

Fairways of Brevard Association #1, Inc

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

September 2026

	SEP 2026				TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income								
Income					\$0.00	\$0.00	\$0.00	0.00%
Capital Expense Contribution	-2,563.17	-1,416.67	-1,146.50	180.93 %	\$ -2,563.17	\$ -1,416.67	\$ -1,146.50	180.93 %
HOA Dues	17,007.43	17,100.00	-92.57	99.46 %	\$17,007.43	\$17,100.00	\$ -92.57	99.46 %
Monthly Reserve Contrib		-2,563.17	2,563.17		\$0.00	\$ -2,563.17	\$2,563.17	0.00%
Total Income	14,444.26	13,120.16	1,324.10	110.09 %	\$14,444.26	\$13,120.16	\$1,324.10	110.09 %
Services	0.00		0.00		\$0.00	\$0.00	\$0.00	0.00%
Unapplied Cash Payment Income	-2,500.00		-2,500.00		\$ -2,500.00	\$0.00	\$ -2,500.00	0.00%
Total Income	\$11,944.26	\$13,120.16	\$ -1,175.90	91.04 %	\$11,944.26	\$13,120.16	\$ -1,175.90	91.04 %
GROSS PROFIT	\$11,944.26	\$13,120.16	\$ -1,175.90	91.04 %	\$11,944.26	\$13,120.16	\$ -1,175.90	91.04 %
Expenses								
Contract & professional fees		0.00	0.00		\$0.00	\$0.00	\$0.00	0.00%
Insurance					\$0.00	\$0.00	\$0.00	0.00%
Property insurance		3,686.38	-3,686.38		\$0.00	\$3,686.38	\$ -3,686.38	0.00%
Total Insurance		3,686.38	-3,686.38		\$0.00	\$3,686.38	\$ -3,686.38	0.00%
Maintenance					\$0.00	\$0.00	\$0.00	0.00%
Alarm / Fire Testing	-542.23	106.25	-648.48	-510.33 %	\$ -542.23	\$106.25	\$ -648.48	-510.33 %
Elevator Maintenance		285.07	-285.07		\$0.00	\$285.07	\$ -285.07	0.00%
Landscaping / Lawn Care	1,030.50	1,112.33	-81.83	92.64 %	\$1,030.50	\$1,112.33	\$ -81.83	92.64 %
Pest Control		108.33	-108.33		\$0.00	\$108.33	\$ -108.33	0.00%
Pool Contract	475.00	583.33	-108.33	81.43 %	\$475.00	\$583.33	\$ -108.33	81.43 %
Repairs & maintenance	9,199.41	950.00	8,249.41	968.36 %	\$9,199.41	\$950.00	\$8,249.41	968.36 %
Supplies					\$0.00	\$0.00	\$0.00	0.00%
Supplies & materials	102.09		102.09		\$102.09	\$0.00	\$102.09	0.00%
Total Supplies	102.09		102.09		\$102.09	\$0.00	\$102.09	0.00%
Total Maintenance	10,264.77	3,145.31	7,119.46	326.35 %	\$10,264.77	\$3,145.31	\$7,119.46	326.35 %
Occupancy					\$0.00	\$0.00	\$0.00	0.00%
Alarm Monitoring		35.05	-35.05		\$0.00	\$35.05	\$ -35.05	0.00%
Internet & TV services	3,312.98	3,155.00	157.98	105.01 %	\$3,312.98	\$3,155.00	\$157.98	105.01 %
Trash Removal	480.55	492.00	-11.45	97.67 %	\$480.55	\$492.00	\$ -11.45	97.67 %
Utilities					\$0.00	\$0.00	\$0.00	0.00%
Electricity	679.98	729.33	-49.35	93.23 %	\$679.98	\$729.33	\$ -49.35	93.23 %
Elevator Telephone	49.57	45.00	4.57	110.16 %	\$49.57	\$45.00	\$4.57	110.16 %
Water & Sewer		1,465.75	-1,465.75		\$0.00	\$1,465.75	\$ -1,465.75	0.00%
Total Utilities	729.55	2,240.08	-1,510.53	32.57 %	\$729.55	\$2,240.08	\$ -1,510.53	32.57 %
Total Occupancy	4,523.08	5,922.13	-1,399.05	76.38 %	\$4,523.08	\$5,922.13	\$ -1,399.05	76.38 %
Office expenses					\$0.00	\$0.00	\$0.00	0.00%
Bank Charges		10.42	-10.42		\$0.00	\$10.42	\$ -10.42	0.00%
Florida Condominium Fee		12.00	-12.00		\$0.00	\$12.00	\$ -12.00	0.00%
General & Admin	145.00	79.17	65.83	183.15 %	\$145.00	\$79.17	\$65.83	183.15 %
Office supplies	111.27	33.33	77.94	333.84 %	\$111.27	\$33.33	\$77.94	333.84 %
Printing & Office Expenses		204.17	-204.17		\$0.00	\$204.17	\$ -204.17	0.00%
Shipping & postage	84.85		84.85		\$84.85	\$0.00	\$84.85	0.00%
Software & apps	443.17		443.17		\$443.17	\$0.00	\$443.17	0.00%
Taxes & Fees	40.00	27.08	12.92	147.71 %	\$40.00	\$27.08	\$12.92	147.71 %
Total Office expenses	824.29	366.17	458.12	225.11 %	\$824.29	\$366.17	\$458.12	225.11 %
Total Expenses	\$15,612.14	\$13,119.99	\$2,492.15	119.00 %	\$15,612.14	\$13,119.99	\$2,492.15	119.00 %
NET OPERATING INCOME	\$ -3,667.88	\$0.17	\$ -3,668.05	-2,157,576.47 %	\$ -3,667.88	\$0.17	\$ -3,668.05	-2,157,576.47 %
Other Income								
Interest Earned	74.97	52.50	22.47	142.80 %	\$74.97	\$52.50	\$22.47	142.80 %
Late Fees	15.00		15.00		\$15.00	\$0.00	\$15.00	0.00%
Total Other Income	\$89.97	\$52.50	\$37.47	171.37 %	\$89.97	\$52.50	\$37.47	171.37 %
NET OTHER INCOME	\$89.97	\$52.50	\$37.47	171.37 %	\$89.97	\$52.50	\$37.47	171.37 %
NET INCOME	\$ -3,577.91	\$52.67	\$ -3,630.58	-6,793.07 %	\$ -3,577.91	\$52.67	\$ -3,630.58	-6,793.07 %