

Approved Operating Budget for
 REGENCY PINES II CONDOMINIUM ASSOCIATION, INC. (72 Units)
 January 1, 2022 - December 31, 2022

ITEM	Jan-Jul 2021 Actuals	MONTHLY 2022	ANNUAL 2022	ANNUAL 2021
INCOME:				
Assessments	\$176,400.00	\$27,282.90	\$327,394.75	\$302,400.00
Surplus carried forward		\$0.00	\$0.00	\$0.00
	\$176,400.00	\$27,282.90	\$327,394.75	\$302,400.00
EXPENSES:				
Administrative Expenses				
Annual Corporate Filing	\$61.25	\$5.10	\$61.25	\$61.25
Management Fee	\$8,540.00	\$1,200.00	\$14,400.00	\$16,800.00
Office Supplies	\$231.33	\$41.67	\$500.00	\$650.00
COA Supplies	\$333.98	\$70.83	\$850.00	\$358.00
Postage	\$116.24	\$16.67	\$200.00	\$0.00
Printing/mail out materials	\$857.75	\$83.33	\$1,000.00	\$1,800.00
Miscellaneous G & A	\$0.00	\$0.00	\$0.00	\$670.45
Bank Fees - Coupon Books	\$0.00	\$0.00	\$0.00	\$350.00
Bad Debt	\$300.00	\$0.00	\$0.00	\$1,800.00
Building Maintenance				
Building Maintenance	\$6,475.01	\$525.00	\$6,300.00	\$6,136.00
General Maint Contract	\$907.19	\$166.67	\$2,000.00	\$5,000.00
Pest Control-Building	\$418.80	\$166.67	\$2,000.00	\$2,700.00
Building Fire Extinguisher	\$0.00	\$57.92	\$695.00	\$695.00
Grounds & Building Maintenance				
Locks/keys & signs	\$139.10	\$16.67	\$200.00	\$0.00
Landscape Improvements	\$994.90	\$166.67	\$2,000.00	\$0.00
Grounds Maintenance	\$2,680.00	\$250.00	\$3,000.00	\$0.00
General Repairs & Maint	\$3,362.23	\$344.67	\$4,136.00	\$2,000.00
Irrigation	\$646.56	\$100.00	\$1,200.00	\$2,500.00
Contracted Lawn Service	\$6,700.00	\$1,400.00	\$16,800.00	\$10,740.00
Fertilizer/Chemicals	\$867.60	\$166.67	\$2,000.00	\$3,240.00
Tree Trimming	\$1,978.00	\$216.67	\$2,600.00	\$3,153.00
Insurance				
Insurance	\$42,869.34	\$7,502.90	\$90,034.75	\$77,939.30
Pool/Cabana/Shared Expense				
Pool Maintenance and Repair	\$2,340.00	\$291.67	\$3,500.00	\$3,120.00
Pool Personnel	\$420.00	\$41.67	\$500.00	\$400.00
Pool Supplies	\$0.00	\$12.50	\$150.00	\$150.00
Pool Repairs	\$954.00	\$125.00	\$1,500.00	\$800.00
Pool Permit	\$0.00	\$14.58	\$175.00	\$175.00
Pool Electric	\$1,255.80	\$150.00	\$1,800.00	\$0.00
Professional Services				
Accounting Services	\$1,600.00	\$133.33	\$1,600.00	\$1,500.00
Legal Fees	\$1,208.20	\$250.00	\$3,000.00	\$4,500.00
Utilities				
GBG Rockledge Common Area	\$7,579.62	\$1,506.00	\$18,072.00	\$15,850.00
Cable	\$16,756.56	\$2,915.17	\$34,982.00	\$33,465.00
Electric-Street Lights	\$436.62	\$83.33	\$1,000.00	\$1,000.00
Water	\$9,410.00	\$1,500.00	\$18,000.00	\$8,800.00
Sewer	\$14,424.91	\$2,083.33	\$25,000.00	\$19,413.00
Stormwater	\$4,225.25	\$666.67	\$8,000.00	\$16,434.00
Water Reuse	\$66.54	\$16.67	\$200.00	\$200.00
Reserves				
Pooled Reserves	\$35,000.00	\$5,000.00	\$60,000.00	\$60,000.00
TOTAL RESERVE FUNDING		\$5,000.00	\$60,000.00	\$60,000.00
TOTAL EXPENSES		\$27,282.90	\$327,456.00	\$302,400.00
TOTAL FUNDS TO BE ASSESSED TO OWNERS		\$27,288.00	\$327,456.00	\$302,400.00
TOTAL MONTHLY ASSESSMENT PER UNIT		\$379.00	\$4,548.00	