

	Budget vs Actuals for 2025 Status as of 08/02/25				
BLI*	Description	Budget	Spent	Delta	Remarks
1	Annual/Board Meeting Room	\$100.00	\$0.00	\$100.00	
3	Electric - Gatehouse	\$500.00	\$266.69	\$233.31	
2	Electric - Street Lights	\$4,500.00	\$2,685.47	\$1,814.53	
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	\$670.00	\$1,630.00	
6	Gate House Decorations	\$500.00	\$29.99	\$470.01	
7	Gate Repairs & Maint	\$2,000.00	\$2,259.20	(\$259.20)	We have seen higher than expected gate maintenance costs in Jan & March
8	General Repairs & Maint.	\$1,000.00	\$2,698.29	(\$1,698.29)	Playground equipment replacement: rusty, dangerous oldre equipment
9	Insurance	\$10,000.00	\$4,623.94	\$5,376.06	
10	Lawn Maint & Landscaping	\$13,000.00	\$8,571.00	\$4,429.00	Landscaping entrance project to replenish front entrance (\$1,781.00).
11	Legal Services	\$10,000.00	\$4,688.75	\$5,311.25	
12	Pond Maintenance	\$3,000.00	\$1,400.00	\$1,600.00	
13	Printing & Office Expenses	\$500.00	\$620.05	(\$120.05)	
14	Sprinkler Repair & Maint	\$750.00	\$385.00	\$365.00	
15	IRS - US Federal Govt (Taxes)	\$1,000.00	\$1,695.00	(\$695.00)	US Income tax paid in March, higher than expected at (\$1,039).
16	Telephone - Gate Ops	\$840.00	\$346.75	\$493.25	
17	Telephone - Help Line	\$175.00	\$95.97	\$79.03	
18	Tot Lot Project: Revitalize & Swing Set				
19	Accountant	\$1,000.00	\$267.50	\$732.50	
	Total FY25 Operating Expenses	\$ 52,665.00	\$ 32,053.60	\$ 20,611.40	
20	Fence Project: East fenceline	\$48,100.00	\$0.00	\$48,100.00	
21	Gatehouse Camera System	\$4,000.00	\$1,000.00	\$3,000.00	Down payment on Video Camera System in April 2025
22					
23					
	Total FY25 Special Projects	\$ 52,100.00	\$ 1,000.00	\$ 51,100.00	
	FY25 Expenses & Special Projects	\$ 104,765.00	\$ 33,053.60	\$ 71,711.40	

*BLI = Budgeted Line Item

BLI	Financial Notes FY23 Budget:
3	Just noticed that these costs were captured as "BLI #2 street lights", but should have been captured as "BLI #3 Gatehouse". Swapped BLI 2 & 3.
2	Just noticed that these costs were captured as "BLI #3, Gatehouse", but should have been captured as "BLI #2, street lights". Swapped BLI 3 & 2.
4	Unexpected expense fence repair as a result of hurricane damage late in 2024.
7	We have seen higher than expected gate maintenance costs in Jan & March
8	Note: Performed Fin Review on 6/7. Re-classified BLI#8 exp as BLI #10 landscaping.
10	Landscaping entrance (\$1,781.00): cleaned up existing mulch, replaced landscaping with rocks.
13	Extra expenses as for special assessment billing and mailing.
15	US Income tax paid in March, higher than expected at \$1,039. Also, paid estimated taxes in June based on FY24 income.

*BLI = Budgeted Line Item

Budget vs Actuals for 2025 Status as of 08/02/25						
Yearly Summary Paid	Amount		BLI	Monthly	Total	Reimbursements
Annual/Board Meeting Room	\$0.00		1	Jan	\$6,168.04	\$ 119.20
Electric - Gate House	\$266.69		2	Feb	\$2,500.25	\$ 76.40
Electric - Street Lights	\$2,685.47		3	Mar	\$4,973.76	\$ -
Fence Repair	\$750.00		4	Apr	\$8,425.22	\$ 2,622.57
Fertilizer/Weed - Common Areas	\$670.00		5	May	\$3,175.83	\$ 545.68
Gate House Decorations	\$29.99		6	Jun	\$4,258.22	\$ 78.47
Gate Repairs & Maint	\$2,259.20		7	Jul	\$3,552.28	\$ -
General Repairs & Maint.	\$2,698.29	Note: Performed Fin Review on 6/7. Re-classified BLI#8 exp as BLI #10 landscaping.	8	Aug	\$0.00	\$ -
Insurance	\$4,623.94		9	Sept	\$0.00	\$ -
Lawn Maint & Landscaping	\$8,571.00	Note: Performed Fin Review on 6/7. Re-classified BLI#8 exp as BLI #10 landscaping.	10	Oct	\$0.00	\$ -
Legal Services	\$4,688.75		11	Nov	\$0.00	\$ -
Pond Maintenance	\$1,400.00		12	DEC	\$0.00	\$ -
Printing & Office Expenses	\$620.05		13			
Sprinkler Repair & Maint	\$385.00		14	Total	\$33,053.60	\$ 3,442.32
Govt Tax/Fees: IRS, Brevard Property, State of FL	\$1,695.00		15	As Of: 8/2/25 <-- UPDATE THIS		
Telephone - Gate Ops	\$346.75		16	*BLI = Budgeted Line Item		
Telephone - Help Line	\$95.97		17			
Tot Lot Project: Revitalize & Swing Set	\$0.00		18			
Accountant	\$267.50		19			
Capital Project-1: East Fenceline Project	\$0.00		20			
Capital Project-2: Gatehouse Camera System	\$1,000.00		21			
Reimbursements	\$3,442.32					
Column Total	\$33,053.60			<-- Note: This is a current balance checksum.		
Reimbursements	Amount			Current	\$0.00	
President	\$148.47					
Vice President	\$0.00					
Secretary	\$3,242.62					
Director #1	\$0.00					
Treasurer	\$0.00					
OTHER	\$51.23					
Reimburse Column Total	\$3,442.32					
Sheet Totals	\$3,442.32	This is a checksum to verify sheets = summary				
Sheet Totals	\$33,053.60	Checksum for cell F15, accounts for outstanding checks when cashed. Adjust for CK to SAV xfers.				
Deposit	\$36,652.44	This is a checksum to verify sheets = summary				
Gate Clicker	\$25.00					
Annual Dues	\$36,580.30					
Interest Income	\$47.14					
Special Assessment	\$34,800.00	Special Assessment income came in June and July (87 of 96 Paid thru 7/31)				
Total Deposits	\$71,452.44					
Interest in Investment Account	\$666.24					
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				

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.

Status as of 08/02/25			
BLI*	Description		Notes:
1	Annual/Board Meeting Room	\$0.00	
3	Electric - Street Lights	\$44.56	
2	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	\$22.95	
8	General Repairs & Maint.	\$48.08	
9	Insurance	\$0.00	
10	Lawn Maint & Landscaping	\$845.00	
11	Legal Services	\$1,681.50	
12	Pond Maintenance	\$400.00	
13	Printing & Office Expenses	\$0.00	
14	Sprinkler Repair & Maint	\$115.00	
15	Govt Tax/Fees: IRS, Brevard Property, State of FL	\$5.00	
16	Telephone - Gate Ops	\$0.00	
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	\$0.00	
21	Capital Project-2: Gatehouse Camera System	\$0.00	
22			
23			
	TOTAL EXPENSES	\$3,552.28	<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>

Increased legal expenses for June hearings.

From June:
 Outstanding Checks Total \$0.00 Check #

Revenue & Expenses			
DEPOSITS & Transfers In	June	July	New Balance
Checking Acct 3468	\$ 21,549.52	\$13,200.00	\$ 34,749.52
Savings 6581	\$ 8,495.93	\$27,212.09	\$ 35,708.02
Investment Acct	\$ 63,000.00	\$ -	\$ 63,000.00
EXPENSES & Transfers Out	Checking Acct 3468	July	
	\$30,764.16	\$ 3,985.36	
	Savings 6581	\$ -	\$ 35,708.02
	Investment Acct	\$ -	\$ 63,000.00
Data Entry Req'd from Monthly Statements			

Bank Account			
Account	June	July	Cashflow
Checking Acct 3468	\$ 21,549.52	\$ 3,985.36	\$ (17,564.16)
Savings 6581	\$ 8,495.93	\$ 35,708.02	\$ 27,212.09
Investment Acct	\$ 63,000.00	\$ 63,000.00	\$ -
Total	\$ 93,045.45	\$ 102,693.38	\$ 9,647.93
		As of:	2-Aug

NOTE: Current Outstanding \$ 2,830.85

July
 Total Outstanding Checks Checks Outstanding \$0.00 Check #

Investment Account:	As of:		
Instrument	Maturity	Amount	APR
Trust INV ACCT Money Mkt	On Demand	\$ -	
60-day CD	4-Aug-25	\$ 23,000.00	4.35%
90-day CD	18-Sep-25	\$ 40,000.00	4.40%

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.

	Bills Paid	Amount	Check #	Date	Invoice Number	Chk	Remarks
BLI	Monthly Payments	\$0.00					
1	City of West Melbourne	\$0.00					
3	Florida Power and Light Gatehouse	\$44.56	Debit	7/9/25		X	
2	FPL Electric Street Lights	\$376.48	Debit	7/30/25	Ref: 2549877569	X	July bill hit on June 30
4	Secure Fence	\$0.00					
5	ECOR Industries (Common Areas)	\$0.00					
6	Gate House Decorations	\$0.00					
7	Automatic Access Systems	\$22.95	#976095	7/29/25	INV: 204454	X	BLI #7. Processed: 7/2 Pymnt: 7/21 Confirm: XKSQB-TJ559
8	General Repairs & Maint.	\$48.08	#976091	7/7/25	Inv: 18148547, 18193667	X	BLI #8. Processed: 6/26 Pymnt: 7/3 Confirm: XK2FJ-NHH5K
9	First Insurance Funding	\$0.00					
10	TK Properties	\$845.00	#976089	7/3/25	INV #: 3558	X	BLI #10. Processed: 6/26 Pymnt: 7/3 Confirm: XK2BF-CJJJZ
11	Legal Fees	\$256.50	#976092	7/21/25	INV #: 1754	X	BLI #11. Processed: 7/2 Pymnt: 7/21 Confirm: XKS9Y-SODNF (ARNO)
12	ECOR for Pond Maintenance	\$200.00	#976090	7/1/25	INV #: 497197	X	BLI #12. Processed: 6/26 Pymnt: 7/3 Confirm: XK2BG-PKKB7
13	Printing & Office Expenses	\$0.00					
14	Brevard Sprinkler Repair	\$115.00	#976096	7/29/25	INV #: 0023037	X	BLI #14. Processed: 7/2 Pymnt: 7/21 Confirm: XKSBY-WH6B0
15	Govt Tax/Fees: IRS, Brevard Property, State of FL	\$5.00	Debit	7/21/25	Ref: 2454470464	X	Monthly bank charge for scanning checks
16	Telephone Gate Ops (AAS)	\$0.00		7/21/25	INV: #205070	72.95	BLI #16. Processed: 7/10 Pymnt: 7/29 Confirm: XLSQT-T5RGL
17	Voicemail Office	\$13.71	Debit	7/25/25	Ref: 2504585295	X	
18	Tot Lot Project: Revitalize & Swing Set						
19	Accounting	\$0.00					
20	Capital Project-1: East Fenceline Project						
21	Capital Project-2: Gatehouse Camera System				See Contract on file	2757.9	Final payment for 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	\$1,425.00	#976093	7/21/25	INV #: 1755	X	BLI #11. Processed: 7/2 Pymnt: 7/21 Confirm: XKS87-720JV (ARTHUR)
12	ECOR for Pond Maintenance	\$200.00	#976094	7/21/25	INV #: 499103	X	BLI #12. Processed: 7/2 Pymnt: 7/21 Confirm: XKS8F-SSX11
	Standard Operating Expense	\$3,552.28					
	REIMBURSEMENTS - Should map to BLIs						
	President	\$0.00					
	Vice President	\$0.00					
13	Secretary	\$0.00					
	Director #1	\$0.00					
	Treasurer	\$0.00					
8	OTHER	\$0.00					
	Standard Reimbursable Expense	\$0.00					
	TOTAL EXPENSES	\$3,552.28					
	DEPOSITS	\$0.21					
CK	Gate Clicker	\$0.00					
CK	Annual Dues	\$0.00					
SV	Interest Savings Acct (aka Checking 2)	\$0.21		7/31/25			Interest on Savings Acct - note: changed from MM due to balance minimum.
IA	Interest in Investment Account	\$0.00					
CK	Traunch 3 Special Assessment Deposits into Chk	\$7,200.00		7/3/25		18	Special Assessment: 18 of 20 Homeowners (see Tracking List)
CK	Traunch 3 Special Assessment Deposits into Chk	\$800.00		7/3/25		2	Special Assessment: 2 of 20 Homeowners (see Tracking List)
CK	Traunch 4 Special Assessment Deposits into Chk	\$2,800.00		7/11/25		7	Special Assessment: 7 Homeowners (see Tracking List)
SV	Transfer funds from Checking to Savings	\$27,211.88		7/12/25			Moving Special Assessment dollars to Savings account
CK	Traunch 4 Special Assessment Deposits into Chk	\$2,400.00		7/25/25		6	Special Assessment: 6 Homeowners (see Tracking List)