

**Tesoro Property Owners Association
Approved Budget**

GL Codes	Description	2023 Approved Budget
	Total Units	907
	Revenues	
400100	Maintenance Fees	\$ 2,606,894.04
400125	Reserve Income	\$ -
400803	Developer Subsidy from Maint.	\$ -
420150	Cable Proceeds	\$ 84,394.41
428710	Income-Home Internet	\$ 237,581.23
429510	Internet Empty Lots	\$ 28,100.30
400119	Landscape Income - Empty Lots	\$ 56,705.34
400118	Landscape Income - Occupied Lots	\$ 741,213.50
400700	Pest Control Income - Occupied Lots	\$ 32,400.00
430100	R&M / Fountain Income	\$ -
430515	Pool Assessment	\$ -
400357	Security Monitoring	\$ 85,000.00
400302	Application Income (ARB)	\$ 40,000.00
400890	Finance Charges (Ledger Int/Lfees)	\$ -
New GL	Security Expense Reimbursed by Developer	\$ 81,469.44
400505	Gate Key Income	\$ 1,000.00
401120	Bank Interest	\$ -
400400	Late Fee Income	\$ 4,800.00
401101	Legal Fee Income	\$ -
400195	Non Sufficient Fee Income	\$ -
430110	Management funds	\$ -
420900	Other Income	\$ -
400300	Screening Fees Income	\$ -
	Total Revenues	\$ 3,999,558.26
	Administrative Expenses	
530100	Accounting Fees - Hafer	12,950.00
400108	Bad Debt	200,000.00
520122	Bank Charges	500.00
530195	Land Lease Rental (POA Office Rental)	24,000.00

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	Total Units	907
530116	Legal Expense	80,000.00
540110	License, Permit, Dues & Taxes	1,000.00
520160	Miscellaneous	1,200.00
520119	Office Expenses	6,500.00
520120	Office Supplies	3,000.00
520115	Postage/Delivery	1,400.00
530115	Professional Fees	20,000.00
530180	Depreciation Expense	3,000.00
	Total Administrative Expenses	\$ 353,550.00
	Insurance	
510100	Insurance Expense	17,666.96
	Total Insurance Expenses	\$ 17,666.96
	Contract Services	
520131	Web Hosting & Internet	0.00
555100	Community Staffing	313,081.07
600000	Management Services Contract	24,600.00
700100	Landscaping Residential Homes	741,213.50
700101	Landscaping Empty Lots	56,705.34
700133	Grounds Maintenance -POA Common/SB Berm	744,709.00
702150	Holiday Lights	20,000.00
702178	Pest Control Perimeter Only	32,400.00
703030	Overhead Fee KWPM REMOVE	0.00
704105	Equipment Back Gate Reader	1,320.00
704130	Security/POA - Telephone	3,600.00

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	Total Units	907
704134	Security Contract	585,312.00
New GL	Security Officer (Construction Gate) Billed to Developer	81,469.44
704136	Security Alarm System Monitoring	85,000.00
704139	Security System Lease Maintenance	4,000.00
705050	Cable TV	84,394.41
705075	Internet	237,581.23
705076	Internet Empty Lots	28,100.30
712500	Pool	0.00
778070	Tree Trimming	18,540.00
	Total Contract Services	\$ 3,062,026.30
	Repairs & Maintenance	
700120	Landscaping Extras	33,000.00
701160	Irrigation	18,000.00
702010	Maintenance Supplies	2,000.00
702122	Golf Carts	800.00
702140	Pressure Cleaning	8,000.00
704132	Security Bldg R&M	1,000.00
704220	Entry Gate Repairs	2,500.00
705027	R&M Fountains	1,000.00
705084	R&M Gas Lamps	500.00
705181	Vehicle Maintenance	4,000.00
706520	R&M Street/Sidewalks	6,300.00
706523	R&M Monuments	1,000.00
706527	Light Supplies & Repairs	6,000.00
712586	Signage	2,000.00

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	Total Units	907
716150	Contingency	30,000.00
		0.00
	Total Repairs & Maintenance	\$ 116,100.00
	Utilities	
705010	Electricity Common Area	29,000.00
705011	Electricity - Clubhouse	6,000.00
705020	Electricity Pumps	26,000.00
705021	Electricity - Guardhouse	4,000.00
705030	Water & Sewer	42,175.00
705072	Telephone Gate	1,000.00
705080	Gas	1,000.00
	Total Utilities Expenses	\$ 109,175.00
	RESERVE FUNDING EXPENSES	
900100	Pooled Reserves	\$ 341,040.00
	Total Reserves	\$ 341,040.00
	Total Operating Expenses w/ Reserves	\$ 3,999,558.26
	Net Income (Loss)	\$0.00
<p>DISCLAIMER: THIS INITIAL BUDGET OF THE ASSOCIATION IS PROJECTED (NOT BASED ON ACTUAL HISTORICAL OPERATING FIGURES) AND IS BASED ON BUILD OUT. THEREFORE, ACTUAL INCOME & EXPENSES MAY BE LESS OR GREATER THAN PROJECTED. DEVELOPER HAS AGREED TO OBLIGATE ITSELF TO DEFICIT FUND OPERATING EXPENSES OF THE ASSOCIATION IN ACCORDANCE WITH SECTION 720.308(1)(b), FLORIDA STATUTES. CAPITAL CONTRIBUTIONS MADE BY MEMBERS OF THE ASSOCIATION, OR VOLUNTARILY CONTRIBUTIONS BY DEVELOPER ,SHALL NOT BE CONSIDERED OR DEEMED TO BE RESERVES UNDER SECTION 720, FLORIDA STATUTES.</p>		