Payout	\$ 3,346.37				
Owner Reimbursement			\$ 1,402.50		
Miscellaneous		\$ 136.18	\$ 54.30		
TOTAL INCOME	\$ 126,185.45	\$ 122,964.76	\$ 127,720.36	\$ 123,500.00	
EXPENSES					
Administrative Fees					
Postage/Copies	\$ 366.70	\$ 395.98	\$ 468.34	\$ 500.00	
Fees & Permits	\$ 213.25	\$ 213.25	\$ 213.25	\$ 220.00	Sec of State/DBPR
Taxes - Pay	\$ 120.74		\$ 70.00		
Bank Fees	\$ 164.85		\$ 20.00		
	\$ 865.54	\$ 609.23	\$ 771.59	\$ 720.00	
Insurance					
Appraisal	\$ 1,900.00				
Property/Liability/D&O	\$ 18,957.50	\$ 23,922.16	\$ 33,929.36	\$ 30,000.00	for 1/2 year increase
	\$ 20,857.50	\$ 23,922.16	\$ 33,929.36	\$ 30,000.00	
Foundation Repair		\$ 25,935.00			
Maintenance					
Lawn care Contract	\$ 10,335.00	\$ 9,750.92	\$ 13,377.71	\$ 10,200.00	\$425/cut & Misc
Lawn care Other					
Tree Removal/Trimming	\$ 9,300.00	\$ 6,850.00	\$ 14,000.00	\$ 2,000.00	
Pinestraw				\$ 1,000.00	
Fertilizing		\$ 450.00		\$ 1,000.00	once a year
Backflow Inspections	\$ 70.00		\$ 555.00	\$ 200.00	
Gutters Clean/Roof Clean	\$ 2,360.00	\$ 4,390.00	\$ 1,774.00	\$ 5,000.00	
Dumpster Rental	\$ 864.36	\$ 893.16	\$ 933.48	\$ 960.00	\$77.79/month
Erosion Control					
Pressure Wash	\$ 900.00		\$ 825.00		
Roof Repairs	\$ 320.00		\$ 1,000.02	\$ 2,000.00	
Repairs	\$ 8,246.41	\$ 5,410.50	\$ 10,739.73	\$ 6,000.00	
Panther Creek Fence					
1624 Back Ground Repairs					
Stormwater Maintenance			\$ 1,400.00		
Irrigation Repairs	\$ 8,641.35	\$ 7,561.67	\$ 6,639.70	\$ 8,000.00	replaced controllers - 2
Pest Control	\$ 1,099.20	\$ 2,720.50	\$ 433.20	\$ 450.00	\$450 Massey Contract
Termite Bond	\$ 1,617.00	\$ 1,812.20	\$ 1,379.00	\$ 2,000.00	
	\$ 43,753.32	\$ 39,838.95	\$ 53,056.84	\$ 38,810.00	
Professional Expense					
CPA		\$ 125.00	\$ 125.00	\$ 125.00	
Legal Fees	\$ 3,270.00				
Assoc. Management	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	
	\$ 9,270.00	\$ 6,125.00	\$ 6,125.00	\$ 6,125.00	
Utilities					
Electric	\$ 135.20	\$ 247.95	\$ 178.99	\$ 300.00	
Irrigation/Water	\$ 4,646.62	\$ 4,229.89	\$ 5,368.34	\$ 5,000.00	
Refuse/Trash Removal	\$ 5,653.78	\$ 5,899.78	\$ 6,409.10	\$ 6,000.00	
Street Lights	\$ 790.52	\$ 833.59	\$ 895.13	\$ 1,000.00	
	\$ 11,226.12	\$ 11,211.21	\$ 12,851.56	\$ 12,300.00	
RESERVE EXPENDITURES					
Paint		\$ 600.00	\$ 3,600.00		
Roofs	\$ 36,588.00	\$ 36,485.00	\$ 74,868.00		
	\$ 36,588.00	\$ 37,085.00	\$ 78,468.00	\$ -	
TOTAL EXPENSE	\$ 122,560.48	\$ 144,726.55	\$ 185,202.35	\$ 87,955.00	
NET ORDINARY INCOME	\$ 3,624.97	\$ (21,761.79)	\$ (57,481.99)	\$ 35,545.00	
TRANSFER TO RESERVES	\$ 24,000.00	\$ 24,000.00	\$ 24,000.00	\$ 24,000.00	
FROM RESERVES TO OPERATING	\$ 25,328.00	\$ 32,842.00	\$ 74,868.00		
NET INCOME	\$ 4,952.97	\$ (12,919.79)	\$ (6,613.99)	\$ 11,545.00	

RESERVES PLAN TO FINAL ROOF 1620/1624 -- around June 2024