			Budget vs Act	uals for 2025 Sta	tus as of 06/07/25
BLI*	Description	Budget	Spent	Delta	Remarks
1	Annual/Board Meeting Room	\$100.00	\$0.00	\$100.00	
2	Electric - Gate House	\$500.00	\$180.04	\$319.96	
3	Electric - Street Lights	\$4,500.00	\$1,974.60	\$2,525.40	
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	\$29.99	\$470.01	
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	\$2,650.21	(\$1,650.21)	Playground equipment replacement: rusty, dangerous oldre equipment
9	Insurance	\$10,000.00	\$2,311.97	\$7,688.03	
10	Lawn Maint & Landscaping	\$13,000.00	\$7,726.00	\$5,274.00	Landscaping entrance project to replenish front entrance (\$1,781.00).
11	Legal Services	\$10,000.00	\$2,921.75	\$7,078.25	
12	Pond Maintenance	\$3,000.00	\$1,000.00	\$2,000.00	
13	Printing & Office Expenses	\$500.00	\$620.05	(\$120.05)	
14	Sprinkler Repair & Maint	\$750.00	\$270.00	\$480.00	
15	IRS - US Federal Govt (Taxes)	\$1,000.00	\$1,185.00	(\$185.00)	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	\$68.55	\$106.45	
18	Tot Lot Project: Revitalize & Swing Set				
19	Accountant	\$1,000.00	\$267.50	\$732.50	
	Total FY25 Operating Expenses	\$ 52,665.00	\$ 24,870.19	\$ 27,794.81	
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	\$ 25,870.19	\$ 78,894.81	

^{*}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.

BLI	Financial Notes FY25 Budget:
4	Unexpected expense fence repair as a result of hurricane damage late in 2024.
	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.
1 [US Income tax paid in March, higher than expected at \$1,039.
15	OSTITEOTHE LAX PAID IT March, Higher Chair expected at \$1,039.

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 = Budgeted Line Item

		Budget vs Actuals for 2025 Status as of 06/07/25					
Yearly Summary Paid	Amount		BLI	Monthly	Total	Reim	bursements
Annual/Board Meeting Room	\$0.00		1	Jan	\$6,168.04	\$	119.20
Electric - Gate House	\$556.52		2	Feb	\$2,500.25	\$	76.40
Electric - Street Lights	\$2,019.16		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	-\$2,941.78	\$	78.47
Gate Repairs & Maint	\$2,236.25		7	Jul	\$1,089.56	\$	-
General Repairs & Maint.	\$2,650.21	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	\$3,007.25		11	Nov	\$0.00	\$	-
Pond Maintenance	\$1,200.00		12	DEC	\$0.00	\$	-
Printing & Office Expenses	\$620.05		13				
Sprinkler Repair & Maint	\$270.00		14	Total	\$23,390.88	\$	3,442.32
Govt Tax/Fees: IRS, Brevard Property, State of FL	\$1,690.00		15	As Of: 6/7/25	< UPDATE THIS		
Telephone - Gate Ops	\$346.75		16	*BLI = Budgeted I	ine Item		
Telephone - Help Line	\$82.26		17				
Tot Lot Project: Revitalize & Swing Set	\$0.00		18				
Accountant	\$267.50		19				
Capital Project-1: East Fenceline Project	\$0.00		20	1			
Capital Project-2: Gatehouse Camera System	\$1,000.00		21	1			
,	, ,						
				1			
Reimbursements	\$3,442.32			1			
Column Total	\$30,590.88			< Note: This is a	current balance ch	ecksum	١.
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	\$30,590.88	This is a checksum to total on cell F15, accounts outstanding checks when cashed		1			
		-	1	1			
Deposit	\$36,652.23	This is a checksum to verify sheets = summary		ı			
Gate Clicker	\$25.00	. ,	1				
Annual Dues	\$36,580.30		1				
Interest Income	\$46.93		1				
Total Deposits	\$36,652.23		1				
Interest in Investment Account	\$666.24	+	1				
		Notes	-				
SPECIAL NOTES:	Month	Note:					
	Jan Fob	Total Expenses (col F) adjusted to remove transfer at \$36,534.41	1				
	Feb	Total Exp cell F4 adjusted to include outstanding checks \$1,351.40					
Note: THE BUDGET OF THE ASSOCIATION DOES NOT 22	OVIDE COR EVI	LY FUNDED RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED	1				
NOIR. THE BUDGET OF THE ASSUCIATION DUES NOT PR	OVIDE FOR FULL	T FUNDED RESERVE ACCUUNTS FOR CAPITAL EXPENDITURES AND DEFERRED					

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		May 2025	Notes:
1	Annual/Board Meeting Room	\$0.00		
2	Electric - Street Lights	\$41.11		
3	Electric - Gatehouse	\$376.48		
4	Fence Repair	\$0.00		
5	Fertilizer/Weed - Common Areas	\$0.00		
6	Gate House Decorations	\$29.99		
7	Gate Repairs & Maint	\$0.00		
8	General Repairs & Maint.	\$0.00		
9	Insurance	\$0.00		
10	Lawn Maint & Landscaping	\$845.00		
11	Legal Services	\$684.00		
12	Pond Maintenance	\$200.00		
13	Printing & Office Expenses	\$515.69		
14	Sprinkler Repair & Maint	\$0.00		
15	Govt Tax/Fees: IRS, Brevard Property, State of FL	\$5.00		
16	Telephone - Gate Ops	\$204.85		Includes missed January invoice and May invoice paid.
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	\$2,915.83	Special note: Be sure to note items under "Other Related Ope	erating Expenses" below and add those items manually to BLI's in this section.
		•	•	•

	Bills Paid	A	Check #	Doto	Imusias Number	Chile	Domonko
		Amount	Cneck #	Date	Invoice Number	Chk	Remarks
BLI	Monthly Payments City of West Melbourne	\$0.00 \$0.00		1			
2	Florida Power and Light	\$41.11	Debit	r /r /ar	Ref: 1715549705	Х	BLI#2
2	FPL Electric Gatehouse	\$376.48	Debit	5/29/25	Ref: 1713349703	X	BLI#3
3		\$0.00	Debit	5/29/25	Kei: 1953929244	^	BLI#3
4	Secure Fence ECOR Industries (Common Areas)	\$0.00		1	#495368 & 495369	260	BLI #5. Processed: 5/28 Pymnt: 6/18 Confirm: XG492-0PVR4
0	Gate House Decorations	\$0.00		<u> </u>	#495308 & 495309	200	BEI #5. Processed: 5/28 Pymint: 6/18 Confirm: XG492-0PVK4
7	Automatic Access Systems	\$0.00		<u> </u>			
,	General Repairs & Maint.	\$0.00		<u> </u>			
٥		\$0.00					
9	First Insurance Funding						
10	TK Properties	\$845.00	#976080		INV#: 3482	X	BLI #10. Processed: 4/27 Pymnt: 5/5 Confirm: XBTZH-457YG
11	Legal Fees	\$370.50	#976081		INV#: 1657	X	BLI #11: Processed: 5/3 Pymnt: 5/20 Confirm: XCLZ4-8BC9G
12	ECOR for Pond Maintenance	\$200.00	#976084	5/30/25	INV#: 494022	Х	BLI #12: Processed: 5/3 Pymnt: 5/30 Confirm: XF8Q2-SJ8Y9
13	Printing & Office Expenses	\$0.00					
14	Brevard Sprinkler Repair	\$0.00					
15	Govt Tax/Fees: IRS, Brevard Property, State of FL	\$0.00		.			
16	Telephone Gate Ops (AAS)	\$72.95	#976079		INV#: 204773	Х	BLI #16. Processed: 4/27 Pymnt: 5/20 Confirm: XBTZD-2NDWH
17	Voicemail Office	\$13.71	Debit	5/27/25	Ref: 1918603709	Х	
18	Tot Lot Project: Revitalize & Swing Set	<u> </u>	ļ				
19	Accounting	\$0.00					
20	Capital Project-1: East Fenceline Project						
21	Capital Project-2: Gatehouse Camera System						
22							
23							
	Other Related Operating Expenses						nd, note it in this section referencing the BLI and add it to summary above.
11	Legal Fees	\$313.50	#976082		INV#: 1658	X	BLI #11: Processed: 5/3 Pymnt: 5/20 Confirm: XCLZ5-XJP6G
7	Automatic Access Systems	\$58.95	#976083		INV#: 203986	Х	BLI #7: Processed: 5/4 Pymnt: 5/12 Confirm: XCPD8-SD5RL
15	Truist Bank Fee	\$5.00	Debit		Ref: 1881382972	Х	BLI #15
7	Automatic Access Systems	\$72.95	#976085	5/28/25	INV#: 204773	Х	BLI #7: Processed: 5/3 Pymnt: 5/28 Confirm: XF8Q9-FVRMG
	Standard Operating Expense	\$2,370.15	1				
	REIMBURSEMENTS - Should map to BLIs						
	President	\$0.00					
	Vice President	\$0.00					
13	Secretary	\$515.69	#1050	5/30/25	Receipts on File	Х	BLI #13: 3 yr website (\$432), Stamps proxy (\$73), paper invoices (\$10.69).
	Director#1	\$0.00	i				
	Treasurer	\$0.00					
6	OTHER	\$29.99	#1049	5/27/25	Receipts on File		
							BLI #6: Flag decorations for Memorial Day for Jill Liles.
	Standard Reimbursable Expense	\$545.68					BLI #6: Flag decorations for Memorial Day for Jill Liles.
	Standard Reimbursable Expense	\$545.68					BLI #6: Hag decorations for Memorial Day for Jill Liles.
	,						BLI #6: Flag decorations for Memorial Day for Jill Liles.
	Standard Reimbursable Expense TOTAL EXPENSES	\$545.68 \$2,915.83					BLI #6: Hag decorations for Memorial Day for Jill Lifes.
	TOTAL EXPENSES	\$2,915.83					BLI #6: Hag decorations for Memorial Day for Jill Liles.
	TOTAL EXPENSES DEPOSITS	\$2,915.83					BU #6: Hag decorations for Memorial Day for Jill Liles.
	TOTAL EXPENSES DEPOSITS Gate Clicker	\$2,915.83 \$2.83 \$0.00					BLI #6: Flag decorations for Memorial Day for Jill Liles.
	TOTAL EXPENSES DEPOSITS Gate Clicker Annual Dues	\$2,915.83 \$2.83 \$0.00 \$0.00					
	TOTAL EXPENSES DEPOSITS Gate Clicker Annual Dues Interest Money Market Acct 2	\$2,915.83 \$2.83 \$0.00 \$0.00 \$2.83		5/30/25	Ref: 1965658931		BU #6: Hag decorations for Memorial Day for Jill Liles. Interest for the period.
IA	TOTAL EXPENSES DEPOSITS Gate Clicker Annual Dues Interest Money Market Acct 2 Interest in Investment Account	\$2,915.83 \$2.83 \$0.00 \$0.00 \$2.83 \$251.52					Interest for the period.
	TOTAL EXPENSES DEPOSITS Gate Clicker Annual Dues Interest Money Market Acct 2 Interest in Investment Account Transfer from MMZ to Checking	\$2,915.83 \$2.83 \$0.00 \$0.00 \$2.83		5/6/25	Ref: 1739195871		Interest for the period. Funds to cover playground repair, capex project #2 & ops costs.
IA MM MM	TOTAL EXPENSES DEPOSITS Gate Clicker Annual Dues Interest Money Market Acct 2 Interest in Investment Account Transfer from MM2 to Checking Transfer from MM2 to Checking	\$2,915.83 \$2.83 \$0.00 \$0.00 \$2.83 \$251.52 \$2,310.99 \$10.00		5/6/25 5/21/25	Ref: 1739195871 Ref: 1882089180		Interest for the period. Funds to cover playground repair, capex project #2 & ops costs.
IA MM	TOTAL EXPENSES DEPOSITS Gate Clicker Annual Dues Interest Money Market Acct 2 Interest in Investment Account Transfer from MM2 to Checking Transfer from MM2 to Checking Transfer from MM2 to Checking	\$2,915.83 \$0.00 \$0.00 \$2.83 \$251.52 \$2,310.99 \$10.00 \$43.70		5/6/25 5/21/25 5/23/25	Ref: 1739195871 Ref: 1882089180 Ref: 1901924161		Interest for the period. Funds to cover playground repair, capex project #2 & ops costs.
IA MM MM	TOTAL EXPENSES DEPOSITS Gate Clicker Annual Dues Interest Money Market Acct 2 Interest in Investment Account Transfer from MM2 to Checking Transfer from MM2 to Checking	\$2,915.83 \$2.83 \$0.00 \$0.00 \$2.83 \$251.52 \$2,310.99 \$10.00		5/6/25 5/21/25	Ref: 1739195871 Ref: 1882089180		Interest for the period. Funds to cover playground repair, capex project #2 & ops costs.
MM MM MM	TOTAL EXPENSES DEPOSITS Gate Clicker Annual Dues Interest Money Market Acct 2 Interest in Investment Account Transfer from MM2 to Checking Transfer from MM2 to Checking Transfer from MM2 to Checking	\$2,915.83 \$0.00 \$0.00 \$2.83 \$251.52 \$2,310.99 \$10.00 \$43.70		5/6/25 5/21/25 5/23/25	Ref: 1739195871 Ref: 1882089180 Ref: 1901924161		Interest for the period. Funds to cover playground repair, capex project #2 & ops costs. Truist Bank Fee Overdraft transfer (no fee associated with overdraft protection)

From April:
Outstanding Checks
Cap Ex Prroject #2
General Repairs & Maintenance
Manual Entry adjustment \$3,622.67 Check# 1000 #1048 2622.57 #1047 0.1 **Total** Vector Cameras Playset See June Financials

Revenue & Expenses								
DEPOSITS & Transfers In		April		May	Ne	w Balance		
Checking Acct 3468	\$	2,925.90		\$2,823.96	\$	5,749.86		
Money Market 6581	\$	4,310.99		\$12,254.35	\$	16,565.34		
Investment Acct	\$	75,000.00	\$	251.52	\$	75,251.52		
EXPENSES & Transfers Out	Chec	king Acct 3468	\$	2,915.83	\$	2,834.03		
	Mon	ey Market 6581		\$2,833.96	\$	13,731.38		
	Inves	tment Acct		\$12,251.52	\$	63,000.00		
Data Entry Reg'd from Monthly								

Bank Account							
Account		April		May	Ca	ashflow	
Checking Acct 3468	\$	2,925.90	\$	(0.00)	\$	(2,925.90)	
Money Market 6581	\$	4,310.99	\$	13,731.38	\$	9,420.39	
Investment Acct	\$	75,000.00	\$	63,000.00	\$	(12,000.00)	
Total	\$	82,236.89	\$	76,731.38	\$	(5,505.51)	
				Ac of:		7 Jun	

Checks Outstanding	\$1,048.64	Cneck#	
ECOR Common Area	260		
ECOR Pond	200	#976084	
Telephone Gates (AAS)	72.95	#976085	
Cronin REIM	515.69	#1050	
	ECOR Common Area ECOR Pond Telephone Gates (AAS)	ECOR Common Area 260 ECOR Pond 200 Telephone Gates (AAS) 72.95	ECOR Common Area 260 ECOR Pond 200 #976084 Telephone Gates (AAS) 72.95 #976085

Investment Account:		As of:	5/29/25
Instrument	Maturity	Amount	APR
Truist INV ACCT Money Mkt	On Demand	\$ -	
90-day CD	13-Jun-25	\$ 40,000.00	4.35%
60-day CD	4-Aug-25	\$ 23,000.00	4.35%

60-day CD 4-Aug-25 \$ 23,000.00 4.35%

Note: THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR FULLY FUNDED RESERVE
ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERED 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), FURDIDA STATUTES, UPON OBTAINING THE
APPROVAL OF AMJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF
THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.