

**VILLAGES OF PABLO HOMEOWNERS  
ASSOCIATION, INC.**

Page: 1

2023 Budget Summary Report  
Income/Expense Statement (01/01/23 - 12/31/23)

Description	Amount
<b>INCOME:</b>	
Assessment Income	271,740.00
<b>Note: DUES ARE \$420.00/YEAR</b>	
Late Fee /Service Charges	1,000.00
Legal Fees Reimbursement	.00
Newsletter Advt. Income	300.00
Miscellaneous Income	1,000.00
Bank Interest Income	295.00
VNB MMA Interest	120.00
Bad Debt Expense	(2,500.00)
<b>Subtotal Income</b>	<b>271,955.00</b>
<b>EXPENSES</b>	
<b>CORPORATE EXPENSE</b>	
Corporate Annual Report	61.25
Insurance - D & O	3,407.43
Insurance-General Liability	7,039.77
Insurance-Property	3,749.32
Tax Return Prep. Fee	725.00
<b>CORPORATE EXPENSE</b>	<b>14,982.77</b>
<b>GENERAL &amp; ADMINISTRATIVE</b>	
Community Events	.00
Fishing Tournament	1,000.00
Easter	500.00
4th of July	2,000.00
Fall Fest	4,500.00
Holiday Lighting	1,000.00
Copies	1,500.00
Legal Fees	2,000.00
Management Fees	38,820.00
Newsletter Cost	2,000.00
Office Expense-General	1,000.00
Postage & Mailings	2,500.00
Courtesy Officer	24,000.00
Website Cost	250.00
<b>GENERAL &amp; ADMINISTRATIVE</b>	<b>81,070.00</b>
<b>MAINTENANCE &amp; OPERATING</b>	
Fencing- Paint	.00

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Page: 2

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Description	Amount
Fountain Repair	500.00
Lights - Maintenance	1,000.00
Maint Labor & Supplies	2,500.00
Signs	300.00
Signs-Purchased	.00
Signs - Repairs	.00
Trash Pick-Up	200.00
<b>MAINTENANCE &amp; OPERATING</b>	<b>4,500.00</b>
<b>LANDSCAPE EXPENSE</b>	
Fertilization/Pest Control	.00
Flowers/Annuals	.00
Irrigation Repairs	2,500.00
Lake Algae Control	8,800.00
Landscape Contract	48,700.00
Landscape Maint - General	5,000.00
Mulch, Sod, Etc.	5,000.00
Tree Maintenance	2,000.00
<b>LANDSCAPE EXPENSE</b>	<b>72,000.00</b>
<b>POOL EXPENSE</b>	
Pool Permits	650.00
Cleaning Services	3,100.00
Chemicals	1,800.00
Furniture (Pool)	5,000.00
Misc. Maintenance	2,000.00
Misc. Pool Expense	1,000.00
Pool Gate Access Serv	1,500.00
Passes and Keys	350.00
Permit	.00
Pressure Cleaning	2,000.00
Pool Maint Contract	14,400.00
Pool Monitors Expense	12,000.00
Supplies	500.00
Camera	500.00
<b>POOL EXPENSE</b>	<b>44,800.00</b>
<b>UTILITIES</b>	
Electricity	14,002.67
Water & Sewer	6,701.34
Telephone/Cable	2,200.00

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Page: 3

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Description	Amount
UTILITIES	22,904.01
OTHER EXPENSES	
Pool and Deck Repair	.00
Irrigation Repair	16,156.43
Landscape Improvements	.00
Amenity Center Improvemnt	.00
Landscape Repair	.00
Contingency	15,541.79
OTHER EXPENSES	31,698.22
TOTAL EXPENSES	271,955.00
CURRENT YEAR NET INCOME/(LOSS)	.00

THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS REGARDING THOSE ITEMS. OWNERS MAY ELECT TO PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS UNDER SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.

THE BUDGET OF THE ASSOCIATION PROVIDES FOR LIMITED VOLUNTARY DEFERRED EXPENDITURE ACCOUNTS, INCLUDING CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE, SUBJECT TO LIMITS ON FUNDING CONTAINED IN OUR GOVERNING DOCUMENTS. BECAUSE THE OWNERS HAVE NOT ELECTED TO PROVIDE FOR RESERVE ACCOUNTS UNDER SECTION 720.303(6), FLORIDA STATUTES, THESE FUNDS ARE NOT SUBJECT TO THE RESTRICTIONS ON USE OF SUCH FUNDS SET FORTH IN THAT STATUTE, NOR ARE RESERVES CALCULATED IN ACCORDANCE WITH THAT STATUTE.