Plantation Oaks Homeowners Association

Notice of Board of Directors Meeting

To All Members:

An Open Board of Directors Meeting will be held on ***October 21st at 6:00 PM*** in the Association Club House.

Agenda Items:

Budget Workshop for 2020

Date: October 18, 2019

PLANTATION OAKS HOMEOWNERS ASSOCIATION

BY: MARILYN RUMSEY

Secretary

PLANTATION OAKS HOMEOWNER'S ASSOCIATION, INC
BOARD OF DIRECTOR'S MEETING
OCTOBER 21,2019

SPECIAL MEETING BUDGET WORKSHOP

Call to Order 6:45 PM by Tamara Rankin

A quorum of Board of Directors was established. Those present were:
Tamara Rankin, President
Nathan Montgomery, Vice President
Darryl Davis, Treasurer
Marilyn Rumsey, Secretary
Maria Mays, Director

The meeting agenda was posted on the 2 message boards, board by mailbox and bulletin board in clubhouse.

SPECIAL MEETING BUDGET WORKSHOP

Operating Budget was discussed and finalized.

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PLANTATION OAKS OPERATING BUDGET ANALYSIS
JUNE 19, 2019
Updated as of Sept 30, 2019

INCOME

Association/Assessment Income: $15,500 more than budgeted due to collections made from delinquent homeowners.

Interest Income: New bank is paying way better interest on Money Market, so although there was no budget for Interest Income, we have collected in excess of $4700.

Late fees: Again, no budget to compare to, but collected over $13000 – again from collections from delinquent homeowners.

Miscellaneous Income: Most of this is from legal fees collected from delinquent homeowners and is well above budget. Collected over $13,800 v budget of $3675.

Carryover funds from previous year: We anticipated using $12,866 per month. More on this later.

Storage Fees: We have collected 3 times more than anticipated; I presume some of this is due to collections from delinquent homeowners, but I'm not totally sure. I ran a report and it does not look like that much came from previous year, so maybe more people are using storage than anticipated.

Violation Fines: There was no budget for this line item, but we have collected over $8,700.

Bottom Line Income: We have collected $59,198 less than budgeted, but we had carryover funds to use.

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EXPENSES

Reserve Study: Over budget (zero) by $1,881.

Reserves Expenses: Over budget (zero) by $29,673. This is not what it seems and will be covered in the Reserve Budget Report.

Bank Fees: On budget.

Annual Budget - Comparative

Properties: Plantation Oaks Homeowners Assn of Brevard, Inc. - 979 Macon Drive Titusville, FL 32780

As of: Sep 2019

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
Income							
Association/Assessment Income	47,297.99	49,280.00	-1,982.01	458,983.76	443,520.00	15,463.76	591,360.00
Interest Income	384.94	0.00	384.94	4,779.51	0.00	4,779.51	0.00
FEES							
Late Fee	781.55	0.00	781.55	13,123.15	0.00	13,123.15	0.00
Total FEES	**781.55**	**0.00**	**781.55**	**13,123.15**	**0.00**	**13,123.15**	**0.00**
Deposit Forfeit	0.00	0.00	0.00	100.00	0.00	100.00	0.00
Miscellaneous Income	0.00	408.33	-408.33	13,793.10	3,675.01	10,118.09	4,900.00
PLANTATION OAKS INCOME							
Carryover Prev Year	0.00	12,866.66	-12,866.66	0.00	115,800.02	-115,800.02	154,400.00
Storage Fees	700.00	250.00	450.00	6,300.00	2,250.00	4,050.00	3,000.00
Violation Fines Income	1,090.21	0.00	1,090.21	8,967.87	0.00	8,967.87	0.00
Total PLANTATION OAKS INCOME	**1,790.21**	**13,116.66**	**-11,326.45**	**15,267.87**	**118,050.02**	**-102,782.15**	**157,400.00**
Total Operating Income	**50,254.69**	**62,804.99**	**-12,550.30**	**506,047.39**	**565,245.03**	**-59,197.64**	**753,660.00**
Expense							
LEGAL AND OTHER PROFESSIONAL FEES							
Reserve Study	0.00	0.00	0.00	1,881.00	0.00	-1,881.00	0.00
Total LEGAL AND OTHER PROFESSIONAL FEES	**0.00**	**0.00**	**0.00**	**1,881.00**	**0.00**	**-1,881.00**	**0.00**
Reserves Expenses	0.00	0.00	0.00	29,673.26	0.00	-29,673.26	0.00
PLANTATION OAKS EXPENSES							
ADMINISTRATION							
Bank Fees	59.85	100.00	40.15	861.80	900.00	38.20	1,200.00
Deferred Maintenance (Reserves)	3,450.00	25.00	-3,425.00	3,450.00	225.00	-3,225.00	300.00
HOA Supplies, Printing, Copying	308.98	458.33	149.35	7,463.44	4,125.01	-3,338.43	5,500.00

10,000

HOA Supplies, Printing, Copying: We are over budget by about $3300. This includes anything deemed an "office expense" with no other category to book it to.

Postage & Delivery: Running about $66 over budget at this time.

Website: Over budget by $2900. This will continue because there are fixed expenses of $600/month and budget was $200.

Bad Debt: Well under budget. Booked $500 to bad debt and planned for $36,000 to date. $11,800 will be added to this in October (Angelique Luke)

ADS Security: A little over budget. $100.

Maint & Repair: Over budget by $4700.

Maint Supplies: Under budget by almost $1000.

Pest Control: Under budget – no payments at all, but budgeted $150.

Pool Maint & Repair: Under budget by $2700.

Pool Pump Maint Contract: Budget $1500 – zero spent to date

Pool Service: Over budget by $2000

Helping Hands & Welcome Committee: Over budget by about $75

Special Events / Decorations: Under by about $400

Equipment Purchase & Repair: Under budget $1200

Gate Maint Contract: Budget $3750 – nothing spent yet (perhaps it's due later in year?)

Gate Repair & Maint: Over budget by $13,300 – but this may be covered in Reserves Report.

Security Cameras: Zero Operating Budget – Spent $24,700. A Reserves item and will be covered in Reserves Report.

Aquatic Maint: Under budget by $76.

Irrigation Repairs: Under budget by $877

Landscaping (flowers, annuals, plants): $1500 over budget

Lawn Fertilizer & Pest: Under budget by $9700

Lawn Service, Mulch, Oak, Crepe, Palms: Under budget by $21,700

Locks, Keys & Signs: Over budget by $100

Common Are Maint & Pressure Washing: Under budget by almost $17,000

Storm Drain Cleaning: Under by $550

Insurance: Budgeted but not paid yet

Audit & Accounting: Over by $6000

Legal Fees & Costs: Over by $7,600

Property Mgmt Fees: Over budget by $880 – add'l hours for meetings, etc.

Professional Fees: Under budget by $900

Real Estate Taxes: Budgeted by not paid yet

Gate Clickers: Under budget, but not a good tracking line item. HOA buys the clickers and then sells them, so it should zero out by end of year (or when supply runs out)

Security Guards: Over budget by $15,700 – maybe due to add'l work for summer & holidays?

Utilities: Under by $2400

Bottom line expenses: Over by $9,400 but all of that is more than covered by add'l income, reserves and using carryover income from previous years.

Summary:

Total Actual Income: $506,047.39
Total Actual Expenses: $535,463.18
Expenses exceed income by $29,415.79

Add $115,800 from previous year (carryover) to the income figure:
Funds available for use $621,847.39, less $365,032.49 actually spent = $86,383.82 left on hand.

This does not take reserves into account. See Reserves Report.

Total Budgeted Income: $565,245.03
Total Budgeted Expense: $526,090.10
Intended excess: $39,154.93

The total difference between actual and budgeted is $68,570.72 over budget; however, when you add the $115,800 from carryover to the actual income figure, you are more than $47,000 under budget.

RESERVES		
	January 2, 2020	
Account Name	Expected Balance	Monthly
Asphalt - Resurface	$339,370.39	$1,000.00
Asphalt - Seal/Repair	$0.00	$0.00
Chain Link Fence	$3,200.16	$0.00
Clubhouse A/C	$5,010.35	$79.83
Clubhouse Exterior (doors, windows)	$6,462.54	$140.00
Clubhouse Interior	$7,249.96	$0.00
Clubhouse Roof	$8,926.44	$89.00
Concrete Maintenance/Replacement	$6,619.08	$41.42
Entry Gates, Fencing, Vinyl Fence	$16,364.56	$317.75
Gate Repair & Maint	$1,429.33	$125.00
Insurance	$16,100.02	$1,341.67
Intercom/Entry System/Call Boxes	$4,751.14	$0.00
Mailboxes	$31,680.00	$440.00
Pool Deck	$1,576.24	$21.92
Pool Deck Furniture	$0.00	$10.00
Pool Fence	$666.98	$55.58
Pool Pumps	$7,125.00	$0.00
Pool Refinishing	$11,460.02	$171.67
Pool Temperature Regulator	$2,400.00	$200.00
Security Camera System Repairs	$18,682.06	$50.00
Sign/Monuments	$1,902.85	$26.42
Site PoleLights	$5,358.78	$102.08
Reserve Interest	$0.00	-$120.00
Total Reserves	**$496,335.90**	**$4,092.33**

Email Data
- Swift
- Data Mijas
-

- Continuity/email on that
-

This has been rolling around in my head and I double checked it today. Throw out everything you've received so far as I found notes that I had forgotten about.

The new Reserve Budget has been adjusted (which also means the Operating Budget got adjusted).

Reserve: I deleted Retention Pond & Perimeter Maint and moved it to Operating. I took the money from that and moved it to Clubhouse Exterior (Doors & Windows) where we were underfunded.

Increased Clubhouse Exterior by $115/mo

Added Vinyl Fence to the rest of the Entry Gates & Fencing and increased monthly contribution by $115.

Stopped Chain Link Fence contribution in 2020

Stopped Clubhouse A/C contribution in 2020

Insurance Deductible: How much is it? Can we stop contributing in 2020? ✓

Changed Pool Deck Furniture to $10/mo total

Changed Security Camera Systems to $50/mo

The new Monthly Contribution is $4,092.33 (down from $4,350 per month in 2019)

That changes the Operating Budget somewhat. I added the Retention Pond Mowing at $437.50 per month, reduced the Reserve Funding to $4,092.33 per month, and reduced the Carryover Usage from Previous Year to $9,714 (from $10,000). That puts us over by 70-82 cents per month. Once you are finalized, I'll put the pennies wherever you want so that we do not have any over/under.

To accomplish this, Association Fees go up to $120/month.

Let me know if you need this to be worked on more.

Thank you.

Gmail Rachel DeCamp <solutionswithrachel@gmail.com>

Budget

Rachel DeCamp <solutionswithrachel@gmail.com> Fri, Oct 25, 2019 at 3:47 PM
To: Maria Morse <maria.spmbkpr@gmail.com>

Basically, the entire budget grand total for all expenses cannot by higher than 12% over the previous year, or owner approval is required. Just one contract going up by 10% may not make the entire budget exceed 12% over the prior year. Understand?

From attorney, wanted to make sure we did not increase this much. I am sure we have not.

---------- Forwarded message ---------
From: **Kiernan, Scott** <SKiernan@beckerlawyers.com>
Date: Fri, Oct 25, 2019 at 3:22 PM
Subject: RE: Budget
To: Rachel DeCamp <solutionswithrachel@gmail.com>

Basically, the entire budget grand total for all expenses cannot by higher than 12% over the previous year, or owner approval is required. Just one contract going up by 10% may not make the entire budget exceed 12% over the prior year. Understand

Scott Kiernan
Shareholder
Board Certified in Construction Law

Becker

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Additional Services:

Any revisions, additions or redesign "The Client" requests "The Company" to perform that is not specified in this document shall be considered "additional" and will require separate agreement and payment. "The Company" shall advise "The Client" on any requested work that falls within these bounds.

Authorization:

"The Client" hereby authorizes "The Company" to access their web hosting account, providing active user name / password combinations for access to the server via FTP, assuring that 'write permissions' are in place on said hosting provider.

Termination:

"The Client" may cancel this website maintenance agreement at any time, by providing one month's written notice, provided that payment is up-to-date.

"The Company" reserves the right cancel this website maintenance agreement at any time, for any reason, without prior notification and will provide a cancellation notice either electronically or in writing sent to the address of record.

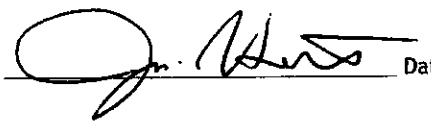
Legal:

"The Client" and "The Company" are independent parties and nothing in this Agreement shall constitute either party as the employer, principal or partner of or joint venture with the other party. Neither "The Client" nor "The Company" has any authority to assume or create any obligation or liability, either expressed or implied, on behalf of the other.

This Agreement shall be governed by and construed in accordance with the laws of Florida applicable therein.

The undersigned agrees to the terms of this agreement on behalf of his or her organization or business.

On behalf of the Client: _____ Date _____

On behalf of Company:  Date _____

2020 Addition	**Total Dec 31, 2020**
12 Months	
$12,000.00	$351,370.39
$0.00	$0.00
$0.00	$3,200.16
$958.00	$5,968.35
$1,680.00	$8,142.54
$0.00	$7,249.96
$1,068.00	$9,994.44
$497.00	$7,116.08
$3,813.00	$20,177.56
$1,500.00	$2,929.33
$16,100.00	$32,200.02 How much is deductible? Do we n
$0.00	$4,751.14
$5,280.00	$36,960.00
$263.00	$1,839.24
$120.00	$120.00
$667.00	$1,333.98
$0.00	$7,125.00
$2,060.00	$13,520.02
$2,400.00	$4,800.00
$600.00	$19,282.06
$317.00	$2,219.85
$1,225.00	$6,583.78
-$1,440.00	-$1,440.00
$0.00	$0.00
$49,108.00	**$545,443.90**

Gmail Rachel DeCamp <solutionswithrachel@gmail.com>

Re: Plantation Oaks

1 message

Jim Harvest <jim@harvestwebdesign.com> Fri, Oct 25, 2019 at 2:22 PM
To: Rachel DeCamp <solutionswithrachel@gmail.com>

Just checking back. If you want to start this on the 1st, we should start gathering login info for the various things I'll need. I'll need admin access to the Wordpress install and Cpanel access to the server if available. Let me know anything I can do to help you facilitate it.

Thank you,

Jim Harvest
Harvest Web Design
Ph: 321-506-9197

On Mon, Oct 21, 2019 at 11:04 AM Rachel DeCamp <solutionswithrachel@gmail.com> wrote:
This is great, thank you! I will be in touch

On Mon, Oct 21, 2019 at 10:54 AM Jim Harvest <jim@harvestwebdesign.com> wrote:
Attached is a standard website maintenance contract. I don't typically require contracts, but if you need one, it is attached. You can contact any of my clients that I also provide website maintenance in the real estate and home building industries if you would like. Here are a few examples of sites that I built and provide maintenance:

HBCA of Brevard
https://www.hbca-brevard.org/

Stanley Homes
https://www.stanleyhomesinc.com/

Dave Settgast Realtor
https://www.davesettgast.com/

Real Estate Direct
https://realestatedirect.net/

Jennifer Marin Realtor
https://yourlocalhomegirl.com/

Hammond Kitchens & Bath
https://www.hammondkitchens.com/

Thank you,

Jim Harvest
Harvest Web Design
Ph: 321-506-9197

On Fri, Oct 18, 2019 at 3:00 PM Rachel DeCamp <solutionswithrachel@gmail.com> wrote:
Sounds good, thank you.

On Fri, Oct 18, 2019 at 2:58 PM Jim Harvest <jim@harvestwebdesign.com> wrote:
Got it. I've taken a look and I've already identified several elements that can be fixed. This will be no problem for me. Like I said, this is exactly what I do for many other clients in the real estate and home building industry. I'll have a contract over to you by Monday.

Thank you,

Jim Harvest
Harvest Web Design
Ph: 321-506-9197

On Fri, Oct 18, 2019 at 2:47 PM Rachel DeCamp <solutionswithrachel@gmail.com> wrote:
www.plantationoakscommunity.com

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SOLUTIONS Property Management OF FLORIDA, INCORPORATED

Rachel DeCamp,
Director of Property Management, Realtor®, CAM
CEU Rental Core Law, Member in good standing-Space Coast Realtors Assn, Notary Public
2235 N Courtenay Pkwy Suite A
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www.brevardcountypropertymanagement.com

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www.brevardcountypropertymanagement.com

Harvest Enterprises Inc.

2176 Dryden Ct.
Melbourne, FL 32935
Ph# 321-506-9197

This agreement is by and between Solutions Property Management of Florida Incorporated, hereafter "The Client" and Harvest Enterprises Inc., hereafter "The Company".

"The Client" is contracting "The Company" as a provider of web site maintenance services. Services not considered 'standard website maintenance' are subject to be charged at a regular hourly rate of $50.00, and will not be considered part of this contract.

What IS included in this agreement:

1. Edit, revise, update or create new content on new or existing pages based on "The Client" request.
2. Consultation and guidance on the use of the web site.
3. Find and correct display problems and design flaws within existing website.
4. Anything considered "standard" website maintenance pertaining to the existing website.

What is NOT included in this agreement:

1. Web site redesign, re-alignment or re-development
2. Search engine optimization campaigns
3. CMS design or integration including but not limited to shopping carts and web forums. These require a separate design agreement.
4. Any request not pertaining to the current website that is considered outside of "standard" maintenance.

During the duration of this contract, the "The Client" agrees that the "The Company" will be the sole provider of maintenance services for the web site, and no other party will have access to or rights to change the web site. If a party other than the "The Company" makes changes to the web site any errors that are created, that must be repaired will be charged for at the hourly rate specified above.

Compensation

"The Client" agrees to compensate "The Company" on the 1st day of each month via automatic credit card billing for the amount specified in the following retainer options:

Maximum of 5 billable hours per month - $250

In the event "The Client" fails to adhere to the schedule of payment referenced by the deadline set forth, "The Company" retains the rights, but is not obligated, to pursue any or all of the following remedies:

1. terminate the Agreement
2. immediately stop all works-in-progress or remove unpaid for material
3. bring legal action

Deadlines & Deliverables:

"The Company" will respond to all maintenance requests from "The Client" as soon as possible and within 24 hours on weekdays and on weekends as soon as possible or by the following Monday, via email or phone, with a confirmation that the request was received, and an estimated completion date for each action item in the request. Maintenance requests received after 3:00pm EST may not be completed until the next business day unless prior arrangements have been made.

"The Company" will adhere to all quoted deadlines for the deliverables in the maintenance requests at all possible costs. In the event that "The Company" has any issues in delivering on a quoted deadline, "The Client" will be notified via email or telephone the reasoning for any change.

$9,600.00

176.00
174.00 Int/cable phone.

02 $238.00

$921.00 Sept

Spectrum.

Budget Detail

Solutions Property Management of FL, Inc.

Properties: Plantation Oaks Homeowners Assn of Brevard, Inc. - 979 Macon Drive Titusville, FL 32780

Period Range: Jan 2020 to Dec 2020

Consolidate: No

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Total	Percent
Plantation Oaks Homeowners Assn of Brevard, Inc. - 979 Macon Drive Titusville, FL 32780 - Budget 2020														
Income														
Association/ Assessment Income	53,760.00	53,760.00	53,760.00	53,760.00	53,760.00	53,760.00	53,760.00	53,760.00	53,760.00	53,760.00	53,760.00	53,760.00	645,120.00	82.87
Interest Income	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00	0.92
Miscellaneous Income	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00	0.62
PLANTATION OAKS INCOME														
Carryover Prev Year	9,714.00	9,714.00	9,714.00	9,714.00	9,714.00	9,714.00	9,714.00	9,714.00	9,714.00	9,714.00	9,714.00	9,714.00	116,568.00	14.97
Storage Fees	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00	0.62
Total PLANTATION OAKS INCOME	**10,114.00**	**10,114.00**	**10,114.00**	**10,114.00**	**10,114.00**	**10,114.00**	**10,114.00**	**10,114.00**	**10,114.00**	**10,114.00**	**10,114.00**	**10,114.00**	**121,368.00**	**15.59**
Total Budgeted Income	**64,874.00**	**64,874.00**	**64,874.00**	**64,874.00**	**64,874.00**	**64,874.00**	**64,874.00**	**64,874.00**	**64,874.00**	**64,874.00**	**64,874.00**	**64,874.00**	**778,488.00**	**100.00**
Expense														
LEGAL AND OTHER PROFESSIONAL FEES														
Reserve Study	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00	0.23
Total LEGAL AND OTHER PROFESSIONAL FEES	**150.00**	**150.00**	**150.00**	**150.00**	**150.00**	**150.00**	**150.00**	**150.00**	**150.00**	**150.00**	**150.00**	**150.00**	**1,800.00**	**0.23**
PLANTATION OAKS EXPENSES														
ADMINISTRATION														
Bank Fees	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	0.15

Budget Detail

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Total	Percent
Deferred Maintenance (Reserves)	4,092.33	4,092.33	4,092.33	4,092.33	4,092.33	4,092.33	4,092.33	4,092.33	4,092.33	4,092.33	4,092.33	4,092.33	49,107.96	6.31
HOA Supplies, Printing, Copying, Postage	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00	1.54
Licenses, Permits & Fees	5.17	5.17	5.17	5.17	5.17	5.17	5.17	5.17	5.16	5.16	5.16	5.16	62.00	0.01
Postage & Delivery	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00	0.31
Website	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00	0.77
Total ADMINISTRATION	**5,897.50**	**5,897.50**	**5,897.50**	**5,897.50**	**5,897.50**	**5,897.50**	**5,897.50**	**5,897.50**	**5,897.49**	**5,897.49**	**5,897.49**	**5,897.49**	**70,769.96**	**9.09**
BAD DEBT	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00	3.85
CLUBHOUSE / POOL														
ATP Security & ADS Tech	566.67	566.67	566.67	566.67	566.67	566.67	566.67	566.67	566.66	566.66	566.66	566.66	6,800.00	0.87
Repairs, Maintenance, Supplies	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00	0.62
Pest Control	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.66	16.66	16.66	16.66	200.00	0.03
Pool Permit	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	375.00	0.05
Pool Service, Maint & Repairs	1,141.67	1,141.67	1,141.67	1,141.67	1,141.67	1,141.67	1,141.67	1,141.67	1,141.66	1,141.66	1,141.66	1,141.66	13,700.00	1.76
Total CLUBHOUSE / POOL	**2,156.26**	**2,156.26**	**2,156.26**	**2,156.26**	**2,156.26**	**2,156.26**	**2,156.26**	**2,156.26**	**2,156.23**	**2,156.23**	**2,156.23**	**2,156.23**	**25,875.00**	**3.32**
COMMITTEE EXPENSES														
Helping Hands & Welcome Committee	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	0.15
Special Events	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	0.15

Budget Detail

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Total	Percent
Decorations 2020	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00	0.08
Total COMMITTEE EXPENSES	**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**	**0.39**
EQUIPMENT														
Equipment Purchase & Repair	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	0.15
Gate Maintenance & Repair	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	3.08
Security Cameras	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00	0.23
Total EQUIPMENT	**2,250.00**	**2,250.00**	**2,250.00**	**2,250.00**	**2,250.00**	**2,250.00**	**2,250.00**	**2,250.00**	**2,250.00**	**2,250.00**	**2,250.00**	**2,250.00**	**27,000.00**	**3.47**
GROUNDS MAINTENANCE														
Aquatic Maintenance	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00	0.23
Irrigation 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	0.15
Landscaping (flowers, annuals, plants)	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	0.39
Lawn Fertilizer & Pest	5,833.34	5,833.34	5,833.34	5,833.34	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	70,000.00	8.99
Lawn Service, Mulch, Oak, Crepe, Palm Trees	20,824.17	20,824.17	20,824.17	20,824.17	20,824.17	20,824.17	20,824.17	20,824.17	20,824.16	20,824.16	20,824.16	20,824.16	249,890.00	32.10
Locks, Keys & Signs	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.66	291.66	291.66	291.66	3,500.00	0.45
Common Area Maint & Pressure Washing	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00	1.54
Storm Drain Cleaning	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	0.85

Budget Detail

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Total	Percent
Retention Pond & Perimeter Maint	437.50	437.50	437.50	437.50	437.50	437.50	437.50	437.50	437.50	437.50	437.50	437.50	5,250.00	0.67
Total GROUNDS MAINTENANCE	**29,436.68**	**29,436.68**	**29,436.68**	**29,436.68**	**29,436.67**	**29,436.67**	**29,436.67**	**29,436.67**	**29,436.65**	**29,436.65**	**29,436.65**	**29,436.65**	**353,240.00**	**45.38**
INSURANCE	883.34	883.34	883.34	883.34	883.33	883.33	883.33	883.33	883.33	883.33	883.33	883.33	10,600.00	1.36
PROFESSIONAL FEES														
Audit & Accounting	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00	0.46
Legal Fees & Costs	4,666.67	4,666.67	4,666.67	4,666.67	4,666.67	4,666.67	4,666.67	4,666.67	4,666.66	4,666.66	4,666.66	4,666.66	56,000.00	7.19
Property Management Fees	4,583.34	4,583.34	4,583.34	4,583.34	4,583.33	4,583.33	4,583.33	4,583.33	4,583.33	4,583.33	4,583.33	4,583.33	55,000.00	7.07
Professional Fees	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00	0.23
Total PROFESSIONAL FEES	**9,700.01**	**9,700.01**	**9,700.01**	**9,700.01**	**9,700.00**	**9,700.00**	**9,700.00**	**9,700.00**	**9,699.99**	**9,699.99**	**9,699.99**	**9,699.99**	**116,400.00**	**14.95**
REAL ESTATE TAXES	132.84	132.84	132.84	132.84	132.83	132.83	132.83	132.83	132.83	132.83	132.83	132.83	1,594.00	0.20
SECURITY EXPENSES														
Gate Clickers	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00	0.08
Security Guards	7,166.67	7,166.67	7,166.67	7,166.67	7,166.67	7,166.67	7,166.67	7,166.67	7,166.66	7,166.66	7,166.66	7,166.66	86,000.00	11.05
Total SECURITY EXPENSES	**7,216.67**	**7,216.67**	**7,216.67**	**7,216.67**	**7,216.67**	**7,216.67**	**7,216.67**	**7,216.67**	**7,216.66**	**7,216.66**	**7,216.66**	**7,216.66**	**86,600.00**	**11.12**
UTILITIES														
Cable - Business Products	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00	1.54
Electric/ Pool Heater	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	33,600.00	4.32
Water, Sewer,	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00	0.77

Budget Detail

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Total	Percent
Trash, Recycle														
Total UTILITIES	4,300.00	4,300.00	4,300.00	4,300.00	4,300.00	4,300.00	4,300.00	4,300.00	4,300.00	4,300.00	4,300.00	4,300.00	51,600.00	6.63
Total PLANTATION OAKS EXPENSES	64,723.30	64,723.30	64,723.30	64,723.30	64,723.26	64,723.26	64,723.26	64,723.26	64,723.18	64,723.18	64,723.18	64,723.18	776,678.96	99.77
Total Budgeted Expense	64,873.30	64,873.30	64,873.30	64,873.30	64,873.26	64,873.26	64,873.26	64,873.26	64,873.18	64,873.18	64,873.18	64,873.18	778,478.96	100.00
Total Budgeted Income	64,874.00	64,874.00	64,874.00	64,874.00	64,874.00	64,874.00	64,874.00	64,874.00	64,874.00	64,874.00	64,874.00	64,874.00	778,488.00	100.00
Total Budgeted Expense	64,873.30	64,873.30	64,873.30	64,873.30	64,873.26	64,873.26	64,873.26	64,873.26	64,873.18	64,873.18	64,873.18	64,873.18	778,478.96	100.00
Net Operating Income	0.70	0.70	0.70	0.70	0.74	0.74	0.74	0.74	0.82	0.82	0.82	0.82	9.04	100.00