

Piney-Z Homeowners Association, Inc.
Report of Cash Receipts, Expenditures, and Transfers (unaudited)
For the Period October 2022 through September 2023

	Actual	Budget	(Over) Under
RECEIPTS			
Assessments			
HOA Assessments	\$ 66,213.39	\$ 66,544	\$ 330.61
Fieldcrest Lawn Maintenance	38,627.69	38,962	334.31
Phase 12 Private Drive Special Assessment	2,812.56	2,813	0.44
Miscellaneous Receipts			
Past Due Interest	171.15	50	(121.15)
Estoppel Fees	5,840.50	5,000	(840.50)
Playground Leases / Other	630.97	1	(629.97)
Interest	1,789.39	50	(1,739.39)
TOTAL RECEIPTS	\$ 116,085.65	\$ 113,420	\$ (2,665.65)
EXPENDITURES			
Professional Services			
Property Management	\$ 13,200.00	\$ 13,200	\$ -
Attorney Fees / Legal Filings	3,692.57	2,000	(1,692.57)
Accounting		200	200.00
Administrative			
Office Supplies	11.81	125	113.19
Postage and Delivery	280.64	1,000	719.36
Printing and Copying	2,283.69	900	(1,383.69)
Bank Fees, Permits, Dues, & Taxes	433.70	400	(33.70)
Website Domain		80	80.00
Annual Report Filing	142.75	62	(80.75)
Grounds Maintenance			
Common Area Lawn Service	35,992.08	36,742	749.92
Fieldcrest Lawn Service	38,962.08	38,962	(0.08)
Lanscaping	8,531.95	9,500	968.05
Tree Maintenance and Removal	4,000.00	5,000	1,000.00
Maintenance and Repairs			
Irrigation System	561.00	800	239.00
Backflow Inspections / Repairs	815.00	915	100.00
Entrance Signs & Fencing	2,087.35	100	(1,987.35)
Lighting and Electrical		100	100.00
Pressure Wash - Fence & Curbs		1,800	1,800.00
Pest and Weed Control		1,500	1,500.00
Other			
Utilities	3,758.71	4,200	441.29
Insurance	6,930.46	7,000	69.54
Community Events and Meetings	1,695.26	1,800	104.74
Transfer to Phase 12 Private Drive Reserve	2,812.56	2,813	0.44
TOTAL EXPENDITURES & TRANSFERS	\$ 126,191.61	\$ 129,199	\$ 3,007.39
SURPLUS (DEFICIT)	\$ (10,105.96)	\$ (15,779)	\$ (5,673.04)
BEGINNING BALANCE	\$ 106,938.48	\$ 106,938.48	\$ -
ENDING BALANCE	\$ 96,832.52	\$ 91,159.48	\$ (5,673.04)

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.