

FY 202-2023 Expenses	July	August	September	October	November	December	January	February	March	April	May	June	YTD
Admin and Management													
Management Fee	\$ 4,450.32	\$ 4,450.32	\$ 4,450.32	\$ 5,550.68	\$ 4,725.41	\$ 4,725.41	\$ 4,725.41	\$ 4,725.41	\$ 4,725.41	\$ 4,725.41	\$ 4,725.41	\$ 4,725.41	\$ 56,704.92
Postage	\$ 39.75	\$ 292.49	161.63	\$ 90.56	\$ 83.63	\$ 208.50	\$ 129.25	\$ 119.54	\$ 315.10	\$ 259.80	\$ 82.20	\$ 320.45	\$ 2,102.90
Supplies	\$ 402.84	\$ 124.53	139.12	\$ 39.60	\$ 22.40	\$ 384.90	\$ 14.00	\$ 346.87	77.05	\$ 74.35	\$ 9.90	\$ 197.43	\$ 1,832.99
Copying	\$ 66.40	\$ 101.70	90.20	\$ 65.60	\$ 84.20	\$ 83.70	\$ 72.10	\$ 80.50	172.60	\$ 101.70	\$ 43.20	\$ 245.90	\$ 1,207.80
Printing													\$ -
Dues & Subscriptions										\$ 1,137.50	\$ 61.25		\$ 1,198.75
Audit/Review/Comp													\$ -
Bank Charges	\$ 12.00	\$ 12.00	24.00	\$ 36.00	\$ 46.00		\$ 14.00	\$ 93.00	12.00	\$ 24.00	\$ 36.00	\$ 12.00	\$ 321.00
Loan Cost - Shingle Project	\$ 17,955.11	\$ 17,837.40	17914.20	\$ 18,178.89	\$ 18,069.60	\$ 18,329.93	\$ 18,226.32	\$ 18,304.80	18908.32	\$ 18,465.02	\$ 18,714.23	\$ 18,625.10	\$ 219,528.92
Loan Cost - Shingle Interest	\$ 5,850.57	\$ 5,968.28	5891.48	\$ 5,626.79	\$ 5,736.08	\$ 5,475.75	\$ 5,579.36	\$ 5,500.88	4897.36	\$ 5,340.66	\$ 5,091.45	\$ 5,180.58	\$ 66,139.24
Interest - Bank Note													\$ -
Legal Expense	\$ 846.55	\$ 1,484.10	2,771.65	\$ 845.25	\$ 605.00	\$ 1,424.45	\$ 1,573.90	\$ -	1250.00	\$ 2,236.00	\$ 883.40	\$ 575.00	\$ 14,495.30
Insurance D&O/ Gen Liab	\$ 2,187.53	\$ 2,187.53	2,187.53	\$ 2,187.53	\$ 2,187.53	\$ 2,187.53	\$ 2,187.53	\$ 2,187.53	2,187.53	\$ 2,187.58	\$ 2,904.28	\$ 2,904.28	\$ 27,683.91
Insurance - Crime	\$ 155.24	\$ 155.24	155.24	\$ 155.24	\$ 155.24	\$ 155.24	\$ 155.24	\$ 155.24	155.24	\$ 155.31	\$ 157.25	\$ 157.25	\$ 1,866.97
Insurance - Property	\$ 13,946.25	\$ 13,946.25	13,946.25	\$ 26,001.25	\$ 13,946.25	\$ 13,946.25	\$ 13,946.25	\$ 13,946.25	13,946.25	\$ 13,946.25	\$ 21,613.25	\$ 21,613.25	\$ 194,744.00
Insurance - Umbrella	\$ 493.84	\$ 493.84	493.84	\$ 493.84	\$ 493.84	\$ 493.84	\$ 493.84	\$ 493.84	493.84	\$ 493.94			\$ 4,938.50
Insurance - Work. Comp.	\$ 49.91	\$ 49.91	49.91	\$ 49.91	\$ 49.91	\$ 49.91	\$ 49.91	\$ 49.91	49.91	\$ 49.99	\$ 47.08	\$ 47.08	\$ 593.34
Insurance - Loan Cost											\$ 882.35		\$ 882.35
Insurance - Loan Interest											\$ 7,302.25		\$ 7,302.25
Condo Filing Fee				\$ 757.00		\$ 1,376.00							\$ 2,133.00
Corporate Filing Fee													\$ -
Pool Permit											\$ 335.00		\$ 335.00
Professional Fee	\$ 6,875.00	\$ (6,875.00)		\$ (6,875.00)							\$ 900.00		\$ (5,975.00)
Telephone	\$ 114.11	\$ 114.11	114.11	\$ 113.04	\$ 113.06	\$ 113.06	\$ 114.01	\$ 114.01	114.01	\$ 113.08	\$ 113.08	\$ 113.08	\$ 1,362.76
Bad Debt Expense						\$ 5,755.90							\$ 5,755.90
Income Taxes													\$ -
Misc.		\$ 2,025.40			\$ 307.45	\$ 21.28	\$ 363.30	\$ 13.50				\$ 65.82	\$ 2,796.75
Admin Fee-COL		\$ 100.00		\$ 100.00			\$ 50.00		50.00		\$ 100.00		\$ 400.00
Admin Fee/Notary	\$ 180.00	\$ 10.00		\$ 60.00	\$ 10.00	\$ 10.00	\$ 20.00		40.00			\$ 40.00	\$ 370.00
Admin Transfer Fee													\$ -
Total Admin & Mgmt	\$ 53,625.42	\$ 42,478.10	\$ 48,389.48	\$ 53,476.18	\$ 46,635.60	\$ 54,741.65	\$ 47,714.42	\$ 46,131.28	\$ 47,394.62	\$ 49,310.59	\$ 64,001.58	\$ 54,822.63	\$ 608,721.55

Building Maintenance													
Electrical Fixtures	\$ 2,087.95	\$ 1,863.24	\$ 3,425.31		\$ 353.00	\$ 1,552.94	\$ 1,482.00				\$ 1,783.50	\$ 42.00	\$ 12,589.94
Exterior Repairs		\$ 1,242.13	\$ 1,375.00	\$ 225.00	\$ 500.00	\$ 1,328.32	\$ 350.00	\$ 450.00		\$ 3,558.76	\$ 1,715.57	\$ 486.23	\$ 11,231.01
Roofs - Clean										\$ 250.00			\$ 250.00
Roof Drains - clean			\$ 2,800.00							\$ 400.00			\$ 3,200.00
Pest Control - Exterior		\$ 1,491.00	\$ 3,478.00				\$ 4,100.00			\$ 3,000.00	\$ 2,100.00		\$ 14,169.00
Trash Removal	\$ 6,823.53	\$ 6,508.43	\$ 6,664.40	\$ (324.18)	\$ 7,062.74	\$ 5,960.00	\$ 6,685.65	\$ 6,670.85	6,679.07	\$ 7,018.87	\$ 7,122.11	\$ 6,964.43	\$ 73,835.90
Large Trash removal						\$ 805.00			110.00			\$ 160.00	\$ 1,075.00
Total Bldg Maint	\$ 8,911.48	\$ 11,104.80	\$ 14,942.71	\$ 2,700.82	\$ 7,915.74	\$ 9,646.26	\$ 12,617.65	\$ 7,120.85	\$ 6,789.07	\$ 13,977.63	\$ 12,971.18	\$ 7,652.66	\$ 116,350.85

Grounds Maint Power													
Entranceway - Power	\$ 22.71	\$ 22.44	\$ 22.71	\$ 22.58	\$ 22.87	\$ 23.02	\$ 22.87	\$ 23.32	23.32	\$ 22.85	\$ 23.00	\$ 22.85	\$ 274.54
Irrigation - Power	\$ 42.18	\$ 42.18	\$ 42.18	\$ 42.18	\$ 42.18	\$ 42.18	\$ 42.18	\$ 42.18	42.18	\$ 42.18	\$ 42.18	\$ 42.18	\$ 506.16
Electric													\$ -
Total Electric Power	\$ 64.89	\$ 64.62	\$ 64.89	\$ 64.76	\$ 65.05	\$ 65.20	\$ 65.05	\$ 65.50	\$ 65.50	\$ 65.03	\$ 65.18	\$ 65.03	\$ 780.70

Irrigation													
Irrigation Repair	\$ 1,320.04	\$ 554.15	\$ 776.69	\$ (259.10)		\$ 1,334.20	\$ 279.73	\$ 1,065.38	876.90		\$ 728.24	\$ 543.12	\$ 7,219.35
Irrigation Contract	\$ 500.00	\$ 500.00	\$ 500.00	\$ 75.00	\$ 525.00	\$ 525.00	\$ 525.00	\$ 525.00	525.00	\$ 525.00	\$ 525.00	\$ 525.00	\$ 5,775.00
Irrigation Water	\$ 1,666.09	\$ 1,211.57	\$ 921.15	\$ (531.97)	\$ 410.48	\$ 1,253.21	\$ 653.30	\$ 1,036.93	1,240.50	\$ 1,166.03	\$ 925.03	\$ 1,016.47	\$ 10,968.79
Irrigation Backflow								\$ 485.00					\$ 485.00
Irrigation - landscape proj												\$ 452.07	\$ 452.07
Total Irrigation	\$ 3,486.13	\$ 2,265.72	\$ 2,197.84	\$ (716.07)	\$ 935.48	\$ 3,112.41	\$ 1,458.03	\$ 3,112.31	\$ 2,642.40	\$ 1,691.03	\$ 2,178.27	\$ 2,536.66	\$ 24,900.21

Landscaping

Annuals		\$ 55.00				\$ 630.00						\$ 647.50	\$ 1,332.50
Contract Labor	\$ 11,450.00	\$ 11,450.00	\$ 11,450.00	\$ 13,280.00	\$ 12,060.00	\$ 12,060.00	\$ 12,060.00	\$ 12,060.00	12,060.00	\$ 12,060.00	\$ 12,060.00	\$ 12,060.00	\$ 144,110.00
Palm Tree Pruning						\$ 3,795.75							\$ 3,795.75
Weed/Feed/Pest	\$ 9,434.25		\$ 3,795.75	\$ (9,434.00)	\$ 2,168.25				4042.46	\$ 1,733.28	\$ 2,050.00		\$ 13,789.99
Tree Pruning	\$ 2,550.00		\$ 420.00	\$ (1,550.00)		\$ 7,320.00				\$ 2,600.00		\$ 375.00	\$ 11,715.00
Hurricane Costs						\$ 3,125.00	\$ 700.00	\$ 700.00	749.50				\$ 5,274.50
Landscape Replacement		\$ 1,860.00		\$ 360.00			\$ 825.00						\$ 3,045.00
Landscape Design			\$ 17,114.12										\$ 17,114.12
Total Landscape	\$ 23,434.25	\$ 13,365.00	\$ 32,779.87	\$ 2,656.00	\$ 14,228.25	\$ 26,930.75	\$ 13,585.00	\$ 12,760.00	\$ 16,851.96	\$ 16,393.28	\$ 14,110.00	\$ 13,082.50	\$ 200,176.86

Maintenance

Signs													\$ -
General Repair		\$ 1,500.00	\$ 155.00	\$ 2,542.97	\$ 216.11	\$ 4,150.00	\$ 10,022.00	\$ 2,650.00		\$ 325.00	\$ 3,500.00	\$ 24,563.00	\$ 49,624.08
Pavement Cleaning			\$ 1,400.00		\$ 3,200.00								\$ 4,600.00
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	\$ 175.00	\$ 1,675.00	\$ 1,730.00	\$ 2,717.97	\$ 3,591.11	\$ 4,325.00	\$ 10,197.00	\$ 2,825.00	\$ 175.00	\$ 500.00	\$ 3,675.00	\$ 24,738.00	\$ 56,324.08

Pool/Clubhouse Maint

Clubhouse Cleaning	\$ 1,170.00	\$ 520.00		\$ (1,170.00)	\$ 1,690.00	\$ 585.00		\$ 975.00			\$ 100.00	\$ 377.01	\$ 4,247.01
Remote Lock									269.64				\$ 269.64
Clubhouse Repair													\$ -
Clubhouse Supplies	\$ 20.22		\$ 23.85			\$ 41.51							\$ 85.58
Miscellaneous													\$ -
Pool Maintenance	\$ 425.00	\$ 425.00	\$ 425.00		\$ 425.00	\$ 425.00	\$ 425.00	\$ 430.00	430.00	\$ 430.00	\$ 430.00	\$ 430.00	\$ 4,700.00
Pool Equip Repair	\$ 655.00	\$ 120.00		\$ (655.00)									\$ 120.00
Pool Furniture							\$ 1,591.00					\$ 21.00	\$ 1,612.00
Total Pool/Clubhouse	\$ 2,270.22	\$ 1,065.00	\$ 448.85	\$ (1,825.00)	\$ 2,115.00	\$ 1,051.51	\$ 2,016.00	\$ 1,405.00	\$ 699.64	\$ 430.00	\$ 530.00	\$ 828.01	\$ 11,034.23

Utilities

Electric - Consolidated	\$ 377.89	\$ 402.19	\$ 446.12	\$ 464.19	\$ 441.61	\$ 463.79	\$ 409.03	\$ 395.26	423.43	\$ 369.83	\$ 425.71	\$ 469.92	\$ 5,088.97
Water/Swr Consolidated	\$ 357.26	\$ 228.04	\$ 178.14	\$ 387.42	\$ 247.90	\$ 473.40	\$ 448.81	\$ 149.56	\$ 338.58	\$ 303.77	\$ 189.84	\$ 193.76	\$ 3,496.48
Total Utilities	\$ 735.15	\$ 630.23	\$ 624.26	\$ 851.61	\$ 689.51	\$ 937.19	\$ 857.84	\$ 544.82	\$ 762.01	\$ 673.60	\$ 615.55	\$ 663.68	\$ 8,585.45

Total Expenses	\$ 92,702.54	\$ 72,648.47	\$ 101,177.90	\$ 59,926.27	\$ 76,175.74	\$ 100,809.97	\$ 88,510.99	\$ 73,964.76	\$ 75,380.20	\$ 83,041.16	\$ 98,146.76	\$ 104,389.17	\$ 1,026,873.93
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Reserves	\$ 30,638.00	\$ 30,638.00	\$ 30,638.00	\$ 30,638.00	\$ 30,638.00	\$ 30,638.00	\$ 30,638.00	\$ 30,638.00	\$ 30,638.00	\$ 30,638.00	\$ 30,638.00	\$ 30,638.00	\$ 367,656.00
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Total Expenses	\$ 123,340.54	\$ 103,286.47	\$ 131,815.90	\$ 90,564.27	\$ 106,813.74	\$ 131,447.97	\$ 119,148.99	\$ 104,602.76	\$ 106,018.20	\$ 113,679.16	\$ 128,784.76	\$ 135,027.17	\$ 1,394,529.93
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Journal Entry Adjustments Y/E Audit (adjustments made in October)

Insurance - Property	\$ 12,055.00
Condo Filing Fee	\$ 757.00
Audit	\$ (7,550.00)
Legal Expense	\$ (847.00)
Trash Removal	\$ (6,824.00)
Irrigation Contract	\$ (500.00)
Weed/Feed/Pest Program	\$ (9,434.00)
Pool Maintenance	\$ (425.00)
Pool Equipment Repair	\$ (655.00)
Professional Fee	\$ (6,875.00)
Irrigation Water	\$ (2,023.00)
Tree Pruning	\$ (2,050.00)
Clubhouse Cleaning	\$ (1,170.00)
Irrigation Reparis	\$ (737.00)