

DESCRIPTION OF ITEM	BUDGET	MONTH OF	YEAR TO DATE
	2023-2024	Jan. 2024	FY 23-24
<u>EXPENSES:</u>			
ACT #			
4101 BOOKKEEPERS SALARY	\$37,800.00	\$ 1,908.00	\$ 22,609.68
4103 SECRETARY SALARY	\$11,700.00	\$ 725.83	\$ 7,534.58
4105 ACTIVITY COORD SALARY	\$2,380.00	\$ 323.84	\$ 1,472.39
4107 CAR ALLOWANCE'S	\$300.00	\$ 14.00	\$ 63.00
4109 MEDICARE FOR EMPLOYEES	\$1,000.00	\$ 42.89	\$ 479.83
4110 FRINGE BENEFITS	\$5,600.00	\$ -	\$ 900.00
4111 LEGAL FEES	\$7,500.00	\$ 304.50	\$ 5,351.00
4112 COPIER SUPPLIES	\$1,525.00	\$ 235.70	\$ 595.59
4113 AUDITING FEES	\$4,500.00	\$ -	\$ 4,239.00
4115 BANK CHARGES	\$100.00		\$ -
4116 OFFICE EQUIP/REPAIRS	\$50.00		\$ -
4117 OFFICE SUPPLIES	\$1,500.00	\$ 258.68	\$ 1,298.40
4119 POSTAGE	\$800.00	\$ 64.60	\$ 249.98
4121 FICA FOR EMPLOYEES	\$4,500.00	\$ 183.38	\$ 2,051.63
4123 OTHER TAXES	\$1,600.00	\$ -	\$ 1,199.71
4125 Dept. Of Business & Reg. License	\$1,228.00	\$ 1,228.00	\$ 1,228.00
4135 DIRECTORS EXPENSE	\$500.00	\$ -	\$ 39.90
4137 COMPUTER & SOFTWARE	\$2,000.00	\$ 575.98	\$ 2,166.91
<u>TOTAL ACCT 4100</u>	<u>\$84,583.00</u>	<u>\$ 5,865.40</u>	<u>\$ 51,479.60</u>
4200 GENERAL MAINTENANCE			
4201 SALARIES/MAINTENANCE	\$12,400.00	\$ 1,040.00	\$ 4,091.53
4205 MAINT/REPAIRS BUILDINGS	\$17,300.00	\$ 1,723.79	\$ 13,726.87
4206 SMALL TOOLS/EQUIP/SUPP	\$406.00	\$ -	\$ -
4207 MAINT/REPAIRS GROUNDS	\$12,300.00	\$ 1,263.21	\$ 11,548.92
4213 CLEANING CONTRACT	\$9,600.00	\$ 1,064.65	\$ 9,785.88
<u>TOTAL ACCT 4200</u>	<u>\$52,006.00</u>	<u>\$ 5,091.65</u>	<u>\$ 39,153.20</u>
4220 LAWN MOWING			
4221 CONTRACT MOWING	\$18,000.00	\$ 1,510.00	\$ 13,590.00
4223 OTHER MOWING (POND)	\$1,300.00		\$ 300.00
<u>TOTAL ACCT 4220</u>	<u>\$19,300.00</u>	<u>\$ 1,510.00</u>	<u>\$ 13,890.00</u>
4230 SWIMMING POOL & SPA			
4231 PERMITS/FEES	\$425.00	\$ -	\$ 425.00
4233 POOL MAINT. SUPPLIES	\$6,000.00	\$ -	\$ 5,593.44
4235 REPAIRS POOLS	\$3,000.00	\$ 16,185.08	\$ 17,473.28
<u>TOTAL ACT 4230</u>	<u>\$9,425.00</u>	<u>\$ 16,185.08</u>	<u>\$ 23,491.72</u>
4240 MAINTENANCE CONTRACT/FEES			
4241 AMER ECOYSTEMS CONTRACT	\$4,860.00	\$ 420.00	\$ 4,380.00
4243 BLDG & LAWN SPRAYING	\$750.00	\$ 107.00	\$ 535.00

4245	ENTRANCE FLAGS	\$100.00		\$	-
4247	LICENSES/TRUCK EXPENSE	\$335.00		\$	-
	TOTAL ACT 4240	\$6,045.00	\$ 527.00	\$	4,915.00
	<u>TOTAL GEN MAINT EXPENSE</u>	<u>\$86,776.00</u>	\$ 23,313.73	\$	81,449.92
4300 UTILITIES					
4301	ELECTRIC-STREET LIGHTS	\$11,200.00	\$ 985.59	\$	9,846.72
4302	ELECTRIC-POND PUMP	\$336.00	\$ 33.24	\$	341.88
4303	ELECTRIC-REC HALL	\$17,920.00	\$ 1,878.48	\$	13,974.97
4307	ELECTRIC-IRRIGATION PUMP	\$336.00	\$ 30.79	\$	334.26
4308	ELECTRIC-AERATOR PUMPS	\$1,456.00	\$ 131.28	\$	1,286.69
4309	ELECTRIC-GUARD HOUSE	\$392.00	\$ 52.64	\$	341.19
	TOTAL ACCT 4300	\$31,640.00	\$ 3,112.02	\$	26,125.71
4310 WATER & SEWER					
4311	WATER & SEWER REC HALL	\$1,200.00	\$ 88.56	\$	887.58
4313	WATER & SEWER-SPA/POOL	\$600.00	\$ 44.01	\$	537.95
4321	PROPANE - REC HALL	\$8,600.00	\$ 1,011.50	\$	5,200.84
	TOTAL ACCT 4310	\$10,400.00	\$ 1,144.07	\$	6,626.37
4330 TELEPHONE					
4331	TELEPHONE-OFFICE	\$5,000.00	\$ 376.38	\$	3,457.18
4335	TELEPHONE-SECURITY CELL	\$0.00			
	TOTAL ACCT 4330	\$5,000.00	\$ 376.38	\$	3,457.18
4340 TRASH SERVICE					
4341	TRASH REMOVAL	\$32,180.10	\$ 2,650.75	\$	26,256.75
	TOTAL ACCT 4340	\$32,180.10	\$ 2,650.75	\$	26,256.75
4351 CABLE TV					
		\$250.00	\$ 23.52	\$	105.51
	<u>TOTAL UTILITIES EXPENSE</u>	<u>\$79,470.10</u>	\$ 7,306.74	\$	62,571.52
4400 INSURANCE					
4402	INSURANCE RISK INSPECTION	\$200.00			
4403	WORKER COMPENSATION	\$3,000.00	\$ 471.23	\$	448.50
4404	FEDERAL UNEMPLOYMENT	\$200.00	\$ 17.74	\$	109.06
4405	UNEMPLOYMENT COMP.	\$50.00	\$ 2.96	\$	18.18
4407	FIRE, CAS & GEN LIABILITY	\$25,000.00	\$ 449.00	\$	22,305.69
4411	VEHICLE LIABILITY/COMP	\$1,500.00	\$ -	\$	1,702.02
	TOTAL INSURANCE EXPENSE	\$29,950.00	\$ 940.93	\$	24,583.45
4500 SECURITY					
4501	SALARIES/SECURITY	\$3,000.00			

Reserve Worksheet January 2024.xls

	# 803	# 805	# 807	# 809	# 811	GRAND
1/31/2024	BUILDINGS	POOL	STREETS	REC EQUIP	MOB EQ	TOTALS
BAL BRT FWD	\$76,038.91	\$19,093.54	\$271,914.96	\$18,154.16	\$22,622.21	\$407,823.78
APR FEES	\$933.28	\$589.44	\$4,875.16	\$313.14	\$349.98	\$7,061.00
MM INT	\$8.66	\$5.51	\$45.23	\$2.89	\$3.28	\$65.57
CD INT	\$51.16	\$32.56	\$267.46	\$17.06	\$19.39	\$387.63
Reimbursement from Lake Sink Hole			\$5,650.00			\$5,650.00
MAY FEES	\$933.28	\$589.44	\$4,875.16	\$313.14	\$349.98	\$7,061.00
MM INT	\$10.80	\$6.87	\$56.46	\$3.60	\$4.10	\$81.83
CD INT	\$49.69	\$31.63	\$259.79	\$16.57	\$18.83	\$376.51
JUN FEES	\$933.28	\$589.44	\$4,875.16	\$313.14	\$349.98	\$7,061.00
MM INT	\$8.80	\$5.56	\$45.95	\$2.98	\$3.27	\$66.56
CD INT	\$51.61	\$32.60	\$269.60	\$17.49	\$19.19	\$390.49
JUL FEES	\$933.28	\$589.44	\$4,875.16	\$313.14	\$349.98	\$7,061.00
MM INT	\$7.50	\$4.74	\$39.18	\$2.55	\$2.79	\$56.76
CD INT	\$50.12	\$31.67	\$261.87	\$16.99	\$18.64	\$379.29
AUG FEES	\$933.28	\$589.44	\$4,875.16	\$313.14	\$349.98	\$7,061.00
MM INT	\$7.43	\$4.74	\$38.88	\$2.48	\$2.82	\$56.35
CD INT	\$82.96	\$52.80	\$433.65	\$27.65	\$31.43	\$628.49
SEP FEES	\$933.28	\$589.44	\$4,875.16	\$313.14	\$349.98	\$7,061.00
Reimburse* 803	\$879.35					\$879.35
MM INT	\$7.08	\$4.50	\$37.01	\$2.37	\$2.68	\$53.64
CD INT	\$83.29	\$53.00	\$435.42	\$27.79	\$31.55	\$631.05
OCT FEES	\$933.28	\$589.44	\$4,875.16	\$313.14	\$349.98	\$7,061.00
MM INT	\$7.91	\$5.03	\$41.33	\$2.64	\$3.00	\$59.91
CD INT	\$80.94	\$51.51	\$423.07	\$26.98	\$30.66	\$613.16
NOV FEES	\$933.28	\$589.44	\$4,875.16	\$313.14	\$349.98	\$7,061.00
MM INT	\$7.66	\$4.87	\$40.04	\$2.56	\$2.90	\$58.03
CD INT	\$189.69	\$120.71	\$991.54	\$63.23	\$71.85	\$1,437.02
DEC FEES	\$933.28	\$589.44	\$4,875.16	\$313.14	\$349.98	\$7,061.00
MM INT	\$7.63	\$4.85	\$39.82	\$2.54	\$2.89	\$57.73
CD INT	\$241.87	\$153.92	\$1,264.30	\$80.62	\$91.62	\$1,832.33
JAN FEES	\$933.28	\$589.44	\$4,875.16	\$313.14	\$349.98	\$7,061.00
MM INT	\$8.49	\$5.40	\$44.40	\$2.84	\$3.22	\$64.35
CD INT	\$129.35	\$82.32	\$676.16	\$43.12	\$49.00	\$979.95
FEB FEES						\$0.00
MM INT						\$0.00
CD INT						\$0.00
MAR FEES						\$0.00
MM INT						\$0.00
CD INT						\$0.00
GF BAL TR						
TOTALS	\$87,343.70	\$25,682.73	\$332,027.72	\$21,650.51	\$26,535.12	\$493,239.78
SPENT TO DATE	\$11,604.47	\$7,754.68	\$92,363.47	\$2,000.00		\$113,722.62
AS OF 01/31/2024	\$75,739.23	\$17,928.05	\$239,664.25	\$19,650.51	\$26,535.12	\$379,517.16
REPORT			LOCATION OF FUNDS			
PREPARED			AS OF 01/31/2024			
				MM		\$145,136.71
				Pending Transfer		\$1,588.08
				Pending Transfer		
				CERT OF DEPOSIT		\$232,792.37
RESERVES DISTRIBUTION AS OF	1/31/2024			TOTAL		\$379,517.16

American Condominium Reserve Expenses 2023-2024

DATE	ACCOUNT #	DESCRIPTION	CHECK/TRANSFER	AMOUNT
4/6/2023	807	Fence Downpayment	1094	\$15,960.00
4/26/2023	809	Bingo Upgrades	Transfer	\$2,000.00
5/18/2023	807	Seawall Deposit	1095	\$1,915.00
6/5/2023	807	Fence 1/2 Completion Payment	1096	\$32,000.00
6/20/2023	807	Seawall Balance	1097	\$1,915.00
7/5/2023	807	Fence Balance	1098	\$32,550.00
8/2/2023	803	Laundry Room AC Replacement	1099	\$5,845.00
9/7/2023	803	Receptionist Computer Upgrade	Transfer	\$633.99
9/7/2023	805	Pentair Salt Chlorine Generator	Transfer	\$1,239.00
9/29/2023	807	O'Cull Electric Kantech Upgrades	1100	\$3,778.13
9/29/2023	803	O'Cull Electric Kantech Upgrades	1100	\$3,713.08
11/7/2023	807	O'Cull Electric Kantech Upgrades	1101	\$2,264.80
12/7/2023	805	AcquaCal (Pool Heater)	1102	\$1,930.06
12/13/2023	803	Bay Copy & Data (copy machine)	1103	\$1,412.40
1/3/2024	807	O'Cull Electric (Kantech Back-up)	1104	\$1,980.54
1/8/2024	805	Cooper Pools (Jacuzzi upgrades)	1105	\$3,168.42
1/19/2024	805	Cooper Pools (03 & 04 Heaters, Filters, Pumps)	1107	\$1,417.20
			803	\$11,604.47
			805	\$7,754.68
			807	\$92,363.47
			809	\$2,000.00
			811	\$0.00
			Total Reserve Exp.	\$113,722.62

Reserve Distributions - January 2024

	<i>Cost to Replace</i>	<i>Estimated Life Expectancy</i>	<i>Funding per Year</i>	<i>Funding per Month</i>	<i># of Units</i>	<i>Funding per Unit</i>	<i>Est Amt in Reserves</i>	<i>Amount needed For Replacement</i>	<i># of Years to go</i>
803 BLDGS									
01 Roofs	\$ 59,058	20.0	\$ 2,952.92	\$ 246.08	307	\$ 0.80	\$ 36,042.16	\$ 23,016.14	7.79
02 Painting	\$ 14,174	8.0	\$ 1,771.75	\$ 147.65	307	\$ 0.48	\$ 9,670.55	\$ 4,503.44	2.54
03 Interior/Floors	\$ 17,717	15.0	\$ 1,181.17	\$ 98.43	307	\$ 0.32	\$ 4,638.07	\$ 13,079.42	11.07
04 Air Cond's	\$ 29,529	15.0	\$ 1,968.61	\$ 164.05	307	\$ 0.54	\$ 1,152.57	\$ 28,376.58	14.41
05 Water Heat's	\$ 7,087	15.0	\$ 472.47	\$ 39.37	307	\$ 0.13	\$ 6,027.19	\$ 1,059.81	2.24
06 Plumbing	\$ 28,348	15.0	\$ 1,889.87	\$ 157.49	307	\$ 0.51	\$ 10,270.57	\$ 18,077.41	9.57
07 Off Equipment	\$ 14,174	15.0	\$ 944.93	\$ 78.74	307	\$ 0.26	\$ 5,822.17	\$ 8,351.82	8.84
08 MM / CD INT							\$ 2,115.95		
TOTALS	\$ 170,088		\$ 11,181.71	\$ 931.81		\$ 3.04	\$ 75,739.23	\$ 94,348.68	8.44
805 POOL									
01 Pool & Spa	\$ 70,870	15.0	\$ 4,724.66	\$ 393.72	307	\$ 1.28	\$ 12,718.49	\$ 58,151.48	12.31
02 Heat Pump	\$ 9,449	15.0	\$ 629.96	\$ 52.50	307	\$ 0.17	\$ 3,830.99	\$ 5,618.33	8.92
03 Heaters	\$ 9,449	10.0	\$ 944.93	\$ 78.74	307	\$ 0.26	\$ 0.00	\$ 9,449.32	10.00
04 Filters/Pumps	\$ 11,812	15.0	\$ 787.44	\$ 65.62	307	\$ 0.21	\$ (0.00)	\$ 11,811.66	15.00
05 MM / CD LNT							\$ 1,378.57		
TOTALS	\$ 101,580		\$ 7,087.00	\$ 590.58		\$ 1.92	\$ 17,928.05	\$ 83,652.23	11.80
807 Streets/Grounds									
01 Pavement	\$ 467,300	20.0	\$ 23,365.00	\$ 1,947.08	307	\$ 9.41	\$ 123,366.02	\$ 343,933.98	14.72
02 Storm Sewers	\$ 118,117	15.0	\$ 7,874.44	\$ 656.20	307	\$ 2.14	\$ 34,456.39	\$ 83,660.21	10.62
03 Ponds/Lakes	\$ 88,587	15.0	\$ 5,905.83	\$ 492.15	307	\$ 1.60	\$ 40,534.13	\$ 48,053.32	8.14
04 Well & Pumps	\$ 11,812	20.0	\$ 590.58	\$ 49.22	307	\$ 0.16	\$ 10,168.10	\$ 1,643.56	2.78
05 Sidewalks/Lawn	\$ 59,058	20.0	\$ 2,952.92	\$ 246.08	307	\$ 0.80	\$ 19,294.69	\$ 39,763.61	13.47
06 Fences/Gates	\$ 150,000	25.0	\$ 6,000.00	\$ 500.00	307	\$ 1.63	\$ (508.08)	\$ 150,508.08	25.08
07 SIGNS	\$ 17,717	20.0	\$ 885.87	\$ 43.12	307	\$ 0.14	\$ 3,939.13	\$ 13,778.36	15.55

08 MM / CD INT						\$ 8,413.86			
TOTALS	\$ 681,533		\$ 47,574.64	\$ 3,964.55	\$ 15.88	\$ 239,664.25	\$ 441,868.56	9.29	

809 Rec Equip								
01 Tennis Courts	\$ 23,623	20.0	\$ 1,181.17	\$ 98.43	307 \$ 0.32	\$ 8,876.29	\$ 14,747.04	12.49
02 Shuffleboard	\$ 23,623	15.0	\$ 1,574.89	\$ 131.24	307 \$ 0.43	\$ 5,938.98	\$ 17,684.34	11.23
03 Misc. rec.	\$ 10,000	10.0	\$ 1,000.00	\$ 83.33	307 \$ 0.27	\$ 3,511.78	\$ 6,488.22	6.49
04 MM / CD INT						\$ 1,323.46		
TOTALS	\$ 53,152		\$ 3,756.05	\$ 313.00	\$ 1.02	\$ 19,650.51	\$ 33,501.96	8.92

811 Mobile Equip								
01 Golf Carts	\$ 11,812	10.0	\$ 1,181.17	\$ 98.43	307 \$ 0.32	\$ 7,549.22	\$ 4,262.44	3.61
02 Park Truck	\$ 30,000	10.0	\$ 3,000.00	\$ 250.00	307 \$ 0.82	\$ 18,245.83	\$ 11,754.17	3.92
03 MM / CD INT						\$ 740.07		
TOTALS	\$ 29,529		\$ 4,181.17	\$ 348.43	\$ 1.14	\$ 26,535.12	\$ 2,994.03	0.72

Totals By Acct								
803	\$ 170,088		\$ 11,181.71	\$ 931.81	307 \$ 3.04	\$ 75,739.23	\$ 94,348.68	8.44
805	\$ 101,580		\$ 7,087.00	\$ 590.58	307 \$ 1.92	\$ 17,928.05	\$ 83,652.23	11.80
807	\$ 681,533		\$ 47,574.64	\$ 3,964.55	307 \$ 15.88	\$ 239,664.25	\$ 441,868.56	9.29
809	\$ 53,152		\$ 3,756.05	\$ 313.00	307 \$ 1.02	\$ 19,650.51	\$ 33,501.96	8.92
811	\$ 29,529		\$ 4,181.17	\$ 348.43	307 \$ 1.14	\$ 26,535.12	\$ 2,994.03	0.72

Grand Totals	\$ 1,035,883		\$ 73,780.56	\$ 6,148.38	\$ 23.00	\$ 379,517.16	\$ 656,365.46	8.90
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MM	\$ 145,136.71							
COD	\$ 232,792.37							
Transfer	\$ 1,588.08							
Owe Opr	\$ -							
Total	\$ 379,517.16							

American Condominium Park – Zephyrhills

Treasurer’s Report

February 7, 2024

Operating Fund

Beginning balance	Jan 1	2024	\$ 102,022.95
Expenditures	January	2024	\$ 42,276.46
Deposits	January	2024	\$ 68,872.76
Ending Balance	Jan 31	2024	\$ 128,619.25

Reserve Fund

Beginning balance	Jan 1	2024	\$ 377,978.02
Expenditures	January	2024	\$ 8,154.24
Deposits	January	2024	\$ 8,105.30
Ending Balance	Jan 31	2024	\$ 377,929.08

Reserve Expense – 1,980.54 upgrade to Gate software / 6,173.70 Jacuzzi/Heater/Filters/Pump upgrades.

Respectfully submitted,

Brian Hutchinson, Treasurer