

Dunns Creek Plantation Income-Expense Statement Report

Florida Property and Association Management

Portfolios: Dunns Creek Plantation Owners Association, Inc.

Date Range: 01/01/2025 to 05/31/2025

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period
Operating Income & Expense	
Income	
Assessment Income	232,011.00
Late Fee Income	1,525.00
Recreation Pass Income	450.00
New Owner Registration Fees	1,000.00
Interest Income	1,233.84
Total Operating Income	236,219.84
Expense	
GENERAL & ADMINISTRATIVE	
Management Fees	13,371.65
Accounting Fees	1,000.00
Legal Fees-Enforcement	315.20
Postage & Mail	1,254.56
Records Storage Fees	250.00
Insurance	12,502.65
Printing & Reproduction	265.97
Corporation Reports & Fees	61.25
Community Events	348.18
Total GENERAL & ADMINISTRATIVE	29,369.46
POOL:	
Pool Permits & Inspections	325.35
Pool Operation & Mgmt.	5,250.00
Pool Repairs	2,575.00
Total POOL:	8,150.35
COMMUNITY ROOM/BUILDING:	
Pool Furniture & Repairs	250.00
Amenity Ctr Tele/Cable (Scty)	851.50
Amenity Ctr Water	179.79
Amenity Ctr Sewer	316.66
Total COMMUNITY ROOM/BUILDING:	1,597.95
SITE IMPROVEMENT:	
Landscaping	1,340.00
Total SITE IMPROVEMENT:	1,340.00
UTILITIES:	
Community Electric	2,938.84
Community Irrigation	2,662.88
Total UTILITIES:	5,601.72
MAINTENANCE:	
Fencing Maintenance & Repair	5,472.03
Signs & Sign Maintenance	430.60

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Gen. Maint. & Repair	1,700.00
Misc. Maintenance	430.00
Total MAINTENANCE:	8,032.63
CONTRACT SERVICE EXPENSE:	
Lawn Maint. & Landscaping	16,901.60
Scheduled Lake Maintenance	2,075.00
Irrigation Systems Maintenance	200.00
Web Design & Hosting Services	625.00
Off Duty JSO/FHP Patrols	492.80
Security Cameras & Monitoring	72.56
Sod & Landscape Installations	10,206.08
Janitorial Services	2,625.00
Total CONTRACT SERVICE EXPENSE:	33,198.04
Total Operating Expense	87,290.15
NOI - Net Operating Income	148,929.69
Total Income	236,219.84
Total Expense	87,290.15
Net Income	148,929.69