

# Briargrove Subdivision

2018 Budget  
Jan. 1 - Dec. 31, 2018

OPERATING INCOME	ACCOUNT	2017 MONTHLY	2017 ANNUAL	2018 MONTHLY	2018 ANNUAL
Monthly Maintenance Fee	4010	50,625	607,500	55,500	666,000
Late Fees	4011	525	6,300	446	5,352
Pool Fees	4024	158	1,896	163	1,956
Interest Income	4030	82	984	112	1,344
Architectural Fees	4040-0012	1,483	17,796	917	11,004
Resales/TSF Fees	4034	1,254	15,048	2,997	35,964
Garbage Rebate	4040-0011	5,400	64,800	5,400	64,800
<b>Total Income</b>		<b>59,527</b>	<b>714,324</b>	<b>65,535</b>	<b>786,420</b>
<b>ADMINISTRATIVE EXPENSES</b>					
Office Expenses & Supplies	5010	581	6,972	772	9,264
Legal Fees	5011	250	3,000	415	4,980
Professional Fees & Permits	5011- 0003	1,755	21,060	2,530	30,360
Accounting Fees	5012	192	2,304	192	2,304
Management Fees	5020	1,900	22,800	1,900	22,800
Other	5030	34	408	83	996
Shared Fees	5030-0009			833	9,996
<b>Total Administrative Expense</b>		<b>4,712</b>	<b>56,544</b>	<b>6,725</b>	<b>80,700</b>
<b>UTILITIES &amp; SERVICES</b>					
Electricity	5110	524	6,288	520	6,240
Water & Sewer	5120	372	4,464	675	8,100
Trash Removal	5130	15,912	190,944	15,912	190,944
Recycling	5130-0002	1,404	16,848	1,404	16,848
Exterminating	5140	144	1,728	241	2,892
Courtesy Patrol	5145	27,500	330,000	27,500	330,000
Telephone	5160	180	2,160	185	2,220
<b>Total Utilities &amp; Services</b>		<b>46,036</b>	<b>552,432</b>	<b>46,437</b>	<b>557,244</b>
<b>REPAIRS &amp; MAINTENANCE</b>					
Common Area Repairs	5224	556	6,672	600	7,200
Pool	5230	3,400	40,800	3,400	40,800
Landscaping & Extras	5240	1,700	20,400	1,700	20,400
Clubhouse	5260	50	600	88	1,056
Janitorial	5270	250	3,000	350	4,200
Sprinklers	5275	50	600	75	900
<b>Total Repairs &amp; Maintenance</b>		<b>6,006</b>	<b>72,072</b>	<b>6,213</b>	<b>74,556</b>
<b>FIXED EXPENSES</b>					
Property Taxes	5310	1	12	1	12
Income Taxes	5320	0	0	0	0
Insurance Expense	5340	1,762	21,144	1,762	21,144
<b>Total Fixed Expenses</b>		<b>1,763</b>	<b>21,156</b>	<b>1,763</b>	<b>21,156</b>
<b>SUB-TOTAL EXPENSES</b>		<b>58,517</b>	<b>702,204</b>	<b>61,138</b>	<b>733,656</b>
<b>Profit/Loss Before Reserves</b>		<b>1,010</b>	<b>12,120</b>	<b>4,397</b>	<b>52,764</b>
Replacement Reserve Transfer	5410	1,010	12,120	4,397	52,764
<b>TOTAL EXPENSES</b>		<b>59,527</b>	<b>714,324</b>	<b>65,535</b>	<b>786,420</b>
<b>Profit/Loss</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>