

FY 2020-2021 Expenses	July	August	September	October	November	December	January	February	March	April	May	June	YTD
Income													
Assessments	\$ 102,168.00	\$ 102,168.00	102,168.00	\$ 102,168.00	\$ 102,168.00	\$ 102,168.00	\$ 102,168.00	\$ 102,168.00	102,168.00	102,168.00	102,168.00	102,168.00	\$ 1,226,016.00
Assessments PY Surplus			0.00						29,999.97	3,333.34	3,333.34	3,333.34	\$ 39,999.99
Brighthouse Royalty Fee			490.84		\$ 465.50				459.57			\$ 441.52	\$ 1,857.43
Late Charges	\$ 675.00	\$ 776.00	650.00	\$ (176.00)	\$ 525.00	\$ 575.00	\$ 325.00	\$ (75.00)	400.00	\$ 500.00	\$ 300.00	\$ 250.00	\$ 4,725.00
Legal Fees & Costs	\$ 1,713.60		694.95	\$ 2,657.40	\$ 2,188.40	\$ 2,879.00	\$ 150.00	\$ 2,853.00	1235.00	\$ 350.00	\$ 1,500.00	\$ 1,688.70	\$ 17,910.05
Interest BB&T Bank	\$ 1.11	\$ 1.24	1.09	\$ 1.11	\$ 1.06	\$ 1.02	\$ 2.18	\$ 3.34	2.34	\$ 1.65	\$ 1.56	\$ 1.20	\$ 18.90
Admin Fees	\$ 100.00	\$ 200.00	0.00	\$ 50.00	\$ 100.00	\$ 50.00		\$ 50.00	100.00			\$ 50.00	\$ 700.00
Bank Charges	\$ (1.00)	\$ 12.00	24.00	\$ 24.00	\$ (12.00)					\$ 12.00		\$ 12.00	\$ 71.00
Postage	\$ 14.80	\$ 44.40	0.00	\$ 14.80	\$ 14.80	\$ 7.40		\$ 6.96	22.23			\$ 7.47	\$ 132.86
Miscellaneous	\$ (297.00)		0.00	\$ 1.00		\$ 300.00							\$ 4.00
Owner Work orders		\$ 70.00	0.00										\$ 70.00
Dividends	\$ 20.71	\$ 23.04	14.09	\$ 10.12	\$ 7.15	\$ 4.41	\$ 2.00	\$ 0.66					\$ 82.18
Long Term Gain									2425.23			\$ 3,082.56	\$ 5,507.79
Long Term (Loss)									-18600.27			\$ (1,768.44)	\$ (20,368.71)
Interest	\$ 6,354.47	\$ 161.92	161.69	\$ 795.06	\$ 4,109.02	\$ 888.26	\$ 6,861.68	\$ 1,118.28	\$ 449.86	\$ 2,298.75	\$ 3,338.20	\$ 1,679.52	\$ 28,216.71
Interest Tax Exempt	\$ 2,375.00	\$ 968.75	0.00			\$ 1,312.50	\$ 2,375.00	\$ 131.25					\$ 7,162.50
Accrued Interest	\$ (6,467.44)	\$ 1,436.09	2,369.39	\$ 1,854.57	\$ (1,311.92)	\$ 439.71	\$ (4,109.07)	\$ 958.25					\$ (4,830.42)
Allocated Reserve Income	\$ (2,262.03)	\$ (2,589.80)	(2,545.17)	\$ (2,659.75)	\$ (2,804.26)	\$ (2,644.88)	\$ (5,129.61)	\$ (2,208.44)	\$ (15,725.18)	\$ (2,298.75)	\$ (3,338.20)	\$ (2,993.64)	\$ (47,199.71)
Total Income	\$ 104,395.22	\$ 103,271.64	\$ 104,028.88	\$ 104,740.31	\$ 105,450.75	\$ 105,980.42	\$ 102,645.18	\$ 105,006.30	\$ 102,936.75	\$ 106,364.99	\$ 107,302.90	\$ 107,952.23	\$ 1,260,075.57

Admin and Management

Management Fee	\$ 4,450.32	\$ 4,450.32	\$ 4,450.32	\$ 4,450.32	\$ 4,450.32	\$ 4,450.32	\$ 4,450.32	\$ 4,450.32	\$ 4,450.32	\$ 4,450.32	\$ 4,450.32	\$ 4,450.32	\$ 53,403.84
Postage	\$ 156.10	\$ 216.20	117.80	\$ 133.20	\$ 70.50	\$ 304.70	\$ 54.90	\$ 42.72	211.78	\$ 291.07	\$ 116.91	\$ 167.64	\$ 1,883.52
Supplies	\$ 59.90	\$ 285.60	26.70	\$ 33.15	\$ 37.15	\$ 95.55	\$ 10.10	\$ 19.10	100.94	\$ 180.80	\$ 32.95	\$ 18.30	\$ 900.24
Copying/Printing	\$ 73.60	\$ 98.50	90.40	\$ 65.40	\$ 43.70	\$ 74.10	\$ 32.40	\$ 51.40	259.10	\$ 77.10	\$ 61.90	\$ 62.50	\$ 990.10
Printing					\$ 102.23					\$ 485.19			\$ 587.42
Dues & Subscriptions	\$ 24.99	\$ 24.99		\$ 24.99		\$ 74.97					\$ 61.25		\$ 211.19
Audit/Review/Comp			-7550.00	\$ 7,300.00				\$ 250.00					\$ -
Bank Charges		\$ 12.00	24.00	\$ 24.00		\$ 35.00				\$ 12.00		\$ 12.00	\$ 119.00
Loan Cost - Shingle Project	\$ 16,258.85	\$ 16,077.28	16146.51	\$ 16,460.86	\$ 16,286.90	\$ 16,597.30	\$ 16,428.49	\$ 16,499.22	17270.46	\$ 16,644.61	\$ 16,944.97	\$ 16,789.24	\$ 198,404.69
Loan Cost - Shingle Interest	\$ 7,546.83	\$ 7,728.40	7659.17	\$ 7,344.82	\$ 7,518.78	\$ 7,208.38	\$ 7,377.19	\$ 7,306.46	6535.22	\$ 7,161.07	\$ 6,860.71	\$ 7,016.44	\$ 87,263.47
Legal Expense	\$ 2,107.05	\$ 1,503.40	-1,400.10	\$ 1,375.00	\$ 2,595.00	\$ 2,404.00		\$ 4,953.00	1235.00	\$ 1,175.00	\$ 1,425.00	\$ 2,513.70	\$ 19,886.05
Insurance D&O/ Gen Liab	\$ 1,687.90	\$ 1,687.90	1,687.90	\$ 1,687.90	\$ 1,433.40	\$ 1,433.40	\$ 1,433.40	\$ 2,451.40	1,687.90	\$ 1,687.92	\$ 1,713.56	\$ 1,713.56	\$ 20,306.14
Insurance - Crime	\$ 154.16	\$ 154.16	154.16	\$ 154.16	\$ 154.16	\$ 154.16	\$ 154.16	\$ 154.16	154.16	\$ 154.24	\$ 154.17	\$ 154.17	\$ 1,850.02
Insurance - Property	\$ 11,833.38	\$ 11,833.38	21,644.38	\$ 11,833.38	\$ 11,833.38	\$ 11,833.38	\$ 11,833.38	\$ 11,833.38	11,825.38	\$ 11,833.41	\$ 12,335.65	\$ 12,335.65	\$ 152,808.13
Insurance - Umbrella	\$ 406.83	\$ 406.83	406.83	\$ 406.83	\$ 406.83	\$ 406.83	\$ 406.83	\$ 406.83	406.83	\$ 406.87	\$ 418.42	\$ 418.42	\$ 4,905.18
Insurance - Work. Comp.	\$ 52.50	\$ 52.50	52.50	\$ 52.50	\$ 52.50	\$ 52.50	\$ 52.50	\$ 52.50	52.50	\$ 52.50	\$ 51.33	\$ 51.33	\$ 627.66
Insurance - Loan Cost											\$ 456.40		\$ 456.40
Insurance - Loan Interest											\$ 2,562.03		\$ 2,562.03
Condo Filing Fee			688.00			\$ 1,376.00							\$ 2,064.00
Corporate Filing Fee	\$ 61.25												\$ 61.25
Pool Permit												\$ 315.00	\$ 315.00
Professional Fee			1495.00	\$ 1,840.00				\$ (3,335.00)				\$ 800.00	\$ 800.00
Telephone	\$ 219.13	\$ 219.13	219.13	\$ 74.61	\$ 101.91		\$ 101.91	\$ 226.14	103.08	\$ 103.50	\$ 103.50	\$ 103.50	\$ 1,575.54
Income Taxes								\$ 728.00					\$ 728.00
Misc.	\$ 118.90					\$ 299.40	\$ 12.73	\$ 109.50	74.87				\$ 615.40
Admin Fee-COL		\$ 100.00	\$ 200.00	\$ 50.00	\$ 50.00	\$ 100.00	\$ 50.00		50.00	\$ 100.00			\$ 700.00
Admin Fee/Notary									20.00	\$ 10.00			\$ 30.00
Admin Transfer Fee													\$ -
Total Admin & Mgmt	\$ 45,211.69	\$ 44,850.59	\$ 46,112.70	\$ 53,311.12	\$ 45,136.76	\$ 46,899.99	\$ 42,398.31	\$ 46,199.13	\$ 44,437.54	\$ 44,825.60	\$ 47,749.07	\$ 46,921.77	\$ 554,054.27

Building Maintenance

Electrical Fixtures			\$ 215.00	\$ 179.00	\$ 749.90	\$ 100.86	\$ 30.00	\$ 62.00					\$ 1,336.76
Exterior Repairs		\$ 70.00	\$ 1,485.00	\$ 205.00		\$ 150.00	\$ 375.00	\$ 1,000.00	1385.41		\$ 900.07		\$ 5,570.48
Roof Drains - clean		\$ 750.00	\$ 125.00	\$ 750.00		\$ 750.00	\$ 375.00	\$ 400.00	400.00		\$ 400.00	\$ 400.00	\$ 4,350.00
Pest Control - Exterior			\$ 1,917.00		\$ 1,800.00				1,970.25				\$ 5,687.25
Termite Bond	\$ 498.00	\$ -	\$ 5,175.00										\$ 5,673.00
Trash Removal	\$ 7,308.11	\$ 7,287.81	\$ 300.82	\$ 6,975.95	\$ 6,808.51	\$ 7,232.82	\$ 6,606.68	\$ 6,899.86	7,207.20	\$ 7,443.80	\$ 6,691.11	\$ 6,680.12	\$ 77,442.79
Total Bldg Maint	\$ 7,806.11	\$ 8,107.81	\$ 9,217.82	\$ 8,109.95	\$ 9,358.41	\$ 8,233.68	\$ 7,386.68	\$ 10,332.11	\$ 8,992.61	\$ 7,443.80	\$ 7,991.18	\$ 7,080.12	\$ 100,060.28

Grounds Maint Power

Entranceway - Power	\$ 19.58	\$ 19.21	\$ (0.84)	\$ 18.61	\$ 18.74	\$ 19.34	\$ 19.45	\$ 19.45	19.45	\$ 19.34	\$ 22.52	\$ 22.41	\$ 217.26
Irrigation - Power	\$ 35.56	\$ 35.56	\$ 0.11	\$ 35.56	\$ 35.56	\$ 35.56	\$ 35.56	\$ 35.56	35.56	\$ 35.67	\$ 42.18	\$ 42.29	\$ 404.73
Total Electric Power	\$ 55.14	\$ 54.77	\$ (0.73)	\$ 54.17	\$ 54.30	\$ 54.90	\$ 55.01	\$ 55.01	\$ 55.01	\$ 55.01	\$ 64.70	\$ 64.70	\$ 621.99

Irrigation

Irrigation Repair	\$ 258.63	\$ 753.23	\$ 79.62	\$ 1,385.61	\$ 437.61		\$ 966.03	\$ 463.90	432.77	\$ 224.24	\$ 55.44	\$ 256.71	\$ 5,313.79
Irrigation Contract	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 6,000.00
Irrigation Water	\$ 3,489.43	\$ 3,108.37	\$ (138.80)	\$ 1,164.48	\$ 419.94	\$ 1,550.87	\$ 2,606.97	\$ 2,645.90	2,242.52	\$ 1,930.17	\$ 2,196.87	\$ 2,295.25	\$ 23,511.97
Total Irrigation	\$ 4,248.06	\$ 4,361.60	\$ 440.82	\$ 3,050.09	\$ 1,357.55	\$ 2,050.87	\$ 4,073.00	\$ 3,609.80	\$ 3,175.29	\$ 2,654.41	\$ 2,752.31	\$ 3,051.96	\$ 34,825.76

Landscaping

Annuals		\$ 450.00				\$ 675.00							\$ 1,125.00
Contract Labor	\$ 11,450.00	\$ 11,450.00	\$ 11,450.00	\$ 11,450.00	\$ 11,450.00	\$ 11,450.00	\$ 11,450.00	\$ 11,450.00	11,450.00	\$ 11,450.00	\$ 11,450.00	\$ 11,450.00	\$ 137,400.00
Palm Tree Pruning							\$ 1,800.00						\$ 1,800.00
Weed/Feed/Pest			\$ 3,615.00		\$ 3,615.00	\$ 1,550.00	\$ 2,065.00		5165.00				\$ 16,010.00
Tree Pruning				\$ 21,500.00									\$ 21,500.00
Landscape Replacement		\$ 2,181.84		\$ 150.00									\$ 2,331.84
Total Landscape	\$ 11,450.00	\$ 14,081.84	\$ 15,065.00	\$ 33,100.00	\$ 15,065.00	\$ 13,675.00	\$ 13,515.00	\$ 13,250.00	\$ 16,615.00	\$ 11,450.00	\$ 11,450.00	\$ 11,450.00	\$ 180,166.84

Maintenance

Signs													\$ -
General Repair	\$ 1,550.00	\$ 75.00	\$ 5,116.67	\$ 2,730.61		\$ 870.00	\$ 840.00	\$ 8,460.63	1650.39	\$ 1,877.50		\$ 1,114.00	\$ 24,284.80
Pavement Cleaning				\$ 2,700.00									\$ 2,700.00
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	\$ 1,725.00	\$ 250.00	\$ 5,291.67	\$ 5,605.61	\$ 175.00	\$ 1,045.00	\$ 1,015.00	\$ 8,635.63	\$ 1,825.39	\$ 2,052.50	\$ 175.00	\$ 1,289.00	\$ 29,084.80

Pool/Clubhouse Maint

Clubhouse Cleaning	\$ 285.00	\$ 285.00	\$ 585.00		\$ 585.00	\$ 1,105.00	\$ 650.00		1040.00	\$ 650.00		\$ 1,170.00	\$ 6,355.00
Clubhouse Repair						\$ -							\$ -
Clubhouse Supplies					\$ 100.86	\$ 84.91						\$ 50.04	\$ 235.81
Miscellaneous													\$ -
Pool Maintenance	\$ 405.00	\$ 405.00	\$ 405.00	\$ 405.00	\$ 405.00	\$ 405.00	\$ 405.00	\$ 405.00	405.00	\$ 405.00	\$ 405.00	\$ 405.00	\$ 4,860.00
Pool Furniture													\$ -
Pool Equip Repair				\$ 75.00				\$ 88.00					\$ 163.00
Total Pool/Clubhouse	\$ 690.00	\$ 690.00	\$ 990.00	\$ 480.00	\$ 1,090.86	\$ 1,594.91	\$ 1,055.00	\$ 493.00	\$ 1,445.00	\$ 1,055.00	\$ 405.00	\$ 1,625.04	\$ 11,613.81

Utilities

Electric - Consolidated	\$ 344.51	\$ 168.30	\$ (9.13)	\$ 360.83	\$ 318.16	\$ 338.65	\$ 319.85	\$ 306.21	312.98	\$ 324.69	\$ 295.70	\$ 278.33	\$ 3,359.08
Water/Swr Consolidated	\$ 71.24	\$ 36.43	\$ (49.38)	\$ 24.17	\$ 30.87	\$ 45.02	\$ 30.45	\$ 53.37	\$ 272.98	\$ 476.13	\$ 34.09	\$ 38.87	\$ 1,064.24
Total Utilities	\$ 415.75	\$ 204.73	\$ (58.51)	\$ 385.00	\$ 349.03	\$ 383.67	\$ 350.30	\$ 359.58	\$ 585.96	\$ 800.82	\$ 329.79	\$ 317.20	\$ 4,423.32

Total Expenses	\$ 71,601.75	\$ 72,601.34	\$ 77,058.77	\$ 104,095.94	\$ 72,586.91	\$ 73,938.02	\$ 69,848.30	\$ 82,934.26	\$ 77,131.80	\$ 70,337.14	\$ 70,917.05	\$ 71,799.79	\$ 914,851.07
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Reserves	\$ 26,991.33	\$ 26,991.33	\$ 26,991.33	\$ 26,991.33	\$ 26,991.33	\$ 26,991.33	\$ 26,991.33	\$ 26,991.33	\$ 26,991.33	\$ 26,991.33	\$ 26,991.33	\$ 26,991.37	\$ 323,896.00
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Total Expenses	\$ 98,593.08	\$ 99,592.67	\$ 104,050.10	\$ 131,087.27	\$ 99,578.24	\$ 100,929.35	\$ 96,839.63	\$ 109,925.59	\$ 104,123.13	\$ 97,328.47	\$ 97,908.38	\$ 98,791.16	\$ 1,238,747.07
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2020 Y/E Closing Adjusting Journal Entries completed in September