FY 2023-2024 Expenses	July	August	September	October	November	December	January	February	March	April	May	June	YTD
Admin and Management													
Management Fee	$ 4,961.67	$ 5,197.93	$ 4,961.67	$ 4,961.67	$ 4,961.67	$ 4,961.67	$ 4,961.67	$ 4,961.67	$ 4,961.67	$ 4,961.67	$ 4,961.67	$ 4,961.67	$ 59,776.30
Postage	$ 93.00	$ (37.22)	173.16	$ 115.15	$ 201.56	$ 64.60	$ 76.28	$ 56.32	274.50	$ 284.74	$ 381.45	$ 210.43	$ 1,893.97
Supplies	$ 501.65	$ (20.13)	32.35	$ 199.66	$ 62.12	$ 496.91	$ 75.80	$ 20.80	69.00	$ 73.08	$ 143.25	$ 646.81	$ 2,301.30
Copying	$ 41.70	$ (116.00)	97.80	$ 75.70	$ 85.60	$ 65.60	$ 69.50	$ 61.60	153.90	$ 179.80	$ 119.40	$ 233.50	$ 1,068.10
Printing													$ -
Website													$ -
Dues & Subscriptions													$ -
Audit/Review/Comp				$ (7,550.00)		$ 7,550.00							$ -
Bank Charges	$ 24.00	$ 36.00		$ 35.00	$ 12.00	$ 12.00	$ 47.00	$ 24.00	24.00	$ 36.00	$ 24.00	$ 84.00	$ 358.00
Loan Cost - Shingle Project	$ 18,869.82	$ 18,786.53	18867.42	$ 19,105.33	$ 19,030.91	$ 19,264.24	$ 19,195.79	$ 19,278.44	19648.18	$ 19,446.04	$ 19,667.70	$ 19,614.45	$ 230,774.85
Loan Cost - Shingle Interest	$ 4,935.86	$ 5,019.15	4938.26	$ 4,700.35	$ 4,774.77	$ 4,541.44	$ 4,609.89	$ 4,527.24	4157.50	$ 4,359.64	$ 4,137.98	$ 4,191.23	$ 54,893.31
Interest - Bank Note													$ -
Legal Expense				$ 150.00		$ 240.00				$ (315.71)	$ 780.00	$ 870.00	$ 1,724.29
Legal Expense - CCR					$ 1,100.41	$ 867.20	$ 542.40	$ 1,025.80	1680.00	$ 165.00		$ 60.00	$ 5,440.81
Insurance D&O/ Gen Liab	$ 2,904.28	$ 2,904.28	2,904.28	$ 2,904.28	$ 2,904.28	$ 2,904.28	$ 2,904.28	$ 2,904.28	$ 2,904.28	$ 3,220.15	$ 4,187.63	$ 4,187.63	$ 37,733.93
Insurance - Crime	$ 157.25	$ 157.25	157.25	$ 157.25	$ 157.25	$ 157.25	$ 157.25	$ 157.25	$ 157.25	$ 157.25	$ 155.70	$ 155.70	$ 1,883.90
Insurance - Property	$ 21,613.25	$ 21,613.25	21,613.25	$ 40,207.25	$ 21,613.25	$ 21,613.25	$ 21,613.25	$ 21,613.25	$ 21,613.25	$ 21,613.25	$ 29,192.41	$ 29,192.41	$ 293,111.32
Insurance - Umbrella										$ 7,421.76			$ 7,421.76
Insurance - Work. Comp.	$ 47.08	$ 47.08	47.08	$ 47.08	$ 47.08	$ 47.08	$ 47.08	$ 47.08	$ 47.08	$ 47.12	$ 42.41	$ 42.41	$ 555.66
Insurance - Loan Cost											$ 1,209.95		$ 1,209.95
Insurance - Loan Interest											$ 13,819.06		$ 13,819.06
Condo Filing Fee						$ 1,376.00							$ 1,376.00
Corporate Filing Fee											$ 61.65		$ 61.65
Pool Permit											$ 335.00		$ 335.00
Professional Fee				$ 1,800.00	$ 5,753.80	$ 800.00						$ 940.00	$ 9,293.80
Telephone	$ 113.14	$ 169.85	145.24	$ 146.60	$ 146.60	$ 146.60	$ 146.63	$ 146.63	$ 146.63	$ 146.14	$ 146.14	$ 146.14	$ 1,746.34
Bad Debt Expense	$ 322.40												$ 322.40
Income Taxes													$ -
Misc.				$ 117.24	$ 30.00	$ 110.00					$ 63.04		$ 320.28
Admin Fee-COL			$ 50.00		$ 100.00	$ 50.00			100.00	$ 50.00	$ 100.00	$ 30.00	$ 480.00
Admin Fee/Notary	$ 30.00	$ (10.00)	$ 10.00		$ 10.00			$ 80.00	20.00	$ 20.00	$ 40.00		$ 200.00
Admin Transfer Fee													$ -
Total Admin & Mgmt	$ 54,615.10	$ 53,747.97	$ 53,997.76	$ 67,172.56	$ 60,991.30	$ 65,268.12	$ 54,446.82	$ 54,904.36	$ 55,957.24	$ 61,865.93	$ 79,568.44	$ 65,566.38	$ 728,101.98

Building Maintenance													
Electrical Fixtures	$ 76.00			$ 220.00			$ 85.00					$ 105.00	$ 486.00
Exterior Repairs	$ 1,016.25	$ 2,083.74	$ 1,025.00	$ 3,285.00	$ 4,075.00	$ 1,674.77		$ 147.00	1050.00	$ 408.08	$ 312.00	$ 575.00	$ 15,651.84
Roof Drains - clean	$ 2,000.00			$ (1,600.00)									$ 400.00
Roofs - Clean	$ 3,975.00	$ 1,600.00	$ 6,650.00	$ 2,900.00		$ 1,600.00							$ 16,725.00
Pest Control - Exterior	$ 2,130.00			$ (2,130.00)	$ 2,100.00	$ 2,100.00					$ 700.00		$ 4,900.00
Trash Removal	$ 7,092.87	$ 7,338.80	$ 6,986.57	$ (6,516.50)	$ 6,751.29	$ 7,377.90	$ 7,168.72	$ 7,281.30	7,247.52	$ 7,041.35	$ 7,544.18	$ 7,244.18	$ 72,558.18
Large Trash removal	$ 250.00		$ 280.00	$ 100.00			$ 125.00			$ 450.00			$ 1,205.00
Fence Replacement - Temp											$ 371,470.78	$ (371,470.78)	$ -
Total Bldg Maint	$ 16,540.12	$ 11,022.54	$ 14,941.57	$ (3,741.50)	$ 12,926.29	$ 12,752.67	$ 7,378.72	$ 7,428.30	$ 8,297.52	$ 7,899.43	$ 380,026.96	$ (363,546.60)	$ 111,926.02

Grounds Maint Power													
Entranceway - Power	$ 22.68	$ 22.68	$ 22.68	$ 22.68	$ 26.85	$ 27.27	$ 27.13	$ 27.27	27.41	$ 27.13	$ 27.00	$ 26.85	$ 307.63
Irrigation - Power	$ 42.18	$ 42.18	$ 42.18	$ 42.18	$ 50.60	$ 50.60	$ 50.60	$ 50.74	50.60	$ 50.60	$ 50.60	$ 50.60	$ 573.66
Electric													$ -
Total Electric Power	$ 64.86	$ 64.86	$ 64.86	$ 64.86	$ 77.45	$ 77.87	$ 77.73	$ 78.01	$ 78.01	$ 77.73	$ 77.60	$ 77.45	$ 881.29

Irrigation

Irrigation Repair	$ 182.76	$ 238.37	$ 297.39	$ 121.24	$ 748.64	$ 1,404.60	$ 110.80	$ 890.58	301.36	$ 8,000.00	$ 1,005.28	$ 2,599.13	$ 15,900.15
Irrigation Contract	$ 525.00	$ 525.00	$ 525.00	$ 525.00	$ 525.00	$ 525.00	$ 525.00	$ 525.00	525.00	$ 525.00	$ 525.00	$ 525.00	$ 6,300.00
Irrigation Water	$ 1,555.21	$ 791.62	$ 323.94	$ 323.94	$ 1,930.57	$ 1,326.39	$ 4,227.92	$ 3,091.46	1,742.93	$ 2,446.06	$ 5,261.85	$ 4,420.86	$ 27,442.75
Irrigation Backflow									130.00				$ 130.00
Irrigation - landscape proj													$ -
Total Irrigation	$ 2,262.97	$ 1,554.99	$ 1,146.33	$ 970.18	$ 3,204.21	$ 3,255.99	$ 4,863.72	$ 4,507.04	$ 2,699.29	$ 10,971.06	$ 6,792.13	$ 7,544.99	$ 49,772.90

Landscaping

Annuals				$ 647.50				$ 647.50					$ 1,295.00
Contract Labor	$ 12,060.00	$ 12,060.00	$ 12,060.00		$ 12,060.00	$ 12,060.00	$ 12,060.00	$ 12,060.00	12,060.00	$ 12,060.00	$ 12,060.00	$ 12,060.00	$ 132,660.00
Palm Tree Pruning				$ 6,880.00									$ 6,880.00
Weed/Feed/Pest	$ 4,042.46		$ 4,271.71	$ 4,042.46	$ 4,042.46	$ 4,042.46			4204.15	$ 1,802.61		$ 8,646.72	$ 35,095.03
Mulch										$ 7,200.00			$ 7,200.00
Tree Pruning	$ 9,300.00	$ 70.00			$ 650.00	$ 1,150.00			1050.00			$ 150.00	$ 12,370.00
Hurricane Costs													$ -
Landscape Replacement	$ 54,436.00			$ (55,326.00)					740.00	$ 35,365.70	$ 487.60		$ 35,703.30
Landscape Architect	$ 4,627.06			$ (4,627.00)									$ 0.06
Total Landscape	$ 84,465.52	$ 12,130.00	$ 16,331.71	$ (48,383.04)	$ 16,752.46	$ 17,252.46	$ 12,060.00	$ 12,707.50	$ 18,054.15	$ 56,428.31	$ 12,547.60	$ 20,856.72	$ 231,203.39

Maintenance

Signs													$ -
Storm Cleanup												$ 38,250.00	$ 38,250.00
General Repair	$ 2,970.14		$ 4,453.53	$ 3,803.71	$ 1,028.74	$ 20,944.56	$ 1,015.45	$ 1,460.65	75.77	$ 2,350.35		$ 10,253.20	$ 48,356.10
Pavement Cleaning		$ 1,550.00	$ 3,200.00										$ 4,750.00
Lake Maintenance	$ 175.00	$ 175.00	$ 175.00	$ 175.00	$ 175.00	$ 175.00	$ 175.00	$ 175.00	175.00	$ 175.00	$ 175.00	$ 175.00	$ 2,100.00
Total Maintenance	$ 3,145.14	$ 1,725.00	$ 7,828.53	$ 3,978.71	$ 1,203.74	$ 21,119.56	$ 1,190.45	$ 1,635.65	$ 250.77	$ 2,525.35	$ 175.00	$ 48,678.20	$ 93,456.10

Pool/Clubhouse Maint

Clubhouse Cleaning	$ 424.14	$ 377.01	$ 377.01	$ 377.01	$ 377.01	$ 377.01	$ 377.01	$ 377.01	377.01	$ 377.01	$ 377.01	$ 377.01	$ 4,571.25
Remote Lock													$ -
Clubhouse Repair													$ -
Clubhouse Supplies	$ 65.90									$ 20.76	$ 21.29		$ 107.95
Miscellaneous													$ -
Light Fixture Repair										$ 155.00			$ 155.00
Pool Maintenance	$ 430.00	$ 955.00	$ 430.00	$ 430.00	$ 430.00	$ 430.00	$ 430.00	$ 450.00	450.00	$ (75.00)	$ 450.00	$ 450.00	$ 5,260.00
Pool Equip Repair			$ 2,220.00		$ 320.00		$ 755.00	$ 270.00	1135.00	$ 525.00	$ 95.00	$ 20.00	$ 5,340.00
Pool Furniture				$ 136.50								$ 1,935.00	$ 2,071.50
Total Pool/Clubhouse	$ 920.04	$ 1,332.01	$ 3,027.01	$ 943.51	$ 1,127.01	$ 807.01	$ 1,562.01	$ 1,097.01	$ 1,962.01	$ 1,002.77	$ 943.30	$ 2,782.01	$ 17,505.70

Utilities

Electric - Consolidated	$ 432.91	$ 437.83	$ 426.04	$ 510.91	$ 390.96	$ 490.61	$ 410.96	$ 221.48	455.41	$ 366.50	$ 384.49	$ 396.80	$ 4,924.90
Water/Swr Consolidated	$ 141.16	$ 314.95	$ 224.86	$ 98.90	$ 809.95	$ 282.19	$ 155.74	$ 125.43	211.25	$ 178.52	$ 235.80	$ 225.29	$ 3,004.04
Electric/Water Adjustment			$ (2,029.52)	$ 2,029.52									$ -
Total Utilities	$ 574.07	$ 752.78	$ (1,378.62)	$ 2,639.33	$ 1,200.91	$ 772.80	$ 566.70	$ 346.91	$ 666.66	$ 545.02	$ 620.29	$ 622.09	$ 7,928.94

Total Expenses	$ 162,587.82	$ 82,330.15	$ 95,959.15	$ 23,644.61	$ 97,483.37	$ 121,306.48	$ 82,146.15	$ 82,704.78	$ 87,965.65	$ 141,315.60	$ 480,751.32	$ (217,418.76)	$ 1,240,776.32

Reserves	$ 37,796.33	$ 37,796.33	$ 37,796.33	$ 37,796.33	$ 37,796.33	$ 37,796.33	$ 37,796.33	$ 37,796.33	$ 37,796.33	$ 37,796.33	$ 37,796.33	$ 37,796.33	$ 453,555.96

Total Expenses	$ 200,384.15	$ 120,126.48	$ 133,755.48	$ 61,440.94	$ 135,279.70	$ 159,102.81	$ 119,942.48	$ 120,501.11	$ 125,761.98	$ 179,111.93	$ 518,547.65	$ (179,622.43)	$ 1,694,332.28

Journal Entry Adjustments Y/E Audit (adjustments made in October	
Roof Repairs	$ 3,500.00
Pest Control	$ 2,130.00
Landscape Contract	$ 12,060.00
Landscape Replacement	$ 55,326.00
Landscape Architect	$ 4,627.00
Trash Removal	$ 13,587.00
Roof Cleaning	$ 1,600.00
Audit	$ 7,550.00