

BRENFORD STATION II MAINTENANCE CORPORATION
2021 BUDGET
and 2020 Financial Report

ACCOUNT DESCRIPTION	BUDGET 2020 \$130/QTR	8-31-20 YEAR TO DATE ACTUAL	2020 YEAR END PROJECTION	2020 BUDGET VS 2020 PROJECTION (VARIANCE)	BUDGET 2021 \$130/QTR	COMMENTS	
OPERATING BUDGET							
OPERATING INCOME							
6005	Assessment (Improved Lots)	\$ 34,840	\$ 22,886	\$ 30,646	\$ (4,194)	\$ 34,840	67 homes * \$130/Qtr
	Prepaid Assessment		\$ -				
	Uncollected Assessment	\$ (2,600)				\$ (3,640)	Based on 7 accounts
6006	Initial Assessment - Unrestricted (3rd Party Buyer)	\$ 400	\$ 1,200	\$ 1,200	\$ 800	\$ 400	
6010-16	Misc Charge	\$ -	\$ 556	\$ 556	\$ 556	\$ -	
6017	Collection Fees	\$ -	\$ 240	\$ 240	\$ 240	\$ -	
6030	Earned Interest- Operating	\$ -	\$ 4	\$ 5	\$ 5	\$ -	
6031	FY Operating Loss/Gains		\$ -	\$ -			
	TOTAL INCOME	\$ 32,640	\$ 24,886	\$ 32,647	\$ (2,593)	\$ 31,600	
OPERATING EXPENSES							
General & Administrative							
7000	Accounting (Tax Prep.)	\$ 450	\$ 484	\$ 484	\$ (34)	\$ 485	
7010	Insurance (General Liability & Prop Damage, D&O)	\$ 2,850	\$ 2,705	\$ 2,705	\$ 145	\$ 2,785	Policy renews 12/28/20. 2021 bsaed on 3% increase
7015	Taxes & Fees (Franchise renewal)	\$ 50	\$ 25	\$ 25	\$ 25	\$ 50	
7020	Legal	\$ 300	\$ 126	\$ 300	\$ -	\$ 300	
7025	Postage	\$ 215	\$ 240	\$ 285	\$ (70)	\$ 300	
7030	Office Expenses	\$ 250	\$ 90	\$ 155	\$ 95	\$ 200	
7035	Reproduction	\$ 75	\$ 174	\$ 225	\$ (150)	\$ 225	
7040	Meeting Expense	\$ 120	\$ -	\$ 100	\$ 20	\$ 120	
7050	Social Committee		\$ -	\$ -	\$ -		
7501	Management Contract	\$ 6,432	\$ 4,288	\$ 6,432	\$ -	\$ 7,200	\$600/month PPM contract through 12/31/22
7517	Collection Fees	\$ 100	\$ 280	\$ 280	\$ (180)	\$ 250	
7550	Website	\$ 185	\$ 106	\$ 185	\$ -	\$ 185	
	TOTAL GENERAL & ADMINISTRATIVE	\$ 11,027	\$ 8,519	\$ 11,176	\$ (149)	\$ 12,100	
Utilities & Services							
8010	Electric	\$ 700	\$ 415	\$ 625	\$ 75	\$ 650	
	TOTAL UTILITIES & SERVICES	\$ 700	\$ 415	\$ 625	\$ 75	\$ 650	
Grounds							
9000	Grounds Maintenance Contract	\$ 11,955	\$ 8,808	\$ 13,240	\$ (1,285)	\$ 13,240	2021 based on continuing with Millers Contract
9005	Grounds Open Space Contract	\$ 8,330	\$ 2,625	\$ 4,000	\$ 4,330	\$ 5,000	
9015	Grounds Maintenance (Non-contract)	\$ 250	\$ -	\$ -	\$ 250	\$ 250	
9215	SWM (Misc.)	\$ 250	\$ -	\$ -	\$ 250	\$ 250	
	TOTAL GROUNDS	\$ 20,785	\$ 11,433	\$ 17,240	\$ 3,545	\$ 18,740	
	Operating Contingency	\$ 128	\$ -	\$ -		\$ 110	
	TOTAL OPERATING CONTINGENCY	\$ 128	\$ -	\$ -		\$ 110	
	TOTAL OPERATING EXPENSES	\$ 32,640	\$ 20,367	\$ 29,041	\$ 3,599	\$ 31,600	
	OPERATING SURPLUS/DEFICIT	\$ -	\$ 4,519	\$ 3,606	\$ 3,606	\$ -	
	YEAR BEGINNING BALANCE		\$ 3,270	\$ 3,270	\$ 3,270	\$ -	
	YEAR ENDING BALANCE	\$ -	\$ 7,789	\$ 6,876	\$ 6,876	\$ -	
	ALLOCATION TO OPERATING RESERVE		\$ -	\$ 6,876			
	ADJUSTED YEAR ENDING BALANCE		\$ 7,789	\$ -			

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OPERATING RESERVE BUDGET							
OPERATING RESERVE INCOME							
	Operating Surplus	\$ -	\$ -	\$ 6,876	\$ 6,876	\$ -	
6105	Earned Interest	\$ 115	\$ 39	\$ 75	\$ (40)	\$ 115	
6095	FY Operating Reserve Loss/Gains		\$ -				
	TOTAL OPERATING RESERVE INCOME	\$ 115	\$ 39	\$ 6,951	\$ 6,836	\$ 115	
OPERATING RESERVE EXPENSES							
	Extraordinay Grounds	\$ 5,000	\$ -	\$ -	\$ 5,000	\$ 5,000	
	Extraordinary Legal Expense	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	\$ 3,000	
	TOTAL OPERATING RESERVE EXPENSES	\$ 8,000	\$ 3,000	\$ 3,000	\$ 5,000	\$ 8,000	
	OPERATING RESERVE SURPLUS/DEFICIT	\$ (7,885)	\$ (2,961)	\$ 3,951		\$ (7,885)	
	YEAR BEGINNING BALANCE	\$ -	\$ 36,123	\$ 36,123		\$ 40,074	
	YEAR ENDING BALANCE	\$ (7,885)	\$ 33,162	\$ 40,074		\$ 32,189	