

Brockton Manor Homeowner's Assoc.
Financial Operating Results
For The Year Ending December 31, 2018

12/30/18
 Exhibit A

	2018	2018 Estimate	
	Budget	Amount	Variance
<u>OPERATING FUND:</u>			
<i>Dues & Other Collections:</i>			
Homeowner Dues	\$ 44,505	\$ 44,505	\$ -
Other Billings & Charges	<u>1,700</u>	<u>1,602</u>	<u>(98)</u>
	46,205	46,107	(98)
<i>Utilities:</i>			
Electric (Entry, Fountain, St Lights)	7,000	6,760	240
Water (Lawn Sprinkler)	2,000	4,101	(2,101)
Water Expense Recovery	4,000	-	4,000
<i>Common Area Maintenance:</i>			
Lake Fountain Repair	1,500	1,550	(50)
Guardhouse Repairs	-	-	-
Sprinkler System Maintenance	1,000	1,377	(377)
Lake Treatment	3,100	3,373	(273)
Landscaping/Fertilizer/Mowing	18,500	19,940	(1,440)
Trees, Shrubs & Flowers	3,000	2,250	750
Repair Street Signs	-	400	(400)
Entry Lights/Repairs	250	111	139
Emerald Ash Borer Treatment	-	-	-
Uncollected Homeowner Dues	2,415	1,380	1,035
Admin. Supplies (Paper/Postage)	200	251	(51)
P. O. Box Rental Fees	100	90	10
Professional Services (Legal, Other)	500	650	(150)
Insurance Expense	<u>2,300</u>	<u>2,122</u>	<u>178</u>
Total Expenses	<u>45,865</u>	<u>44,355</u>	<u>1,510</u>
Surplus/(Deficit)	<u>\$ 340</u>	<u>\$ 1,752</u>	<u>\$ 1,412</u>
<u>CAPITAL RESERVE FUND:</u>			
Starting Balance	\$ 7,113	\$ 7,113	
Capital Reserve Dues Collected	4,880	5,000	
Capital Fund Utilization	-	(8,674)	
Operating Fund Deficit	-	-	
End Balance	<u>\$ 11,993</u>	<u>\$ 3,439</u>	

**Brockton Manor Homeowner's Assoc.
2019 Budget Proposal**

12/30/18
Exhibit B

	2019 Budget Proposal	2018 Estimate	Variance
<u>OPERATING FUND:</u>			
<i><u>Dues & Other Collections:</u></i>			
Homeowner Dues	\$ 44,505	\$ 44,505	\$ -
Other Billings & Charges	1,700	1,602	98
	<u>46,205</u>	<u>46,107</u>	<u>98</u>
<i><u>Utilities:</u></i>			
Electric (Entry, Fountain, St Lights)	7,000	6,760	(240)
Water (Lawn Sprinkler)	2,500	4,101	1,601
<i><u>Common Area Maintenance:</u></i>			
Lake Fountain Repair	1,950	1,550	(400)
Sprinkler System Maintenance	1,400	1,377	(23)
Lake Treatment	3,350	3,373	23
Landscaping/Fertilizer/Mowing	19,300	19,940	640
Trees, Shrubs & Flowers	2,500	2,250	(250)
Repair Street Signs	-	400	400
Entry Lights/Repairs	250	111	(139)
Non Collected Assessments	1,380	1,380	-
Admin. Supplies (Paper/Postage)	250	251	1
P. O. Box Rental Fees	100	90	(10)
Professional Services (Legal, Other)	500	650	150
Insurance Expense	<u>2,300</u>	<u>2,122</u>	<u>(178)</u>
Total Expenses	<u>42,780</u>	<u>44,355</u>	<u>1,575</u>
Surplus/(Deficit)	<u>\$ 3,425</u>	<u>\$ 1,752</u>	<u>\$ 1,673</u>

Common Area Renovation

Treatment	Amount
35 Trim Crabapple & Hawthorn	\$ 8,750
<u>Tree Treatment</u>	
33 Norway Spruce Feeding	\$ 1,237
29 Crabapple Fireblight	\$ 1,450
Blue Spruce Treatment	400
Shrub Replacement	6,466
Total	\$ 18,303

Proposed 2019 Homeowner Dues

Allocation	Per Resident	Total
Operating Dues	\$ 345	\$ 44,505
Capital Dues	35	4,515
Tree Fund	10	1,290
Project Funding	105	13,545
Total	\$ 495	\$ 63,855
Proposed First Payment	\$ 250	Due 04/01/19
Proposed Second Payment	245	Due 07/01/19
Total	\$ 495	