

2024 Queens Cove Budget

	Budget 2024	
Home owners	229	
Annual Operating Budget	\$425	97,325
Annual Reserve Budget Roads	\$475	108,775
Total 2022 Assessment per Owner	\$900	206,100

Operating Income	97,325
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Miscellaneous Income	
4120 · Interest - Operating	
4125 · Advertising Revenue-Newsletter	
4152 · Misc. Income	2,600
4165 · Estoppel Fees	2,250
4170 · Late Fees	450
4171 · Recovered Legal Costs-General	
4172 · J. Miller Bench	
Total 4150 · Miscellaneous Income	5,300
Total 2023/2024 Operating Income 102,625	

Administrative	
6025 · Meeting Expenses	750
6035 · Office Supplies & Equipment	1,000
6040 · Postage & Delivery	500
6050 · Insurance	4,000
6055 · Storage Locker	3,500
6070 · Website (Maintenance of Website)	2,000
6080 · Newsletter Expense	250
6085 · Recording Secretary	
6090 · Bad Debts	250
Total 6000 · Administrative	12,250

6100 · Gate Maintenance & Operation	
6110 · Routine Maintenance	4,500
6120 · Telephone Line (Phone access line)	2,750
6130 · Resident Access (Resident Access)	
6140 · Non recurring Expenses	3,500
Total 6100 · Gate Maint. & Operation	10,750

Professional Fees	
6310 · Accounting (CPA Review/Tax Pre)	2,500
6323 · Attorneys Fees & Costs (LSH)	8,000
Total 6300 · Professional Fees	10,500

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Property Maintenance

6410 · Landscape Maint - Routine	
6411 · Grass Cutting (Common Area)	10,000
6412 · Sprinkler repairs.	1,000
6413 · Mulch & Fertilizer	500
6415 · Foreclosure Property Maintenance	
6416 · Regal Rd pruning, weeding, etc.	13,000
6417 · Insecticide Applications	1,200
Total 6410 · Landscape Maint - Routin	25,700

Lights & Flag

6431 · Lights	500
6432 · Flag	250
Total 6430 · Lights and Flag	750

Common Area Trimming

6442 · Mangrove - Canal	
6443 · "Wall" Trim & Exotics	27,000
Total 6440 · Common Area Trimming	27,000

Roads and Signs

6451 · Road/Bridge Expense	1,000
6455 · Signs	250
Total 6450 · Roads and road signs	1,250

Beach Access Costs

6471 · Beach Improvements	5,000
6472 · Treasure Cove Dunes Payment (2,500
Total 6470 · Beach Access Costs	7,500

Social

6510 · Oktoberfest	
6520 · Xmas Tree/Decorations	2,775
6530 · Spring Picnic	
Total 6500 · Social	2,775

Total 6600 · Taxes	150
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Utilities

6710 · Florida Power & Light	1,000
6720 · St. Lucie Co. Utilities (Reclaimed	3,000
Total 6700 · Utilities	4,000

Total 2024 Expense	102,625
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Net Income	-
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