

Brockton Manor Homeowner's Assoc.
Operating Fund Results
For The Year Ending December 31, 2022

11/25/22
 Exhibit A

	2022	2022 Estimate	
	Budget	Amount	Variance
<u>Dues & Other Collections:</u>			
Homeowner Dues	\$ 48,375	\$ 48,375	\$ -
Other Billings & Charges	2,000	2,685	685
	<u>50,375</u>	<u>51,060</u>	<u>685</u>
<u>Utilities:</u>			
Electric (Entry, Fountain, St Lights)	8,000	8,166	(166)
Water (Lawn Sprinkler)	3,000	4,288	(1,288)
<u>Common Area Maintenance:</u>			
Lake Fountain Repair	2,000	3,100	(1,100)
Sprinkler System Maintenance	500	1,266	(766)
Lake Treatment	5,000	4,830	170
Landscaping/Fertilizer/Mowing	20,125	22,870	(2,745)
Trees, Shrubs & Flowers	1,650	3,492	(1,842)
Uncollected Homeowner Dues	1,125	1,910	(785)
Admin. Supplies (Paper/Postage)	250	500	(250)
P. O. Box Rental Fees	125	146	(21)
Professional Services (Legal, Other)	1,000	1,306	(306)
Insurance Expense	<u>2,500</u>	<u>2,454</u>	<u>46</u>
Total Expenses	<u>45,275</u>	<u>54,328</u>	<u>(9,053)</u>
Surplus/(Deficit)	<u>\$ 5,100</u>	<u>\$ (3,268)</u>	<u>\$ (8,368)</u>

	<u>2023 Proposal</u>	<u>2022 Estimate</u>	<u>Variance</u>
<u>Dues & Other Collections:</u>			
Homeowner Dues	\$ 51,600	\$ 48,375	\$ 3,225
Other Billings & Charges	2,000	2,685	(685)
	<u>53,600</u>	<u>51,060</u>	<u>2,540</u>
<u>Utilities:</u>			
Electric (Entry, Fountain, St Lights)	8,200	8,166	(34)
Water (Lawn Sprinkler)	3,500	4,288	788
<u>Common Area Maintenance:</u>			
Lake Fountain Servicing	3,000	3,100	100
Sprinkler System Maintenance	1,000	1,266	266
Lake Treatment	5,000	4,830	(170)
Landscaping/Fertilizer/Mowing	24,116	22,870	(1,246)
Trees, Shrubs & Flowers	2,861	3,492	631
Non Collected Assessments	1,125	1,910	785
Admin. Supplies (Paper/Postage)	500	500	-
P. O. Box Rental Fees	150	146	(4)
Professional Services (Legal, Other)	1,000	1,306	306
Insurance Expense	<u>2,500</u>	<u>2,454</u>	<u>(46)</u>
Total Expenses	<u>52,952</u>	<u>54,328</u>	<u>1,376</u>
Surplus/(Deficit)	<u>\$ 648</u>	<u>\$ (3,268)</u>	<u>\$ 3,916</u>