FIELDSTREAM NORTH HOMEOWNERS ASSOCIATION, INC.

Annual Budget Meeting

Wednesday November 29, 2023

Aurora Restaurant





Vic "Buzz" Lovell, President Herman "Spanky" Nieves, Vice President Rosie Nieves, Secretary / Director Betty Rodriguez, Treasurer / Director Corban Young, Facilities Director Bray Lindsey, Communications / Director Richard Panullo, Director-At-Large Gail Parker, Director-At-Large Sarah E. Webner, Esq., Corporate Counsel Mike Mastrocola, LCAM / Property Manager

FIELDSTREAM NORTH HOMEOWNERS' ASSOCIATION, INC. Annual Budget Meeting 2023

Wednesday November 29, 2023 Aurora Restaurant @ UCF Fellowship Dinner to Follow 6:30 PM



AGENDA

• Certified Quorum: Call to Order (Member Quorum NO / BOD Quorum YES)

• Proof of Notice: Posted, Web Site Pop-up / Chloroplast Sign (15 Days)

VOTE: Approval of Previous Meeting Minutes August 13, 2023 (page 3 this packet)

Motion 2nd Approve or Deny

• Treasurer's Report: Balance Sheet Summary NOV 2023 (page 4 this packet) Proposed 2024 Budget (page 5 this packet)

VOTE: Treasurer seeking approval to adopt proposed 2024 Budget as presented and to garner acceptance of the balanced budget in 2023

• Motion_____2nd_____Approve or Deny_____

• Old Business: Ratification, Covenant Enforcement Decisions thru NOV 2023

VOTE: President seeking approval of all Covenant Enforcement (Fining Committee) recommendations from all of history until NOV 29, 2023

Motion 2nd Approve or Deny

Adjournment Member Session

• Motion_____ 2nd_____ **Time**: _____

FIELDSTREAM NORTH HOMEOWNERS' ASSOCIATION, INC. Fence Standards Adoption Meeting

Sunday, August 13, 2023 @ 1:30 P.M. FSN HOA Playground/Dog Park 10777 Wildlife Pl., Orlando, FL 32825



<u>AGENDA</u>

- 1. Certified Quorum & Call to Order: Time_1:30_P.M.
- 2. Proof of Notice: Corrugated plastic sign front of community posted July 25, 2023 referencing meeting notice on web site.
- 3. VOTE: Approval of Previous Annual Meeting Minutes May 1, 2023

Motion Spanky 2nd Kosie Approve or Deny A

- 4. New Business: Presentation of Joint Resolution Adopting Fence Standards
- 5. VOTE: Covenant Enforcement and Board of Directors Joint Resolution Adopting Fence Standards Dated August 13, 2023

> Motion Bray 2nd Burz Approve or Deny A

6. VOTE: Covenant Enforcement, Acceptance of All Fining Committee Recommendations from April 2023 thru August 13, 2023.

> Motion Rosie 2nd Bray Approve or Deny A

7. Open Forum (Open to Homeowner/Members for Three (3) Minutes)

8. Adjournment Motion Spankond Rosie Time_1:45 P.M.

Vic "Buzz" Lovell, President 8 years / 4,160 volunteer hours

Herman "Spanky" Nieves, Vice President - 18 years

Rosie Nieves, Secretary - 18 years

Betty Rodriguez, Treasurer - 5 years

Corban Young, Facilities Director - 4 years

Bray Lindsey, Communications Director - 8 years

Sarah E. Webner, Esq. Corporate Counsel - 8 years

Mike Mastrocola, CAM, Property Manager





BALANCE SHEET NOVEMBER 2023

RUN 11/20/23 10:43:06		CE SHEET mber 2023			130440	PAGE
	Nover	mber 2023				
		OPERATING	RESERVE	TOTAL		
	CURRENT LIABILITIES					
	2010 ACCOUNTS PAYABLE 2032 DEFERRED ANNUAL ASSESSMENT	5.918.63 8.889.58		5,918.63		
	2130 PREPAID ASSESSMENTS	6,160,10		8,889.58 6,160.10		
	RESTRICTED EQUITY · RESERVES	20,968.31	0.00	20,968,31		
	2215 RESERVES - INTEREST		455.39	455.39		
	2250 RESERVES - ROADS		8,197,31	455.39 8,197.31		
	2360 RESERVES - CONTINGENCY		16,901,48	16,901.48		
	2371 RESERVES PERIMETER WALL, BRICK		10,870.32	10,870,32		
	2389 RESERVES - SIGNAGE, ENTRY MONUMENTS		5.653.10	5,653.10		
	2392 RESERVES - PLAYGROUND FENCING, CHAINLINK 2393 RESERVES - PLAYGROUND / BENCH		2,765,22	2,765.22		
	2394 RESERVES - PLAYGROUND / BUSY BEE		1,859.00 312.48	1,859,00 312.48		
	2395 RESERVES - PLAYGROUND / GIGGLES		1,225.03	1.225.03		
	2396 RESERVES - PLAYGROUND / PARK BENCH		1,018.64	1,018,64		
	2397 RESERVES - PLAYGROUND / SWING SET		1,945.58	1,945,58		
	2398 RESERVES - PLAYGROUND / TRACTOR & TEETER		264.57	264.57		
	SPENT FROM RESERVES 2571 RESERVES PERIMETER WALL, BRICK		(426.00)	(476.00)		
	2595 RESERVES - PLAYGROUND / GIGGLES		(741.00)	(426.00) (741.00)		
				()+1.00)		
		0.00	50,301.12	50,301,12		
	OPERATING EQUITY					
	2550 PRIOR YEAR SURPLUS (DEFICIT) 2670 CURRENT YEAR SURPLUS (DEFICIT)	28.691.15 (8,612.19)		28,691.15 (8.612.19)		
			0.00			
	TOTAL LIABILITIES & EQUITY	41 047 07	50,301.12			
			30,001.1E	51,570,59 		
RUN 11/20/23 10:43:05	FIELDSTREAM NORTH H	DMEDWNERS ASSOCIAT	LON TNC	33,040,05	130440	PAGE
RUM 11/20/23 10:43:06	FIELDSTREAM WORTH H 3 A L A N		LON TNC	33,040,09	130440	PAGE
RUN 11/20/23 10:43:06	FIELDSTREAM MORTH H 3 A L A N Nover	DMECNIMERS ASSOCIAT CESHEET mber 2023	LON INC		130440	PAGE
RUN 11/20/23 10:43:06	FIELDSTREAM MORTH H 3 A L A N Nover	DMECNIMERS ASSOCIAT CESHEET mber 2023	LON INC	TOTAL	130440	PAGE
RUN 11/20/23 10:43:06	FIELDSTREAM MORTH H B A L A N Nover CURRENT ASSETS DD5 PACIFIC MESTERN - CHECKING - PRIMARY (SR	DMECHMERS ASSOCIAT CESHEET NBER 2023 OPERATING 2 815 54	CON TNC Reserve	TOTAL 2.815.64	130440	PAGE
RUN 11/20/23 10:43:06	FIELDSTREAM MORTH H B A L A N Nover CURRENT ASSETS 1015 PACIFIC MESTERN - CHECKING - PRIMARY (SB 1035 PACIFIC MESTERN - W - OPERATURG (SB) 1045 PACIFIC MESTERN - W - OPERATURG (SB)	DMEDWNERS ASSOCIAT CESHEET aber 2023 OPERATING 2,815,54 2,831,14 20,322	CON TNC Reserve	TOTAL 2.815.64 2.83.14	130440	PAGE
RUN 11/20/23 10:43:06	FIELDSTREAM MORTH H B A L A N Nover CURRENT ASSETS 1015 PACIFIC MESTERN - CHECKING - PRIMARY (SB 1035 PACIFIC MESTERN - W - OPERATURG (SB) 1045 PACIFIC MESTERN - W - OPERATURG (SB)	DMEDWNERS ASSOCIAT CESHEET aber 2023 OPERATING 2,815,54 2,831,14 20,322	lon TNC Reserve	TOTAL 2.815.64 2.831.14 28.276.61	130440	PAGE
RUN 11/20/23 10:43:06	FIELDSTREAM WORTH H B A L A N Nover CURRENT ASSETS 1015 PACIFIC WISTERN - CHECKLING - PRIMARY (SB 1035 PACIFIC WISTERN - MM - OFEARTING (SB) 1045 PACIFIC WISTERN - MM - RESSIVE (SB) 1045 PACIFIC GAISTERN - MM - RESSIVE (SB) 1047 PACIFIC CASH - BETTY ROUFIGUEZ	DMECMMERS ASSOCIAT C E S H E E T ibber 2023 OPERATING 2,815,54 28,81,14 28,276,61 1,000,00	ION THC Reserve 50,301.12	TOTAL 2.815.64 2.83.14 28.276.61 50.301.12 1.000.00	130440	PAGE
RUN 11/20/23 10:43:06	FIELDSTREAM WORTH H B A L A N Nover CURRENT ASSETS 1015 PACIFIC WISTERN - CHECKLING - PRIMARY (SB 1035 PACIFIC WISTERN - MM - OFEARTING (SB) 1045 PACIFIC WISTERN - MM - RESSIVE (SB) 1045 PACIFIC GAISTERN - MM - RESSIVE (SB) 1047 PACIFIC CASH - BETTY ROUFIGUEZ	DMECHANERS ASSOCIAT C E S H E E T bber 2023 OPERATING 2,815,54 2,831,14 28,276,61 1,000,00	ION THC Reserve 50,301.12	TOTAL 2.815.54 2.831.14 28.276.61 50.301.12 1.000.00	130440	PAGE
RUN 11/20/23 10:43:06	FTELDSTREAM MORTH H B A L A N Nover CURRENT ASSETS 1015 PACIFIC MISTERN - CHECKING - PRIMARY (SB 1035 PACIFIC MISTERN - MM - OFENATING (SB) 1045 PACIFIC MISTERN - MM - RAGSS DREAGY FUN 1065 PACIFIC MISTERN - MM - RESERVE (SB) 1070 PETTY CASH - BETTY ROBRIGUEZ	DMECMMERS ASSOCIAT C E S H E E T ibber 2023 OPERATING 2,815,54 28,81,14 28,276,61 1,000,00	ION THC Reserve 50,301.12	TOTAL 2.815.64 2.83.14 28.276.61 50.301.12 1.000.00	130440	Page
RUM 11/20/23 10:43:06	FTELDSTREAM WORTH H B A L A N Nover CURRENT ASSETS 1015 PACIFIC WISTERN - CHECKING - PRIMARY (SB 1035 PACIFIC WISTERN - WM - OPEANTING (SB) 1045 PACIFIC WISTERN - WM - RESERVE (SB) 1056 PACIFIC WISTERN - MM - RESERVE (SB) 1057 PACIFIC WISTERN - MM - RESERVE (SB) 1070 PACIFIC WISTERN - MM - RESERVE (SB) 1070 PACIFIC WISTERN - MM - RESERVE (SB) 1070 ASSESSMENTS	DMECWHERS ASSOCIAT C E S H E E T OPERATING 2,815,54 2,831,14 28,276,61 1,000.00 34,973,39	CON TNC RESERVE 50,301.12 50,301.12	TOTAL 2,815,64 2,831,14 28,276,61 50,301,12 1,000,00 85,274,51	130440	PAGE
RUN 11/20/23 10:43:06	FIELDSTREAM MORTH H B A LA N B A LA N Nover CURRENT ASSETS 1015 PACIFIC MESTERN - M OPEARTING (38) 1039 PACIFIC MESTERN - M PROBS DEADY FUN 1046 PACIFIC MESTERN - M PROBS DEADY FUN 1040 PACIFIC MESTERN - M PROBS DEADY FUN 2010 ASSESSMENTS - HISC	DMECHANERS ASSOCIAT C E S H E E T bber 2023 OPERATING 2,815,54 2,831,14 28,276,61 1,000,00	ION INC RESERVE 50,301.12 50,301.12	TOTAL 2.815.54 2.831.14 28.276.61 50.301.12 1.000.00	130440	PAGE
RUN 11/20/23 10:43:06	FIELDSTREAM WORTH H B.A.L.A.N Dover CURRENT ASSETS 1015 PACIFIC WISTERN - CHECKLING - PRIMAPY (SB 1035 PACIFIC WISTERN - MM - PROASS PROAGY FUN 1035 PACIFIC WISTERN - MM - PROASS PROAGY FUN 1035 PACIFIC WISTERN - MM - RESERVE (SB) 10370 PETTY CASH - BETTY ROBRIGUEZ ACCOUNTS RECEIVABLE 1210 ASSESSMENTS 1240 ASSESSMENTS - MISC 1240 LEESA - MISC	DMECHANERS ASSOCIAT C E S H E E T aber 2023 OPERATING 2, 815, 54 2, 881, 14 28, 276, 61 1,000,00 34,973, 39 1,460, 99 6,587, 26 1,690, 72	ION THE RESERVE 50,301.12 50,301.12	TOTAL 2.815.54 2.831.54 28.276.61 50.301.12 1.000.00 85.274.51 1.460.99	130440	PAGE
RUN 11/20/23 10:43:05	FIELDSTREAM NORTH H B.A.L.A.N B.A.L.A.N Nover 2008/2014 STESN - CHECKING - PRIMARY (SB 1035 PACIFIC MISTERN - CHECKING - PRIMARY (SB 1045 PACIFIC MISTERN - MM - PROSE DEMONFLING 1045 PACIFIC MISTERN - MM - ROSS DEMONFLING 1045 PACIFIC MISTERN - MM - ROSS DEMONFLING 1045 PACIFIC MISTERN - MM - ROSS DEMONFLING 1046 PACIFIC MISTERN - MI - ROSS/MICH - COMMITS 2040 ASSESSMENTS - MISC 1240 ASSESSMENTS - MISC 1250 ALLOWAGE FOR DOUBTFUL ACCOUNTS	DMEDWHERS ASSOCIAT C E S H E E T aber 2023 OPERATING 2,815,54 2,881,14 28,276,61 1,000,00 34,973,39 1,460,99 8,587,26 1,690,72 (8,036,55)	ION THE RESERVE 50.301.12 50.301.12	TOTAL 2,815,64 2,831,14 29,276,61 50,301,12 1,000.00 85,274,51 1,460.99 8,587,26 1,660,72 (8,036,55)	130440	PAGE
RUN 11/20/23 10:43:06	FIELDSTREAM MORTH H B.A.L.A.N Dover CURRENT ASSETS 1015 PACIFIC MISTERN - CHECKING - PRIMARY (SB 1035 PACIFIC MISTERN - AN - OPERATING (SB) 1045 PACIFIC MISTERN - MN - ROSSE DEMOSY FUN 1065 PACIFIC MISTERN - MN - ROSSE DEMOSY FUN 1065 PACIFIC MISTERN - MN - ROSSENER (SB) 1070 PETTY CASH - BETTY ROBRIGUEZ ACCOUNTS RECEIVABLE 1200 ASSESSMENTS - MISC 1250 LEGAL FEES 1280 ALLOWARCE FOR DOUBTFUL ACCOUNTS	DMEDWHERS ASSOCIAT C E S H E E T aber 2023 OPERATING 2,815,54 2,881,14 28,276,61 1,000,00 34,973,39 1,460,99 8,587,26 1,690,72 (8,036,55)	LON TMC RESERVE 50.301.12 50.301.12	TOTAL 2.815.54 2.831.14 28.276.61 1.000.00 85.274.51 1.460.99 8.567.26 1.569.72 (8.035.55)	130440	PAGE
RUN 11/20/23 10:43:06	FIELDSTREAM MORTH H 3 A L A N Nover CURRENT ASSETS 1055 PACIFIC WSTERN - CHECKLING - PRIMARY (SB 1055 PACIFIC WSTERN - MM - PREASE DEBASY FLN 1065 PACIFIC WSTERN - MM - PREASE DEBASY FLN 1065 PACIFIC WSTERN - MM - PREASE DEBASY FLN 1065 PACIFIC WSTERN - MM - PREASE DEBASY FLN 1070 PETTY CASH - BETTY RODRIGUEZ ACCOUNTS RECEIVABLE 1210 ASSESSMENTS - NISC 1230 LALERES 1200 ALLOWARKE FOR DOUBTFUL ACCOUNTS PREPAID ASSETS	DMEOWNERS ASSOCIAT C E S H E E T nbber 2023 OPERATING 2,815,54 2,881,14 28,276,61 1,000,00 34,973,39 1,460,99 8,587,25 1,690,72 (8,036,55) 3,702,42	LON THE RESERVE 50.301.12 50.301.12	TOTAL 2.815.54 2.831.14 28.276.61 1.000.00 85.274.51 1.460.99 8.567.26 1.569.72 (8.035.55)	130440	Page
RUN 11/20/23 10:43:05	FIELDSTREAM MORTH H B A L A N Nover CURRENT ASSETS 1035 PACIFIC MISTERN - CHECKING - PRIMARY (SB 1035 PACIFIC MISTERN - MH - PREBATING (SB) 1045 PACIFIC MISTERN - MH - PREBATING (SB) 1046 PACIFIC MISTERN - MH - RESERVE (SB) 1047 PRETY CASH - BETTY ROBINUEZ ACCOUNTS RECEIVABLE 1210 ASSESSMENTS - HISC 1240 ASSESSMENTS - HISC 1250 ALLOWICE FOR DOUBTFUL ACCOUNTS 1260 ALLOWICE FOR DOUBTFUL ACCOUNTS 1260 ALLOWICE FOR DOUBTFUL ACCOUNTS 1260 ALLOWICE FOR DOUBTFUL ACCOUNTS	DMEDWHERS ASSOCIAT C E S H E E T aber 2023 OPERATING 2,815,54 2,881,14 28,276,61 1,000,00 34,973,39 1,460,99 8,587,26 1,690,72 (8,036,55) 3,702,42 1,729,32	LON TMC RESERVE 50.301.12 50.301.12	TOTAL 2.815.64 2.831.14 28,276.61 50.301.12 1.000.00 85.274.51 1.460.99 8.587.26 1.690.72 16.035.551 3.702.42 1.729.32	130440	PAGE
RUN 11/20/23 10:43:06	FIELDSTREAM MORTH H B A L A N Nover CURRENT ASSETS 1015 PACIFIC WSTERN - CHECKLING - PRIMARY (SB 1035 PACIFIC WSTERN - MM - PREASE DEBOY FUN 1065 PACIFIC WSTERN - MM - PREASE DEBOY FUN 1065 PACIFIC WSTERN - NM - RESERVE (SB) 1070 PETTY CASH - BETTY RODRIGUEZ ACCOUNTS RECEIVABLE 1200 ASSESSMENTS 1240 ASSESSMENTS - HISC 1250 LEGAL FEES 1250 IAL MARKE FOR DOUBTFUL ACCOUNTS PREPAID ASSETS 1310 IOA PKG INS 210/23-24 430,375,90 1312 IOA LIAB INS 210/23-24 430,375,90	DMEDWHERS ASSOCIAT C E S H E E T aber 2023 OPERATING 2,815,54 2,881,14 28,276,61 3,000,00 34,973,39 1,460,99 9,567,25 1,690,72 (8,036,55) 3,702,42 1,729,32 157,94	LON TMC RESERVE 50.301.12 50.301.12	TOTAL 2.815.64 2.831.14 28,276.61 50.301.12 1.000.00 85,274.51 1.460.99 8.637.26 1.690.72 (8.036.55) 3.702.42 1.729.32 157.34	130440	PAGE
RUN 11/20/23 10:43:06	FIELDSTREAM MORTH H B.A.L.A.N Nover CURRENT ASSETS 1015 PACIFIC USTERN - CHECKLING - PRIMAPY (SB 1035 PACIFIC USTERN - MM - PROBAS PHONY FUN 1035 PACIFIC USTERN - MM - PROBAS PHONY FUN 1045 PACIFIC USTERN - MM - RESERVE (SB) 1045 PACIFIC USTERN - MM - RESERVE (SB) 1045 PACIFIC USTERN - MM - RESERVE (SB) 1045 PACIFIC USTERN - MM - RESERVE (SB) 1046 PACIFIC USTERN - MM - RESERVE (SB) 1040 ASSESSMENTS 1240 ASSESSMENTS - MISC 1250 LIGAL FEES 1260 ALLOWANCE FOR DOUBTFUL ACCOUNTS PREPARID ASSETS 1310 IOA PKG 115 2/10/23 -24 310, 375, 30 1312 IOA LIAB INS 2/10/23 -24 310, 375, 30	DMEDWHERS ASSOCIAT C E S H E E T bber 2023 OPERATING 2,815,54 2,881,14 28,276,61 1,000,00 34,973,39 1,460,99 9,587,26 1,690,72 (8,036,55) 3,702,42 1,729,32 137,94 67,50	CON TNC RESERVE 50,301.12 50,301.12 0.00	TOTAL 2.815.64 2.831.14 28.276.61 50.301.12 1.000.00 85.274.51 1.460.99 8.587.26 1.569.72 (8.036.55) 3.702.42 1.729.32 157.94 57.50	130440	PAGE
RUN 11/20/23 10:43:05	FIELDSTREAM MORTH H B.A.L.A.N Nover CURRENT ASSETS 1015 PACIFIC WISTERN - CHECKLING - PRIMAPY (SB 1035 PACIFIC WISTERN - MM - PREASE DHEASY FUN 1045 PACIFIC WISTERN - MM - RESERVE (SB) 1045 PACIFIC WISTERN - MM - RESERVE (SB) 1045 PACIFIC WISTERN - MM - RESERVE (SB) 1046 PACIFIC WISTERN - MM - RESERVE (SB) 1047 PHILIP CASH - BETTY ROBINIZEZ ACCOUNTS RECEIVABLE 1210 ASSESSMENTS 1240 ASSESSMENTS 1240 ASSESSMENTS 1240 ASSESSMENTS 1240 ASSESSMENTS 1250 ALLOWARCE FOR DOUBTFUL ACCOUNTS PREPAID ASSETS 1310 TOA KRG 11% 2/10/23-24 \$10, 375, 90 1312 TOA WICOMP 2/10/23-24 \$405	DMEDWHERS ASSOCIAT C E S H E E T aber 2023 OPERATING 2,815,54 2,881,14 28,276,61 1,000,00 34,973,39 1,460,99 9,587,26 1,690,72 (8,036,55) 3,702,42 1,729,32 137,94 67,50	CON TNC RESERVE 50,301.12 50,301.12 0.00	TOTAL 2.815.64 2.831.14 28,276.61 50.301.12 1.000.00 85,274.51 1.460.99 8.637.26 1.960.72 (8.036.55) 3.702.42 1.729.32 157.34 67.50	130440	Page
RUN 11/20/23 10:43:06	FIELDSTREAM MORTH HE B A L A N Nover DURRENT ASSETS 1015 PACIFIC WSTERN - CHECKLING - PRIMARY (SB 1035 PACIFIC WSTERN - MM - PROBAS PACAGY FLN 1036 PACIFIC WSTERN - NM - PROBAS PACAGY FLN 1036 PACIFIC WSTERN - NM - RESERVE (SB) 1045 PACIFIC WSTERN - NM - RESERVE (SB) 1046 PACIFIC WSTERN - NM - RESERVE (SB) 1040 PETTY CASH - BETTY ROBRIGUEZ ACCOUNTS RECEIVABLE 1240 ASSESSMENTS - HISC 1250 LEBAL FRES 1260 ALLOWAKKE FOR DOUBTFUL ACCOUNTS PREPAID ASSETS 1310 IOA PGO INS 2/10/23-24 130/375, 90 1312 IOA LLAB INS 2/10/23-24 130/375, 90 1312 IOA LLAB INS 2/10/23-24 130/375, 90 1312 IOA LLAB INS 2/10/23-24 130/375, 90 1317 IOA W/COMP 2/10/23-24 130/375, 90	DMEOWNERS ASSOCIAT C E S H E E T aber 2023 OPERATING 2,815,54 2,881,14 28,276:61 1,000,00 34,973,39 1,460,59 9,6597,25 1,690,72 (8,036,55) 3,702,42 1,729,32 137,94 67,50	CON TNC RESERVE 50,301.12 50,301.12 0.00	TOTAL 2.815.64 2.831.14 28.276.61 50.301.12 1.000.00 85.274.51 1.460.99 8.587.26 1.569.72 (8.036.55) 3.702.42 1.729.32 157.94 57.50	130440	PAGE
RUM 11/20/23 10:43:06	FIELDSTREAM MORTH H B.A.L.A.N Nover CURRENT ASSETS 1015 PACIFIC WISTERN - CHECKLING - PRIMAPY (SB 1035 PACIFIC WISTERN - MM - PREASTING (SB) 1045 PACIFIC WISTERN - MM - RESERVE (SB) 1070 PETTY ACH - BETTY ROBINUEZ ACCOUNTS RECEIVABLE 1210 ASSESSMENTS 1240 ASSESSMENTS 1240 ASSESSMENTS 1240 ASSESSMENTS 1240 ASSESSMENTS 1240 ASSESSMENTS 1240 ASSESSMENTS 1250 ALLOWARCE FOR DOUBTFUL ACCOUNTS 1250 ICA PRES 1260 ALLOWARCE FOR DOUBTFUL ACCOUNTS 1271 DA NY COMP 2/10/23-24 \$10,375,30 1312 ICA ALLAB INS 2/10/23-24 \$40,5 1377 ICA WYCOMP 2/10/23-24 \$40,5 FILED ASSETS - DEPOSITS 1300 ICA PRES - DEPOSITS	DMEDWHERS ASSOCIAT C E S H E E T bber 2023 OPERATING 2,815,54 2,881,14 28,276,61 1,000,00 34,973,39 1,460,99 9,587,26 1,960,72 (8,036,55) 3,702,42 1,729,32 137,94 1,729,32 137,94 5,50	CON TNC RESERVE 50,301.12 50,301.12 0.00	TOTAL 2.815.64 2.931.14 28.276.61 50.301.12 1.000.00 85.274.51 1.460.99 8.587.26 1.650.72 (8.036.55) 3.702.42 1.729.32 1.57.94 67.50 1.954.75 55.00	130440	PAGE
RLN 11/20/23 10:43:06	FIELDSTREAM MORTH H B A LA N B A LA N Nover CURRENT ASSETS 1015 PACIFIC KSTERN - MM - OPEARTING (38) 1039 PACIFIC KSTERN - MM - PROBS DREAF FUN 1066 PACIFIC KSTERN - MM - PROBS DREAF FUN 1066 PACIFIC KSTERN - MM - PROBS DREAF FUN 1066 PACIFIC KSTERN - NM - RESERVE (58) 1070 PETTY CASH - BETTY RODRIFUEZ ACCOUNTS RECEIVABLE 1200 ASSESSMENTS - NISC 1260 ALLOWANCE FOR DOUBTFUE ACCOUNTS PREPAID ASSETS 1260 ALLOWANCE FOR DOUBTFUE ACCOUNTS PREPAID ASSETS 1210 DATE THE SIZE A 100 JTS 30 1317 TOA M/COMP 2/10/23 24 4947,53 1317 TOA M/COMP 2/10/23 24 4947,53 1317 TOA M/COMP 2/10/23 24 4947,53 1317 DOUBLE CHERKY - ACCTAF12121-9546 1710 DONE COUNTY OFFICIES #23180-58200	DMEOWNERS ASSOCIAT C E S H E E T ther 2023 OPERATING 2,815,54 2,881,14 28,276.61 1,000.00 34,973.39 1,460,99 9,697.25 1,690.72 (8,036,55) 3,702,42 1,729.32 157,94 67,50 1,964,76 55,00 361,70	LON THE RESERVE 50,301.12 50,301.12 0.00	TOTAL 2.815.64 2.831.14 28.276.61 50.301.12 1.000.00 85.274.51 1.460.99 8.587.265 1.660.72 (8.036.55) 3.702.42 1.729.32 157.34 67.50 1.954.75 55.00 36.170	130440	PAGE
RUN 11/20/23 10:43:06	FIELDSTREAM MORTH H B A LA N B A LA N Nover CURRENT ASSETS 1015 PACIFIC KSTERN - MM - OPEARTING (38) 1039 PACIFIC KSTERN - MM - PROBS DREAF FUN 1066 PACIFIC KSTERN - MM - PROBS DREAF FUN 1066 PACIFIC KSTERN - MM - PROBS DREAF FUN 1066 PACIFIC KSTERN - NM - RESERVE (58) 1070 PETTY CASH - BETTY RODRIFUEZ ACCOUNTS RECEIVABLE 1200 ASSESSMENTS - NISC 1260 ALLOWANCE FOR DOUBTFUE ACCOUNTS PREPAID ASSETS 1260 ALLOWANCE FOR DOUBTFUE ACCOUNTS PREPAID ASSETS 1210 DATE THE SIZE A 100 JTS 30 1317 TOA M/COMP 2/10/23 24 4947,53 1317 TOA M/COMP 2/10/23 24 4947,53 1317 TOA M/COMP 2/10/23 24 4947,53 1317 DOUBLE CHERKY - ACCTAF12121-9546 1710 DONE COUNTY OFFICIES #23180-58200	DMECWHERS ASSOCIAT C E S H E E T aber 2023 OPERATING 2, 815, 54 2, 881, 14 28, 276, 51 1,000,00 34,973, 39 1,460,99 9,587, 26 1,690,72 (8,036,55) 3,702, 42 1,729, 32 1,729, 32 1,729, 32 1,729, 32 1,954, 76 55,00 361,70	ION THE RESERVE 50,301.12 50,361.12 0.03	TOTAL 2.815 64 2.831.14 28.276.61 50.30.12 1.000.00 85.274.51 1.460.99 8.567.26 1.660.72 (8.036.65) 3.702.42 1.729.32 157.94 67.50 1.954.75 55.00 361.70	130440	PAGE
RUN 11/20/23 10:43:06	FIELDSTREAM MORTH H B A LA N Deve CURRENT ASSETS 1015 PACIFIC HISTERN - MM - OPEARTING (38) 1035 PACIFIC HISTERN - MM - OPEARTING (38) 1045 PACIFIC HISTERN - MM - PROBE HIGTON 1056 PACIFIC HISTERN - MM - PROBE HIGTON 1057 PETTY CASH - BETTY RODRIFUE 2010 ASSESSMENTS - HISC 1250 ALLOWANCE FOR DOUBTFUE ACCOUNTS PREPARD ASSETS 1250 ILIGAL FRES 1250 ILIGAL FRES 1251 IOA LIAB THE SZID/C3 24 1340, 375, 30 1312 IOA LIAB THE SZID/C3 24 1340, 375, 30 1312 IOA LIAB THE SZID/C3 24 1340, 375, 30 1312 IOA LIAB THE SZID/C3 24 1340, 375, 30 1313 IOA RAY COMP 2/10/C3 24 1340, 375, 30 1314 IOA LIAB THE SZID/C3 24 1340, 375, 30 1317 IOA HA/COMP 2/10/C3 24 1340, 375, 30 1317 IOA HIGTON 2/10/C3 24 1340, 375, 30 1318 IOA LIAB THE SZID/C3 24 1340, 375, 30 1319 IOA REGINA 2/10/C3 24 1340, 375, 30 1310 IOA HIGTON 2/10/C3 24 1340, 35200	DMEOWNERS ASSOCIAT C E S H E E T ther 2023 OPERATING 2,815,54 2,881,14 28,276.61 1,000.00 34,973.39 1,460,99 9,697.25 1,690.72 (8,036.55) 3,702.42 1,729.32 157,94 67,50 1,964.76 55.00 361,70 416.70	LON THE RESERVE 50,301.12 50,301.12 0.00	TOTAL 2.815.64 2.831.14 28.276.61 50.301.12 1.000.00 85.274.51 1.460.99 8.587.26 1.660.72 (8.036.55) 3.702.42 1.729.32 157.34 67.50 1.954.75 55.00 3.61.70 446.70	130440	PAGE

416.70 0.00 41.047.27 50.301.12

TOTAL ASSETS

91.348.39



		Number of Units	251	Assessment Frequency	Annual
	For the year beginning		1/1/2024	and ending	12/31/2024
Category					
		2023	PROJECTED		2024
		BUDGET	ACTUAL		PROPOSED
INCOME					
Assessments		106,675.00	109,843.89		106,675.00
Late Charges		0.00	890.90		0.00
Interest Operating		0.00	71.96		0.00
Covenant Violation Fines		0.00	9,750.00		8,000.00
Interest Reserves		0.00	106.19		0.00
Interest Allocate to RSVS		0.00	(106.19)		0.00
Prior Year Surplus Carryover		5,000.00	0.00		5,000.00
Allowance For Doubtful Accounts		(778.00)	(875.27)		(1,700.00
	Total:	110,897.00	119,681.48		117,975.00

EXPENSES					
Grounds Maintenance:					
Contracted Lawn Service		27,420.00	34,123.50	35,000.00	22,749.00
Landscape Restoration		3 <mark>,</mark> 500.00	12,567.00	1,100.00	8,378.00
Holding Pond Maintenance		0.00	0.00	0.00	0.00
Irrigation Repair		100.00	225.00	225.00	150.00
Golf Cart		100.00	0.00	100.00	0.00
Lighting Maintenance		100.00	216.00	225.00	144.00
Sign Maintenance		100.00	0.00	100.00	0.00
Wall Maintenance & Repairs		100.00	58.50	100.00	39.00
	Total:	<u>31,420.00</u>	47,190.00	36,850.00	31,460.00
Utilities					
Electric Power		950.00	904.50	950.00	603.00
Water/Sewer		850.00	1,242.00	1,300.00	828.00
	Total:	1,800.00	2,146.50	2,250.00	1.431

NO RATE INCREASE NO RATE DECREASE ROLLOVER 2023 TO 2024

Administrative & Management:									
Management Fee			12,60	50.00	12,660.00		13,560.00	8,440.00	
Postage			1,40	00.00	1,032.00		1,100.00	688.00	
Copies/Printing/Supplies			3,50	00.00	4,369.50		3,000.00	2,913.00	
Website			40	00.00	0.00		400.00	0.00	
CPA Services			1,50	00.00	1,500.00		1,500.00	1,200.00	
Legal Expense			3,50	00.00	2,071.50		3,000.00	1,381.00	
Insurance			11,84	18.00	11,799.00		11,848.00	7,866.00	
Electronic Transmission				0.00	504.00		10.00	336.00	
Miscellaneous				00.00	2,571.00		2,487.50	1,714.00	
Security Service				00.00	26,277.00		26,500.00	17,518.00	
Holiday Decorations				00.00	3,372.00		4,000.00	2,248.00	
Annual Corporate Report			9	96.00	96.25		96.00	106.00	
	Total:		<u>70,40</u>	94.00	<u>66,252.25</u>		<u>67,501.50</u>	44,410.00	
Recreation:									
Signs and Supplies			20	00.00	1,630.50		1,000.00	1,087.00	
Playground Expenses			2,50	00.00	2,005.50		1,500.00	1,337.00	
Special Events			6,00	00.00	4,062.00		3,000.00	2,708.00	
	Total:		8,70	00.00	7,698.00		5,500.00	5,132.00	
TOTAL OPERATING EXPENSES:			112,32	4.00	<u>123,286.75</u>		<u>112,101.50</u>	82,433.00	
TOTAL OPERATING EXPENSES:					<u>112,324.00</u>	<u>123,286.75</u>		<u>112,101.50</u>	
Reserves:									
					0.00	0.00		0.00	
Roads					0.00	0.00		0.00	
Contingency					3,251.00	3,617.00		3,251.00	
Perimeter Wall, Brick					0.00	0.00		0.00	
Signage, Entry Monuments					3,000.00	0.00		3,000.00	
Playground Fencing, Chainlin	nk				0.00	3,766.00		0.00	
		Total:			6,251.00	7,383.00		6,251.00	
TOTAL EXPE	ENSES:				<u>118,575.00</u>	<u>130,669.75</u>		<u>118,352.50</u>	
NET SURPLUS (Deficit)					(7,678.00)	(10,988.28)		(377.50)	
ASSESSMENT		Budget			2023	\$425.00	times 251 homes	\$106,675.00	



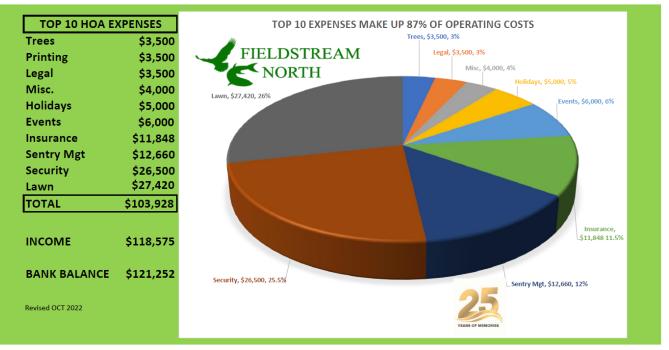
Fieldstream North

Home **O**wners **A**ssociation, Inc.

Vic A. Lovell, President President@FSNHOA.com

www.FSNHOA.com

TOP 10 HOA Expenses 2024 Fiscal Year



Bluch

Betty Rodriguez, Treasurer Fieldstream North Homeowners Assoc., Inc. *State of Florida, HOA Board Certified 2015-2022*

Executive Director, F.A.I.R. Fieldstream Area Impartial Residents

Professionally Managed by: SENTRY MANAGEMENT



c/o Mike Mastrocola 2180 West SR 434 Suite 5000 Longwood FL 32779 407-788-6700 ext 51325 407-788-7488 fax hcaswell@sentrymgt.com