

Brockton Manor Homeowner's Assoc.
2021 Budget Proposal

11/15/20
Exhibit B

	<u>2021</u> <u>Proposal</u>	<u>2020</u> <u>Estimate</u>	<u>Variance</u>
<u>OPERATING FUND:</u>			
<u>Dues & Other Collections:</u>			
Homeowner Dues	\$ 48,375	\$ 44,505	\$ 3,870
Other Billings & Charges	2,000	2,553	(553)
	<u>50,375</u>	<u>47,058</u>	<u>3,317</u>
<u>Utilities:</u>			
Electric (Entry, Fountain, St Lights)	8,000	7,925	(75)
Water (Lawn Sprinkler)	3,500	3,500	-
<u>Common Area Maintenance:</u>			
Lake Fountain Repair	2,000	1,992	(8)
Sprinkler System Maintenance	500	340	(160)
Lake Treatment	5,000	5,214	214
Landscaping/Fertilizer/Mowing	22,485	21,353	(1,133)
Trees, Shrubs & Flowers	1,650	1,650	-
Repair Street Signs	-	40	40
Non Collected Assessments	1,035	2,070	1,035
Admin. Supplies (Paper/Postage)	250	240	(10)
P. O. Box Rental Fees	100	106	6
Professional Services (Legal, Other)	1,000	2,530	1,530
Insurance Expense	2,300	2,299	(1)
Total Expenses	<u>47,820</u>	<u>49,258</u>	<u>1,438</u>
Surplus/(Deficit)	<u>\$ 2,555</u>	<u>\$ (2,201)</u>	<u>\$ 4,756</u>

CAPITAL RESERVE FUND:

Starting Balance	\$ 1,800	\$ 2,388
Capital Reserve Dues Collected	8,190	5,535
Capital Fund Utilization	-	(6,123)
End Balance	<u>\$ 9,990</u>	<u>\$ 1,800</u>

PROPOSED HOMEOWNER DUES:

Operating Fund Dues	\$ 375	\$ 345
Capital Fund Dues	55	35
Tree Fund	10	10
Total	<u>\$ 440</u>	<u>\$ 390</u>