		Budget vs Actuals for 2025 Status as of 10/31/25					
BLI*	Description	Budget	Spent	Delta	Remarks		
1	Annual/Board Meeting Room	\$100.00	\$0.00	\$100.00			
3	Electric - Gatehouse	\$500.00	\$416.72	\$83.28	Noticed BLI #2 and #3 were swapped due to recordkeeping error.		
2	Electric - Street Lights	\$4,500.00	\$3,814.91	\$685.09	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	\$1,020.00	\$1,280.00			
6	Gate House Decorations	\$500.00	\$29.99	\$470.01			
7	Gate Repairs & Maint	\$2,000.00	\$2,259.20	(\$259.20)	Seen higher than expected gate maintenance costs in Jan & March		
8	General Repairs & Maint.	\$1,000.00	\$4,056.75	(\$3,056.75)	Playground equipment replacement: rusty, dangerous oldre equipment		
9	Insurance	\$10,000.00	\$7,697.94	\$2,302.06			
10	Lawn Maint & Landscaping	\$13,000.00	\$11,106.00	\$1,894.00	Landscaping entrance project to replenish front entrance (\$1,781.00).		
11	Legal Services	\$10,000.00	\$9,493.88	\$506.12			
12	Pond Maintenance	\$3,000.00	\$1,800.00	\$1,200.00			
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	\$385.00	\$365.00			
15	IRS - US Federal Govt (Taxes)	\$1,000.00	\$2,542.98	(\$1,542.98)	US Income tax paid in March, higher than expected at (\$1,039).		
16	Telephone - Gate Ops	\$840.00	\$565.60	\$274.40			
17	Telephone - Help Line	\$175.00	\$137.10	\$37.90			
18	Tot Lot Project: Revitalize & Swing So	e t					
19	Accountant	\$1,000.00	\$267.50	\$732.50			
	Total FY25 Operating Expenses	\$ 52,665.00	\$ 46,975.78	\$ 5,689.22			
20	Fence Project: East fenceline	\$48,100.00	\$36,538.00	\$11,562.00			
21	Gatehouse Camera System	\$4,000.00	\$2,187.73	\$1,812.27	Down payment on Video Camera System in April 2025		
22							
23							
	Total FY25 Special Projects	\$ 52,100.00	\$ 38,725.73	\$ 13,374.27			
	FY25 Expenses & Special Projects	\$ 104,765.00	\$ 85,701.51	\$ 19,063.49			
BLI = Budge	eted 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 10/31/25					
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	\$416.72		2	Feb	\$2,500.25	\$	76.40
Electric - Street Lights	\$3,814.91		3	Mar	\$4,973.76	\$	-
Fence Repair	\$750.00		4	Apr	\$8,425.22	\$	2,622.57
Fertilizer/Weed - Common Areas	\$1,020.00		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.	\$4,056.75	Note: Performed Fin Review on 6/7. Re-classified BLI#8 exp as BLI #10 landscapin	8	Aug	\$3,276.88	\$	-
Insurance	\$7,697.94		9	Sept	\$20,637.28	\$	-
Lawn Maint & Landscaping	\$11,106.00	Note: Performed Fin Review on 6/7. Re-classified BLI#8 exp as BLI #10 landscapin	10	Oct	\$28,045.77	\$	-
Legal Services	\$9,493.88		11	Nov	\$687.98	\$	-
Pond Maintenance	\$1,800.00		12	DEC	\$0.00	\$	-
Printing & Office Expenses	\$632.21		13				
Sprinkler Repair & Maint	\$385.00		14	Total	\$85,701.51	\$	3,442.32
Govt Tax/Fees: IRS, Brevard Property, State of			15		< UPDATE THI	S	
Telephone - Gate Ops	\$565.60		16	*BLI = Budgete	d 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	\$36,538.00		20				
Capital Project-2: Gatehouse Camera System	\$2,187.73		21				
Reimbursements	\$3,442.32						
Column Total	\$85,701.51			< Note: This is	a current balance of	checks	um.
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							
Sheet Totals	\$3,442.32	This is a checksum to verify sheets = summary					
Sheet Totals	\$85,701.51	Checksum for cell F15, accounts for outstanding checks when cashed. Adjust for CK to SAV	xfers.				
Deposit							
Gate Clicker	\$75.00						
Annual Dues	\$36,580.30						
Interest Income	\$47.24						
Special Assessment	\$36,900.59	Special Assessment income came in June and July (91 of 96 Paid thru 8/30)					
Total Deposits	\$73,603.13	Special 7 is sessificate material and stary (\$1.01.50.1 and time \$7.50)					
Interest in Investment Account	\$1,738.81						
	Month	Netes					
SPECIAL NOTES:		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					
		OR FULLY FUNDED RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND					
		SMENTS REGARDING THOSE ITEMS. OWNERS MAY ELECT TO PROVIDE FOR					
		5), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF					
THE TOTAL VOTING INTERESTS OF THE ASSOCIAT	ION BY VOTE C	OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.					

Bank Account							
Account		September		October	Cashflow		
Checking Acct 3468	\$	6,575.63	\$	4,921.26	\$	(1,654.37)	
Money Market 6581	\$	5,708.12	\$	2,023.36	\$	(3,684.76)	
Investment Acct	\$	70,071.65	\$	50,481.09	\$	(19,590.56)	
Total	\$	82,355.40	\$	57,425.71	\$	(24,929.69)	
				As of:			

	,						
	Description						Notes:
1	Annual/Board Meeting Room	\$0.00					
2	Electric - Street Lights	\$54.74					
	Electric - Gatehouse	\$376.48					
	Fence Repair	\$0.00					
	Fertilizer/Weed - Common Areas	\$0.00					
_	Gate House Decorations	\$0.00					
_	Gate Repairs & Maint	\$0.00					
	General Repairs & Maint.	\$0.00					Tot lot revitalization/mulch and sod. On TK invoice #3633.
_	Insurance	\$3,074.00					
10	Lawn Maint & Landscaping	\$845.00					
	Legal Services	\$4,140.00					
_	Pond Maintenance	\$0.00					
	Printing & Office Expenses	\$12.16 \$0.00					
_	Sprinkler Repair & Maint Govt Tax/Fees: IRS, Brevard Property, State of	_					
_	Telephone - Gate Ops	\$0.00 \$72.95					
17	Telephone - Gate Ops Telephone - Help Line						
_	·	\$13.71					
_	Tot Lot Project: Revitalize & Swing Set	\$0.00 \$0.00					
_	Accountant						
_	Capital Project-1: East Fenceline Project	\$18,269.00					
	Capital Project-2: Gatehouse Camera System	\$1,187.73					
22							
23							
L	TOTAL EXPENSES	\$28,045.77	Special note:	Be sure to no	te items under "Othe	r Related Ope	erating Expenses" below and add those items manually to BLI's in this s
	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	\$54.74					
3	FPL Electric Gatehouse	\$376.48					
4	Secure Fence	\$0.00					
_	ECOR Industries (Common Areas)	\$0.00		10/10/2025	INV #: 503220	150	BLI #5. Processed: 9/22 Pymnt: 10/10 Confirm: XV1SZ-D3J96
	Gate House Decorations	\$0.00		,,,		130	
_	Automatic Access Systems	\$0.00					
	General Repairs & Maint.	\$0.00		10/5/2025	INV #: 18323609	10.72	BLI #8. Processed: 9/22 Pymnt: 10/8 Confirm: XV1SC-69SVY
_	First Insurance Funding	\$3,074.00	ACII				
_			ACH		Receipt on file		Payment 1 by ACH Transfer. Approved by President via email on 9/23
10	TK Properties	\$845.00		10/2/2025	INV #: 3633	845	BLI #10. Processed: 9/22 Pymnt: 10/1 Confirm: XV1SP-8406Q
-	Legal Fees	\$4,140.00					
==	ECOR for Pond Maintenance	\$0.00				Х	
_	Printing & Office Expenses	\$12.16					Mailing certified letters Check #1056 to George
	Brevard Sprinkler Repair	\$0.00		10/17/2025	INV #: 0023195	90	BLI #14. Processed: 9/30 Pymnt: 10/17 Confirm: XVW2S-LC80V
15	Govt Tax/Fees: IRS, Brevard Property, State of						
16	Telephone Gate Ops (AAS)	\$72.95					
17	Voicemail Office	\$13.71					
18	Tot Lot Project: Revitalize & Swing Set						
19	Accounting	\$0.00					
20	Capital Project-1: East Fenceline Project	\$18,269.00					Check #1054 to Xact Fence
21	Capital Project-2: Gatehouse Camera System	\$1,187.73					Check #1055 for LPR camera and monthly bank pay
22							
23							
	Other Related Operating Expenses	pecial note: I	we have mo	re than 1 invoi	ce from a vendor dui	ing the perio	d, note it in this section referencing the BLI and add it to summary abov
8	TK Properties	\$0.00		10/2/2025			BLI #8. mulch @ tot lot. Used 1 check. See line47 (Confirm: XV1SP-84060
-							
<u> </u>							
<u> </u>	Standard Operation From the	¢20.045.75					
<u> </u>	Standard Operating Expense	\$28,045.77					
-							
<u> </u>	REIMBURSEMENTS - Should map to BLIs	,					
	President	\$0.00					
	Vice President	\$0.00					
13	Secretary	\$0.00	#1053	10/1/2025	Receipt on file	12.16	BLI #13: Certified letters to 2 homeowners escalating Spec Assmnt & Penalities.
	Director #1	\$0.00					
L	Treasurer	\$0.00					
8	OTHER	\$0.00					
	Standard Reimbursable Expense	\$0.00					
	TOTAL EXPENSES	\$28,045.77					
	DEPOSITS	\$0.00					
	Gate Clicker	\$0.00					
	Annual Dues	\$0.00					
	Interest Money Market Acct 2	\$0.00					
	Interest in Investment Account	\$0.00					
		,2.30					
-	Special Assessment Deposits into Chk	\$450.59					Check from 624 SWD
\vdash	opesar rosessment beposits litto clik	Ç+JU.J7					5.155K 1.0111 027 511 D