

1	BROOK RUN HOMEOWNERS ASSOCIATION					
	2023 Budget \$17.50 to op \$3.50 to mmm					
	Based on 130 homes @ \$21.00 Monthly					
	Income	Budget	actuals	Budget	anticipated	Budget
		2021	2021	2022	2022	2023
6310	Regular Assessments	\$27,300	\$27,300	\$27,300	\$27,300	\$27,300
6311	Capital Reserve Income	\$5,460	\$5,460	\$5,460	\$5,460	\$5,460
6340	Late fees collected	0	275	0	450	0
6911	Interest Income-MMR/CD	40	42	45	46	45
6920	Miscellaneous Income	0	0	0	0	0
	total income	\$32,800	\$33,077	\$32,805	\$33,256	\$32,805
	Expenses					
	General & Administrative					
7010	Management Fees	\$7,200	\$7,200	\$7,500	\$7,500	\$7,500
7140	Audit Fees	750	750	750	850	850
7160	Legal	200	0	200	0	200
7260	Postage	275	212	275	447	275
7280	Insurance	1300	1138	1350	1138	1350
7320	Office Supplies	400	507	450	420	400
7500	Resident Activity	225	288	250	250	250
7505	Website	520	520	520	520	520
7890	General & Administrative	200	60	125	111	125
7990	Bad Debt	0	0	0	0	0
	total general & administrative	\$11,070	\$10,675	\$11,420	\$11,236	\$11,470
	Building Expense					
8320	Building Contract Labor/Repair	\$225	\$406	\$300	\$150	\$300
	Total Building	\$225	\$406	\$300	\$150	\$300
	Utilities					
8910	Electricity	\$2,000	\$1,906	\$1,925	\$3,761	\$3,800
	Total Utilities	\$2,000	\$1,906	\$1,925	\$3,761	\$3,800
	Maintenance & Operating					
9010	Tree Service	1000	0	1000	250	250
9020	Landscaping - Pine Needles	75	0	75	0	0
9025	Other Landscaping/Grounds Maintenance	2000	2023	2000	1940	1750
9190	Electrical repairs	350	150	150	250	150
9260	Sign Maintenance or new direction signs	150	75	75	250	75
	total maintenance & operating	\$3,575	\$2,248	\$3,300	\$2,690	\$2,225
	Contract Services					
9200	Pond Maintenance includes fountain repair	2800	2733	2500	2417	2500
9610	Grounds Maintenance Contract	\$5,400	\$5,400	\$5,400	\$5,755	\$5,880
	Total Contract Services	\$8,200	\$8,133	\$7,900	\$8,172	\$8,380
	total operating expenses	\$25,070	\$23,368	\$24,845	\$26,009	\$26,175
	Total Operating Income minus Operating Costs	\$2,230	\$3,932	\$2,455	\$1,291	\$1,125
	Reserve Expenses					
9985	Drainage Work	\$0	\$0	\$0	\$0	\$0
9986	Pond Repairs	1000	0	0	580	0
9990	Entrance Sign and Landscaping at sign	2500	3650	0	0	0
9984	Fountain repair or replacement	0	7666	0	7899	0
	Total Reserves	\$3,500	\$11,316	\$0	\$8,479	\$0
	Total Reserve Income minus Reserve Expenses	\$2,000	-\$5,539	\$5,505	-\$2,523	\$5,505
	current year net income/(loss)	\$4,230	-\$1,607	\$7,960	-\$1,232	\$6,630