

Carillon Beach Association Inc.

2025 Budget

January - December 2025

HOA - Operations

Income

304000 Quarterly Assessments	
304010 ASSESSMENTS - LOTS/HOMES 300	1,643,106.14
304012 ASSESSMENTS/DOWNTOWN 4.585	28,777.09
304014 ASSESSMENTS - TOWNHOUSES 1.5	10,693.83
304017 ASSESSMNTS - C INN 9.125	49,333.18
304018 ASSESSMENTS - SUNRISE/SUNSET 9	71,052.64
Total 304000 Quarterly Assessments	\$ 1,802,962.88
304020 TRASH COLLECTION FEES	71,794.80
304025 PPORT GUARD GATE LANDSCAPE FEE	12,420.00
304030 KIOSK REVENUE	5,000.00
304035 CBI - HOA SHARE WEDDINGS	7,500.00
304040 GOLF CART RENTAL REVENUE	54,000.00
304041 BEACH SERVICE	100,000.00
304045 RESERVES - INTEREST INCOME	
304047 OPERATING - INTEREST/MONEY MKT	35.31
304050 CARILLON BEACH-FL WEBSITE	3,587.83
304093 QTRLY ADMIN FEE	29,000.00
304098 OTHER - GATE KEYS & REMOTES	0.00
304148 Gate - Renter Income/Guest Fees	0.00
304149 OTHER - RFID DECALS	1,000.00
304150 GOLF CART REV- OWNERS DECALS	1,000.00
304151 ASSOCIATION IMPACT FEE	24,000.00
304990 CONSTRUCTION FEE - NON REFUNDABLE PORTION	25,750.00
304994 Estoppel Admin Fee	2,266.00
304999 CAPITAL CONTRIBUTIONS	17,811.28
305000 Design & Construction Compliance	
305001 Design Review Fee-Estoppel	5,160.95
Total 305000 Design & Construction Compliance	\$ 5,160.95
405002 Safety & Security Project/Special Assessment	0.00
405003 Front Gate - Guest Fee Income	250,000.00
Total Income	\$ 2,413,289.05
Gross Profit	\$ 2,413,289.05
Expenses	
400000 General and Administrative Expenses	450.00

405010 ACCOUNTING	88,600
405011 Audit Fees	19,000.00
405015 OFFICE - RENT EXPENSES	61,154.87
405017 RESERVES STUDY/INS APPRAISAL	
405020 TELEPHONE & INTERNET EXPENSE	20,596.96
405021 WEB MAINTENANCE / MARKETING	23,900.00
405022 COMPUTER HARDWARE/SOFTWARE	6,173.45
405029 POSTAGE & FEDEX	500.00
405030 OFFICE SUPPLIES	5,500.00
405030.1 OFFICE ADMIN SUBSCRIPTIONS AND SERVICES	7,500.00
405031 OFFICE FURNITURE & EQUIPMENT	4,500.00
405034 KIOSK EXPENSES	2,000.00
405035 LEGAL EXPENSE	15,000.00
405039 FEDERAL AND STATE INCOME TAXES	2,400.00
405040 HOA - HOUSE NAME SIGNS	2,000.00
405040.1 HOA - COMMUNITY SIGNS	3,000.00
405042 MEMBERSHIP DUES & EDUCATION	1,500.00
405090 ADMINISTRATIVE EXPENSES	15,600.00
405091 Payment Processing Fees	16,000.00
405092 COMMUNITY CAT PROGRAM	5,000.00
405093 GATE - RENTER GUEST FEE	0.00
Total 400000 General and Administrative Expenses	\$ 300,375.28
405000 Gate House Expenses	
405060 GATE HOUSE SERVICES	110,613.40
405062 GATE HOUSE RFID'S	1,500.00
405063 GATE HOUSE PASSES	1,000.00
Total 405000 Gate House Expenses	\$ 113,113.40
405070 SAFETY & SECURITY EXPENSES & REPAIRS	
405072 FLOCK SECURITY CAMERAS	12,500.00
405074 PLANET SECURE	3,200.00
Total 405070 SAFETY & SECURITY EXPENSES & REPAIRS	\$ 15,700.00
405082 Repair & Maintenance	
405088 GRAVEL & ROCK REFRESHES	35,000.00
405110 M - STREETS/SIDEWALKS/PAVERS	15,000.00
405115 M - STREET LIGHTS MAINT	10,000.00
405116 M - GROUNDS MAINT SUPPLIES	28,705.08
405117 M - GROUNDS MAINT PINE STRAW	30,553.24
405118 M - GROUNDS MAINT COMMON AREA LANDSCAPING	138,956.33
SERVICES/VENDORS	5,000.00

405120 M - GROUNDS MAINT LABOR	460,123.00
4051203 M - LAKE CARILLON MAINT	17,800.00
405121 M - IRRIGATION	6,074.84
405122 M - ANNUALS/PERENIALS	5,000.00
405123 M - TREE TRIMMING	5,000.00
405135 M - DUNE WALKOVERS & PAVILIONS	8,000.00
405136 M - PROMENADES INC COTTAGES	2,500.00
405140 M - FRONT GATE MAINT	3,000.00
405142 M - PLAYGROUND EQUIPMENT	1,000.00
405145 M - TENNIS & PICKLEBALL COURTS	2,000.00
405155 M - BEACH CLUB POOL OPERATIONS	16,500.00
405160 M - LAKE CARILLON POOL	15,000.00
405165 M - BELLVIEW PARK POOL	15,000.00
405170 M - TRUCK EXPENSE	
405177 M - GOLF CART MAINTENANCE	15,000.00
405180 M - MAINTENANCE EQUIPMENT	2,800.00
405190 M - GENERAL MAINTENANCE	50,000.00
405192 M - EQUIPMENT RENTALS	2,000.00
405194 M - JANITORIAL SUPPLIES	16,500.00
Total 405082 Repair & Maintenance	\$ 906,512.49
405084 Compliance and Covenants Expense	
405085 D - COMPLIANCE/COVENANTS	30,000.00
Total 405084 Compliance and Covenants Expense	\$ 30,000.00
405200 Utilities	
405215 U - DUNE WALKS & PAVILIONS	4,549.80
405220 U - GUARD GATE & FENCE	2,075.87
405221 U - SPRINKLERS - CITY WATER	1,365.60
405222 U - SPRINKLERS - CITY WATER #2	16,533.79
405230 U - BEACH CLUB POOL 344 BCHSDE	8,831.92
405235 U - 407 LAKEFRONT E POOL	27,945.40
405240 U - 116 PARKSHORE W POOL	25,350.33
405245 U - STREETS & GROUNDS	7,861.31
405255 U - OFFICE UTILITIES	0.00
405261 U - HOA OWNERS LNDS DEBRIS DUMPSTR	35,000.00
405270 U - COTTAGE COURT METER	15,929.68
Total 405200 Utilities	\$ 145,443.70
405300 Insurance Expense	
405301 I - COM PACKAGE + LIABILITY	28,667.25
405302 I - COMMERCIAL WIND	61,244.00

405303 I - DIRECTORS & OFFICERS	5,545.00
405304 I - UMBRELLA \$15M	10,960.00
405305 I - TRUCK INSURANCE	
405306 I - CRIME	82.00
405307 I - WORK COMP(VOL/ETC)	546.00
405315 I - FLOOD INS	2,910.00
Total 405300 Insurance Expense	\$ 109,954.25
405559 Special Projects	
4056251 SP - CAPITAL PROJECTS PD FROM OPERATING	60,000.00
Total 405559 Special Projects	\$ 60,000.00
405591 O - RESERVES CONTRIBUTIONS	160,000.00
405700 Payroll Expenses	
405730 P - PAYROLL	285,000.00
Total 405700 Payroll Expenses	\$ 285,000.00
405900 Property Patrol Expense	
405953 PP - PROPERTY PATROL OTHER EXP	24,960.72
405954 PP - PROP PATROL CONTRACT SVCS	165,000.00
4059541 PP - OFF DUTY SHERIFF	60,000.00
Total 405900 Property Patrol Expense	\$ 249,960.72
430100 COMMUNITY EVENTS/PROGRAMS	2,000.00
405521 O - JULY 4TH CELEBRATION	10,000.00
405529 O - COMMUNITY EVENTS	30,000.00
Total 430100 COMMUNITY EVENTS/PROGRAMS	\$ 42,000.00
Total Expenses	\$ 2,418,059.84
Net Operating Income	-\$ 4,770.79
Other Expenses	
602021 Safety & Security Project	0.00
Total Other Expenses	\$ 0.00
Net Other Income	\$ 0.00
Net Income	-\$ 4,770.79

No assurance provided. The financial statements omit substantially all of the disclosures and the statement of cash flows required by accounting principles generally accepted in the United States of America.