

December Budget Report 2025

Budget vs Actuals for 2025 Status as of 12/31/25					
BLI*	Description	Budget	Spent	Delta	Remarks
1	Annual/Board Meeting Room	\$100.00	\$0.00	\$100.00	
3	Electric - Gatehouse	\$500.00	\$1,491.42	(\$991.42)	Noticed BLI #2 and #3 were swapped due to recordkeeping error.
2	Electric - Street Lights	\$4,500.00	\$3,606.08	\$893.92	Noticed BLI #3 and #2 were swapped due to recordkeeping error.
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	\$930.00	\$1,370.00	
6	Gate House Decorations	\$500.00	\$140.34	\$359.66	
7	Gate Repairs & Maint	\$2,000.00	\$2,572.90	(\$572.90)	Seen higher than expected gate maintenance costs in Jan & March
8	General Repairs & Maint.	\$1,000.00	\$4,112.94	(\$3,112.94)	Playground equipment replacement: rusty, dangerous oldre equipment
9	Insurance	\$10,000.00	\$10,058.67	(\$58.67)	
10	Lawn Maint & Landscaping	\$13,000.00	\$12,796.00	\$204.00	Landscaping entrance project to replenish front entrance (\$1,781.00).
11	Legal Services	\$10,000.00	\$10,804.88	(\$804.88)	
12	Pond Maintenance	\$3,000.00	\$2,200.00	\$800.00	
13	Printing & Office Expenses	\$500.00	\$632.21	(\$132.21)	Website refresh to include a new look and feel for users.
14	Sprinkler Repair & Maint	\$750.00	\$480.00	\$270.00	
15	IRS - US Federal Govt (Taxes)	\$1,000.00	\$3,047.98	(\$2,047.98)	US Income tax paid in March, higher than expected at (\$1,039).
16	Telephone - Gate Ops	\$840.00	\$711.50	\$128.50	
17	Telephone - Help Line	\$175.00	\$137.10	\$37.90	
18	Tot Lot Project: Revitalize & Swing Set				
19	Accountant	\$1,000.00	\$267.50	\$732.50	
	Total FY25 Operating Expenses	\$ 52,665.00	\$ 54,739.52	\$ (2,074.52)	
20	Fence Project: East fenceline	\$48,100.00	\$43,038.00	\$5,062.00	
21	Gatehouse Camera System	\$4,000.00	\$2,269.57	\$1,730.43	Down payment on Video Camera System in April 2025
22					
23					
	Total FY25 Special Projects	\$ 52,100.00	\$ 45,307.57	\$ 6,792.43	
	FY25 Expenses & Special Projects	\$ 104,765.00	\$ 100,047.09	\$ 4,717.91	
*BLI = Budgeted Line Item					
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 Status as of 12/31/25						
Yearly Summary Paid	Amount		BLI	Monthly	Total	Reimbursements
Annual/Board Meeting Room	\$0.00		1	Jan	\$6,168.04	\$ 119.20
Electric - Gate House	\$1,491.42		2	Feb	\$2,500.25	\$ 76.40
Electric - Street Lights	\$3,606.08		3	Mar	\$4,973.76	\$ -
Fence Repair	\$750.00		4	Apr	\$8,425.22	\$ 2,622.57
Fertilizer/Weed - Common Areas	\$930.00		5	May	\$3,175.83	\$ 545.68
Gate House Decorations	\$140.34		6	Jun	\$4,258.22	\$ 78.47
Gate Repairs & Maint	\$2,572.90		7	Jul	\$3,552.28	\$ -
General Repairs & Maint.	\$4,112.94	Note: Performed Fin Review on 6/7. Re-classified BLI#8 exp as BLI #10 landscap	8	Aug	\$3,276.88	\$ -
Insurance	\$10,058.67		9	Sept	\$20,637.28	\$ -
Lawn Maint & Landscaping	\$12,796.00	Note: Performed Fin Review on 6/7. Re-classified BLI#8 exp as BLI #10 landscap	10	Oct	\$26,098.00	\$ -
Legal Services	\$10,804.88		11	Nov	\$4,368.55	\$ -
Pond Maintenance	\$2,200.00		12	DEC	\$12,612.78	\$ 131.36
Printing & Office Expenses	\$632.21		13			
Sprinkler Repair & Maint	\$480.00		14	Total	\$100,047.09	\$ 3,573.68
Govt Tax/Fees: IRS, Brevard Property, State of	\$3,047.98		15	As Of: 9/5/25 <--- UPDATE THIS		
Telephone - Gate Ops	\$711.50		16	*BLI = Budgeted Line Item		
Telephone - Help Line	\$137.10		17			
Tot Lot Project: Revitalize & Swing Set	\$0.00		18			
Accountant	\$267.50		19			
Capital Project-1: East Fenceline Project	\$43,038.00		20			
Capital Project-2: Gatehouse Camera System	\$2,269.57		21			
Reimbursements	\$3,573.68					
Column Total	\$100,047.09			<--- Note: This is a current balance checksum.		
Reimbursements	Amount			Current	\$0.00	
President	\$148.47					
Vice President	\$0.00					
Secretary	\$3,373.98					
Director #1	\$0.00					
Treasurer	\$0.00					
OTHER	\$51.23					
Reimburse Column Total	\$3,573.68					
Sheet Totals	\$3,573.68	This is a checksum to verify sheets = summary				
Sheet Totals	\$100,047.09	Checksum for cell F15, accounts for outstanding checks when cashed. Adjust for CK to SAV xfers.				
Deposit						
Gate Clicker	\$175.00					
Annual Dues	\$58,952.30					
Interest Income	\$47.24					
Special Assessment	\$38,228.56	Special Assessment income came in June and July (91 of 96 Paid thru 8/30)				
Total Deposits	\$97,403.10					
Interest in Investment Account	\$1,738.81					
SPECIAL NOTES:	Month	Note:				
	Jan	Total Expenses (col F) adjusted to remove transfer at \$36,534.41				
	Feb	Total Exp cell F4 adjusted to include outstanding checks \$1,351.40				
	Jul	Total Expenses (col F) adjusted to remove transfer at \$27,211.88				
<p>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.</p>						

CASH & SAVINGS

Checking 6581

Checking 3468



INVESTMENTS

Investment products are not FDIC or any other government agency insured, not bank guaranteed, and may lose value.

BLI*	Description					Notes:
1	Annual/Board Meeting Room	\$0.00				
2	Electric - Street Lights	\$376.48				
3	Electric - Gatehouse	\$62.75				
4	Fence Repair	\$0.00				
5	Fertilizer/Weed - Common Areas	\$0.00				
6	Gate House Decorations	\$110.35				
7	Gate Repairs & Maint	\$72.95				
8	General Repairs & Maint.	\$18.73				
9	Insurance	\$2,360.73				
10	Lawn Maint & Landscaping	\$845.00				
11	Legal Services	\$1,311.00				
12	Pond Maintenance	\$200.00				
13	Printing & Office Expenses	\$0.00				
14	Sprinkler Repair & Maint	\$95.00				
15	Govt Tax/Fees: IRS, Brevard Property, State of	\$505.00				IRS Estimated Tax & Trust charge for electronic images of checks
16	Telephone - Gate Ops	\$72.95				
17	Telephone - Help Line	\$0.00				
18	Tot Lot Project: Revitalize & Swing Set	\$0.00				
19	Accountant	\$0.00				
20	Capital Project-1: East Fenceline Project	\$6,500.00				
21	Capital Project-2: Gatehouse Camera System	\$81.84				
22						
23						
	TOTAL EXPENSES	\$12,612.78	<i>Special note: Be sure to note items under "Other Related Operating Expenses" below and add those items manually to BLI's in the</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	\$376.48					
3	FPL Electric Gatehouse	\$62.75					
4	Secure Fence	\$0.00					
5	ECOR Industries (Common Areas)	\$0.00					
6	Gate House Decorations	\$110.35	1059	12-5-25			Bob Cranmar for Christmas
7	Automatic Access Systems	\$72.95		12/30/25	206373		Bank pay 1/15/26
8	General Repairs & Maint.	\$0.00					
9	First Insurance Funding	\$2,360.73					Loan Number 105159552 Setup for auto pay
10	TK Properties	\$845.00			3740		Bank pay 12/31/25 conf: Y4JTT-STPM9
11	Legal Fees	\$1,311.00					Bank pay 12/10/25
12	ECOR for Pond Maintenance	\$200.00					Bank pay 12/10/25
13	Printing & Office Expenses	\$0.00					
14	Brevard Sprinkler Repair	\$95.00					Bank Pay 01/06/26 INVOICE #0023345
15	Govt Tax/Fees: IRS, Brevard Property, State of	\$505.00					BLI #15. Processed: 12/14 Pymnt: 12/15 Confirm: 223-5749-4555-5042
16	Telephone Gate Ops (AAS)	\$0.00					
17	Voicemail Office	\$0.00					
18	Tot Lot Project: Revitalize & Swing Set						
19	Accounting	\$0.00					
20	Capital Project-1: East Fenceline Project	\$6,500.00	1060	#####			1/2 down payment for staining east fence to Color Chameleon
21	Capital Project-2: Gatehouse Camera System	\$81.84					Tax on Camera Bank pay 12/10/25
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>				
7	Automatic Access Systems						
8	Vector Video Monitoring (covered under BLI 8)	\$18.73			18453932		
10	TK Properties						
	Standard Operating Expense	\$12,539.83					
	REIMBURSEMENTS - Should map to BLIs						
	President	\$0.00					
	Vice President	\$0.00					
13	Secretary	\$131.36	1058	12/1/25			For Stamps, Paper and Recorder
	Director #1	\$0.00					
	Treasurer	\$0.00					
8	OTHER	\$0.00					
	Standard Reimbursable Expense	\$131.36					
	TOTAL EXPENSES	\$12,671.19					
	DEPOSITS	\$22,422.00					
	Gate Clicker	\$50.00					
	Annual Dues	\$22,372.00					
	Interest Money Market Acct 2	\$0.00					
	Interest in Investment Account	\$0.00					