

Your HOA Budget Line Items Explained

Breeze Management Fee include:

1. The Breeze response guarantee, providing 24-hour responses to all resident inquiries. Coordinating community updates and newsletters. Maximizing happiness for our residents.
2. Community Director providing full onsite support, 1-1 appointments, available 6 days a week.
3. Personalized support, dedicated solution center with a full list of community FAQ's.
4. Accounting services that include billing for assessments, paying approved invoices, preparing monthly statements, bank reconciliation, banking and checking account relationships, and budgets.
5. Collection activity for all association revenues, including billing for assessments, managing receivables and assessments, distributing coupon books, and handling all delinquencies and lien work.
6. Handle property transfers, including estoppel letters, maintain association database and any association documents necessary for property sales.
7. Assist with annual year budget preparation and all budget, annual and neighborhood meetings.
8. Assist Architectural Review Committee with community guidelines and applications.
9. Inspect the community for compliance of the governing documents and related community guidelines. Prepare letters, communicate with residents on compliance matters and monitor compliance statuses.
10. Assist in the procurement of insurance coverage for the association and board.
11. Oversee all vendor contracts for community to include bidding, hiring, and monitoring.
12. Coordinate all legal matters with association attorney.
13. Coordinate and oversee any changes to community documents, declarations, annual renewals and accurate community and association information.

Payment Coupons

- Provides homeowners with their assessment due, frequency and payment delivery information

ULTRAFi

- High-speed, fiber internet and Cable TV, provided by Spectrum. Includes a 5% fee increase per year.

AP Expense

- Monthly bank fees

Accounting Fees & Tax Prep

- CPA filing based on Florida Statue 720.303(7)(a)

Legal Fees

- Any legal work provided on behalf of the association

Insurance

- Insurance for directors, officers and bank accounts

Printing/Postage

- Covers all expenses for printing and mailings including compliance, payment reminders and meeting notices

Website/Portal Service

- Website hosting for resident login, ARB submittals, compliance notices etc.

Corporate Annual Report

- Mandatory filing by Florida Statue 720.303(7)(a)

Bad Debt

- Covers any cost associated with write offs on Homeowner accounts

Storage

- Electronic and paper storage as required by Florida state law

Community Events

- Funding for resident only events to be hosted and organized by the resident run social committee.