

Piney-Z Homeowners Association, Inc.
Report of Cash Receipts, Expenditures, and Transfers (unaudited)
For the Period October 2023 through September 2024 (as of 10/31/23)

	Actual	Budget	(Over) Under
RECEIPTS			
Assessments			
HOA Assessments	\$ 66,469.50	\$ 66,544	\$ 74.50
Fieldcrest Lawn Maintenance	38,962.44	38,962	(0.44)
Phase 12 Private Drive Special Assessment	-	2,813	2,813.00
Miscellaneous Receipts			
Past Due Interest		50	50.00
Estoppel Fees	747.50	5,000	4,252.50
Playground Leases / Other	12.13	1	(11.13)
Interest	342.52	3,000	2,657.48
TOTAL RECEIPTS	\$ 106,534.09	\$ 116,370	\$ 9,835.91
EXPENDITURES			
Professional Services			
Property Management	\$ 1,100.00	\$ 13,200	\$ 12,100.00
Attorney Fees / Legal Filings		2,000	2,000.00
Accounting		200	200.00
Administrative			
Office Supplies		75	75.00
Postage and Delivery	64.50	400	335.50
Printing and Copying	122.46	1,000	877.54
Bank Fees, Permits, Dues, & Taxes	30.00	400	370.00
Website Domain		80	80.00
Annual Report Filing		150	150.00
Grounds Maintenance			
Common Area Lawn Service	3,311.00	44,180	40,869.00
Fieldcrest Lawn Service	3,246.84	38,962	35,715.16
Lanscaping		3,000	3,000.00
Tree Maintenance and Removal		5,000	5,000.00
Maintenance and Repairs			
Irrigation System		400	400.00
Backflow Inspections / Repairs		400	400.00
Entrance Signs & Fencing		100	100.00
Lighting and Electrical		100	100.00
Presssure Wash - Fence & Curbs		8,000	8,000.00
Pest and Weed Control		1,500	1,500.00
Other			
Utilities	464.65	4,000	3,535.35
Insurance		7,000	7,000.00
Community Events and Meetings		2,200	2,200.00
Transfer to Phase 12 Private Drive Reserve		2,813	2,813.00
TOTAL EXPENDITURES & TRANSFERS	\$ 8,339.45	\$ 135,160	\$ 126,820.55
SURPLUS (DEFICIT)	\$ 98,194.64	\$ (18,790)	\$ (116,984.64)
BEGINNING BALANCE	\$ 96,832.52	\$ 96,832.52	\$ -
ENDING BALANCE	\$ 195,027.16	\$ 78,042.52	\$ (116,984.64)

THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS REGARDING THOSE ITEMS. OWNERS MAY ELECT TO PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS UNDER SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.