

Brandywine HOA Budget
January 1, 2019 to December 31, 2019
Summary

No of Units	121
Monthly Fee	\$85.00

	Annual Total	Percent	Homeowner <u>Monthly</u>
Income			
Unit Fees	\$123,420	99.98%	\$85.00
<u>Misc (operating interest/other income)</u>	<u>\$30</u>	<u>0.02%</u>	
Total Income	\$123,450	100.00%	
Less Reserves (Replacement)			
Concrete & Common Grounds	\$4,356	40.00%	\$3.00
<u>Driveways & Bike Paths</u>	<u>\$6,534</u>	<u>60.00%</u>	<u>\$4.50</u>
Total Reserves	\$10,890	100.00%	
Total Operating Income	\$112,560		\$77.50
Expenses			
Lawn	\$76,120	67.75%	\$52.42
Snow Removal	\$15,000	13.35%	\$10.33
Insurance	\$1,300	1.16%	\$0.90
Professional Fees & Website	\$125	0.11%	\$0.09
Reimbursements, Taxes & Misc.	\$500	0.45%	\$0.34
Driveway Sealing	\$5,000	4.45%	\$3.44
General Maintenance	\$4,000	3.56%	\$2.75
Property Management	\$8,160	7.26%	\$5.62
<u>Admin</u>	<u>\$2,150</u>	<u>1.91%</u>	<u>\$1.48</u>
Total Expenses	\$112,355	100.00%	\$77.38
Net Income - Profit or (Loss)	\$205		

Monthly Excess or (Shortage) per home

\$0.12

On August 1, 2018 the Brandywine Executive Board ratified the 2019 Budget and approved a monthly dues increase from \$75 to \$85 per home beginning January 2019.

Brandywine HOA
January 1, 2019 to December 31, 2019
Detail

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Total
Income													
Unit Fees	10,285.00	10,285.00	10,285.00	10,285.00	10,285.00	10,285.00	10,285.00	10,285.00	10,285.00	10,285.00	10,285.00	10,285.00	123,420.00
Misc (operating interest/other income)	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	30.00
Total Income	10,287.50	10,287.50	10,287.50	10,287.50	10,287.50	10,287.50	10,287.50	10,287.50	10,287.50	10,287.50	10,287.50	10,287.50	123,450.00
Less Reserves (Replacement) <small>month/home</small>													
Concrete & Common Grounds	3.00	363.00	363.00	363.00	363.00	363.00	363.00	363.00	363.00	363.00	363.00	363.00	4,356.00
Driveways & Bike Paths	4.50	544.50	544.50	544.50	544.50	544.50	544.50	544.50	544.50	544.50	544.50	544.50	6,534.00
Total Reserves	907.50	907.50	907.50	907.50	907.50	907.50	907.50	907.50	907.50	907.50	907.50	907.50	10,890.00
Total Operating Income	9,380.00	9,380.00	9,380.00	9,380.00	9,380.00	9,380.00	9,380.00	9,380.00	9,380.00	9,380.00	9,380.00	9,380.00	112,560.00
Expenses													
Lawn	-	-	1,802.00	22,902.00	8,056.00	7,653.20	10,690.50	6,943.00	6,254.00	6,492.50	5,327.00	-	76,120.20
Snow Removal	5,000.00	5,000.00	5,000.00	-	-	-	-	-	-	-	-	-	15,000.00
Insurance	-	-	-	-	1,300.00	-	-	-	-	-	-	-	1,300.00
Professional Fees & Website	-	-	-	-	-	-	125.00	-	-	-	-	-	125.00
Reimbursements, Taxes & Misc.	50.00	-	100.00	-	50.00	-	50.00	-	50.00	-	50.00	150.00	500.00
Driveway Sealing	-	-	-	-	-	-	-	5,000.00	-	-	-	-	5,000.00
General Maintenance	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	4,000.00
Property Management	680.00	680.00	680.00	680.00	680.00	680.00	680.00	680.00	680.00	680.00	680.00	680.00	8,160.00
Accounting (Tax Return)	-	-	-	350.00	-	-	-	-	-	-	-	-	350.00
Legal	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	200.00
Postage	54.17	54.17	54.17	54.17	54.17	54.17	54.17	54.17	54.17	54.17	54.17	54.17	650.00
Misc	79.17	79.17	79.17	79.17	79.17	79.17	79.17	79.17	79.17	79.17	79.17	79.17	950.00
Total Expenses	6,213.33	6,163.33	8,065.33	24,415.33	10,569.33	8,816.53	12,028.83	13,106.33	7,467.33	7,655.83	6,540.33	1,313.33	112,355.20
Net Income - Profit or (Loss)	3,166.67	3,216.67	1,314.67	(15,035.33)	(1,189.33)	563.47	(2,648.83)	(3,726.33)	1,912.67	1,724.17	2,839.67	8,066.67	204.80

Brandywine HOA
January 1, 2019 to December 31, 2019
Lawn Worksheet

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	
Number of mowings @	1,563.50	0	0	0	2	4	4	3	3	4	3	2	0	25
\$ Mowing	-	-	-	3,127.00	6,254.00	6,254.00	4,690.50	4,690.50	6,254.00	4,690.50	3,127.00	-	-	39,087.50
\$ Fertilizer, Weed, Grub	-	-	1,802.00	-	1,802.00	1,399.20	-	2,252.50	-	1,802.00	-	-	-	9,057.70
\$ Trimming, Weeding, Cleanup	-	-	-	-	-	-	6,000.00	-	-	-	2,200.00	-	-	8,200.00
\$ Mulching	-	-	-	19,775.00	-	-	-	-	-	-	-	-	-	19,775.00
Totals	-	-	1,802.00	22,902.00	8,056.00	7,653.20	10,690.50	6,943.00	6,254.00	6,492.50	5,327.00	-	-	76,120.20