

**Brighton East Farms Homeowners Association, Inc.**  
**FY 2018 Budget**

Accounts	4/1/17-1/31/18			FY 2017 Budget	Increases (Decreases)	FY 2018 Budget
	Actual	Budget	Variance			
<b><u>Income</u></b>						
4010 - Assessments - Single Family	\$326,156.64	\$315,000.00	\$11,156.64	\$378,000.00	\$12,960.00	\$390,960.00
4011 - Assessments - Multifamily	\$21,995.00	\$29,250.00	(\$7,255.00)	\$35,100.00	\$0.00	\$35,100.00
4013 - Assessments - Multifamily Prior Period	(\$3,915.00)	\$0.00	(\$3,915.00)	\$0.00	\$0.00	\$0.00
4015 - Late Fees	\$5,740.54	\$0.00	\$5,740.54	\$3,000.00	\$0.00	\$3,000.00
4017 - Late Fee Interest	\$2,928.35	\$0.00	\$2,928.35	\$2,000.00	\$0.00	\$2,000.00
4018 - NSF Charges	\$140.00	\$0.00	\$140.00	\$0.00	\$0.00	\$0.00
4020 - Fines	\$2,250.00	\$0.00	\$2,250.00	\$500.00	\$0.00	\$500.00
4025 - Reimbursed Legal Fees	\$10,156.35	\$0.00	\$10,156.35	\$0.00	\$9,000.00	\$9,000.00
4026 - Reimbursed Admin / Processing Fees	\$11,190.57	\$0.00	\$11,190.57	\$0.00	\$15,000.00	\$15,000.00
4030 - Lien Fees	\$3,250.00	\$0.00	\$3,250.00	\$1,500.00	\$0.00	\$1,500.00
4035 - Lien Fees pd to Mgmt	(\$5,550.00)	(\$2,833.30)	(\$2,716.70)	(\$3,400.00)	\$1,900.00	(\$1,500.00)
4080 - Transfers to Reserves	(\$7,407.00)	(\$8,531.70)	\$1,124.70	(\$10,238.00)	(\$17,147.00)	(\$27,385.00)
4091 - Maintenance Reimbursement - BPMD	\$67,841.63	\$77,445.00	(\$9,603.37)	\$77,445.00	\$0.00	\$77,445.00
4092 - Maintenance Reimbursement - Parkside	\$13,706.67	\$0.00	\$13,706.67	\$0.00	\$20,000.00	\$20,000.00
4095 - Miscellaneous Income	\$6.00	\$0.00	\$6.00	\$0.00	\$0.00	\$0.00
<b>Total Income</b>	<b>\$448,489.75</b>	<b>\$410,330.00</b>	<b>\$38,159.75</b>	<b>\$483,907.00</b>	<b>\$41,713.00</b>	<b>\$525,620.00</b>
<b><u>Expense</u></b>						
<b><u>Building Maintenance</u></b>						
6210 - General Building Maintenance	\$69.14	\$0.00	(\$69.14)	\$0.00	\$0.00	\$0.00
<b>Total Building Maintenance</b>	<b>\$69.14</b>	<b>\$0.00</b>	<b>(\$69.14)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b><u>General and Administrative</u></b>						
4016 - Late Fee Expense	\$13,250.00	\$4,166.70	(\$9,083.30)	\$5,000.00	\$10,000.00	\$15,000.00
6100 - Administrative Expense	\$3,309.45	\$2,500.00	(\$809.45)	\$3,000.00	(\$3,000.00)	\$0.00
6110 - Management Fees	\$36,576.00	\$37,828.00	\$1,252.00	\$45,733.00	(\$13,333.00)	\$32,400.00
6120 - Bank Service Charges	\$0.00	\$0.00	\$0.00	\$0.00	\$240.00	\$240.00
6130 = Licenses Permits Filing Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$80.00	\$80.00
6140 - Postage and Supplies	\$4,094.58	\$1,750.00	(\$2,344.58)	\$2,100.00	\$1,500.00	\$3,600.00
6145 - Printing and Copying	\$10,802.27	\$10,300.00	(\$502.27)	\$10,700.00	\$1,500.00	\$12,200.00
6150 - Legal Fees General	\$3,823.51	\$1,000.00	(\$2,823.51)	\$1,200.00	\$0.00	\$1,200.00
6151 - Legal Fees Collections	\$9,215.99	\$0.00	(\$9,215.99)	\$0.00	\$9,000.00	\$9,000.00
6153 - Legal - Risk Sharing	\$7,822.47	\$0.00	(\$7,822.47)	\$0.00	\$9,000.00	\$9,000.00
6154 - Unreconciled HO Exp - PR MGMT	\$201.20	\$6,620.80	\$6,419.60	\$7,945.00	(\$7,945.00)	\$0.00
6155 - Audit Tax & Accounting	\$4,668.75	\$6,025.00	\$1,356.25	\$6,025.00	(\$5,525.00)	\$500.00
6156 - Attorney Packet Expense	\$3,300.00	\$0.00	(\$3,300.00)	\$0.00	\$0.00	\$0.00
6160 - Internet Administration	\$800.00	\$800.00	\$0.00	\$960.00	(\$360.00)	\$600.00
6165 - Credit Reporting Expense	\$65.80	\$9,960.00	\$9,894.20	\$12,450.00	(\$6,450.00)	\$6,000.00
6198 - Bad Debt	\$1,160.02	\$0.00	(\$1,160.02)	\$1,000.00	\$0.00	\$1,000.00
6199 - Miscellaneous / Records Storage	(\$100.00)	\$0.00	\$100.00	\$250.00	\$550.00	\$800.00
<b>Total General and Administrative</b>	<b>\$98,990.04</b>	<b>\$80,950.50</b>	<b>(\$18,039.54)</b>	<b>\$96,363.00</b>	<b>(\$4,743.00)</b>	<b>\$91,620.00</b>

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**FY 2018 Budget**

Accounts	4/1/17-1/31/18			FY 2017 Budget	Increases (Decreases)	FY 2018 Budget
	Actual	Budget	Variance			
<u>Grounds and Landscape</u>						
6310 - Landscape Contract	\$56,694.96	\$53,703.30	(\$2,991.66)	\$64,444.00	(\$6,444.00)	\$58,000.00
6327 - Tree Maintenance	\$500.00	\$3,750.00	\$3,250.00	\$4,000.00	\$0.00	\$4,000.00
6330 - Sprinkler Repairs	\$11,621.13	\$3,500.00	(\$8,121.13)	\$7,500.00	\$0.00	\$7,500.00
6360 - Snow Removal	\$1,582.00	\$5,000.00	\$3,418.00	\$7,000.00	\$0.00	\$7,000.00
<b>Total Grounds and Landscape</b>	<b>\$70,398.09</b>	<b>\$65,953.30</b>	<b>(\$4,444.79)</b>	<b>\$82,944.00</b>	<b>(\$6,444.00)</b>	<b>\$76,500.00</b>
<u>Insurance and Taxes</u>						
6410 - Property Insurance	\$3,974.77	\$5,000.00	\$1,025.23	\$5,000.00	\$2,000.00	\$7,000.00
<b>Total Insurance and Taxes</b>	<b>\$3,974.77</b>	<b>\$5,000.00</b>	<b>\$1,025.23</b>	<b>\$5,000.00</b>	<b>\$2,000.00</b>	<b>\$7,000.00</b>
<u>Utilities</u>						
6505 - Gas and Electric	\$3,801.93	\$3,000.00	(\$801.93)	\$3,600.00	\$900.00	\$4,500.00
6510 - Water & Sewer	\$234,271.95	\$194,000.00	(\$40,271.95)	\$200,000.00	\$50,000.00	\$250,000.00
6520 - Trash Collection	\$75,012.25	\$80,000.00	\$4,987.75	\$96,000.00	\$0.00	\$96,000.00
<b>Total Utilities</b>	<b>\$313,086.13</b>	<b>\$277,000.00</b>	<b>(\$36,086.13)</b>	<b>\$299,600.00</b>	<b>\$50,900.00</b>	<b>\$350,500.00</b>
<b>Total Expense</b>	<b>\$486,518.17</b>	<b>\$428,903.80</b>	<b>(\$57,614.37)</b>	<b>\$483,907.00</b>	<b>\$41,713.00</b>	<b>\$525,620.00</b>
<b>Operating Net Income</b>				<b>\$0.00</b>		<b>\$0.00</b>
<b>Reserve Income</b>						
<u>Reserve Income</u>						
7010 - Interest Income Reserves	\$173.19	\$0.00	\$173.19	\$0.00		\$0.00
7020 - Reserve Transfers	\$7,407.00	\$8,531.70	(\$1,124.70)	\$10,238.00		\$27,385.00
<b>Total Reserve Income</b>	<b>\$7,580.19</b>	<b>\$8,531.70</b>	<b>(\$951.51)</b>	<b>\$10,238.00</b>		<b>\$27,385.00</b>
<b>Reserve Net Income</b>				<b>\$10,238.00</b>		<b>\$27,385.00</b>
				\$45.00/month (single family homes)		\$45.00/month (single family homes)
				\$22.50/month (multi- family townhomes)		\$22.50/month (multi- family townhomes)