

Expenses and statement September 31, 2025

BLI*	Description					Notes:
1	Annual/Board Meeting Room	\$0.00				
2	Electric - Street Lights	\$49.28				
3	Electric - Gatehouse	\$376.48				
4	Fence Repair	\$0.00				
5	Fertilizer/Weed - Common Areas	\$0.00				
6	Gate House Decorations	\$0.00				
7	Gate Repairs & Maint	\$0.00				
8	General Repairs & Maint.	\$18.73				
9	Insurance	\$0.00				
10	Lawn Maint & Landscaping	\$845.00				
11	Legal Services	\$437.13				
12	Pond Maintenance	\$200.00				
13	Printing & Office Expenses	\$0.00				
14	Sprinkler Repair & Maint	\$0.00				
15	Govt Tax/Fees: IRS, Brevard Property, State of FL	\$355.00				
16	Telephone - Gate Ops	\$72.95				
17	Telephone - Help Line	\$13.71				
18	Tot Lot Project: Revitalize & Swing Set	\$0.00				
19	Accountant	\$0.00				
20	Capital Project-1: East Fenceline Project	\$18,269.00				
21	Capital Project-2: Gatehouse Camera System	\$0.00				
22						
23						
	TOTAL EXPENSES	\$20,637.28	<i>Special note: Be sure to note items under "Other Related Operating Expenses" below and add those items manually to BLI's in this section</i>			

	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	\$49.28	Debit	9/3/2025	Ref: 2898184413	X	
3	FPL Electric Gatehouse	\$376.48	Debit	9/30/2025		X	
4	Secure Fence	\$0.00					
5	ECOR Industries (Common Areas)	\$0.00					
6	Gate House Decorations	\$0.00					
7	Automatic Access Systems	\$0.00					
8	General Repairs & Maint.	\$0.00					
9	First Insurance Funding	\$0.00					
10	TK Properties	\$845.00	#976105	9/1/2025	INV #: 3631	X	BLI #10. Processed: 8/27 Pymnt: 9/4 Confirm: XRF0C-61CXF
11	Legal Fees	\$427.50	#976106	9/25/2025	INV #: 1857	X	BLI #11. Processed: 9/5 Pymnt: 9/19 Confirm: XSBSQ-LZSY8
12	ECOR for Pond Maintenance	\$200.00	#976108	9/25/2025	INV #: 502768	X	BLI #12. Processed: 9/5 Pymnt: 9/23 Confirm: XSBT7-NY9KV
13	Printing & Office Expenses	\$0.00					
14	Brevard Sprinkler Repair	\$0.00					
15	Govt Tax/Fees: IRS, Brevard Property, State of FL	\$350.00	ACH Debit	9/15/2025	223-5659-2103-5870	X	Est Tax Payment online. IRS Confirmation #: 223-5659-2103-5870
16	Telephone Gate Ops (AAS)	\$72.95	#976110	9/25/2025	INV #205524	X	BLI #17. Processed: 9/13 Pymnt: 9/23 Confirm: XT42G-6XK3V
17	Voicemail Office	\$13.71	Debit	9/25/2025	Ref: 3097785269	X	
18	Tot Lot Project: Revitalize & Swing Set						
19	Accounting	\$0.00					
20	Capital Project-1: East Fenceline Project	\$18,269.00	#1052	9/22/2025	Contract on File	X	Down payment for East Fence line
21	Capital Project-2: Gatehouse Camera System						
22							
23							
	Other Related Operating Expenses	<i>Special note: If we have more than 1 invoice from a vendor during the period, note it in this section referencing the BLI and add it to summary above.</i>					
11	Legal Fees	\$9.63	#976107	9/19/2025	INV #: 1866	X	BLI #11. Processed: 9/5 Pymnt: 9/19 Confirm: XSBT1-FD1T2
8	Vector Video Monitoring (covered under BLI 8)	\$18.73	#976109	9/12/2025	INV #: 18277610	X	BLI #8. Processed: 9/5 Pymnt: 9/12 Confirm: XSBTQ-SLKVB
15	Bank fees	\$5.00	Debit	9/22/2025	Ref: 3058055490		BLI #15. Bank fees for check processing scanning service
	Standard Operating Expense	\$20,637.28					
	REIMBURSEMENTS - Should map to BLIs						
	President	\$0.00					
	Vice President	\$0.00					
	Secretary	\$0.00					
	Director #1	\$0.00					
	Treasurer	\$0.00					
	OTHER	\$0.00					
	Standard Reimbursable Expense	\$0.00					
	TOTAL EXPENSES	\$20,637.28					
	DEPOSITS	\$25.04					
	Gate Clicker	\$25.00		9/5/2025		X	1 Clicker: 636 SWD (FC071 SN21122)
	Annual Dues	\$0.00					
	Interest Money Market Acct 2	\$0.04					
	Interest in Investment Account	\$471.55					Total Accrued Interest to date, book entry adjustment \$24.22.
	Transfer from Investment Acct to MM Acct 2	\$28,000.00		9/19/2025		X	Transfer from IA to cover costs and invest in new CD.
	Transfer from MM Acct 2 to Checking	\$24,000.00		9/24/2025	Ref: 0125092423690456	X	Funds to cover CapEx (East Fence & video final payment) and ops expenses.
	Special Assessments to CK	\$877.38		9/25/2025	Ref: 8101934702	X	2 Homeowners paid (see special assessment sheet)

Bank Account			
Account	August	September	Cashflow
Checking Acct 3468	\$ 2,738.53	\$ 6,575.63	\$ 3,837.10
Money Market 6581	\$ 1,708.08	\$ 5,708.12	\$ 4,000.04
Investment Acct	\$ 97,600.10	\$ 70,071.65	\$ (27,528.45)
Total	\$ 102,046.71	\$ 82,355.40	\$ (19,691.31)
		As of:	

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.