

Account Number	Account	2023 Budget Adopted	2023 Actual through August	2023 Budget Projection year end	2023 Variance Adopted v. Projected	2024 ADOPTED Budget
HE1	THE HERON AT THE SANCTUARY I CONDOMINIUM ASSOCIATION, INC.					
Period:	1-1-24 to 12-31-24					
Units:	12					
INCOME						
3010	Maintenance Fees	\$ 206,400	\$ 131,264	\$ 196,896	\$ (9,504)	\$ 196,800
nnnn	Statutory Reserve Funding	\$ -	\$ -	\$ -	\$ -	\$ -
3030	Other Income	\$ -	\$ -	\$ -	\$ -	\$ -
3041	Reserve Replenishment/Lanai Enclosure Project	\$ 48,000	\$ 32,000	\$ 48,000	\$ -	\$ 19,000
3120	Interest Income	\$ -	\$ 5	\$ 8	\$ 8	\$ -
	Total Income	\$ 254,400	\$ 163,269	\$ 244,904	\$ (9,497)	\$ 215,800
EXPENSES						
Administrative						
4006	Legal	\$ 4,000	\$ 4,580	\$ 6,870	\$ (2,870)	\$ 4,000
4007	Tax Prep Accounting	\$ 500	\$ -	\$ -	\$ 500	\$ 500
4008	Corporate Fees	\$ 200	\$ 211	\$ 317	\$ (117)	\$ 250
4015	Office Expense/ Insurance Appraisal	\$ 300	\$ 1,185	\$ 1,778	\$ (1,478)	\$ 300
4016	Administration Expense	\$ 1,000	\$ 132	\$ 198	\$ 802	\$ 1,000
4020	Bank Handling Fee	\$ -	\$ 48	\$ 72	\$ (72)	\$ 100
4060	Management Contract	\$ 6,500	\$ 4,333	\$ 6,500	\$ 1	\$ 7,200
4090	Insurance-Package	\$ 13,500	\$ 827	\$ 12,300	\$ 1,200	\$ 14,000
4093	Insurance-Flood	\$ 13,000	\$ 13,953	\$ 13,953	\$ (953)	\$ 19,000
4094	Insurance - Wind	\$ 26,000	\$ 332	\$ 22,500	\$ 3,500	\$ 27,000
	Total Admin	\$ 65,000	\$ 25,601	\$ 64,487	\$ 514	\$ 73,350
BUILDING						
4210	Building Maintenance	\$ 25,000	\$ 5,169	\$ 7,754	\$ 17,247	\$ 27,500
4230	Air Conditioner Service Agreement	\$ -	\$ 3,000	\$ 4,500	\$ (4,500)	\$ 3,000
4240	Janitorial	\$ 4,500	\$ 4,347	\$ 6,521	\$ (2,021)	\$ 5,100
4250	Elevator Maint/Repairs	\$ 4,500	\$ 1,270	\$ 1,905	\$ 2,595	\$ 5,250
4251	Elevator Phone	\$ 5,700	\$ 3,587	\$ 5,381	\$ 320	\$ 5,500
4255	Fire Equipment Monitoring & Maintenance	\$ 3,000	\$ 1,471	\$ 2,207	\$ 794	\$ 3,000
4290	Pest Control - Interior	\$ 3,000	\$ 116	\$ 174	\$ 2,826	\$ 2,000
4291	Pest Control - Rodent	\$ 1,300	\$ -	\$ -	\$ 1,300	\$ 1,750
	Total Building	\$ 47,000	\$ 18,960	\$ 28,440	\$ 18,560	\$ 53,100
GROUNDS						
4305	Landscape Contract	\$ 8,500	\$ 5,850	\$ 8,775	\$ (275)	\$ 9,750
4310	Grounds Maintenance/Supplies	\$ 3,500	\$ 250	\$ 375	\$ 3,125	\$ 4,000
4311	Mulch	\$ 4,000	\$ 3,640	\$ 5,460	\$ (1,460)	\$ 4,500
4340	Irrigation Maintenance	\$ 1,500	\$ -	\$ -	\$ 1,500	\$ 1,500
4370	Plant/Flower Replacement	\$ 1,500	\$ 795	\$ 1,193	\$ 308	\$ 1,750
4380	Fertilization/Pest Control	\$ 5,000	\$ -	\$ -	\$ 5,000	\$ -
4390	Tree Trim	\$ 7,500	\$ -	\$ -	\$ 7,500	\$ -
	Total Grounds	\$ 31,500	\$ 10,535	\$ 15,803	\$ 15,698	\$ 21,500
POOL/AMENITIES						
4505	Pool Maintenance	\$ 2,700	\$ 1,800	\$ 2,700	\$ -	\$ 3,250
4510	Pool Repair	\$ 5,000	\$ 850	\$ 1,275	\$ 3,725	\$ 3,600
	Total Pool/Amenities	\$ 7,700	\$ 2,650	\$ 3,975	\$ 3,725	\$ 6,850
UTILITIES						
4601	Common Area Electric	\$ 8,700	\$ 4,669	\$ 7,004	\$ 1,697	\$ 10,250
4610	Water	\$ 11,000	\$ 4,535	\$ 6,803	\$ 4,198	\$ 11,500
4620	City Sewer	\$ 12,000	\$ 7,580	\$ 11,370	\$ 630	\$ 12,750
4630	Cable TV	\$ -	\$ 2,562	\$ 3,843	\$ (3,843)	\$ -
4640	Trash	\$ 2,000	\$ 1,151	\$ 1,727	\$ 274	\$ 2,500
	Total Utilities	\$ 33,700	\$ 20,497	\$ 30,746	\$ 2,955	\$ 37,000
PROJECTS						
480n	Engineering Requirements	\$ 12,000	\$ -	\$ -	\$ -	\$ 5,000
480n	Statutory Reserve Funding	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Projects	\$ 12,000	\$ -	\$ -	\$ -	\$ 5,000
CONTINGENCY						
4920	Reserve Allocation - (General Pooled Reserves)	\$ 48,000	\$ 32,000	\$ 48,000	\$ -	\$ 19,000
	Total Unanticipated Expenses	\$ 48,000	\$ 32,000	\$ 48,000	\$ -	\$ 19,000
	TOTAL OPERATING EXPENSES	\$ 196,900	\$ 78,243	\$ 143,450	\$ 41,451	\$ 196,800
	TOTAL RESERVE/PROJECT EXP	\$ 48,000	\$ 32,000	\$ 48,000	\$ -	\$ 19,000
	TOTAL EXPENSES	\$ 244,900	\$ 110,243	\$ 191,450	\$ 41,451	\$ 215,800
	Surplus/Deficit	\$ 9,500	\$ 53,026	\$ 53,454	\$ (50,947)	\$ -
	Unit Quarterly Operating Fee	\$ 4,102				\$ 4,100
	Unit Quarterly GEN/STATUTORY RESERVES Fee	\$ 1,000				\$ 400
	TOTAL QUARTERLY MAINTENANCE FEE	\$ 5,102				\$ 4,500

2023 STATUTORY RESERVES ARE NOT FULLY FUNDED

Structural Reserve Allocation is not funded in fiscal year 2024 because the study will take place in 2025.

The pooled reserves held as general reserves