

Piney-Z Homeowners Association, Inc.
Cash Receipts, Expenditures, and Transfers (unaudited)
October 2023 through January 2024

	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	375.23	50	(325.23)
Estoppel Fees	1,943.50	5,000	3,056.50
Playground Leases / Other	1.00	1	-
Interest	1,471.36	3,000	1,528.64
TOTAL RECEIPTS	\$ 109,223.03	\$ 116,370	\$ 7,146.97
EXPENDITURES			
Professional Services			
Property Management	\$ 4,400.00	\$ 13,200	\$ 8,800.00
Attorney Fees / Legal Filings		2,000	2,000.00
Accounting		200	200.00
Administrative			
Office Supplies		75	75.00
Postage and Delivery	207.87	400	192.13
Printing and Copying	500.74	1,000	499.26
Bank Fees, Permits, Dues, & Taxes	183.00	400	217.00
Website Domain		80	80.00
Annual Report Filing		150	150.00
Grounds Maintenance			
Common Area Lawn Service	13,994.00	44,180	30,186.00
Fieldcrest Lawn Service	12,987.36	38,962	25,974.64
Lanscaping	180.00	3,000	2,820.00
Tree Maintenance and Removal	4,250.00	5,000	750.00
Maintenance and Repairs			
Irrigation System		400	400.00
Backflow Inspections / Repairs		400	400.00
Entrance Signs & Fencing		100	100.00
Lighting and Electrical	1,201.00	100	(1,101.00)
Pressure Wash - Fence & Curbs		8,000	8,000.00
Pest and Weed Control		1,500	1,500.00
Other			
Utilities	1,313.20	4,000	2,686.80
Insurance	7,358.91	7,000	(358.91)
Community Events and Meetings		2,200	2,200.00
Transfer to Phase 12 Private Drive Reserve		2,813	2,813.00
TOTAL EXPENDITURES & TRANSFERS	\$ 46,576.08	\$ 135,160	\$ 88,583.92
SURPLUS (DEFICIT)	\$ 62,646.95	\$ (18,790)	\$ (81,436.95)
BEGINNING BALANCE	\$ 96,832.52	\$ 96,832.52	\$ -
ENDING BALANCE	\$ 159,479.47	\$ 78,042.52	\$ (81,436.95)

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.