

DESCRIPTION OF ITEM	BUDGET	MONTH OF	YEAR TO DATE
	2023-2024	Feb. 2024	FY 23-24
<u>EXPENSES:</u>			
ACT #			
4101 BOOKKEEPERS SALARY	\$37,800.00	\$ 2,614.50	\$ 25,224.18
4103 SECRETARY SALARY	\$11,700.00	\$ 1,235.00	\$ 8,769.58
4105 ACTIVITY COORD SALARY	\$2,380.00	\$ 534.78	\$ 2,007.17
4107 CAR ALLOWANCE'S	\$300.00	\$ 21.00	\$ 84.00
4109 MEDICARE FOR EMPLOYEES	\$1,000.00	\$ 64.87	\$ 544.70
4110 FRINGE BENEFITS	\$5,600.00	\$ -	\$ 900.00
4111 LEGAL FEES	\$7,500.00	\$ 797.50	\$ 6,148.50
4112 COPIER SUPPLIES	\$1,525.00	\$ 90.29	\$ 685.88
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	\$ 370.08	\$ 1,668.48
4119 POSTAGE	\$800.00	\$ 36.40	\$ 286.38
4121 FICA FOR EMPLOYEES	\$4,500.00	\$ 277.40	\$ 2,329.03
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	\$ 77.79	\$ 117.69
4137 COMPUTER & SOFTWARE	\$2,000.00	\$ 2,599.99	\$ 4,766.90
<u>TOTAL ACCT 4100</u>	<u>\$84,583.00</u>	<u>\$ 9,947.60</u>	<u>\$ 60,199.20</u>
4200 GENERAL MAINTENANCE			
4201 SALARIES/MAINTENANCE	\$12,400.00	\$ 1,040.00	\$ 5,131.53
4205 MAINT/REPAIRS BUILDINGS	\$17,300.00	\$ 1,779.06	\$ 15,505.93
4206 SMALL TOOLS/EQUIP/SUPP	\$406.00	\$ 95.31	\$ 95.31
4207 MAINT/REPAIRS GROUNDS	\$12,300.00	\$ 1,500.00	\$ 13,048.92
4213 CLEANING CONTRACT	\$9,600.00	\$ 1,064.65	\$ 10,850.53
<u>TOTAL ACCT 4200</u>	<u>\$52,006.00</u>	<u>\$ 5,479.02</u>	<u>\$ 44,632.22</u>
4220 LAWN MOWING			
4221 CONTRACT MOWING	\$18,000.00	\$ 1,510.00	\$ 15,100.00
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>\$ 15,400.00</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	\$ 1,588.08	\$ 19,061.36
<u>TOTAL ACT 4230</u>	<u>\$9,425.00</u>	<u>\$ 1,588.08</u>	<u>\$ 25,079.80</u>
4240 MAINTENANCE CONTRACT/FEES			
4241 AMER ECOYSTEMS CONTRACT	\$4,860.00	\$ 420.00	\$ 4,800.00
4243 BLDG & LAWN SPRAYING	\$750.00	\$ -	\$ 535.00

4245	ENTRANCE FLAGS	\$100.00		\$	-
4247	LICENSES/TRUCK EXPENSE	\$335.00		\$	-
	TOTAL ACT 4240	\$6,045.00	\$ 420.00	\$	5,335.00
	<u>TOTAL GEN MAINT EXPENSE</u>	<u>\$86,776.00</u>	\$ 8,997.10	\$	90,447.02
4300 UTILITIES					
4301	ELECTRIC-STREET LIGHTS	\$11,200.00	\$ 969.94	\$	10,816.66
4302	ELECTRIC-POND PUMP	\$336.00	\$ 33.22	\$	375.10
4303	ELECTRIC-REC HALL	\$17,920.00	\$ 2,118.28	\$	16,093.25
4307	ELECTRIC-IRRIGATION PUMP	\$336.00	\$ 30.79	\$	365.05
4308	ELECTRIC-AERATOR PUMPS	\$1,456.00	\$ 129.60	\$	1,416.29
4309	ELECTRIC-GUARD HOUSE	\$392.00	\$ 34.77	\$	375.96
	TOTAL ACCT 4300	\$31,640.00	\$ 3,316.60	\$	29,442.31
4310 WATER & SEWER					
4311	WATER & SEWER REC HALL	\$1,200.00	\$ 106.12	\$	993.70
4313	WATER & SEWER-SPA/POOL	\$600.00	\$ 48.15	\$	586.10
4321	PROPANE - REC HALL	\$8,600.00	\$ 753.70	\$	5,954.54
	TOTAL ACCT 4310	\$10,400.00	\$ 907.97	\$	7,534.34
4330 TELEPHONE					
4331	TELEPHONE-OFFICE	\$5,000.00	\$ 378.09	\$	3,835.27
4335	TELEPHONE-SECURITY CELL	\$0.00			
	TOTAL ACCT 4330	\$5,000.00	\$ 378.09	\$	3,835.27
4340 TRASH SERVICE					
4341	TRASH REMOVAL	\$32,180.10	\$ 2,650.75	\$	28,907.50
	TOTAL ACCT 4340	\$32,180.10	\$ 2,650.75	\$	28,907.50
4351 CABLE TV					
		\$250.00	\$ -	\$	105.51
	<u>TOTAL UTILITIES EXPENSE</u>	<u>\$79,470.10</u>	\$ 7,253.41	\$	69,824.93
4400 INSURANCE					
4402	INSURANCE RISK INSPECTION	\$200.00			
4403	WORKER COMPENSATION	\$3,000.00	\$ 35.42	\$	483.92
4404	FEDERAL UNEMPLOYMENT	\$200.00	\$ 26.85	\$	135.91
4405	UNEMPLOYMENT COMP.	\$50.00	\$ 4.47	\$	22.65
4407	FIRE, CAS & GEN LIABILITY	\$25,000.00	\$ -	\$	22,305.69
4411	VEHICLE LIABILITY/COMP	\$1,500.00	\$ (2,893.46)	\$	(1,191.44)
	TOTAL INSURANCE EXPENSE	\$29,950.00	\$ (2,826.72)	\$	21,756.73
4500 SECURITY					
4501	SALARIES/SECURITY	\$3,000.00			

4503	EMP ELECTRIC ALLOWANCE	\$200.00		
4505	SUPPLIES/SECURITY	\$0.00		
4507	REPAIRS/EQUIPMENT	\$0.00		

TOTAL SECURITY EXPENSE **\$3,200.00** **\$ -** **\$ -**

4700	LAUNDRY ROOM EXPENSE			
4701	PURCHASE OF MACHINES	\$0.00		
4702	LAUNDRY UTILITIES EXPENSE			
4306	Electric/Laundry	\$2,240.00	\$ 72.48	\$ 1,525.72
4312	Water/Sewer Laundry	\$2,200.00	\$ 132.46	\$ 1,149.92
4323	Propane Laundry	\$690.00	\$ 53.87	\$ 603.60
4704	Repairs Washer/Dryer	\$200.00	\$ -	\$ 788.19
4705	Refunds Washer/Dryer	\$50.00		
4706	Permits Washer/Dryer	\$50.00		

TOTAL LAUNDRY ROOM EXP **\$5,430.00** **\$ 258.81** **\$ 4,067.43**

TOTAL GENERAL FUND **\$289,409.10** **\$ 23,630.20** **\$ 246,295.31**

INCOME:

3010	CONDO FEES	\$283,659.10	\$ 23,639.00	\$ 259,952.00
3012	LATE CHARGES	\$500.00	\$ 90.00	\$ 1,200.00
3016	LAWN CARE		\$ -	\$ -
3021	GATE CARDS	\$300.00	\$ 60.00	\$ 470.00
3023	LANDLORD FILE FEE	\$200.00	\$ 25.00	\$ 100.00
3024	REFUND / MISC		\$ -	\$ -
3026	INSURANCE RECOVERIES			\$ -
3028	INT ON DEPOSITS	\$1,000.00	\$ -	\$ 107.09
3032	MISC INCOME	\$550.00	\$ 100.00	\$ 278.08
3033	COLLECTIONS			\$ -
3034	COPIER FEES	\$200.00	\$ -	\$ 230.42
3039	WASHING MACHINE INCOME	\$1,600.00	\$ 129.75	\$ 1,210.50
3040	DRYER INCOME	\$1,400.00	\$ 116.25	\$ 1,228.75

TOTAL REVENUE **\$289,409.10** **\$ 24,160.00** **\$ 264,776.84**

2022-2023 Cash from Surplus	\$ 3,511.29
December 2023 Surplus Sale of Equipment	\$ 7,363.13
	<u>\$ 10,874.42</u>

Reserve Worksheet February 2024.xls

	# 803	# 805	# 807	# 809	# 811	GRAND	
2/29/2024	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	\$933.28	\$589.44	\$4,875.16	\$313.14	\$349.98	\$7,061.00	
MM INT	\$7.89	\$5.04	\$41.33	\$2.64	\$3.00	\$59.90	
CD INT	\$129.90	\$82.67	\$679.06	\$43.31	\$49.21	\$984.15	
MAR FEES						\$0.00	
MM INT						\$0.00	
CD INT						\$0.00	
GF BAL TR							
TOTALS	\$88,414.77	\$26,359.88	\$337,623.27	\$22,009.60	\$26,937.31	\$501,344.83	
SPENT TO DATE	\$11,604.47	\$7,754.68	\$92,363.47	\$2,000.00		\$113,722.62	UPDATE
AS OF 02/29/2024	\$76,810.30	\$18,605.20	\$245,259.80	\$20,009.60	\$26,937.31	\$387,622.21	MATCH
REPORT			LOCATION OF FUNDS				
PREPARED			AS OF 02/29/2024				
				MM		\$153,845.69	UPDATE
				Pending Transfer			
				Pending Transfer			
				CERT OF DEPOSIT		\$233,776.52	UPDATE
RESERVES DISTRIBUTION AS OF	2/29/2024			TOTAL		\$387,622.21	MATCH

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 - Feburay 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	\$ 36,287.76	\$ 22,770.54	7.71
02 Painting	\$ 14,174	8.0	\$ 1,771.75	\$ 147.65	307	\$ 0.48	\$ 9,817.91	\$ 4,356.08	2.46
03 Interior/Floors	\$ 17,717	15.0	\$ 1,181.17	\$ 98.43	307	\$ 0.32	\$ 4,736.31	\$ 12,981.18	10.99
04 Air Cond's	\$ 29,529	15.0	\$ 1,968.61	\$ 164.05	307	\$ 0.54	\$ 1,318.35	\$ 28,210.80	14.33
05 Water Heat's	\$ 7,087	15.0	\$ 472.47	\$ 39.37	307	\$ 0.13	\$ 6,067.10	\$ 1,019.90	2.16
06 Plumbing	\$ 28,348	15.0	\$ 1,889.87	\$ 157.49	307	\$ 0.51	\$ 10,427.14	\$ 17,920.84	9.48
07 Off Equipment	\$ 14,174	15.0	\$ 944.93	\$ 78.74	307	\$ 0.26	\$ 5,901.99	\$ 8,272.00	8.75
08 MM / CD INT							\$ 2,222.49		
TOTALS	\$ 170,088		\$ 11,181.71	\$ 931.81		\$ 3.04	\$ 76,779.05	\$ 93,308.86	8.34
805 POOL									
01 Pool & Spa	\$ 70,870	15.0	\$ 4,724.66	\$ 393.72	307	\$ 1.28	\$ 13,111.45	\$ 57,758.52	12.22
02 Heat Pump	\$ 9,449	15.0	\$ 629.96	\$ 52.50	307	\$ 0.17	\$ 3,883.18	\$ 5,566.14	8.84
03 Heaters	\$ 9,449	10.0	\$ 944.93	\$ 78.74	307	\$ 0.26	\$ 79.82	\$ 9,369.50	9.92
04 Filters/Pumps	\$ 11,812	15.0	\$ 787.44	\$ 65.62	307	\$ 0.21	\$ 64.47	\$ 11,747.19	14.92
05 MM / CD LNT							\$ 1,446.37		
TOTALS	\$ 101,580		\$ 7,087.00	\$ 590.58		\$ 1.92	\$ 18,585.29	\$ 82,994.99	11.71
807 Streets/Grounds									
01 Pavement	\$ 467,300	20.0	\$ 23,365.00	\$ 1,947.08	307	\$ 9.41	\$ 126,254.89	\$ 341,045.11	14.60
02 Storm Sewers	\$ 118,117	15.0	\$ 7,874.44	\$ 656.20	307	\$ 2.14	\$ 35,113.37	\$ 83,003.23	10.54
03 Ponds/Lakes	\$ 88,587	15.0	\$ 5,905.83	\$ 492.15	307	\$ 1.60	\$ 41,025.33	\$ 47,562.12	8.05
04 Well & Pumps	\$ 11,812	20.0	\$ 590.58	\$ 49.22	307	\$ 0.16	\$ 10,217.22	\$ 1,594.44	2.70
05 Sidewalks/Lawn	\$ 59,058	20.0	\$ 2,952.92	\$ 246.08	307	\$ 0.80	\$ 19,540.29	\$ 39,518.01	13.38
06 Fences/Gates	\$ 150,000	25.0	\$ 6,000.00	\$ 500.00	307	\$ 1.63	\$ (7.67)	\$ 150,007.67	25.00
07 SIGNS	\$ 17,717	20.0	\$ 885.87	\$ 43.12	307	\$ 0.14	\$ 3,982.11	\$ 13,735.38	15.50

08 MM / CD INT							\$ 8,970.79			
TOTALS	\$ 681,533		\$ 47,574.64	\$ 3,964.55		\$ 15.88	\$ 245,096.34	\$ 436,436.47	9.17	

809 Rec Equip										
01 Tennis Courts	\$ 23,623	20.0	\$ 1,181.17	\$ 98.43	307	\$ 0.32	\$ 8,974.53	\$ 14,648.80	12.40	
02 Shuffleboard	\$ 23,623	15.0	\$ 1,574.89	\$ 131.24	307	\$ 0.43	\$ 6,070.99	\$ 17,552.33	11.15	
03 Misc. rec.	\$ 10,000	10.0	\$ 1,000.00	\$ 83.33	307	\$ 0.27	\$ 3,594.67	\$ 6,405.33	6.41	
04 MM / CD INT							\$ 1,358.98			
TOTALS	\$ 53,152		\$ 3,756.05	\$ 313.00		\$ 1.02	\$ 19,999.17	\$ 33,153.30	8.83	

811 Mobile Equip										
01 Golf Carts	\$ 11,812	10.0	\$ 1,181.17	\$ 98.43	307	\$ 0.32	\$ 7,647.46	\$ 4,164.20	3.53	
02 Park Truck	\$ 30,000	10.0	\$ 3,000.00	\$ 250.00	307	\$ 0.82	\$ 18,497.57	\$ 11,502.43	3.83	
03 MM / CD INT							\$ 780.43			
TOTALS	\$ 29,529		\$ 4,181.17	\$ 348.43		\$ 1.14	\$ 26,925.46	\$ 2,603.69	0.62	

Totals By Acct										
803	\$ 170,088		\$ 11,181.71	\$ 931.81	307	\$ 3.04	\$ 76,779.05	\$ 93,308.86	8.34	
805	\$ 101,580		\$ 7,087.00	\$ 590.58	307	\$ 1.92	\$ 18,585.29	\$ 82,994.99	11.71	
807	\$ 681,533		\$ 47,574.64	\$ 3,964.55	307	\$ 15.88	\$ 245,096.34	\$ 436,436.47	9.17	
809	\$ 53,152		\$ 3,756.05	\$ 313.00	307	\$ 1.02	\$ 19,999.17	\$ 33,153.30	8.83	
811	\$ 29,529		\$ 4,181.17	\$ 348.43	307	\$ 1.14	\$ 26,925.46	\$ 2,603.69	0.62	
Grand Totals	\$ 1,035,883		\$ 73,780.56	\$ 6,148.38		\$ 23.00	\$ 387,385.31	\$ 648,497.31	8.79	

American Condominium Park – Zephyrhills

Treasurer's Report

February 29, 2024

Operating Fund

Beginning balance	Feb 1	2024	\$ 128,619.25
Expenditures	February	2024	\$ 29,712.43
Deposits	February	2024	\$ 22,685.46
Ending Balance	Feb 29	2024	\$ 121,592.28

Reserve Fund

Beginning balance	Feb 1	2024	\$ 377,929.08
Expenditures	February	2024	\$ 0
Deposits	February	2024	\$ 9,633.23
Ending Balance	Feb 29	2024	\$ 387,562.31

Respectfully submitted,

Brian Hutchinson, Treasurer