	Budget vs Actuals for 2025 Status as of 1/31/25				
BLI*	**Description**	**Budget**	**Spent**	**Delta**	**Remarks**
1	Annual/Board Meeting Room	$100.00	$0.00	$100.00	
2	Electric - Gate House	$500.00	$374.55	$125.45	
3	Electric - Street Lights	$4,500.00	$53.62	$4,446.38	
4	Fence Repair	$1,500.00	$750.00	$750.00	Unexpected expense fence repair as a result of hurricane damage late in 2024.
5	Fertilizer/Weed - Common Areas	$2,300.00	$150.00	$2,150.00	
6	Gate House Decorations	$500.00	$0.00	$500.00	
7	Gate Repairs & Maint	$2,000.00	$0.00	$2,000.00	
8	General Repairs & Maint.	$1,000.00	$1,802.34	($802.34)	Landscaping entrance project to replenish front entrance ($1,781.00).
9	Insurance	$10,000.00	$0.00	$10,000.00	
10	Lawn Maint & Landscaping	$13,000.00	$1,665.00	$11,335.00	
11	Legal Services	$10,000.00	$0.00	$10,000.00	
12	Pond Maintenance	$3,000.00	$200.00	$2,800.00	
13	Printing & Office Expenses	$500.00	$97.96	$402.04	
14	Sprinkler Repair & Maint	$750.00	$90.00	$660.00	
15	IRS - US Federal Govt (Taxes)	$1,000.00	$0.00	$1,000.00	
16	Telephone - Gate Ops	$840.00	$0.00	$840.00	
17	Telephone - Help Line	$175.00	$13.71	$161.29	
18	~~Tot Lot Project: Revitalize & Swing Set~~				
19	Accountant	$1,000.00	$17.50	$982.50	
	Total FY25 Operating Expenses	**$ 52,665.00**	**$ 5,214.68**	**$ 47,450.32**	
20	Fence Project: East fenceline	$48,100.00			
21	Gatehouse Camera System	$4,000.00			
22					
23					
	Total FY25 Special Projects	**$ 52,100.00**	**$ -**	**$ -**	
	FY25 Expenses & Special Projects	**$ 104,765.00**	**$ 5,214.68**	**$ 47,450.32**	

***BLI = Budgeted Line Item**

Bank Balances and Cash Flow Summary

Account	**Starting Balance Jan 1, 2025**	**Revenues**	**Expenses**	**Current Balance**	
Checking	$ 11,998.23	$ 32,288.55	$ (5,214.68)	$ 2,537.69	
Money Mkt	$ 6,004.28	$ 43,080.63	$ (10.00)	$ 49,074.91	
Investment	$ 40,311.29	$ 154.30	$ -	$ 40,465.59	
Total Cash	$ 58,313.80	$ 75,523.48	$ (5,224.68)	$ 92,078.19	

Note: THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS REGARDING THOSE ITEMS. OWNERS MAY ELECT TO PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS UNDER SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.

BLI	Financial Notes FY23 Budget:
4	Unexpected expense fence repair as a result of hurricane damage late in 2024.
10	Landscaping entrance ($1,781.00): cleaned up existing mulch, replaced landscaping with rocks.

***BLI = Budgeted Line Item**

Financial Notes on Accounts:	
	Starting balance ($12,694.68) adjusts for 3 checks from 2024 processed in January of 2025 for $696.45. Adjusted to remove transfers from checking to MM2 for $36,534.41

Note: THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS REGARDING THOSE ITEMS. OWNERS MAY ELECT TO PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS UNDER SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.

Budget vs Actuals for 2025 As Of 01/31/2025

Yearly Summary Paid	Amount		BLI	Monthly	Total	Reimbursements
Annual/Board Meeting Room	$0.00		1	Jan	$5,214.68	$ 119.20
Electric - Gate House	$374.55		2	Feb	$0.00	$ -
Electric - Street Lights	$53.62		3	Mar	$0.00	$ -
Fence Repair	$750.00		4	Apr	$0.00	$ -
Fertilizer/Weed - Common Areas	$150.00		5	May	$0.00	$ -
Gate House Decorations	$0.00		6	Jun	$0.00	$ -
Gate Repairs & Maint	$0.00		7	Jul	$0.00	$ -
General Repairs & Maint.	$1,802.34		8	Aug	$0.00	$ -
Insurance	$0.00		9	Sept	$0.00	$ -
Lawn Maint & Landscaping	$1,665.00		10	Oct	$0.00	$ -
Legal Services	$0.00		11	Nov	$0.00	$ -
Pond Maintenance	$200.00		12	DEC	$0.00	$ -
Printing & Office Expenses	$97.96		13			
Sprinkler Repair & Maint	$90.00		14	**Total**	**$5,214.68**	$ 119.20
Govt Tax/Fees: IRS, Brevard Property, State of FL	$0.00		15	***As Of: 1/31/25***	**<<-- UPDATE THIS**	
Telephone - Gate Ops	$0.00		16	***BLI = Budgeted Line Item**		
Telephone - Help Line	$13.71		17			
~~Tot Lot Project: Revitalize & Swing Set~~	$0.00		18			
Accountant	$17.50		19			
Capital Project-1: East Fenceline Project	$0.00		20			
Capital Project-2: Gatehouse Camera System	$0.00		21			
Reimbursements	$119.20					
Column Total	**$5,214.68**			*<-- Note: This is a current balance checksum.*		
Reimbursements	**Amount**			*Current*	*$0.00*	
President	$0.00					
Vice President	$0.00					
Secretary	$97.96					
Director #1	$0.00					
Treasurer	$0.00					
OTHER	$21.24					
Reimburse Column Total	$119.20					
Sheet Totals	$119.20	This is a checksum to verify sheets = summary				
Sheet Totals	**$5,214.68**	This is a checksum to total on cell F15, accounts outstanding checks when cashed				

Deposit	$33,496.57	This is a checksum to verify sheets = summary
Gate Clicker	$0.00	
Annual Dues	$33,485.50	
Interest Income	$11.07	
Total Deposits	$33,496.57	
SPECIAL NOTES:	**Month**	**Note:**
	Jan	Total Expenses (col F) adjusted to remove transfer at $36,534.41

Note: THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS REGARDING THOSE ITEMS. OWNERS MAY ELECT TO PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS UNDER SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.

Budget vs Actuals for 2025 As Of 01/31/2025

BLI*	Description		Notes:
1	Annual/Board Meeting Room	$0.00	
2	Electric - Gate House	$374.55	
3	Electric - Street Lights	$53.62	
4	Fence Repair	$750.00	
5	Fertilizer/Weed - Common Areas	$150.00	
6	Gate House Decorations	$0.00	
7	Gate Repairs & Maint	$0.00	
8	General Repairs & Maint.	$1,802.34	BLI #8: Replishment of Gate Keys
9	Insurance	$0.00	
10	Lawn Maint & Landscaping	$1,665.00	
11	Legal Services	$0.00	
12	Pond Maintenance	$200.00	
13	Printing & Office Expenses	$97.96	BLI #13: George Cronin - stamps & office supplies
14	Sprinkler Repair & Maint	$90.00	
15	Govt Tax/Fees: IRS, Brevard Property, State of FL	$0.00	
16	Telephone - Gate Ops	$0.00	
17	Telephone - Help Line	$13.71	
18	~~Tot Lot Project: Revitalize & Swing Set~~	$0.00	
19	Accountant	$17.50	
20	Capital Project-1: East Fenceline Project	$0.00	
21	Capital Project-2: Gatehouse Camera System	$0.00	
22			
23			
	TOTAL EXPENSES	**$5,214.68**	

From December:

Outstanding Checks	**Total**	**$ 696.45**	**Check #**
	Legal Expenses	$ 427.50	#976051
	ECOR Pond	$ 200.00	#976050
	AAS Gate Ops	$ 68.95	#976048

Revenue & Expenses

DEPOSITS & Transfers In	Dec	Jan	New Balance
Checking Acct 3468	$ 12,694.68	$ 32,288.55	$ 44,983.23
Money Market 6581	$ 6,004.28	$43,080.63	$ 49,084.91
Investment Acct	$ 40,311.29	$154.30	$ 40,465.59
EXPENSES & Transfers Out	Checking Acct 3468	$41,749.09	$ 3,234.14
	Money Market 6581	$10.00	$ 49,074.91
	Investment Acct	$ -	$ 40,465.59

Data Entry Req'd from Monthly Statements

Bank Account

Account	Dec	Jan	Cashflow
Checking Acct 3468	$ 12,694.68	$ 2,537.69	$ (10,156.99)
Money Market 6581	$ 6,004.28	$ 49,074.91	$ 43,070.63
Investment Acct	$ 40,311.29	$ 40,465.59	$ 154.30
Total	**$ 59,010.25**	**$ 92,078.19**	**$ 33,067.94**
		As of:	*January 31, 2025*

BLI	Bills Paid	Amount	Check #	Date	Invoice Number	Chk	Remarks
BLI	**Monthly Payments**	$0.00					
1	City of West Melbourne	$0.00					
2	Florida Power and Light	$374.55	Debit	1/31/25	Ref: 0808047125	X	
3	FPL Electric Gatehouse	$53.62	Debit	1/8/24	Ref: 0581935277	X	
4	XACT Fence	$750.00	#1043	1/31/25	On File	X	Payment 2: Final Payment for Fence Repair due to Hurricane
5	ECOR Industries (Common Areas)	$150.00	#976057	1/27/25	INV #: 487419	X	Processed: 1/16 Payment: 1/27 Confirmation: X0CBM-47SM5
6	Gate House Decorations	$0.00					
7	Automatic Access Systems	$0.00					
8	General Repairs & Maint.	$1,781.10	#976059	1/31/25	INV #3308	X	Processed: 1/23 Payment: 1/30 Confirmation: X0Z5P-L70BY
9	First Insurance Funding	$0.00					
10	TK Properties	$820.00	#976052	1/10/25	INV 3267	X	Confirmation: WYWRH-FGG6V
11	Legal Fees	$0.00					
12	ECOR for Pond Maintenance	$200.00	#976056	1/27/25	INV# 486011	X	Processed: 1/16 Payment: 1/27 Confirmation: X0CBH-RL5FP
13	Printing & Office Expenses	$0.00					
14	Brevard Sprinkler Repair	$90.00	#976053			X	Processed: 1/16 Payment: 1/27 Confirmation: X0CC3-30ZGR
15	Govt Tax/Fees: IRS, Brevard Property, State of FL	$0.00					
16	Telephone Gate Ops (AAS)	$0.00					
17	Voicemail Office	$13.71	Debit	1/24/25	Ref: 0780229905	X	
18	~~Tot Lot Project: Revitalize & Swing Set~~						
19	Accounting	$17.50	Debit	1/7/25	E-receipt	X	Cancelling program for February
20	Capital Project-1: East Fenceline Project						
21	Capital Project-2: Gatehouse Camera System						
22							
23							
	Other Related Operating Expenses						
7	Automatic Access Systems				INV #203356	$ 15.60	Processed: 1/16 Payment: 1/29 Confirmation: X0C9W-2ZT70
7	Automatic Access Systems				INV #203738	$ 937.86	Processed: 1/16 Payment: 1/31 Confirmation: X0CB8-6HF4D
10	TK Properties	$845.00	#976060	1/31/25	INV #3309	X	Processed: 1/23 Payment: 1/31 Confirmation: X0Z5X-2G1J3
4	Fence Repair						
	Standard Operating Expense	$5,095.48					
	REIMBURSEMENTS - Should map to BLIs						
	President	$0.00					
	Vice President	$0.00					
13	Secretary	$97.96	#1041	1/10/25	Receipts on File	X	BLI #13: George Cronin for stamps and office supplies
	Director #1	$0.00					
	Treasurer	$0.00					
8	OTHER	$21.24	#1042	1/16/25	Receipts on File	X	BLI #8: Replishment of Gate Keys
	Standard Reimbursable Expense	$119.20					
	TOTAL EXPENSES	**$5,214.68**					
	DEPOSITS	**$33,496.57**					
	Gate Clicker	$0.00					
	Annual Dues	$33,485.50					
	Interest Money Market Acct 2	$11.07				X	
	Interest in Investment Account	$154.30					
	HOA Dues Deposit Traunch #4 in Checking	$10,725.70		1/2/25		X	
	HOA Dues Deposit Traunch #4 in Checking	$10,726.65		1/7/25		X	18 Checks @ 598.95 (see HOA Dues workbook)
	HOA Dues Deposit Traunch #5 in Checking	$10,836.20		1/16/25		X	17 Checks @ 598.95 + 1 Check 54.45 + Cash $600 (see HOA Dues sheet)
	Deposit in Money Market Account	$5,937.15		1/16/25			1 Check @ 598.95 + 5,285.70 for 624 SWD Lien Settled + 52.50 Ins Reim
	Bank Fee	$10.00		1/21/25	Ref: 726300465		
	Transfer from Checking to MM Acct 2	$36,534.41		1/28/25		X	Transfer to MM to move into Investment Acct for 60 day CD.
	Annual Dues Deposit in MM2	$ 598.00		1/29/25			993 TTC paid short $598.00

NOTE: Current Outstanding		*$*	*953.46*	
January				
Total Outstanding Checks	**Checks Outstanding**	**$**	**953.46**	**Check #**
	Automatic Access Systems	$	15.60	
	Automatic Access Systems	$	937.86	

Investment Account:			
Instrument	**Maturity**	**Amount**	**APR**
30-day CD	28-Feb-25	$ 40,000.00	4.25%

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