

Budget vs Actuals for 2025 Status as of 05/02/25					
BLI*	Description	Budget	Spent	Delta	Remarks
1	Annual/Board Meeting Room	\$100.00	\$0.00	\$100.00	
2	Electric - Gate House	\$500.00	\$138.93	\$361.07	
3	Electric - Street Lights	\$4,500.00	\$1,556.03	\$2,943.97	
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	\$410.00	\$1,890.00	
6	Gate House Decorations	\$500.00	\$0.00	\$500.00	
7	Gate Repairs & Maint	\$2,000.00	\$2,157.78	(\$157.78)	We have seen higher than expected gate maintenance costs in Jan & March
8	General Repairs & Maint.	\$1,000.00	\$1,808.74	(\$808.74)	Landscaping entrance project to replenish front entrance (\$1,781.00).
9	Insurance	\$10,000.00	\$2,311.97	\$7,688.03	
10	Lawn Maint & Landscaping	\$13,000.00	\$4,255.00	\$8,745.00	
11	Legal Services	\$10,000.00	\$2,237.75	\$7,762.25	
12	Pond Maintenance	\$3,000.00	\$800.00	\$2,200.00	
13	Printing & Office Expenses	\$500.00	\$104.36	\$395.64	
14	Sprinkler Repair & Maint	\$750.00	\$270.00	\$480.00	
15	IRS - US Federal Govt (Taxes)	\$1,000.00	\$1,180.00	(\$180.00)	US Income tax paid in March, higher than expected at (\$1,039).
16	Telephone - Gate Ops	\$840.00	\$141.90	\$698.10	
17	Telephone - Help Line	\$175.00	\$54.84	\$120.16	
18	Tot Lot Project: Revitalize & Swing Set				
19	Accountant	\$1,000.00	\$267.50	\$732.50	
	Total FY25 Operating Expenses	\$ 52,665.00	\$ 18,444.80	\$ 34,220.20	
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	\$ 18,444.80	\$ 34,220.20	

*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 5/2/25						
Yearly Summary Paid	Amount		BLI	Monthly	Total	Reimbursements
Annual/Board Meeting Room	\$0.00		1	Jan	\$6,168.14	\$ 119.20
Electric - Gate House	\$138.93		2	Feb	\$2,500.25	\$ 76.40
Electric - Street Lights	\$1,556.03		3	Mar	\$4,973.76	\$ -
Fence Repair	\$750.00		4	Apr	\$4,802.65	\$ -
Fertilizer/Weed - Common Areas	\$410.00		5	May	\$0.00	\$ -
Gate House Decorations	\$0.00		6	Jun	\$0.00	\$ -
Gate Repairs & Maint	\$2,157.78		7	Jul	\$0.00	\$ -
General Repairs & Maint.	\$1,808.74		8	Aug	\$0.00	\$ -
Insurance	\$2,311.97		9	Sept	\$0.00	\$ -
Lawn Maint & Landscaping	\$4,255.00		10	Oct	\$0.00	\$ -
Legal Services	\$2,237.75		11	Nov	\$0.00	\$ -
Pond Maintenance	\$800.00		12	DEC	\$0.00	\$ -
Printing & Office Expenses	\$104.36		13			
Sprinkler Repair & Maint	\$270.00		14	Total	\$18,444.80	\$ 195.60
Govt Tax/Fees: IRS, Brevard Property, State of FL	\$1,180.00		15	As Of: 5/2/25	<<- UPDATE THIS	
Telephone - Gate Ops	\$141.90		16	*BLI = Budgeted Line Item		
Telephone - Help Line	\$54.84		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	\$0.00		21			
Reimbursements	\$195.60					
Column Total	\$18,444.80					
Reimbursements	Amount					
President	\$70.00					
Vice President	\$0.00					
Secretary	\$104.36					
Director #1	\$0.00					
Treasurer	\$0.00					
OTHER	\$21.24					
Reimburse Column Total	\$195.60					
Sheet Totals	\$195.60	This is a checksum to verify sheets = summary				
Sheet Totals	\$18,444.80	This is a checksum to total on cell F15, accounts outstanding checks when cashed				
Deposit	\$36,618.47	This is a checksum to verify sheets = summary				
Gate Clicker	\$0.00					
Annual Dues	\$36,580.30					
Interest Income	\$38.17					
Total Deposits	\$36,618.47					
Interest in Investment Account	\$414.72					
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				

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	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	Debit	4/29/25	Ref: 1664953005	X	
3	FPL Electric Gatehouse	\$40.89	Debit	4/4/25	Ref: 1427411460	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	\$2,311.97	Debit ACH	4/1/25	Ref: 121892657	X	BLI #9: Process ID: 13327095 (See receipt for instructions)
10	TK Properties	\$845.00	#976074	4/8/25	INV #: 3438	X	BLI #10: Processed: 3/31 Pymnt: 4/7 Confirm: X852Q-6Z41K
11	Legal Fees	\$883.50	#976075	4/30/25	INV #: 1627, 1628, 1629	X	BLI #11: Processed: 4/1 Pymnt: 4/24 Confirm: X87X6-RG17Y
12	ECOR for Pond Maintenance	\$200.00	#976077	4/20/25	INV #: 492549	X	BLI #12: Processed: 4/4 Pymnt: 4/24 Confirm: X8KL0-XC1GN
13	Printing & Office Expenses	\$0.00					
14	Brevard Sprinkler Repair	\$90.00	#976075	4/30/25	INV #: 0022867	X	BLI #14: Processed: 4/17 Pymnt: 4/24 Confirm: X9W83-PQ02R
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	4/24/25	Ref: 1628564863	X	
18	Not for Project Revisalite & Swing Set						
19	Accounting	\$0.00					
20	Capital Project-1: East Fenceline Project						
21	Capital Project-2: Gatehouse Camera System		#1048	4/25/25	See Contract on File	1000	BLI #21: Processed 4/24, Payment 4/25 by check #1048 @ \$1,000
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.
7	Automatic Access Systems	\$36.10	#976076	4/20/25	INV #: 1627, 1628, 1629	#976077	BLI #7: Processed: 4/1 Pymnt: 4/24 Confirm: X87X6-N20SM
15	Truist Bank Fee	\$5.00	Debit	4/21/25	Ref: 1579098331	X	BLI #15
	Standard Operating Expense	\$4,802.65					
	REIMBURSEMENTS - Should map to BLIs						
	President	\$0.00					
	Vice President	\$0.00					
8	Secretary	\$0.00	#1047	4/24/25	Order #: WG86434752	2,622.57	BLI #8: G. Cronin purchased equipment with Military Discount
	Director #1	\$0.00					
	Treasurer	\$0.00					
	OTHER	\$0.00					
	Standard Reimbursable Expense	\$0.00					
	TOTAL EXPENSES	\$4,802.65					
	DEPOSITS	\$4.53					
	Gate Clicker	\$0.00					
	Annual Dues	\$0.00					
MM	Interest Money Market Acct 2	\$4.53					
IA	Interest in Investment Account	\$0.00					
MM	Transfer from MM2 to Checking	\$3,663.88		4/1/25	Ref: W012503311381837		Transfer funds for quarterly insurance payment & operating expenses.
MM	Transfer from MM2 to Checking	\$2,200.00		4/21/25	Ref: W012504201450232		Transfers to cover Playground Equip & Security Camera CapEx project.