

**BRIGHTON PARK at GREENBRIER
2020 APPROVED BUDGET**

GL Code	2019 Approved	2020 Proposed	Per Unit Monthly Cost	Notes (if any)
- Assessment Income	\$576,000	\$604,800	\$210.00	
- Late Fee Income	\$1,200	\$1,200		
- Legal Fees Reimbursement	\$300	\$300		
- Pool Fob Income	\$120	\$120		
- Misc Income	\$125	\$125		
TOTAL INCOME	\$577,745	\$606,545		
EXPENSES:				
GENERAL & ADMIN. EXPENSES:				
- Management Fees	\$24,709	\$25,450	\$8.84	3% increase
- Tax Returns	\$300	\$300	\$0.10	
- Corporate/Legal Fees	\$2,000	\$2,000	\$0.69	
- Postage & Mail	\$750	\$750	\$0.26	Increased use of electronic communication
- Insurance	\$37,506	\$39,006	\$13.54	4% increase
- Insurance Deductibles	\$1,250	\$1,250	\$0.43	
- Printing & Reproduction	\$976	\$1,000	\$0.35	
- Reserve Study (every 5 years, last done 2018)	\$0	\$0	\$0.00	Increased use of electronic communication Last RS completed in 2018
- Accounting Audit (every 5 years, last done 2017)	\$0	\$0	\$0.00	Last Audit completed in 2017
- Taxes and Fees (CIC & SCC)	\$300	\$500	\$0.17	
- Payment Processing Fees (ACH-Books)	\$850	\$850	\$0.30	
- Bad Debt	\$1,500	\$1,500	\$0.52	
- Misc. General & Administrative	\$350	\$350	\$0.12	
SUBTOTAL GENERAL & ADMIN.	\$70,491	\$72,957	\$25.33	
UTILITIES:				
- Electricity	\$6,335	\$6,525	\$2.27	3% increase
- Water/Sewer/Storm Water	\$214,063	\$240,000	\$83.33	\$20,000/month, consistent with actual spend
- Telephones/Gate Access Programs (2 pools)	\$2,692	\$2,746	\$0.95	2% increase
SUBTOTAL UTILITIES	\$223,090	\$249,271	\$86.55	
MAINT/CONTRACT SERVICES:				
- General Maintenance & Repair	\$12,500	\$15,000	\$5.21	
- Pet Waste Stations	\$1,000	\$1,000	\$0.35	
- Lake Management	\$3,600	\$4,500	\$1.56	
- Street Expenses	\$500	\$500	\$0.17	
- Common Area Light Expense	\$500	\$500	\$0.17	
- Exterminating / Pest (Fire Ant) Control	\$8,700	\$8,700	\$3.02	
- Exterminating / Termite Treatment	\$20,700	\$20,700	\$7.19	
- Trash Removal	\$18,850	\$18,850	\$6.55	
- Landscape Contract	\$70,890	\$65,000	\$22.57	
- Landscaping Replacements/Extras	\$12,500	\$12,500	\$4.34	
- Pool Contract	\$25,000	\$25,000	\$8.68	
- Pool Maintenance/Supplies	\$5,000	\$5,000	\$1.74	
SUBTOTAL CONTRACT SERVICES	\$179,740	\$177,250	\$61.55	
RESERVES:				
- Reserves - Operating	\$4,424	\$5,500	\$1.91	
- Reserves - Capital Improvement Plan (CIP)	\$50,000	\$50,000	\$17.36	Funds non-Reserve Study covered projects (2x mailbox shelters)
- Reserves - Replacement	\$50,000	\$50,000	\$17.36	Funds Reserve Study covered projects
SUBTOTAL RESERVES	\$104,424	\$105,500	\$36.63	
TOTAL EXPENSES	\$577,745	\$604,977	\$210.06	
Per Unit Monthly Expenses	\$200.61	\$210.06	\$0.07	
NET INCOME/(LOSS)	\$0	\$1,568	\$0.54	

