2022 Monthly Operating Budget (Jan 01- Dec 31)
Monthly Dues amount for 2022 $437.00

Assessments & Revenue	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	YEARLY
Maintenance Assessments	$ 84,951.33	$ 84,951.33	$ 84,951.33	$ 84,951.33	$ 84,951.33	$ 84,951.33	$ 84,951.33	$ 84,951.33	$ 84,951.33	$ 84,951.33	$ 84,951.33	$ 84,951.33	$1,019,416.00
Less- Credit Risk Allowance													
Reserves/Per Reserve Study	$ 30,416.67	$ 30,416.67	$ 30,416.67	$ 30,416.67	$ 30,416.67	$ 30,416.67	$ 30,416.67	$ 30,416.67	$ 30,416.67	$ 30,416.67	$ 30,416.67	$ 30,416.67	$ 365,000.00
Prior Year Surplus	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Late Fees													$ -
Interest Income	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 3,000.00
Cable Bonus Income													
Condominium Questionnaire	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Gate Key/bar codes	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Application Fees	$ 12.50	$ 12.50	$ 12.50	$ 12.50	$ 12.50	$ 12.50	$ 12.50	$ 12.50	$ 12.50	$ 12.50	$ 12.50	$ 12.50	$ 150.00
Bad Debt Recovery	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fines Income													
Attorney Fees													
Total Revenues													**$1,387,566.00**

Expenses	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	YEARLY
Adminstrative Expenses													
Management Fees	$ 5,250.00	$ 5,250.00	$ 5,250.00	$ 5,250.00	$ 5,250.00	$ 5,250.00	$ 5,250.00	$ 5,250.00	$ 5,250.00	$ 5,250.00	$ 5,250.00	$ 5,250.00	$ 63,000.00
Management Other													
Audit & Tax Prep	$ 362.50	$ 362.50	$ 362.50	$ 362.50	$ 362.50	$ 362.50	$ 362.50	$ 362.50	$ 362.50	$ 362.50	$ 362.50	$ 362.50	$ 4,350.00
Accounting Services	$ 1,144.00	$ 1,144.00	$ 1,144.00	$ 1,144.00	$ 1,144.00	$ 1,144.00	$ 1,144.00	$ 1,144.00	$ 1,144.00	$ 1,144.00	$ 1,144.00	$ 1,144.00	$ 13,728.00
Legal & Professional	$ 416.67	$ 416.67	$ 416.67	$ 416.67	$ 416.67	$ 416.67	$ 416.67	$ 416.67	$ 416.67	$ 416.67	$ 416.67	$ 416.67	$ 5,000.00
Domaine Name	$ 9.00	$ 9.00	$ 9.00	$ 9.00	$ 9.00	$ 9.00	$ 9.00	$ 9.00	$ 9.00	$ 9.00	$ 9.00	$ 9.00	$ 108.00
Recreational Activities	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Computer repairs/support	$ 41.67	$ 41.67	$ 41.67	$ 41.67	$ 41.67	$ 41.67	$ 41.67	$ 41.67	$ 41.67	$ 41.67	$ 41.67	$ 41.67	$ 500.00
Website Maintenance	$ 66.67	$ 66.67	$ 66.67	$ 66.67	$ 66.67	$ 66.67	$ 66.67	$ 66.67	$ 66.67	$ 66.67	$ 66.67	$ 66.67	$ 800.00
Insurance	$ 20,914.92	$ 20,914.92	$ 20,914.92	$ 20,914.92	$ 20,914.92	$ 20,914.92	$ 20,914.92	$ 20,914.92	$ 20,914.92	$ 20,914.92	$ 20,914.92	$ 20,914.92	$ 250,979.00
Insurance Appraisal	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Copier Service	$ 54.17	$ 54.17	$ 54.17	$ 54.17	$ 54.17	$ 54.17	$ 54.17	$ 54.17	$ 54.17	$ 54.17	$ 54.17	$ 54.17	$ 650.00
Postage	$ 54.17	$ 54.17	$ 54.17	$ 54.17	$ 54.17	$ 54.17	$ 54.17	$ 54.17	$ 54.17	$ 54.17	$ 54.17	$ 54.17	$ 650.00
Office Supplies	$ 75.00	$ 75.00	$ 75.00	$ 75.00	$ 75.00	$ 75.00	$ 75.00	$ 75.00	$ 75.00	$ 75.00	$ 75.00	$ 75.00	$ 900.00
Application Expense	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Fees to the division	$ 113.00	$ 113.00	$ 113.00	$ 113.00	$ 113.00	$ 113.00	$ 113.00	$ 113.00	$ 113.00	$ 113.00	$ 113.00	$ 113.00	$ 1,356.00
Corp. Annual Fee	$ 5.17	$ 5.17	$ 5.17	$ 5.17	$ 5.17	$ 5.17	$ 5.17	$ 5.17	$ 5.17	$ 5.17	$ 5.17	$ 5.17	$ 62.00
Subscription/Education/Renewals	$ 20.83	$ 20.83	$ 20.83	$ 20.83	$ 20.83	$ 20.83	$ 20.83	$ 20.83	$ 20.83	$ 20.83	$ 20.83	$ 20.83	$ 250.00
Bad Debt	$ 41.67	$ 41.67	$ 41.67	$ 41.67	$ 41.67	$ 41.67	$ 41.67	$ 41.67	$ 41.67	$ 41.67	$ 41.67	$ 41.67	$ 500.00

Administrative Expense Con't	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	YEARLY
Ins Appraisal	$ 95.83	$ 95.83	$ 95.83	$ 95.83	$ 95.83	$ 95.83	$ 95.83	$ 95.83	$ 95.83	$ 95.83	$ 95.83	$ 95.83	$ 1,150.00
Fido Bags	$ 59.17	$ 59.17	$ 59.17	$ 59.17	$ 59.17	$ 59.17	$ 59.17	$ 59.17	$ 59.17	$ 59.17	$ 59.17	$ 59.17	$ 710.00
													$344,693.00

Expenses Con't	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	YEARLY
Utilities													
Electric	$ 1,934.08	$ 1,934.08	$ 1,934.08	$ 1,934.08	$ 1,934.08	$ 1,934.08	$ 1,934.08	$ 1,934.08	$ 1,934.08	$ 1,934.08	$ 1,934.08	$ 1,934.08	$ 23,209.00
Water , Sewer, Stormwater	$ 13,417.00	$ 13,417.00	$ 13,417.00	$ 13,417.00	$ 13,417.00	$ 13,417.00	$ 13,417.00	$ 13,417.00	$ 13,417.00	$ 13,417.00	$ 13,417.00	$ 13,417.00	$ 161,004.00
Trash Collection	$ 3,801.75	$ 3,801.75	$ 3,801.75	$ 3,801.75	$ 3,801.75	$ 3,801.75	$ 3,801.75	$ 3,801.75	$ 3,801.75	$ 3,801.75	$ 3,801.75	$ 3,801.75	$ 45,621.00
Telephone/Internet	$ 550.00	$ 550.00	$ 550.00	$ 550.00	$ 550.00	$ 550.00	$ 550.00	$ 550.00	$ 550.00	$ 550.00	$ 550.00	$ 550.00	$ 6,600.00
Cable TV	$ 11,988.17	$ 11,988.17	$ 11,988.17	$ 11,988.17	$ 11,988.17	$ 11,988.17	$ 11,988.17	$ 11,988.17	$ 11,988.17	$ 11,988.17	$ 11,988.17	$ 11,988.17	$ 143,858.00
City Water for Irrigation	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
													$ 380,292.00
Expenses Con't	**JANUARY**	**FEBRUARY**	**MARCH**	**APRIL**	**MAY**	**JUNE**	**JULY**	**AUGUST**	**SEPTEMBER**	**OCTOBER**	**NOVEMBER**	**DECEMBER**	**YEARLY**
Building & Equipment													
Bldg Maintenance & Supply	$ 833.33	$ 833.33	$ 833.33	$ 833.33	$ 833.33	$ 833.33	$ 833.33	$ 833.33	$ 833.33	$ 833.33	$ 833.33	$ 833.33	$ 10,000.00
Golf Cart Maintenance	$ 83.33	$ 83.33	$ 83.33	$ 83.33	$ 83.33	$ 83.33	$ 83.33	$ 83.33	$ 83.33	$ 83.33	$ 83.33	$ 83.33	$ 1,000.00
Gate Maintenance & Repairs	$ 125.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00	$ 1,500.00
Janitorial Service	$ 1,900.00	$ 1,900.00	$ 1,900.00	$ 1,900.00	$ 1,900.00	$ 1,900.00	$ 1,900.00	$ 1,900.00	$ 1,900.00	$ 1,900.00	$ 1,900.00	$ 1,900.00	$ 22,800.00
Janitorial Supplies	$ 83.33	$ 83.33	$ 83.33	$ 83.33	$ 83.33	$ 83.33	$ 83.33	$ 83.33	$ 83.33	$ 83.33	$ 83.33	$ 83.33	$ 1,000.00
Backflow/Hydrant/Extinguisher Inspections	$ 106.25	$ 106.25	$ 106.25	$ 106.25	$ 106.25	$ 106.25	$ 106.25	$ 106.25	$ 106.25	$ 106.25	$ 106.25	$ 106.25	$ 1,275.00
Lake Mint/Littoral Zone	$ 206.00	$ 206.00	$ 206.00	$ 206.00	$ 206.00	$ 206.00	$ 206.00	$ 206.00	$ 206.00	$ 206.00	$ 206.00	$ 200.00	$ 2,472.00
Road & Sign Maintenance	$ 41.67	$ 41.67	$ 41.67	$ 41.67	$ 41.67	$ 41.67	$ 41.67	$ 41.67	$ 41.67	$ 41.67	$ 41.67	$ 41.67	$ 500.00
Fountain Maint./Repairs	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 1,200.00
Pest Control-Clubhouse Interior	$ 41.67	$ 41.67	$ 41.67	$ 41.67	$ 41.67	$ 41.67	$ 41.67	$ 41.67	$ 41.67	$ 41.67	$ 41.67	$ 41.67	$ 500.00
Lighting/Electrician	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 3,000.00
Maintenance Supplies	$ 25.00	$ 25.00	$ 25.00	$ 25.00	$ 25.00	$ 25.00	$ 25.00	$ 25.00	$ 25.00	$ 25.00	$ 25.00	$ 25.00	$ 300.00
Roofing/Drywall Repairs	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 24,000.00
Camera Repairs	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 2,000.00
Termite Bond	$ 1,819.00	$ 1,819.00	$ 1,819.00	$ 1,819.00	$ 1,819.00	$ 1,819.00	$ 1,819.00	$ 1,819.00	$ 1,819.00	$ 1,819.00	$ 1,819.00	$ 1,819.00	$ 21,828.00
Rodent Boxes	$ 206.25	$ 206.25	$ 206.25	$ 206.25	$ 206.25	$ 206.25	$ 206.25	$ 206.25	$ 206.25	$ 206.25	$ 206.25	$ 206.25	$ 2,475.00
Power Box Restoration													
Expenses Con't													**$ 95,850.00**
Grounds	**JANUARY**	**FEBRUARY**	**MARCH**	**APRIL**	**MAY**	**JUNE**	**JULY**	**AUGUST**	**SEPTEMBER**	**OCTOBER**	**NOVEMBER**	**DECEMBER**	**YEARLY**
Landscape Maintenance	$ 5,965.00	$ 5,965.00	$ 5,965.00	$ 5,965.00	$ 5,965.00	$ 5,965.00	$ 5,965.00	$ 5,965.00	$ 5,965.00	$ 5,965.00	$ 5,965.00	$ 5,965.00	$ 71,580.00
Landscape Replacement	$ 750.00	$ 750.00	$ 750.00	$ 750.00	$ 750.00	$ 750.00	$ 750.00	$ 750.00	$ 750.00	$ 750.00	$ 750.00	$ 750.00	$ 9,000.00
Pest Control/Shrubs/Grass	$ 1,891.77	$ 1,891.77	$ 1,891.77	$ 1,891.77	$ 1,891.77	$ 1,891.77	$ 1,891.77	$ 1,891.77	$ 1,891.77	$ 1,891.77	$ 1,891.77	$ 1,891.77	$ 22,701.20
Irrigation Contract	$ 540.00	$ 540.00	$ 540.00	$ 540.00	$ 540.00	$ 540.00	$ 540.00	$ 540.00	$ 540.00	$ 540.00	$ 540.00	$ 540.00	$ 6,480.00
Irrigation Supplies/Repairs	$ 333.33	$ 333.33	$ 333.33	$ 333.33	$ 333.33	$ 333.33	$ 333.33	$ 333.33	$ 333.33	$ 333.33	$ 333.33	$ 333.33	$ 4,000.00
Mulch	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Pressure Wash	$ 458.33	$ 458.33	$ 458.33	$ 458.33	$ 458.33	$ 458.33	$ 458.33	$ 458.33	$ 458.33	$ 458.33	$ 458.33	$ 458.33	$ 5,500.00
Tree Trimming	$ 750.00	$ 750.00	$ 750.00	$ 750.00	$ 750.00	$ 750.00	$ 750.00	$ 750.00	$ 750.00	$ 750.00	$ 750.00	$ 750.00	$ 9,000.00
Christmas Lights & Decorations	$ 208.33	$ 208.33	$ 208.33	$ 208.33	$ 208.33	$ 208.33	$ 208.33	$ 208.33	$ 208.33	$ 208.33	$ 208.33	$ 208.33	$ 2,500.00
Grounds Expenses Con't													
Hoover Pump System Maint.	$ 141.67	$ 141.67	$ 141.67	$ 141.67	$ 141.67	$ 141.67	$ 141.67	$ 141.67	$ 141.67	$ 141.67	$ 141.67	$ 141.67	$ 1,700.00
Preserve & Perimeter Maint.	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 3,000.00

Sidewalk Repairs													
													$ 135,461.20
Expenses Con't	**JANUARY**	**FEBRUARY**	**MARCH**	**APRIL**	**MAY**	**JUNE**	**JULY**	**AUGUST**	**SEPTEMBER**	**OCTOBER**	**NOVEMBER**	**DECEMBER**	**YEARLY**
Pool & Recreation													
Pool Maintenance & Repairs	$ 410.00	$ 410.00	$ 410.00	$ 410.00	$ 410.00	$ 410.00	$ 410.00	$ 410.00	$ 410.00	$ 410.00	$ 410.00	$ 410.00	$ 4,920.00
Rec Area Maint. & Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Pool Operating Permit	$ 16.67	$ 16.67	$ 16.67	$ 16.67	$ 16.67	$ 16.67	$ 16.67	$ 16.67	$ 16.67	$ 16.67	$ 16.67	$ 16.67	$ 200.00
Contract Services													**$ 5,120.00**
Security Guards	$ 4,916.67	$ 4,916.67	$ 4,916.67	$ 4,916.67	$ 4,916.67	$ 4,916.67	$ 4,916.67	$ 4,916.67	$ 4,916.67	$ 4,916.67	$ 4,916.67	$ 4,916.67	$ 59,000.00
Miscellaneous													**$ 59,000.00**
Miscellaneous/Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Transfer to Reserves													
Transfer to Reserves	$ 30,416.67	$ 30,416.67	$ 30,416.67	$ 30,416.67	$ 30,416.67	$ 30,416.67	$ 30,416.67	$ 30,416.67	$ 30,416.67	$ 30,416.67	$ 30,416.67	$ 30,416.67	$ 365,000.00
													$ 365,000.00
Total Assessments													$1,387,566.00
												Monthly	Yearly
Assessments & Revenues												$115,451.35	**$1,385,416.20**
Over (under) Expenses													$2,149.80