

GL Acct #	Description	Approved 2024 Annual Budget	Projected 2024 Annual	Proposed 2025 Annual Budget	Remarks
	**REVENUE				
40000	Owner Assessments	3,424,511	3,423,137	3,811,204	Owner Assessments + Reserve Income = 2025 Assessment Total
40002-00	Reserve Income-	519,841	519,852	575,773	
40002-81	Reserve Income- Transfer	67,913	90,552	0	
40004	Special Assessment Fees	0	4,287,627	0	
40011	Late Fee Income	6,000	27,377	6,000	
40014	Legal Fee Income	1,000	3,173	1,000	
40025	Returned Check Fees	450	1,080	450	
40066	Transmitter Income	0	33	0	
40070	Auto Decals	4,500	8,053	4,500	
40078	Late Fee Interest	14,000	17,863	14,000	
40079	Recreation-Income/Sales	15,000	29,664	15,000	
40080	Interest Income	30,000	30,252	30,000	
40081	Reserve Interest	30,000	59,523	25,951	
40082	Spec Assess Interest	0	7,789	0	
40090	Miscellaneous Income	4,960	10,627	4,960	
40093	Capital Contribution	76,888	76,888	0	
40095	Prior Yrs Srpl/(Def)	436,112	436,112	40,000	Cameras from Capital Improvements
40115-01	Administrative Fee- - Reminder Letter	1,500	5,160	1,500	
40115-02	Administrative Fee- - Demand Letter	5,000	8,727	5,000	
40115-03	Administrative Fee- - ATP	1,500	600	1,500	
41000	Rental Income	31,200	20,788	200,000	Restaurant and Real Estate Office
41010	House Charges	0	80	0	
41065	Seaward- Advertising	2,400	0	2,400	Seaward and community channel ads
41114-00	Golf Course reservations-	108,000	129,240	108,000	
42000	Estoppel Income	12,000	20,789	12,000	
42033-00	Service Income-	11,200	12,236	11,200	Zumba, Yoga, etc.
42075	Tennis Lesson	35,000	23,740	0	
42090	Utilities.Sales.Rentals/Dept.	643	1,935	643	
42098	Utilities for restaurant	115,000	13,039	115,000	
43025	Sales Commissions	53,000	46,011	0	Moved to 41000

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43600	Rental Commission	37,000	44,415	0	moved to 41000
	<b>**TOTAL REVENUE</b>	5,044,618	9,356,362	4,986,081	
	<b>EXPENSES</b>				
	<b>**ADMINISTRATIVE</b>				
50008	Accounting Fees-CPA	12,000	12,000	12,000	Annual Audit
50012-00	Bad Debts-	1,600	1,600	1,600	
50015	Bank Charges	1,000	2,644	1,500	returned check fees
50019	Recreation Area	8,500	16,685	8,500	merchandise for resale
50022	Computer Maint/Supp	7,728	4,671	7,728	Computer maintenance & support
50024	Computer Program& Training Security	7,690	9,281	7,690	Security software and related
50026	Credit Card Processing Fees	1,500	2,947	1,500	merchant fees
50027	Credit Card Clearing	0	4,663	0	
50035	Dues & Subscriptions	8,430	8,145	8,430	Annual Subscriptions, software, etc.
50045-00	Legal Fees-	55,000	82,113	104,000	Attorney Fees
50050-00	License, Taxes, Permit-	4,055	3,552	4,055	
50050-10	License, Taxes, Permit- Commercial Space	3,254	3,571	3,254	
50055	Meetings	5,100	5,088	5,100	annual meeting & election
50059	Social Events	15,000	29,293	15,000	
50075	Office Supplies Administration	10,000	6,007	10,000	office supplies for all POA offices/depts
50076	Decals & Passes	2,748	1,705	2,748	Guest & Restaurant passes
50080	Postage & Freight	5,000	3,777	5,000	Postage including annual mtg mailers
50083-10	Equipment Lease- Office	19,561	13,751	19,561	Copier, Meter, cooler, etc.
50085	Seaward - Printing	3,600	4,045	3,685	\$306 per month fee
50090-03	Professional Fees- Consulting Fees	11,200	16,185	11,200	Fitness instruction, Seminars
50090-10	Professional Fees- Consultants	3,500	8,027	9,860	
50099	Misc. - Other	2,500	-267	2,500	not otherwise classified
50125	Website Design & Hosting	2,000	0	2,000	Domain and server hosting
51044	Sales & Use Tax	9,172	4,681	9,172	Sales tax - Recreation
	<b>**TOTAL ADMINISTRATIVE</b>	200,138	244,164	256,083	

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	<b>**PROPERTY INSURANCE</b>				
52028	Property & Liability	453,737	519,159	531,495	
52034	Flood Insurance	55,711	52,361	76,315	
52062-03	Insurance - Other - Appraisal	0	2,800	0	
	<b>**TOTAL PROPERTY INSURANCE</b>	<b>509,448</b>	<b>574,320</b>	<b>607,810</b>	
	<b>**UTILITIES</b>				
54050-00	Electricity-	128,400	101,459	132,561	3.24% increase per FPUA
54050-57	Electricity- Golf Course	7,500	1,260	7,743	3.24% increase per FPUA
54070-01	Water & Sewer- Building	93,121	40,184	96,139	3.24% increase per FPUA
54070-02	Water & Sewer- Common Area	64,200	71,109	66,281	3.24% increase per FPUA
54070-21	Water & Sewer- Golf Course	200,000	233,516	206,480	3.24% increase per FPUA
54081	Gas Propane	40,000	39,731	40,000	Pool Heating (seasonal)
54090	Gas & Oil Grounds	12,000	9,812	12,000	gas for equip. & vehicles
54100-00	Telephone-	21,000	23,075	21,000	phones including VOIP service
	<b>**TOTAL UTILITIES</b>	<b>566,221</b>	<b>520,146</b>	<b>582,204</b>	
	<b>**CONTRACTS</b>				
60010	Alarm Services	2,603	1,284	2,603	
60021-34	Contracts- Grounds Maintenance	138,424	138,424	138,424	Turf management contract
60037-25	Equipment Lease- Health Club Equip	15,173	12,268	15,173	cardio equip. lease 48 mo
60073	Irrigation Contract	12,096	12,096	12,096	Mausen Contract
60075	Janitorial Service	80,000	133,381	130,003	7 days per week janitorial services
60082	Internet Access	3,000	-823	1,500	
60090	Lawn & Irrigation	144,372	139,832	144,372	no increase
60095	Lawn Spray & Fertil	15,000	15,000	15,450	3% increase per Native Green
61000	Management Services	110,000	127,064	114,400	Management Fees + Schedule II costs
61010	Pest Control	5,628	5,292	5,800	3% increase
61020	Pool/Spa Contract	0	0	2,000	Symbiont contract - Geothermal heating main pool + spa
61045-00	Security Services-	363,051	369,088	575,000	Based on highest bidder

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61060	Uniforms Building	1,500	119	1,500	shirts maint and rec
61061	Uniforms Grounds	500	0	500	shirts
61063	Trash Removal Building	16,500	26,849	16,500	POA dumpsters
61067	Uniforms Golf Course	500	229	500	shirts
	<b>**TOTAL CONTRACTS</b>	<b>908,347</b>	<b>980,103</b>	<b>1,175,821</b>	
	<b>**SALARIES AND BENEFITS</b>				
65000-11	Salaries- Admin	197,224	201,764	211,919	
65000-17	Salaries- Grounds	162,057	166,275	170,160	
65000-27	Salaries- Recreation	172,712	153,668	165,658	
65000-80	Salaries- Building Maintenance	161,369	153,316	161,369	
65035-00	Salaries Golf Course-	173,859	152,151	88,260	
65041	Employee Benefits-Golf & Tennis	20,275	15,980	10,548	10% increase
65042	Employee Benefits-Life Style	40,550	28,764	42,192	10% increase
65043-00	Employee Benefits-Grounds-	30,413	19,176	31,644	10% increase
65055	Employee Benefits- Building	20,275	28,764	31,644	10% increase
65056	Payroll Burden-Golf & Tennis	43,465	38,039	22,383	25.4% per contract
65057	Employee Benefits-Admin	20,275	25,568	31,644	10% increase
65058	Employee's Lunches/Bonus	3,000	16,869	3,000	
65060	Payroll Burden Building	40,342	38,329	38,936	25.4% per contract
65065-00	Payroll Burden-Admin-	49,306	51,353	53,404	25.2% per contract
65070-00	Payroll Burden-Life Style-	43,178	38,417	37,934	25.4% per contract
65071	Payroll Burden-Grounds	40,514	41,568	41,373	25.4% per contract
	<b>**TOTAL SALARIES AND BENEFITS</b>	<b>1,218,814</b>	<b>1,170,001</b>	<b>1,142,068</b>	
	<b>**REPAIRS/MAINTENANCE</b>				
70015	Maint. & Repairs Restaurant	5,000	10,500	5,000	
70017	Maintenance of Dumb Waiter Restaurant	5,000	13,584	5,000	
70018	Beach & Dune Expenses	12,000	9,849	12,000	
70025	R&M-Building	25,000	9,001	20,000	
70045	Electrical labor Building	10,000	5,376	10,000	

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70048-01	R&M Equipment- Automotive	5,000	637	5,000	
70048-02	R&M Equipment- Alarm	1,500	72	1,500	
70048-24b	R&M Equipment- Fire Alarm/Sprinkl Parts	5,000	25,068	10,000	
70048-50	R&M Equipment- Rental	10,000	1,601	10,000	forklifts, lifts, etc.
70048-60	R&M Equipment- Tools	750	888	750	small tool replacement
70054	R&M-Gate	4,000	1,947	4,000	gate lift mechanics/ arms, etc.
70065	Misc. Golf Materials	5,000	2,139	5,000	
70076	Maintenance Supplies Grounds	15,000	12,605	15,000	common area grounds maintenance
70080	R&M-Roadways & Parking Lots Grounds	1,000	5,264	1,000	small roadway repairs outside of reserves
70090	R&M-Plumbing Labor Building	5,000	4,853	5,000	interior plumbing parts and labor
70095	R&M-Pool	30,000	30,104	30,000	pumps motors, parts not covered under warranty
70116	Equipment repairs Golf Course	50,000	42,573	50,000	
70120	Tennis Repairs & Maintenance Golf Course	20,000	9,795	20,000	
70125	R&M-Signs & Letters	10,000	1,336	10,000	stop signs
70133	Insecticides Golf Course	4,500	1,717	4,635	
70135	Landscaping Golf Course	12,000	10,841	12,000	
70137	Irrigation Repairs Golf Course	10,000	45,775	10,000	
70138	Tree Trim/Replace	75,000	113,333	90,000	
70143	Top Dressing Golf Course	7,000	6,455	7,000	
70160	Carpentry Supplies	5,000	355	5,000	
70169	Herbicides,Wetting Golf Course	18,500	3,919	18,500	
70170	Hurricane Cleanup	10,000	0	10,000	
70174	Aerifying/Vericutting	10,000	4,800	10,000	
70178	Golf Shop Expenses	5,500	7,216	5,500	
70179	Fertilizers For Golf Course	25,000	52,085	25,000	
70180	Paint Supplies	4,000	2,820	4,000	
70183	Seeding Golf	500	0	500	
70193	Small & Power Tools Golf	750	2,020	750	
70202-10	Tennis Center- Continuing Education	400	0	400	
70202-35	Tennis Center- Operating Supplies	2,000	2,337	2,000	

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70205	SB, BB & Bocce Court Repairs (Rec)	5,000	4,207	2,000	court maintenance
70207	Fitness Equip. Recreation	500	443	500	repairs covered under cardio lease
70208	Recreation Supplies	4,000	2,531	4,000	event supplies
70209	Entertainment for Holidays	1,000	3,389	1,000	
70219-00	Grounds Maintenance-	41,196	20,177	41,196	lake maint and common grounds maint
70219-10a	LandscapeConservation Area	0	0	53,840	Beach Dune invasive and seagrape maintenance
70289-00	Contingency-	0	887	0	
70299-00	R&M - Building-	20,000	10,308	20,000	larger bldg repairs
70299-08	R&M - Building- - Carpet Cleaning	6,000	6,721	1,000	floor mats
70299-26	R&M - Building- - HVAC	20,000	16,607	20,000	AC Repairs
70299-30	R&M - Building- - Janitorial	15,000	3,353	5,000	extra supplies outside of contract
70299-32	R&M - Building- - Life Safety	2,000	2,327	2,500	First aid, AED Maint, batteries
70299-40	R&M - Building- - Pest Control	0	1,507	0	
70299-95	R&M - Building- - Window Cleaning	4,800	5,100	4,800	window cleaning
	<b>**TOTAL REPAIRS/MAINTENANCE</b>	<b>528,896</b>	<b>518,422</b>	<b>580,371</b>	
	<b>**SPECIAL PROJECTS</b>				
74004-00	Capital Improvements-	225,000	104,988	40,000	cameras 2024 surplus
74005-00	Special Projects-	337,913	171,147	0	
	<b>**TOTAL SPECIAL PROJECTS</b>	<b>562,913</b>	<b>276,135</b>	<b>40,000</b>	
	<b>**SPECIAL ASSESSMENT</b>				
73000	Special Assess Transfer	0	4,287,627	0	
73001	Spec Assess-Interest	0	7,789	0	
	<b>**TOTAL SPECIAL ASSESSMENT</b>		<b>4,295,416</b>		
	<b>**RESERVE TRANSFERS</b>				
80000-00	Reserve Transfers-	519,841	519,852	575,773	Includes 3% increase to Beach and Dune
80001	Reserve Interest	30,000	59,523	25,951	

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80002	Reserve Income Transfer - Capital Contribution	0	90,552	0	
	<b>**TOTAL RESERVE TRANSFERS</b>	549,841	669,927	601,724	
	<b>**TOTAL EXPENSES</b>	5,044,618	9,248,634	4,986,081	
	<b>Operating Net Income or Loss</b>		107,728		

Total Proposed 2024 Operating Budget	\$4,986,081.00
Total Proposed Owner Assessment & Reserve Contribution	\$4,386,977.00
Total Units	1228
Total Proposed Annual Assessment Per Unit	\$3,572.46
Proposed Quarterly, Due 1/1, 4/1, 7/1, & 10/1	\$893.11