

		Approved Budget 22 - 23	Oct- Feb Actual	Variance	Feb Annualize	Approved Budget 23- 24	
Ordinary Income/Expense							
Income							
Actual	0325200 · Gross Assessments	1,462,208	1,178,999.00	283,209	1,391,808.00	1,631,168	Annual Assessment \$2317 Monthly \$193/ monthly cost up \$20.00 from previous yr.
	0325250 - Tax Certificate	18,000	3,305.00	14,695	-	12,865	Income Return
Actual	0325290 · Assessment Adjustments	(70,000)	(43,896.00)	(26,104)	(71,000.00)	(70,000)	Discounts and unpaid assessments
		1,410,208	1,138,408.00	257,105	1,320,808.00	1,574,033	
	0361100 · Interest Income	500	6,687.00	(6,187)	16,048.80	10,000	
	0369900 · Other Income	30,000	5,158.00	24,842	12,379.20	20,000	App fees (buyer, renter, ACC) estoppels & decals
	0369902 · Laundry Income	1,000	978.00	22	2,347.20	1,000	
	Other Revenue	31,500	12,823.00	18,677	30,775.20	31,000	
	Total Income	1,441,708	1,151,231.00	275,782	1,351,583.20	1,605,033.00	
Expense							
	0511451 · Board Bond Ins	1,400	513.00	887	1,231.20	1,400	9 bonds/5 for changes of trustees
	0511491 · Election Fees	4,500	30.00	4,470	72.00	4,500	
	0511520 · Board Supplies	1,500	32.00	1,468	76.80	-	Not necessary at this time.
	0511522 · Uniforms- Board	600	-	600	-	-	Uniforms no longer required.
	0511523 · Training Board	1,000	466.00	534	1,118.40	1,000	Ethics, Public Records & Sunshine Law
		9,000	1,041.00	7,425	1,380.00	6,900	
	0512130 · Payroll - Executive (DM)	85,000	27,473.00	57,527	65,935.20	75,000	
	0512210 · Payroll Taxes - Executive	6,503	2,331.00	4,172	5,594.40	5,738	
	0512230 · Bonus Executive	14,000	-	14,000	-	-	
	0512240 · Workers Comp Ins- Executive	4,930	1,346.00	3,584	3,230.40	4,350	
	0512400 · Travel Reimb - Executive	200	-	200	-	200	
	0512551 · Education/Training- Exec	1,000	200.00	800	480.00	1,000	
	0513130 · Payroll - Admin	69,000	16,289.00	52,711	39,093.60	92,000	Potential Part time for ACC and 3% increase.(Merit and COLA)
	0513210 · Payroll Taxes - Admin	5,279	1,420.00	3,859	3,408.00	7,038	
	0513230 · Bonus - Admin	5,710	-	5,710	-	-	
	0513240 · Workers Comp Ins - Admin	4,002	1,204.00	2,798	2,889.60	5,336	
	0513321 · Professional Fees - Auditing	14,000	-	14,000	-	14,000	
	0513322 · Contract Accounting Services	9,200	3,835.00	5,365	9,204.00	9,200	Turnkey (Bookkeeping Cindy)
	0513340 · Payroll-related Services	4,000	1,450.00	2,550	3,480.00	3,000	CPA Payroll (includes year end)
	0513341 · Temporary Office Services	2,500	33,231.00	(30,731)	79,754.40	-	
	0513421 · Postage	1,000	624.00	376	1,497.60	1,200	2 mail outs, misc. bills, return receipts
	0513441 · Equipment Lease- Office	2,000	1,254.00	746	3,009.60	2,000	Ricoh copy machine (one general ledger account split 50% with gate)

Ordinary Income/Expense

	Approved Budget 22 - 23	Oct- Feb Actual	Variance	Feb Annualize	Approved Budget 23- 24
0513462 · R&M Office IT/Ops		-	-	-	5,000
0513471 · Deed Restriction Revision Exp	1,500	-	1,500	-	1,500
0513495 · Advertising Legal	500	-	500	-	500
0513499 · Non Capitalized Equip- Office	1,500	-	1,500	-	1,500
0513510 · Office Expense & Supplies	4,000	2,694.00		6,465.60	5,000
0513551 · Education/Training- Admin	100	-	100	-	1,000
0513552 · Ad Valorem Taxes Paid to Palm Bay		-	-	-	
	235,923	93,351.00	141,266	224,042.40	234,561.50
0514311 · Professional Fees - Legal	20,000	1,518.00	18,482	3,643.20	12,000
0514312 · Legal - Deed Rest. Enf.	1,000	-	1,000	-	1,000
0514313 · Professional Fees Legal - Tax Certificate Purchase	20,000	-	-	-	-
	41,000	1,518.00	19,482	3,643.20	13,000
Professional Website Mgmt	3,500	2,103.00		5,047.20	-
0519411 · Telephone & Communications	7,200	2,304.00	4,896	5,529.60	7,200
0519431 · Utilities - Electric	67,000	23,960.00	43,040	57,504.00	67,000
0519432 · Utilities - Gas	2,000	858.00	1,142	2,059.20	2,000
0519433 · Utilities - Water & Sewer	7,500	2,389.00	5,111	5,733.60	6,000
0519442 · Equipment Lease- General	2,200	918.00	1,282	2,203.20	2,200
0519451 · Insurance - Liability	15,000	4,726.00	10,274	11,342.40	13,000
0519452 · Insurance - Property	16,500	4,723.00	11,777	11,335.20	16,500
0519491 · Cable - TV	241,765	91,950.00	149,815	220,680.00	351,205
0519497 · Other Expense	1,000	2,677.00	(1,677)	6,424.80	2,500
0519521 · Supplies Decals & Badges	3,000	315.00	2,685	756.00	3,000
0519541 · Taxes, Fees & Licenses	5,000	2,159.00	2,841	5,181.60	5,000
	371,665	139,082.00	231,186	328,749.60	475,605
0529130 · Payroll - Gate	127,725	49,056.00	78,669	117,734.40	138,100
0529210 · Payroll Taxes - Gate	9,771	4,304.00	5,467	10,329.60	10,565
0529230 · Bonus Gate	3,620	-	3,620	-	-
0529240 · Workers Comp Ins- Gate	7,408	2,367.00	5,041	5,680.80	8,010
0529460 · R&M Gate	5,000	1,660.00	3,340	3,984.00	5,000
0529490 · Flags	100	-	100	-	100

website management : \$260 * 12 = 3120 and Misc. programs

court filing fees, mail out paper, binders, etc

Ad for budget & misc.

chairs, desks, floor mats

paper, all office supplies

litigation

violation letters etc.

based on Y/E projection (Laundry Equipment)

New spectrum contract less 20% door fee.

Decal purchase: owner, renter, compound, golf cart (adding)

Taxes, Operating Licenses (Pool etc.) [State & County]

New hire and allow for 3% increase (Merit and COLA)

Ordinary Income/Expense

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0513441 · Equipment				
Lease- Gate	2,000	-	2,000	2,000
0529499 · Non Capitalize				
Equip- Gate	200	-	200	200
0529520 · Supplies - Gate	500	-	500	800
0529521 · Uniforms- Gate	200	-	200	300
156,524	57,387.00	99,137	137,728.80	165,074
0539130 · Payroll -				
Custodians	102,815	36,066.00	66,749	86,558.40
0539210 · Payroll Taxes -				
Custodial	7,865	3,251.00	4,614	7,802.40
0539230 · Bonus -				
Custodial	11,500	-	11,500	-
0539240 · Workers Comp				
Ins-Custodial	5,963	1,739.00	4,224	4,173.60
0539461 · R&M Buildings	10,000	4,582.00	5,418	10,996.80
0539462 · R&M Lighting- Rec Center	500	-	500	-
0539463 · R&M Equipment	1,500	-	1,500	-
0539499 · Non Capitalized				
Equip-Custodial	-	-	-	-
0539520 · Custodial				
Supplies	3,500	3,391.00	109	8,138.40
0513341 · Temporary				
Office Services	10,000	1,975.00	8,025	4,740.00
0539521 · Uniforms- Custodial	200	94.00	106	225.60
153,844	51,098.00	102,746	122,635.20	142,593
0541461 · R&M Streets	3,000	-	3,000	-
0541463 · R&M Signage	1,000	-	1,000	-
0541464 · R&M Drainage	4,600	-	4,600	-
8,600	-	8,600	-	7,000
0572130 · Payroll -				
Grounds Crew	45,760	52,482.00	(6,722)	125,956.80
0572210 · Payroll Taxes -				
Grounds	3,501	4,593.00	(1,092)	11,023.20
0572240 · Workers Comp				
Ins-Grounds	2,654	3,421.00	(767)	8,210.40
0572341 · Contract				
Services	207,090	98,764.00	108,326	237,033.60
0572342 · Landscape				
Management	10,000	-	10,000	-
0572431 · Landscape				
Trash Removal	8,000	7,742.00	258	18,580.80
0572461 · R&M Grounds	5,000	5,648.00	(648)	13,555.20
0572462 · R&M Pools & Rec Facilities	25,000	10,464.00	14,536	25,113.60
0572463 · R&M Irrigation System	4,000	715.00	3,285	1,716.00
0572468 · Vehicle Repair	150	-	150	-

Ricoh copy machine (one general ledger account split 50% with office)

Phones, computer

cleaning products, tp, etc.

Allow for 3% increase (Merit and COLA)

To be addressed next budget cycle. Currently not feasible

Added 2 FT and 1 PT and 3% increase (Merit and COLA)

Outside contractor Motivated Lawn with 2% inc

Republic
contractor / Alpine

Pool Supplies and chemicals only

Expected Maintenance