	2021 Budget														
Quarterly Homeowner Dues	$ 525.00														
Assessments - 316 units	$ 663,600.00	$ 95,574.81	$ 21,026.94	$ 62,404.85	$ 91,461.43	$ 22,194.14	$ 64,295.43	$ 83,047.60						2021 TOTALS	
Excess Income Prior Year	$ -													$ 440,005.20	
Total Expected Income	**$ 663,600.00**	**Jan-21**	**Feb-21**	**Mar-21**	**Apr-21**	**May-21**	**Jun-21**	**Jul-21**	**Aug-21**	**Sep-21**	**Oct-21**	**Nov-21**	**Dec-21**	**2021**	
GENERAL & ADMINISTRATIVE															
Annual Corporate Report	$ 60.00	$ 61.25	$ -	$ -	$ -	$ -	$ -	$ -						$	61.25
Annual Meeting	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -						$	-
CPA Services	$ 5,700.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -						$	-
D&O Insurance	$ 2,300.00	$ -	$ -	$ -	$ -	$ 75.00	$ -	$ -						$	75.00
Liability & Property Insurance	$ 7,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -						$	-
Legal Expenses	$ 5,000.00	$ (2,013.00)	$ 551.34	$ 618.25	$ 729.55	$ (437.00)	$ (4,810.80)	$ 510.58						$	(4,851.08)
Management Fee	$ 20,880.00	$ 1,740.00	$ 1,740.00	$ 1,740.00	$ 1,740.00	$ 1,740.00	$ 1,740.00	$ 1,740.00						$	12,180.00
Miscellaneous/Bank Fees	$ 80.00	$ 12.00	$ 111.25	$ -	$ -	$ -	$ -	$ -						$	123.25
Phone & Fax & Email & Website	$ 300.00	$ 117.00	$ -	$ -	$ 573.00	$ -	$ -	$ 78.00						$	768.00
Postage	$ 600.00	$ -	$ -	$ -	$ 243.92	$ -	$ -	$ 425.02						$	668.94
Printing, Copying & Supplies	$ 500.00	$ -	$ -	$ -	$ 131.98	$ 655.38	$ -	$ 138.12						$	925.48
Storage Fees	$ 1,020.00	$ -	$ -	$ 270.00	$ -	$ -	$ 270.00	$ -						$	540.00
Total General & Administrative Expenses	**$ 43,440.00**	**$ (82.75)**	**$ 2,402.59**	**$ 2,628.25**	**$ 3,418.45**	**$ 2,033.38**	**$ (2,800.80)**	**$ 2,891.72**						**$**	**10,490.84**
GROUNDS MAINTENANCE															
Club House R&M	$ 10,000.00	$ 225.00	$ 225.00	$ 385.50	$ 748.19	$ 550.00	$ 571.79	$ 289.14						$	2,994.62
Clubhouse Elevator	$ 2,050.00	$ 161.52	$ 161.52	$ 161.52	$ 161.52	$ 224.88	$ 161.52	$ 161.52						$	1,194.00
Clubhouse Termite & Pest	$ 800.00	$ -	$ -	$ 160.50	$ -	$ -	$ -	$ -						$	160.50
Clubhouse Utilities	$ 6,500.00	$ 609.99	$ 394.57	$ 645.40	$ 627.32	$ 331.67	$ 806.25	$ 624.48						$	4,039.68
*Contracted Lawn Service	$ 173,000.00	$ 14,249.45	$ 14,368.20	$ 14,368.20	$ 14,368.20	$ 14,368.20	$ 14,368.20	$ 14,368.20						$	100,458.65
*Contracted Irrigation Expenses	$ 77,200.00	$ 6,435.00	$ 6,435.00	$ 6,435.00	$ 6,435.00	$ 6,435.00	$ 6,435.00	$ 6,435.00						$	45,045.00
*Contracted Fert and Pest for lawns	$ 31,000.00	$ 2,557.50	$ 2,257.50	$ 2,557.50	$ 2,557.50	$ 2,557.50	$ 2,557.50	$ 2,557.50						$	17,602.50
Community Annual Mulch	$ -		$ -	$ -	$ -	$ -	$ -	$ -						$	-
Entrance & Easement Landscaping	$ 500.00	$ 74.16	$ -	$ -	$ -	$ -	$ -							$	74.16
Gate Repairs	$ 5,000.00	$ (285.91)	$ 152.00	$ 1,116.53	$ 501.96	$ (105.00)	$ 259.87	$ 373.96						$	2,013.41
Gate Telephone	$ 1,200.00	$ 160.65	$ 115.00	$ 115.00	$ 115.00	$ -	$ 230.00	$ 115.00						$	850.65
Gate House Expenses	$ 5,000.00	$ 624.31	$ 333.53	$ 336.28	$ 416.61	$ 2,520.46	$ 451.28	$ 451.28						$	5,133.75
Inspections	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -						$	-
Irrigation Repair	$ 7,000.00	$ 797.45	$ 2,176.60	$ 1,376.90	$ 360.27	$ 1,567.35	$ 1,637.27	$ 2,110.60						$	10,026.44
Irrigation Water - Common Area - Electric- Guard House Util	$ 5,500.00	$ 716.42	$ 329.05	$ 759.86	$ 669.97	$ 536.70	$ 795.06	$ 631.85						$	4,438.91
Landscape & Tree Maintenance	$ 49,190.00	$ -	$ -	$ -	$ 10,060.80	$ -	$ -	$ -						$	10,060.80
Miscellaneous Repairs & Supplies	$ 10,000.00	$ -	$ 8.01	$ (7.00)	$ (64.37)	$ (220.00)	$ 1,289.40	$ -						$	1,006.04
Mitigation Area & Pond Maintenance	$ 1,000.00	$ -	$ 165.00	$ 165.00	$ 165.00	$ 165.00	$ 165.00	$ 165.00						$	990.00
Permitter Fence	$ 2,000.00	$ -	$ -	$ -	$ -	$ -	$ 500.00	$ -						$	500.00
Security	$ 189,000.00	$ -	$ 14,650.00	$ 14,650.00	$ 14,650.00	$ 14,650.00	$ 14,650.00	$ 14,650.00						$	87,900.00
Street Lighting	$ 12,625.00	$ 2,101.52	$ -	$ 2,077.47	$ 1,041.16	$ -	$ 2,101.52	$ -						$	7,321.67
Surveillance Cameras	$ 1,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -						$	-
SWFWMD compliance	$ 500.00	$ -	$ 1,150.00	$ -	$ -	$ -	$ -	$ -						$	1,150.00
Bad Debt Expense	$ 16,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -						$	-
Total Grounds Maintenance Expenses	**$ 590,065.00**	**$ 28,427.06**	**$ 42,920.98**	**$ 45,303.66**	**$ 52,814.13**	**$ 43,581.76**	**$ 46,979.66**	**$ 42,933.53**						**$**	**302,960.78**
Reserve Contribution	**$ 44,795.00**	**$ 3,732.92**	**$ 3,732.92**	**$ 3,732.92**	**$ 3,732.92**	**$ 3,732.92**	**$ 3,732.92**	**$ 3,732.92**						**$**	**26,130.44**
Total Annual Expenses	**$ 678,300.00**	**$ 32,077.23**	**$ 49,056.49**	**$ 51,664.83**	**$ 59,965.50**	**$ 49,348.06**	**$ 47,911.78**	**$ 49,558.17**						**$**	**339,582.06**
Uncollected Dues 2021		$ 69,756.01	$ 47,612.11	$ 34,121.58	$ 62,653.28	$ 36,808.16	$ 20,083.63	$ 58,582.01							
Calculated Homeowner Expenses															
Monthly	$ 178.88														
Quarterly	$ 536.63														
Annually	$ 2,146.52														