

Brittany Woods (TH) HOA			
		2025	2026
	Operating Income	\$313 Monthly	\$350 Monthly
605000	Association Fee	\$ 721,152	806,400
	Total Income	721,152.00	806,400
681500	Reserve Funding	-264,000.00	-387,982
	Total Operating Income	457,152.00	418,418
	Maintenance		
620155	Decks/Porches/Railings	20,000	39,220
621410	Sewer Back Up	0	1,000
622150	Pressure Washing	2,750	3,500
624920	Roof Repair	25,000	10,000
624950	Gutter Cleaning	10,000	23,150
642760	Termite Warranty	5,000	4,600
645500	Painting	0	500
648510	Building Maintenance	0	30,000
	Total Maintenance	71,750	111,970
	Grounds Care		
620157	Grounds Extra	9,000	0
620157	Grounds Extra	10,000	4,500
620510	Mulch	15,000	8,500
622450	Tree Trimming	0	30,000
642400	Grounds Contract	65,920	69,200
648900	Tree Removal	25,000	5,000
	Total Grounds Care	115,920	117,200
	Administrative		
660050	Assessments	122,880	137,472
660200	Legal	2,500	500
660200	Legal - Other	3,000	3,000
660370	Office Expense	2,400	4,000
661400	Collection Expense	1,250	1,500
680100	Management Fees	42,576	42,576
680200	Federal Income Tax	345	100
681260	State Taxes	30	100
681700	Contingency	94,501	
	Total Administrative	269,482	189,248
	Total Operating Expenses	457,152	418,418
	Net Operating Income/(Loss)	0	0