

**Brighton East Farms Association**  
**Historical Operating Income and Budget Projection**

Fiscal Year April 1, 2021 - March 31, 2022 Approved by Board on 2/17/21		ACTUAL RESULTS				Budget		
		Apr16-Mar17	Apr17-Mar18	Apr18-Mar19	Apr19-Mar20	Apr20-Mar21	Apr21-Mar22	Incr (Decr)
			\$	\$	\$	\$	\$	
<b>Ordinary Income/Expense</b>			\$ 43.00	\$ 44.00	\$ 55.00	\$ 55.00	\$ 65.00	
			\$ 22.50	\$ 22.50	\$ 27.50	\$ 27.50	\$ 32.50	
<b>Income</b>								
	Assessments, Single Family (731)	392,925	391,317	394,110	480,420	482,460	570,180	87,720
	Assessments, Townhomes (130)	35,010	27,845	35,100	42,900	42,900	50,700	7,800
	Late Fees	9,057	7,769	4,786	7,624	-	-	-
	Late Fee Interest	3,071	4,117	3,794	1,673	-	-	-
	NSF Charges	180	160	240	300	-	-	-
	Fines	800	2,250	950	625	-	-	-
	Reimbursed Legal Fees	18,958	10,517	19,952	20,469	21,000	1,000	(20,000)
	Reimbursed Admin / Processing Fees	18,605	16,006	12,251	11,835	15,000	13,000	(2,000)
	Lien / Referred to Attorney Fees		3,250	-	450	-	-	-
	Lien / Referred to Attorney Fees paid to Mgmt		(5,550)	-	(365)	-	-	-
	Transfer to Reserves	(20,001)	(10,238)	(27,385)	(31,842)	(28,990)	(78,547)	(49,557)
	Interest Income	-	23	105	139	-	-	-
	Maintenance Income (BPMD)	70,786	67,842	86,851	72,590	75,200	75,000	(200)
	Maintenance Income (Parkside)	18,665	13,707	22,182	8,276	15,000	15,000	-
	Miscellaneous	28	3,441	-	3,208	-	-	-
	Special Assessment	72,288	-	-	-	-	-	-
	<b>Total Income</b>	<b>620,372</b>	<b>532,455</b>	<b>552,936</b>	<b>618,302</b>	<b>622,570</b>	<b>646,333</b>	<b>23,763</b>
<b>Expense</b>								
<b>Administrative</b>								
	Late Fee Expenses	18,605	16,100	15,480	13,140	15,000	13,000	(2,000)
	Management Fees	43,872	41,976	32,400	32,400	32,400	32,400	-
	Bank Service Charges	24	60	402	544	240	240	-
	Licensing	-	20	160	80	80	85	5
	Postage and Delivery	8,298	8,838	2,400	3,384	3,500	3,500	-
	Printing and Reproduction	4,689	16,370	4,689	9,372	10,000	10,000	-
	Legal Fees - General	6,931	8,352	1,020	522	1,500	1,500	-
	Legal Fees - Collections	21,244	23,482	32,863	21,377	21,000	1,200	(19,800)
	Accounting/Tax Prep	7,900	4,669	635	347	6,000	6,000	-
	Credit Reporting	-	66	3,968	5,859	6,000	6,000	-
	Internet Administration	1,285	900	656	600	750	750	-
	Bad Debt	(587)	5,348	1,447	8,280	3,600	3,600	-
	Miscellaneous	11,584	201	-	389	500	500	-
	Meeting Expenses	280	-	-	-	-	-	-
	Reserve Study	1,600	-	-	-	-	-	-
	Social Activities	-	-	-	-	1,000	-	(1,000)
	Storage	-	-	775	600	600	600	-
	<b>Total Administrative</b>	<b>125,725</b>	<b>126,382</b>	<b>96,895</b>	<b>96,894</b>	<b>102,170</b>	<b>79,375</b>	<b>(22,795)</b>
<b>Insurance &amp; Taxes</b>								
	Insurance, P&L	-	11,246	10,095	11,135	9,000	3,588	(5,412)
	Insurance D&O	-	-	-	-	-	3,907	3,907
	Insurance Umbrella	-	-	-	-	-	2,288	2,288
	Taxes, Property	723	-	-	-	-	-	-
	<b>Total Insurance &amp; Taxes</b>	<b>723</b>	<b>11,246</b>	<b>10,095</b>	<b>11,135</b>	<b>9,000</b>	<b>9,783</b>	<b>783</b>

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			Apr16-Mar17	Apr17-Mar18	Apr18-Mar19	Apr19-Mar20	Apr20-Mar21	Apr21-Mar22	
	<b>Maintenance</b>							-	
	Fence Maintenance	-	-	-	3,610	1,500	1,500	-	
	General Building Maintenance	11,562	69	-	600	-	-	-	
	Grounds Maintenance Contract	74,923	67,436	57,049	42,760	66,500	98,775	32,275	
	Grounds Maintenance, Other	1,592	150	17,285	3,727	4,500	4,500	-	
	Lighting Maintenance	-	-	-	3,102	1,000	1,000	-	
	Snow Removal	3,457	2,902	535	13,941	5,000	5,000	-	
	Sprinkler Repairs	12,691	11,621	23,908	26,776	12,000	12,000	-	
	Tree Maintenance	-	684	830	345	1,500	15,000	13,500	
	<b>Total Maintenance</b>	104,225	82,862	99,607	94,861	92,000	137,775	45,775	
	<b>Utilities</b>							-	
	Gas and Electric	4,253	4,500	4,372	3,741	4,400	4,400	-	
	Trash	90,656	89,415	87,226	90,173	115,000	115,000	-	
	Water	234,569	235,772	338,251	245,287	300,000	300,000	-	
	<b>Total Utilities</b>	329,478	329,687	429,849	339,201	419,400	419,400	-	
	<b>Total Expense</b>	560,151	550,177	636,446	542,091	622,570	646,333	23,763	
	<b>Net Ordinary Income</b>	60,221	(17,722)	(83,510)	76,211	-	-	(76,211)	
	<b>Other Income/Expense</b>								
	Interest Income, Received	174	239	473	274	-	-	-	
	Reserve Fund	20,001	10,238	25,103	34,124	28,990	78,547	49,557	
	<b>Total Reserve Income</b>	20,175	10,477	25,576	34,398	28,990	78,547	49,557	
	<b>Other Expense</b>								
	Reserve Expense	-	4,086	49,655	2,099	-	-	-	
	Mailbox Clusters	-	-	-	-	-	-	-	
	Painting	-	-	-	1,510	3,570	-	(3,570)	
	Tree Planting	-	-	-	-	-	10,000	10,000	
	Landscaping	-	-	-	-	-	10,000	10,000	
	<b>Tot Misc. Reserve Expense</b>			49,655	3,609	3,570	20,000	16,430	
	<b>Net Reserve Income</b>	-	4,086	99,310	7,218	3,570	20,000	16,430	
	<b>Net Income</b>	20,175	6,391	(73,734)	27,180	25,420	58,547	33,127	
		80,396	(11,331)	(157,244)	103,391	25,420	58,547	(77,971)	