

Piney-Z Homeowners Association, Inc.
Operating Budget
For October Through September

	2024	2024	2025
	Budet	Actual thru July	Budget
			Approved 8/27/24
RECEIPTS			
HOA Assessments	\$ 66,544	\$ 66,469.50	\$ 66,544
Phase 12 Private Drive Special Assessments	2,813	2,812.56	2,813
Fieldcrest Lawn Service Fees	38,962	38,962.44	38,962
Estoppel Fees	5,000	3,887.00	5,000
Interest	3,000	3,455.51	3,200
Miscellaneous / Other	51	654.61	700
TOTAL RECEIPTS	\$ 116,370	\$ 116,241.62	\$ 117,219
EXPENDITURES & TRANSFERS			
Property Management	\$ 13,200	\$ 11,000.00	\$ 13,200
Attorney Fees / Legal Filings	2,000	966.96	2,000
Accounting	200		200
Office Supplies	75	19.01	75
Postage and Delivery	400	250.42	400
Printing and Copying	1,000	763.31	1,000
Bank Fees, Permits, Dues, & Taxes	400	405.00	400
Website Domain & New Software	80		2,500
Annual Report Filing	150	61.25	150
Common Area Lawn Service	44,180	35,130.98	44,180
Fieldcrest Lawn Service	38,962	32,468.40	38,962
Landscaping	3,000	180.00	2,000
Tree Maintenance and Removal	5,000	7,588.08	5,000
Irrigation System	400	1,898.00	500
Backflow Inspections and Repair	400	3,250.00	500
Entrance Signs and Fencing	100	(1,742.38)	12,000
Lighting and Electrical	100	1,373.55	250
Pressure Washing	8,000		1,500
Pest and Weed Control	1,500		1,500
Utilities	4,000	2,548.77	4,000
Insurance	7,000	7,358.91	7,500
Community Events and Meetings	2,200	1,054.71	1,700
Transfer to Phase 12 Private Drive Reserve	2,813	2,812.56	2,813
TOTAL EXPENDITURES & TRANSFERS	\$ 135,160	\$ 107,387.53	\$ 142,330
SURPLUS (DEFICIT)	\$ (18,790)	\$ 8,854.09	\$ (25,111)
BEGINNING BALANCE	\$ 96,832	\$ 96,832.52	\$ 78,042
ENDING BALANCE	\$ 78,042	\$ 105,686.61	\$ 52,931

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.