	2021 Budget												
Quarterly Homeowner Dues	$ 525.00												
Assessments - 316 units	$ 663,600.00	$ 95,574.81	$ 21,026.94										
Excess Income Prior Year	$ -												
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**
GENERAL & ADMINISTRATIVE													
Annual Corporate Report	$ 60.00	$ 61.25	$ -										
Annual Meeting	$ -	$ -	$ -										
CPA Services	$ 5,700.00	$ -	$ -										
D&O Insurance	$ 2,300.00	$ -	$ -										
Liability & Property Insurance	$ 7,000.00	$ -	$ -										
Legal Expenses	$ 5,000.00	$ (2,013.00)	$ 551.34										
Management Fee	$ 20,880.00	$ 1,740.00	$ 1,740.00										
Miscellaneous/Bank Fees	$ 80.00	$ 12.00	$ 111.25										
Phone & Fax & Email	$ 300.00	$ 117.00	$ -										
Postage	$ 600.00	$ -	$ -										
Printing, Copying & Supplies	$ 500.00	$ -	$ -										
Storage Fees	$ 1,020.00	$ -	$ -										
Total General & Administrative Expenses	**$ 43,440.00**	**$ (82.75)**	**$ 2,402.59**										
GROUNDS MAINTENANCE													
Club House R&M	$ 10,000.00	$ 225.00	$ 225.00										
Clubhouse Elevator	$ 2,050.00	$ 161.52	$ 161.52										
Clubhouse Termite & Pest	$ 800.00	$ -	$ -										
Clubhouse Utilities	$ 6,500.00	$ 609.99	$ 394.57										
*Contracted Lawn Service	$ 173,000.00	$ 14,249.45	$ 14,368.20										
*Contracted Irrigation Expenses	$ 77,200.00	$ 6,435.00	$ 6,435.00										
*Contracted Fert and Pest for lawns	$ 31,000.00	$ 2,557.50	$ 2,257.50										
Community Annual Mulch	$ -		$ -										
Entrance & Easement Landscaping	$ 500.00	$ 74.16	$ -										
Gate Repairs	$ 5,000.00	$ (285.91)	$ 152.00										
Gate Telephone	$ 1,200.00	$ 160.65	$ 115.00										
Gate House Expenses	$ 5,000.00	$ 624.31	$ 333.53										
Inspections	$ -	$ -	$ -										
Irrigation Repair	$ 7,000.00	$ 797.45	$ 2,176.60										
Irrigation Water - Common Area - Electric- Guard House Util	$ 5,500.00	$ 716.42	$ 329.05										
Landscape & Tree Maintenance	$ 49,190.00	$ -	$ -										
Miscellaneous Repairs & Supplies	$ 10,000.00	$ -	$ 8.01										
Mitigation Area & Pond Maintenance	$ 1,000.00	$ -	$ 165.00										
Permitier Fence	$ 2,000.00	$ -	$ -										
Security	$ 189,000.00	$ -	$ 14,650.00										
Street Lighting	$ 12,625.00	$ 2,101.52	$ -										
Surveillance Cameras	$ 1,000.00	$ -	$ -										
SWFWMD compliance	$ 500.00	$ -	$ 1,150.00										
Bad Debt Expense	$ 16,500.00	$ -	$ -										
Total Grounds Maintenance Expenses	**$ 590,065.00**	**$ 28,427.06**	**$ 42,920.98**										
Reserve Contribution	**$ 44,795.00**	**$ 3,732.92**	**$ 3,732.92**										
Total Annual Expenses	**$ 678,300.00**	**$ 32,077.23**	**$ 49,056.49**										
Uncollected Dues 2021		$ 69,756.01	$ 47,612.11										
Calculated Homeowner Expenses													
Monthly	$ 178.88												
Quarterly	$ 536.63												
Annually	$ 2,146.52												