Townhomes of Brevard
Approved 2022 Budget for Mailing

					Approved 11-10-2021	2021 Annual Budget	Approved 2022 Annual Budget
	Ordinary Income/Expense						
			Income				
				1205 · Maintenance Fees		181,584.00	193,440.00
				1206 · Late Fee Income			
				1208 · Prior Year Cash Surplus			12,523.26
			Total Income			181,584.00	205,963.26
		Gross Profit				181,584.00	205,963.26
			Expense				
				3000 · Property Maintenance			
					3001 · Lawn Maintenance	26,100.00	26,100.00
					3002 · Irrigation	5,700.00	5,200.00
					3004 · Lawn Spray/Fertilizer	3,300.00	3,800.00
					3005 · Palm Tree Trimming	1,600.00	1,600.00
					3006 · Landscaping	5,000.00	6,400.00
					3008 · Office Equiptment/Supplies	100.00	125.00
					3009 · General Repairs/Maintenance	2,947.00	3,500.00
					3013 · Termite Inspection	1,700.00	1,700.00
				Total 3000 · Property Maintenance		46,447.00	48,425.00
				4000 · Administration			
					4002 · Photocopies	100.00	150.00
					4003 · Tax Preparation	300.00	275.00
					4004 · Florida Corporation	62.00	61.25
					4005 · Attorney/Professional	1,000.00	1,400.00
					4006 · Postage/Mailings	200.00	250.00
					4007 · Meeting Fees	75.00	75.00
					4009 · Management Fees	5,940.00	5,940.00
					4011 · Bad Debt	3,312.00	500.00
				Total 4000 · Administration		10,989.00	8,651.25
				5000 · Utilities			
					5001 · Electricity	1,500.00	1,600.00
				Total 5000 · Utilities		1,500.00	1,600.00
				6000 · Insurance			
					6001 · Insurance Premiums	77,000.00	88,000.00
				Total 6000 · Insurance		77,000.00	88,000.00
				8800 · Reserve Contribution		45,648.00	59,287.01
			Total Expense			181,584.00	205,963.26
	Net Ordinary Income					0.00	-0.00
Net Income						**0.00**	**-0.00**
					Maintenance Fee	**$ 218.00**	**$ 215.00**
					Reserve Contribution	**$ 73.00**	**$ 95.00**
					Monthly Asessment	**$ 291.00**	**$ 310.00**
					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 PURSUANT TO 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.		