

170 Lady Diana Drive, Davenport FL 33837

Section 1 -- INCOME

	2021 Proposed Budget	2021 Actual Budget
Dues Assessments (221 Units)	\$132,600.00	\$133,200.00
Miscellaneous Income -transfer fees (new owner & membership charges), estoppel charges, finance charges, Mar 2021 dues, gate cards-remotes, violation assessments, homeowner repair assessments, Lien-ITL & Attorney charges to owner, bank charges to owner - Additional income from Checking for Storage Building		\$7,467.62
		\$29,041.22
Total Income	\$132,600.00	\$169,708.84

Section 2 -- Expenses Management & Administrative

Annual Corporate Report	\$70.00	\$70.00
Audit Fees	\$3,900.00	\$3,900.00
Architect - Fees	\$0.00	\$6,500.00
Community Events / Decorations	\$1,500.00	\$1,370.47
Gate Cards & Remotes	\$1,100.00	\$1,113.57
Insurance (Liability & Fidelity bond)	\$5,430.00	\$5,532.00
Legal Fees (Attorney & Owner Fees)	\$5,000.00	\$0.00
Licenses & Permits (pool, retention pond)	\$420.00	\$420.00
Management Contract	\$500.00	\$0.00
Misc Expenditures - vehicle damages, tow refund, estoppel refund, overpayment refund	\$500.00	\$320.00
Office Equipment	\$500.00	\$0.00
Postage, Fax & Delivery	\$1,200.00	\$1,642.25
Savings/Reserves	\$20,000.00	\$20,000.00
Supplies (Paper, Envelopes, Misc Supplies, Toner, Chemical Strips,	\$1,000.00	\$731.69
Travel (Mileage)	\$100.00	\$66.96
Total Management & Administrative Expenses	\$41,220.00	\$41,666.94

Savings/Reserve Balance

2020 Savings/Reserves End of Year Balance	\$343,300.95
2021 Savings/Reserves Deposited	\$20,000.00
2021 Bank Interest	\$351.54
2021 Savings/Reserves End of Year Balance	\$363,652.49

2021 End Year Checking Balance - apply \$29,041.22 for Storage Building (paid from Checking Account)

Balance Checking Account - \$201,385.32

Section 3 -- Expenses Common Grounds Maintenance & Repair 2021 Proposed Budget 2021 Actual Budget

Electric - Front Entrance	\$1,250.00	\$872.19
Electric - Lot 144	\$400.00	\$208.48
Electric - Pool	\$3,750.00	\$3,359.05
Electric - Street Lights	\$6,250.00	\$5,762.78
Electric - Repairs	\$200.00	\$85.66
Fence / Masonry Wall - Paint/Repairs	\$200.00	\$0.00
Internet	\$1,200.00	\$1,271.52
Landscape- Irrigation / Well Repairs	\$1,000.00	\$349.45
Landscaping - Maintenance Service Contracted	\$30,000.00	\$26,436.00
Painting	\$200.00	\$512.79
Pest Control	\$350.00	\$324.00
Phone - Gate	\$800.00	\$1,019.41
Phone - HOA	\$350.00	\$340.27
Plumbing - Repairs	\$200.00	\$8.13
Pool Equipment Misc	\$500.00	\$0.00
Pool House Cleaning Services - Contracted	\$4,000.00	\$3,450.00
Pool - Repairs	\$2,000.00	\$1,290.37
Pool Service - Contracted	\$12,000.00	\$10,100.00
Powerwashing	\$5,000.00	\$2,800.00
Recreation Equipment - Repairs	\$1,000.00	\$0.00
Repairs - Misc	\$1,000.00	\$31.06
Security - Cameras & Equip	\$1,000.00	\$780.56
Security - Camera Maintenance/Repairs	\$300.00	\$578.87
Security / Gate Equipment	\$0.00	\$395.00
Security Gate/Fence -Maintenance/ Misc Repairs	\$5,000.00	\$1,354.96
Security - Spike Strips	\$0.00	\$4,280.00
Signs	\$1,000.00	\$758.05
Storage Building & Maintenance	\$0.00	\$56,915.26
Streets Maintenance Repairs	\$2,000.00	\$1,800.00
Water - Pool	\$1,300.00	\$2,123.07
Water - Lot 144	\$600.00	\$408.52
Website	\$200.00	\$426.45
Total Grounds Maintenance & Repairs Expenses	\$83,050.00	\$128,041.90
GRAND TOTAL EXPENSES (Sections 2 & 3)	\$124,270.00	\$169,708.84
Net - 2021	\$8,330.00	(\$0.00)

