

2025 Budget



Account	Description	2025 Proposed Budget	Projected 2024 as of 8/31/2024	2024 Budget
REVENUE	Assessment Per lot	\$ 3,000	\$ 2,662	\$ 2,600
40000	Owner Assessments (596)	\$ 1,788,000	\$ 1,549,600	\$ 1,549,600
40002 00	Reserve Income	\$ 40,000	\$ 50,000	\$ -
40011	Late Fee Income	\$ 6,000	\$ 4,000	\$ 6,000
40013 OFFSET	Lien Fees	\$ -	\$ -	\$ -
40014 OFFSET	Legal Fee Income	\$ 4,000	\$ 4,000	\$ 4,000
40025 OFFSET	Returned Check NSF Fees	\$ -	\$ -	\$ -
40045	Transfer Fees 250	\$ 8,000	\$ 11,000	\$ 5,000
40060 OFFSET	RFID Car Tag Income	\$ 6,500	\$ 25,000	\$ 3,000
40065	Violation Fees	\$ -	\$ -	\$ -
40068 OFFSET	Key Fob Income	\$ -	\$ 470	\$ 2,000
20081 OFFSET	ARB - Impact Fee Income	\$ -	\$ -	\$ -
40070 OFFSET	ARB - Review Fee Income	\$ -	\$ -	\$ 30,000
20082-05	ARB - Construction Deposit Income	\$ -	\$ -	\$ -
40078	Late Fee Interest	\$ 3,108	\$ 15,000	\$ 5,000
40080	Operating Interest/Dividends	\$ 12,000	\$ 15,000	\$ 15,000
80001	Reserve Interest/Dividends	\$ -	\$ -	\$ 30,000
40085	Prior Year Bad Debt Collection	\$ -	\$ -	\$ -
40090	Miscellaneous Income	\$ 5,810	\$ 2,000	\$ -
24000 OFFSET	Boat Dock Income (30x\$500)	\$ -	\$ -	\$ 222,115
41004 OFFSET	Firewise Income	\$ 46,600	\$ 46,600	\$ 60,000
42000	Estoppel Income	\$ 6,000	\$ 9,000	\$ 4,000
**TOTAL REVENUE		\$ 1,926,018	\$ 1,731,670	\$ 1,935,715
EXPENSES				
**ADMINISTRATIVE				
50003	License, Taxes, Permit	\$ 3,500	\$ 4,000	\$ 1,200
50004	Uniforms	\$ 500	\$ 200	\$ 500
50012 00	Bad Debts	\$ 36,000	\$ 33,800	\$ 33,800
50015	Bank Charges	\$ 250	\$ 400	\$ 250
50055	Meeting Expenses (ANNUAL)	\$ 2,400	\$ 2,000	\$ 1,700
50057	Social Amenities - Events	\$ 24,000	\$ 18,000	\$ 24,000
50058	Social Amenities - Holiday Lights	\$ 18,000	\$ 18,000	\$ 18,000
50059	Social Amenities - Water Cooler	\$ 2,100	\$ 1,800	\$ 1,800
50064 00	Administrative	\$ 2,700	\$ 4,000	\$ 2,700
50064 065	Administrative - Billing Production	\$ 3,300	\$ 3,300	\$ 3,300
50069	WELCOME KITS	\$ 3,000	\$ 1,500	\$ 6,000
50070	Office Software-qb, zoom, docuSign, ect	\$ 3,000	\$ 2,800	\$ 3,000
50075	Office Supplies	\$ 3,000	\$ 2,000	\$ 6,000
50076	Web Page / Internet	\$ 6,500	\$ 11,000	\$ 6,500
50090 45	Professional Fees - Reserve Study	\$ 1,000	\$ -	\$ -
50125	Postage / Printing	\$ 4,000	\$ 4,000	\$ 5,000
**TOTAL ADMINISTRATIVE		\$ 113,250	\$ 106,800	\$ 113,750
52028	Property & Liability	16,676	18,905	26,906
52031	Property/Wind	53,104	44,608	43,134
52032	Umbrella Insurance	5,420	5,403	6,246
52034	Flood Insurance	15,100	13,345	12,023
52035	Directors & Officers Insurance	4,925	4,895	4,805
52062 10	FIDELITY/CRIME	627	632	673
52063	Workers Comp Ins.	510	535	543
	Boat Dock Insurance	13,000	0	0
**TOTAL PROPERTY INSURANCE		\$ 109,362	\$ 88,323	\$ 95,194

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**UTILITIES					
54050 00	Electricity	\$ 48,000	\$ 46,000	\$ 52,250	
54070 00	Water & Sewer	\$ 10,200	\$ 8,000	\$ 10,400	
54070 30	Water & Sewer - Irrigation	\$ 7,000	\$ 5,500	\$ 5,500	
54071	Shared Water Cost (St. Joes)	\$ 25,500	\$ 25,500	\$ 25,500	
54080	Gas Pool Heat	\$ 26,000	\$ 22,000	\$ 22,000	
54090	Bundled Telecom Service	\$ 14,400	\$ 14,500	\$ 11,500	
54095	Trash and Recycling	\$ 80,000	\$ 78,000	\$ 70,000	
60075	Janitorial Service	\$ 45,000	\$ 42,000	\$ 45,000	
**TOTAL UTILITIES		\$ 256,100	\$ 241,500	\$ 242,150	
**CONTRACTS					
60030	Pest Control**	\$ 8,450	\$ 8,000	\$ 8,450	
61000	Management Fees	\$ 46,788	\$ 44,232	\$ 44,232	
61001	Prof. Serv. - ARB Review Expense	\$ -	\$ -	\$ 30,000	
61002	Prof. Serv. - Tax & Audit	\$ 18,000	\$ 24,000	\$ 10,000	
61003	Prof. Serv. - Engineering	\$ -	\$ -	\$ -	
61004	Prof. Serv. - Legal	\$ 20,000	\$ 40,000	\$ 15,000	
61005	Prof. Serv. - Collections	\$ 6,000	\$ 6,000	\$ 6,000	
61006	Professional Bookkeeping Services \$2600	\$ 31,200	\$ 35,000	\$ 37,440	
**TOTAL CONTRACTS		\$ 130,438	\$ 157,232	\$ 151,122	
TOTAL General and Admin		\$ 609,150	\$ 593,855	\$ 602,216	
65000 Salaries & Benefits					
**TOTAL SALARIES & BENEFITS		\$ 349,830	\$ 261,855	\$ 261,855	
MAINTENANCE					
70025	R&M - Capital Improvements	\$ 100,000	\$ 14,000	\$ 20,000	
70060	R&M - General Repairs & Maint.	\$ 42,569	\$ 50,000	\$ 35,000	
70062	R&M - Building (YARD)	\$ 1,500	\$ 1,500	\$ 1,500	
70063	R&M - Pond Cleanp & Maintenance	\$ 10,000	\$ 15,000	\$ 20,000	
70064	R&M - Boathouse Maintenance	\$ 2,000	\$ -	\$ 2,000	
70065	R&M - Pool Chemicals	\$ 14,000	\$ 13,000	\$ 13,000	
70066	R&M - Pool SUPPLIES/REPAIRS/MAINT	\$ 10,000	\$ 15,000	\$ 10,000	
70067	R&M - Other Supplies, dog station, propane	\$ 3,000	\$ 4,000	\$ 10,000	
70068	R&M - Exterior Lighting	\$ 18,000	\$ 18,000	\$ 18,000	
70069	R&M - Fitness Equipment Maintenance	\$ 10,344	\$ 2,000	\$ 1,000	
70070	R&M - Janitorial Supplies	\$ 7,500	\$ 7,000	\$ 7,500	
70072	R&M - Signage	\$ 7,500	\$ 10,000	\$ 7,500	
70073	R&M - Equipment Gas & Maintenance	\$ 4,000	\$ 2,000	\$ 5,500	
LANDSCAPE					
70134	Landscape Maintenance Contract	\$ 383,610	\$ 375,000	\$ 349,013	
70135	Landscape Improvements	\$ 25,000	\$ 25,000	\$ 30,800	
70136	Landscaping - Tree Maintenance	\$ 18,500	\$ 18,000	\$ 24,500	
70137	Irrigation - Repairs & Maintenance	\$ 15,000	\$ 40,000	\$ 22,000	
20800 OFFSET	New Boat Dock Repairs/Maintenance	\$ 2,000	\$ -	\$ 222,115	
70193 OFFSET	Firewise Lot & Tree Removal	\$ 34,950	\$ 46,600	\$ 60,000	
**TOTAL MAINTENANCE & LANDSCAPE		\$ 709,473	\$ 656,100	\$ 859,428	
SECURITY & SURVEILLANCE					
60032	Security Gate Services	\$ 6,000	\$ 1,000	\$ 3,000	
60033 offset	Safety - Key Fobs & RFID Window Stickers	\$ 2,500	\$ 25,245	\$ 3,000	
60034	Gatehouse Safety and Office Supplies	\$ 4,000	\$ 1,000	\$ 4,000	
60035	Safety - Surveillance System	\$ 24,065	\$ 14,000	\$ 500	
**TOTAL SECURITY & SURVEILLANCE		\$ 36,565	\$ 41,245	\$ 10,500	
TOTAL EXPENSES		\$ 1,705,018	\$ 1,553,055	\$ 1,733,999	
**RESERVE TRANSFERS					
80000 00	Reserve Transfers	\$ 221,000	\$ 171,360	\$ 171,360	
80001	Reserve Interest			\$ 30,356	
Total Reserves		\$ 221,000	\$ 171,360	\$ 201,716	
TOTAL EXPENSES & RESERVES		\$ 1,926,018	\$ 1,724,415	\$ 1,935,715	
Net		0	0	0	

