

Brentwood Farms Property Owners Association, Inc.  
Approved 2023 Budget

**Budgeted Revenue**

586 lots @ \$698.20/year	409,145
Northerly Corner of Tract 1, Brentwood (\$698.20 x 2)	1,396
Waste Management Disposal road usage	12,720
Bulk Cable Special Assessment (554 homes @ \$66.77/mo)	443,887
Utility amounts rebilled to various Associations	35,000
Interest income - investments	6,250
Entrance Road Special Assessment - \$228/lot/year 2022-2026 (owners may elect to pay \$1,000 in January 2022 & avoid future payments and 4.5% interest)(to be reflected on individual bills)	62,700
Developer subsidy (1)	116,798
Total revenue	<u>\$ 1,087,897</u>

**Budgeted Expenses**

Community Association Management @ \$8.00/door/month)	56,256
Fees & taxes	61
Federal income tax expense	1,700
Insurance expense	9,000
Internet & Cable	443,887
Legal Fees	2,000
Special Assessment - Entrance Road	62,700
General grounds maintenance	390,738
Pumps/fountains maintenance & minor repairs	4,000
Repairs & maintenance	3,500
<u>Gate expenses</u>	
Repairs & maintenance	8,000
Telephone	1,575
<u>Utilities</u>	
Electric - street lights	30,000
Electric - fountains/pond lights	15,000
Electric - wells/irrigation	40,000
<u>Reserves (2)</u>	
Road reserves	19,480
Total expenses	<u>\$ 1,087,897</u>

(1) Estimate only. At this time, developer has agreed to be responsible for difference between operating expenses and revenue.

The actual subsidy amount is inclusive of all developer lots.

(2) The budget of the Association does not provide for reserve accounts for all capital expenditures and deferred maintenance that may result in special assessments. Owners may elect to provide for additional reserve accounts pursuant to the provisions of Section 720.303(6), Florida Statutes, upon the approval of not less than a majority of the total voting interests of the Association.