

2025 BUDGET (PROPOSED)

BROCKTON MANOR

	2025B Proposal	2024 Estimate	Variance
(+) <u>Dues & Other Collections</u>			
Homeowner Dues	\$53,600	\$53,734	(134)
Other Billings & Charges	2,000	2,134	-
(-) <u>Expenses</u>	\$51,100	\$50,654	(446)
<u>Utilities</u>			
Electric (Entry, Fountain, Lights)	8,200	7,983	(217)
Water (Lawn Sprinkler)	3,000	2,588	(412)
<u>Common Area Maintenance</u>			
Lake Fountain Repair	2,400	2,325	(75)
Sprinkler System Maintenance	1,100	975	(125)
Lake Treatment	5,500	5,410	(90)
Landscaping/Fertilizer/Mowing	24,200	24,455	255
Trees, Shrubs & Flowers	2,900	2,850	(50)
Street Sign Repair	-	47	(47)
Non-collected Assessments	-	400	400
Admin. Supplies (Paper/Postage)	400	347	(53)
P. O. Box Rental Fees	200	194	(6)
Professional Services (Legal, Other)	1,000	983	(17)
Insurance Expense	2,200	2,097	(103)
Miscellaneous	-	-	-
Surplus/(Deficit)	\$2,500	\$3,080	(\$580)

HOMEOWNER DUES

Allocation	2019	2020	2021	2022	2023	2024	2025	
Operating Dues	\$ 345	\$ 345	\$ 375	\$ 375	\$ 400	\$ 400	\$ 400	
Capital Dues	35	35	55	35	35	35	35	
Common Area Tree Fund	10	10	10	20	20	20	20	
Project Funding	105	-	-	-	-	-	-	
EAB Treatment Planning	-	-	125	40	40	40	40	
Front Entry Sign Funding	-	-	-	-	-	55	-	
Total	\$ 495	\$ 390	\$ 565	\$ 470	\$ 495	\$ 550	\$ 495	
Proposed First Payment							\$ 305	\$ 250
Proposed Second Payment							245	245
Total							\$ 550	\$ 495

SPECIAL PROJECT: CONTRACT LIMIT UPDATE (PROPOSED)

Investigate increasing or removing the \$5,000 annual contract limit originally included in the 1994 covenants

Drivers include:

- Aging neighborhood infrastructure (many items are 30 years old)
- Increasing inflation rates (\$5,000 in 1994 = \$10,796 in 2024)
- Speed and ease to make repairs and maintain quality of neighborhood property (and protect home values)
- Current covenants require all repairs/replacements over \$5,000 to wait until December to be voted on

ARTICLE V
Board of Directors

Section 8. Limitation on Board Action. After the Applicable Date, the authority of the Board to enter into contracts shall be limited to contracts involving a total expenditure of less than \$5,000.00 per year without obtaining the prior approval of a majority of the cumulative vote of the Owners, except that in the following cases such approval shall not be necessary:

- (a) contracts for replacing or restoring portions of the Common Areas damaged or destroyed by fire or other casualty where the cost thereof is payable out of insurance proceeds actually received or for which the insurance carrier has acknowledged coverage;
- (b) proposed contracts and proposed expenditures expressly set forth in the proposed annual budget as approved by the Owners at the annual meeting; and
- (c) expenditures necessary to deal with emergency conditions in which the Board of Directors reasonably believes there is insufficient time to call a meeting of the Owners.

Approximate cost to update covenants: \$3,000