

Budget vs Actuals for 2025 Status as of 08/31/25						
BLI*	Description	Budget	Spent	Delta	Remarks	BLI Financial Notes FY23 Budget:
1	Annual/Board Meeting Room	\$100.00	\$0.00	\$100.00		
3	Electric - Gatehouse	\$500.00	\$361.98	\$138.02	Noticed BLI #2 and #3 were swapped due to recordkeeping error.	
2	Electric - Street Lights	\$4,500.00	\$3,061.95	\$1,438.05	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.	4 Unexpected expense fence repair as a result of hurricane damage late in 2024.
5	Fertilizer/Weed - Common Areas	\$2,300.00	\$820.00	\$1,480.00		
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	7 We have seen higher than expected gate maintenance costs in Jan & March
8	General Repairs & Maint.	\$1,000.00	\$4,038.02	(\$3,038.02)	Playground equipment replacement: rusty, dangerous oldre equipment	8 Note: Performed Fin Review on 6/7. Re-classified BLI#8 exp as BLI #10 landscaping.
9	Insurance	\$10,000.00	\$4,623.94	\$5,376.06		
10	Lawn Maint & Landscaping	\$13,000.00	\$9,416.00	\$3,584.00	Landscaping entrance project to replenish front entrance (\$1,781.00).	10 Landscaping entrance (\$1,781.00): cleaned up existing mulch, replaced landscaping with rocks.
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)	Website refresh to include a new look and feel for users.	13 Acquired 3 yr website license not originally budgeted for (\$432); Stamps proxy & paper invoices (~\$85).
14	Sprinkler Repair & Maint	\$750.00	\$385.00	\$365.00		
15	IRS - US Federal Govt (Taxes)	\$1,000.00	\$1,700.00	(\$700.00)	US Income tax paid in March, higher than expected at (\$1,039).	15 US Income tax paid in March, higher than expected at \$1,039.
16	Telephone - Gate Ops	\$840.00	\$419.70	\$420.30		
17	Telephone - Help Line	\$175.00	\$109.68	\$65.32		
18	Tot Lot Project: Revitalize & Swing Set					
19	Accountant	\$1,000.00	\$267.50	\$732.50		
	Total FY25 Operating Expenses	\$ 52,665.00	\$ 34,951.76	\$ 17,713.24		
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	\$ 35,951.76	\$ 68,813.24		

*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 08/31/25						
Yearly Summary Paid	Amount	BLI	Monthly	Total	Reimbursements	
Annual/Board Meeting Room	\$0.00	1	Jan	\$6,168.04	\$	119.20
Electric - Gate House	\$361.98	2	Feb	\$2,500.25	\$	76.40
Electric - Street Lights	\$3,061.95	3	Mar	\$4,973.76	\$	-
Fence Repair	\$750.00	4	Apr	\$8,425.22	\$	2,622.57
Fertilizer/Weed - Common Areas	\$820.00	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.	\$4,038.02	8	Aug	\$2,848.88	\$	-
Insurance	\$4,623.94	9	Sept	\$49.28	\$	-
Lawn Maint & Landscaping	\$9,416.00	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	\$35,951.76	\$	3,442.32
Govt Tax/Fees: IRS, Brevard Property, State of	\$1,700.00	15	As Of: 9/5/25 <-- UPDATE THIS			
Telephone - Gate Ops	\$419.70	16	*BLI = Budgeted Line Item			
Telephone - Help Line	\$109.68	17				
For 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	\$35,951.76				<-- 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					
Sheet Totals	\$35,951.76					
Deposit						
Gate Clicker	\$50.00					
Annual Dues	\$36,580.30					
Interest Income	\$47.20					
Special Assessment	\$36,450.00					
Total Deposits	\$73,127.50					
Interest in Investment Account	\$1,267.26					
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.

BLI#	Description	Notes:
1	Annual/Board Meeting Room	\$0.00
2	Electric - Street Lights	\$46.01
3	Electric - Gatehouse	\$376.48
4	Fence Repair	\$0.00
5	Fertilizer/Weed - Common Areas	\$150.00
6	Gate House Decorations	\$0.00
7	Gate Repairs & Maint	\$0.00
8	General Repairs & Maint.	\$1,339.73
9	Insurance	\$0.00
10	Lawn Maint & Landscaping	\$845.00
11	Legal Services	\$0.00
12	Pond Maintenance	\$0.00
13	Printing & Office Expenses	\$0.00
14	Sprinkler Repair & Maint	\$0.00
15	Govt Tax/Fees: IRS, Brevard Property, State of	\$5.00
16	Telephone - Gate Ops	\$72.95
17	Telephone - Help Line	\$13.71
18	Tot Lot Project: Revitalize & Swing Set	
19	Accountant	\$0.00
20	Capital Project-1: East Fenceline Project	
21	Capital Project-2: Gatehouse Camera System	
22		
23		
	TOTAL EXPENSES	\$2,848.88

Special note: Be sure to note items under "Other Related Operating Expenses" below and add those items manually to BLI's in this section.

	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	\$46.01	Debit	8/5/2025	Online	X	
3	FPL Electric Gatehouse	\$376.48	Debit	8/26/2025	Online	X	
4	Secure Fence	\$0.00					
5	ECOR Industries (Common Areas)	\$150.00	#976100	8/14/2025	INV #: 499187	X	BLI #4. Processed: 3/27 Pymnt: 4/16 Confirm: XNZ7W-6Z0FX
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	#976098	8/7/2025	INV #: 3595	X	BLI #10. Processed: 7/29 Pymnt: 8/4 Confirm: XND3I-ZRG0Q
11	Legal Fees	\$0.00	#976101	9/3/2025	INV #: 1808	X	BLI #11. Processed: 8/6 Pymnt: 8/26 Confirm: XP8XV-VCVJS
12	ECOR for Pond Maintenance	\$0.00		9/2/2025	INV #: 500314	200	BLI #12. Processed: 8/12 Pymnt: 9/5 Confirm: XPXSX-LFGFD
13	Printing & Office Expenses	\$0.00					
14	Brevard Sprinkler Repair	\$0.00					
15	Govt Tax/Fees: IRS, Brevard Property, State of	\$5.00	Debit	8/21/2025	Ref: 2763697620	X	Monthly bank charge for scanning checks
16	Telephone Gate Ops (AAS)	\$72.95	#976099	8/22/2025	INV #205207	X	BLI #16. Processed: 8/3 Pymnt: 8/22 Confirm: XNZ60-6P8H0
17	Voicemail Office	\$13.71	Debit	8/25/2025	Ref: 2788980137	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						
22							
23							
	Other Related Operating Expenses	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.					
8	TK Properties	\$1,321.00	#976103	8/29/2025	INV #3597	X	BLI #8. Processed: 8/11 Pymnt: 8/27 Confirm: XP5GM-P2CSP
8	Vector Security - Video Equip Monitoring	\$18.73	#976102	8/11/2025	INV #18235322	X	BLI #8. Processed: 8/11 Pymnt: 8/18 Confirm: XP5G1-TRK51
	Standard Operating Expense	\$2,848.88					
	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	\$2,848.88					
	DEPOSITS	\$25.06					
	Gate Clicker	\$25.00		8/7/2025			1 @ 633 SWD FC071 SN 21121
	Annual Dues	\$0.00					
	Interest Money Market Acct 2	\$0.06		8/31/2025		X	
	Interest in Investment Account	\$167.21					
IA	Transfer Savings to Investment Account	\$34,000.00		8/6/2025		X	Transferred \$ from SAVE Acct to Invest Acct for higher yield.
CK	Special Assessment Deposits into Chk	\$1,250.00		8/19/2025		X	Special Assessment: 3 Homeowners (see Track List) 2 with penalty
CK	Special Assessment Deposits into Chk	\$400.00		8/22/2025		X	Special Assessment: 1 Homeowner (see Track list) cash deposit
IA	Adjustment to beginning balance	\$465.39		9/5/2025			Journal entry adjustment to account for accruing interest in Invest Acct.

From July:		
Outstanding Checks	Total	\$72.95 Check #
	Telephone Gates (AAS)	72.95 INV: #205070

Revenue & Expenses				
DEPOSITS & Transfers In		July	August	New Balance
Checking Acct 3468	\$	3,985.36	\$ 1,675.00	\$ 5,660.36
Money Market 6581	\$	35,708.02	\$ 0.06	\$ 35,708.08
Investment Acct	\$	63,465.39	\$ 34,167.21	\$ 97,632.60
EXPENSES & Transfers Out		Checking Acct 3468	\$ 2,848.88	\$ 2,811.48
		Money Market 6581	\$ 34,000.00	\$ 1,708.08
		Investment Acct		\$ 97,632.60
Data Entry Req'd from Monthly Statements				

Bank Account				
Account	July		August	Cashflow
Checking Acct 3468	\$	3,985.36	\$ 2,738.53	\$ (1,246.83)
Money Market 6581	\$	35,708.02	\$ 1,708.08	\$ (33,999.94)
Investment Acct	\$	63,465.39	\$ 97,632.60	\$ 34,167.21
Total	\$	103,158.77	\$ 102,079.21	\$ (1,079.56)
			As of:	5-Sep
NOTE: Long outstanding invoice from Final Payment			2757.9	
NOTE: Current Outstanding			\$ 200.00	

August			
Total Outstanding Checks	Checks Outstanding	\$428.00	Check #
	ECOR Pond	228	
	Legal Fees	200	

Investment Account:	As of: 9/5/2025		
Instrument	Maturity	Amount	APR
Truist INV ACCT \$ Mkt *1	sell Reqs 24 hrs, call by 4pm	\$ 10,000.00	4.04%
60-day CD	18-Sep-25	\$ 40,000.00	4.40%
90-day CD	15-Oct-25	\$ 47,000.00	4.30%

* Note*1: 7 DAY YIELD 4.04%

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.