NORTH SHORE AT LAKE HART OPERATING BUDGET 2024

		APPROVED BUDGET 2024
	INCOME	
40000	ASSESSMENTS	$ 2,328,780.00
	RETAINED EARNINGS CONTRIBUTION - GENERAL	$ 42,270.00
44000	ADMINISTRATIVE FEES - NOTICE OF INTENT CHARGES	$ -
44005	LATE FEES	$ 15,000.00
44010	OWNER INTEREST	$ 12,000.00
44015	NSF FEES	$ -
44020	TRANSFER FEES	$ 25,000.00
44055	GATE ACCESS KEY CARDS	$ 1,000.00
44056	GATE REMOTE CLICKERS	$ 5,000.00
44076	INTEREST - CAB	$ 200.00
44077	INTEREST - RAYMOND JAMES	$ 20,000.00
44078	INTEREST - DESIGNATED - RAYMOND JAMES	$ 500.00
44105	OTHER	$ -
44135	ROOM RENTAL	$ -
44155	VIOLATION FINES	$ 40,000.00
44156	PARKING VIOLATION FINES	$ -
44191	GATE DAMAGE RECOVERIES	$ 12,000.00
		$ 2,501,750.00
	EXPENSES ADMINISTRATIVE	
51005	ACCOUNTING	$ 1,200.00
51010	ADMIN FEES	$ 8,100.00
51015	NOTICE OF INTENT CHARGES	$ -
51016	TRANSFER TO ATTORNEY CHARGES	$ -
51026	AUDIT & TAX RETURN	$ 18,000.00
51040	CONSULTING FEES	$ 37,000.00
51045	COPIES & PRINTING	$ 4,500.00
51065	ENGINEERING REPORT	
51066	RESERVE STUDY REPORT	$ 3,500.00
51067	INSURANCE APPRAISAL	$ 1,000.00
51070	IT SUPPORT	$ 13,000.00
51075	LEGAL FEES - COLLECTIONS	$ 6,000.00
51076	LEGAL FEES - FORECLOSURES	$ 1,000.00
51077	LEGAL FEES - COMPLIANCE ENFORCEMENT	$ 10,000.00
51080	LEGAL FEES - GENERAL	$ 45,000.00
51081	LEGAL FEES - LAWSUITS OTHER	$ 50,000.00
51082	LEGAL FEES - ELECTION LITIGATION	$ 25,000.00
51083	LEGAL FEES - HO vs HOA LITIGATION	$ 45,000.00
51084	LEGAL FEES - BOD RECALL	
51085	LICENSES & PERMITS	$ 1,300.00
51090	NEW HOMEOWNER PACKET	$ 2,250.00
51100	MANAGEMENT FEES	$ 47,000.00
51115	OFFICE SUPPLIES	$ 2,000.00
51120	POSTAGE & MAIL	$ 11,000.00
51130	SOCIAL & SPECIAL EVENTS	$ 9,000.00
51132	YARD OF THE QUARTER GIFT CARDS AND CERTIFICATES	$ 3,600.00
51135	STATEMENTS & COUPONS	$ 4,000.00
51140	STORAGE	$ 3,000.00
51150	WEBSITE	$ 2,000.00
51151	WEBSITE - HOA PREPARED AND OWNED	$ 3,000.00
51152	NEWSLETTER	$ 15,000.00
51153	COMMUNICATIONS CONSULTANT	$ 24,000.00
51185	SOFTWARE FEES	$ 300.00
51190	COPIER LEASE	$ 2,000.00
51191	COPIER USAGE	$ 2,000.00
51196	GOLF CART LEASE	$ 15,000.00
51201	GATE KEY CARD COSTS	$ 2,000.00
51202	GATE REMOTE CLICKER COSTS	$ 5,000.00
51204	GATE PHONE APP CLOUD FEE	$ -
51300	BOARD EXPENDITURES	$ 1,000.00
		$ 422,750.00

	AMENITY/POOL		
52025	CLUBHOUSE MAINTENANCE	$	1,500.00
52026	CLUBHOUSE EQUIPMENT MAINTENANCE	$	1,500.00
52027	CLUBHOUSE PEST CONTROL	$	1,000.00
52028	CLUBHOUSE HVAC MAINTENANCE	$	1,000.00
52029	CLUBHOUSE HVAC PREVENTATIVE MAINTENANCE CONTRACT	$	1,200.00
52030	CLUBHOUSE SUPPLIES	$	8,000.00
52033	EQUIPMENT & FURNITURE PURCHASES	$	6,000.00
52036	DOCK EQUIPMENT PURCHASES	$	500.00
52040	DOCK MAINTENANCE	$	8,000.00
52045	DOCK UTILITIES	$	750.00
52050	DOG PARK MAINTENANCE	$	1,000.00
52060	FITNESS EQUIPMENT MAINTENANCE	$	3,000.00
52061	FITNESS EQUIPMENT PREVENTATIVE MAINTENANCE CONTRACT	$	1,400.00
52066	TENNIS COURT MAINTENANCE	$	1,000.00
52067	TENNIS COURT LIGHTS MAINTENANCE	$	1,000.00
52068	BASKETBALL COURT MAINTENANCE	$	500.00
52069	SOFTBALL FIELD MAINTENANCE	$	750.00
52070	GAZEBO MAINTENANCE	$	500.00
52075	HOLIDAY DECORATIONS	$	15,000.00
52120	PRESSURE WASHING	$	3,000.00
52130	TOT LOT MAINTENANCE	$	5,000.00
52150	CAMERAS & MONITORING	$	4,000.00
52190	POOL REPAIRS & MAINTENANCE	$	1,000.00
52191	POOL EQUIPMENT MAINTENANCE & REPAIRS	$	8,000.00
52195	POOL SERVICE CONTRACT	$	20,000.00
52240	PARKING LOT MAINTENANCE	$	1,000.00
52245	UTILITY CART LEASE	$	3,000.00
52246	UTILITY CART MAINTENANCE	$	500.00
52251	EMINENT DOMAIN ASSET - STORAGE BUILDING	$	-
52252	EMINENT DOMAIN ASSET - DOCK POWER & WATER LINES	$	-
52253	EMINENT DOMAIN ASSET - DOG PARK	$	-
52300	STORM DAMAGE REPAIRS	$	1,000.00
		$	100,100.00
	COMMON AREA		
53005	AQUATIC MAINTENANCE	$	20,000.00
53006	RETENTION POND MAINTENANCE - NON CONTRACT	$	3,000.00
53025	DRAINAGE SYSYTEM MAINTENANCE	$	10,000.00
53055	FOUNTAIN/AERATION MAINTENANCE	$	2,000.00
53065	JANITORIAL	$	20,000.00
53080	LIGHTING REPAIRS	$	1,000.00
53095	MONUMENT REPAIRS	$	1,000.00
53125	PRESSURE WASHING	$	20,000.00
53140	ROAD MAINTENANCE	$	35,000.00
53150	SIDEWALK REPAIRS	$	25,000.00
53155	SIGN MAINTENANCE	$	1,000.00
53160	WALL/FENCE MAINTENANCE	$	1,000.00
53200	SIGN REPLACEMENT	$	10,000.00
53221	OFF DUTY LAW ENFORCEMENT SERVICE	$	34,000.00
53222	PRIVATE PATROL SERVICE	$	152,000.00
53223	SAFETY	$	1,500.00
		$	336,500.00

	GATES	
54004	GATE REPAIRS	$ 1,000.00
54005	GATES CAMERAS & MONITORING	$ 15,000.00
	GATES - HERON POINTE	
54100	CABLE	$ 1,600.00
54101	TELEPHONE	$ 900.00
54102	ELECTRIC	$ 750.00
54104	GATE REPAIRS	$ 3,000.00
		$ 6,250.00
	GATES - OSPREY LANDING	
54200	CABLE	$ 1,600.00
54201	TELEPHONE	$ 800.00
54202	ELECTRIC	$ 750.00
54204	GATE REPAIRS	$ 3,000.00
		$ 6,150.00
	GATES - MARSH PINE	
54300	CABLE	$ 1,600.00
54301	TELEPHONE	$ 800.00
54302	ELECTRIC	$ 750.00
54304	GATE REPAIRS	$ 3,000.00
		$ 6,150.00
	GATES - LAKESHORE	
54400	CABLE	$ 1,600.00
54401	TELEPHONE	$ 700.00
54402	ELECTRIC	
54404	GATE REPAIRS	$ 3,000.00
		$ 5,300.00
	GATES - MARSH POINTE	
54500	CABLE	$ 1,600.00
54501	TELEPHONE	$ 700.00
54502	ELECTRIC	$ 750.00
54504	GATE REPAIRS	$ 3,000.00
		$ 6,050.00
	GATES - MYRTLE CREEK	
54600	CABLE	$ 1,600.00
54601	TELEPHONE	$ 700.00
54602	ELECTRIC	$ 750.00
54604	GATE REPAIRS	$ 4,000.00
		$ 7,050.00
	GATES - AUTUMN CREEK	
54700	CABLE	$ 1,600.00
54701	TELEPHONE	$ 800.00
54702	ELECTRIC	$ 750.00
54704	GATE REPAIRS	$ 5,000.00
		$ 8,150.00
	GATES - MALLARD LANDINGS	
54800	CABLE	$ 1,600.00
54801	TELEPHONE	$ 800.00
54802	ELECTRIC	$ 750.00
54804	GATE REPAIRS	$ 3,000.00
		$ 6,150.00
	GATES - SPARROW LANDING	
54900	CABLE	$ 1,600.00
54901	TELEPHONE	$ 700.00
54902	ELECTRIC	$ 750.00
54904	GATE REPAIRS	$ 2,000.00
		$ 5,050.00

	INSURANCE	
55005	DIRECTORS & OFFICERS	$ 5,000.00
55010	CRIME	$ 3,800.00
55020	LEGAL DEFENSE GAP	$ 5,200.00
55025	PROPERTY & LIABILITY - PROPERTY & LIABILITY	$ 125,000.00
55030	UMBRELLA	$ 24,000.00
55040	WORKERS COMP	$ 600.00
		$ 163,600.00
	LANDSCAPING	
56000	CONTRACT - COMMON AREA	$ 239,400.00
56020	IRRIGATION REPAIRS	$ 15,000.00
56035	LANDSCAPE/PLANT REPLACEMENT	$ 10,000.00
56045	TREE TRIMMING & REMOVAL	$ 10,000.00
56055	SOD REPLACEMENT	$ 10,000.00
56065	TREE REPLACEMENT	$ 15,000.00
		$ 299,400.00
	PAYROLL & BENEFITS	
50000	SALARIES & WAGES	$ 326,000.00
50001	PAYROLL TAXES	$ 25,000.00
50002	PAYROLL PROCESSING FEE	$ 2,000.00
50003	WORKERS COMP INSURANCE	$ 3,400.00
50004	401k MATCH	$ 3,000.00
50025	MANAGEMENT COMPANY BURDEN CHARGE	$ 43,000.00
50030	HEALTH INSURANCE	$ 35,000.00
		$ 437,400.00
	RESERVE	
99000	ASSESSMENTS TRANSFERRED TO RESERVE FUNDS	$ 503,500.00
	UTILITIES	
57020	ELECTRICITY - CLUBHOUSE	$ 16,000.00
57025	ELECTRICITY - FOUNTAINS	$ 17,000.00
57040	STATION ELECTRICITY - LIFT STATIONS	$ 1,200.00
57050	ELECTRICITY - STREET LIGHTS	$ 110,000.00
57060	INTERNET	$ 4,000.00
57075	TELEPHONE	$ 2,000.00
57085	WASTE REMOVAL	$ 8,000.00
57095	WATER - IRRIGATION	$ 4,000.00
57100	WATER & SEWER	$ 4,000.00
		$ 166,200.00
	TOTAL EXPENSE	$ 2,501,750.00
	NET INCOME & RETAINED EARNINGS CONT OVER EXPENSES	$ -
	ANNUAL ASSESSMENT	$ 2,220.00
	MONTHLY ASSESSMENT	$ 185.00
NORTH SHORE AT LAKE HART RESERVE FUND EXPENDITURES BUDGET		
	ENTRY GATE ROCK COLUMNS AND MONUMENT SIGNS REFURBISHMENT	$ 215,250.00