

Bryarton Townhomes Association, Inc

REVISED BUDGET

	2025 Budget	2026 Approved Budget	
Income			
<u>Income</u>			
4000 - Assessment Income	\$336,720.00	368,928.00	\$252 a month
4010 - Late Fee	\$0.00	-	
4020 - Interest Income	\$0.00	25.00	
4030 - Interest Income-MM	\$0.00	-	
4050 - Pool Key/Clubhouse Rental	\$0.00	100.00	
4070 - Violation/Fine	\$0.00		
4085 - Returned Payment Income	\$0.00	200.00	
<u>Total Income</u>	<u>\$336,720.00</u>	<u>369,253.00</u>	
Total Income	\$336,720.00	369,253.00	
Expense			
<u>Grounds</u>			
6000 - Grounds Maintenance Contract	\$40,932.00	41,751.00	
6010 - Grounds Improvement	\$17,500.00	16,000.00	
6035 - Stormwater Pond - Maintenance/Inspection	\$5,000.00	5,000.00	
6050 - Pool Management Contract	\$17,220.00	18,558.00	
6060 - Pool Permit/License	\$870.00	920.00	
6070 - Pool Maintenance	\$10,000.00	10,000.00	
6080 - Pool Lock/Key	\$200.00	200.00	
6090 - Miscellaneous	\$0.00	250.00	
<u>Total Grounds</u>	<u>\$91,722.00</u>	<u>92,679.00</u>	
<u>Repair/Maintenance</u>			
6100 - Building Maintenance	\$25,000.00	18,000.00	
6105 - Roof Repair/Maintenance	\$0.00	1,000.00	
6120 - Pressure Washing	\$8,000.00	8,000.00	
6130 - Gutter Cleaning/Repair/Replace	\$8,000.00	8,000.00	
6140 - Fence Expense	\$750.00	750.00	
6150 - Termite Inspection	\$4,270.00	4,270.00	
<u>Total Repair/Maintenance</u>	<u>\$46,020.00</u>	<u>40,020.00</u>	
<u>Utility</u>			
6500 - Electricity	\$10,275.00	10,275.00	
6520 - Water/Sewer	\$4,000.00	4,700.00	
6530 - Internet/Phone	\$1,500.00	2,985.00	
<u>Total Utility</u>	<u>\$15,775.00</u>	<u>17,960.00</u>	
<u>Administrative</u>			
7000 - Management Fee	\$20,352.00	20,520.00	
7010 - Administrative Expense	\$520.00	1,500.00	
7015 - Bank Fee	\$40.00	40.00	
7020 - Insurance	\$66,932.00	70,108.50	
7025 - CTA Fee	\$495.00	-	
7030 - Tax Prep/Audit	\$500.00	500.00	
7035 - Income Tax	\$0.00	-	
7040 - Legal Expense	\$964.00	1,000.00	
<u>Total Administrative</u>	<u>\$91,053.00</u>	<u>93,668.50</u>	
<u>Transfer Operating To Reserve</u>			
7300 - Transfer To Reserve Income	\$92,150.00	\$118,437.00	
<u>Total Transfer Operating To Reserve</u>	<u>\$92,150.00</u>	<u>\$118,437.00</u>	
Total Expense	\$336,720.00	\$362,764.50	
Reserve Expense			
<u>Replacement Fund Activity</u>			
8000 - Transfer To Replacement Fund	\$0.00	\$0.00	
8020 - Transfer Interest To Repl Fund	\$0.00	\$0.00	
<u>Total Replacement Fund Activity</u>	<u>\$0.00</u>	<u>\$0.00</u>	
<u>Total Reserve Expense</u>	<u>\$0.00</u>	<u>\$0.00</u>	
Total Income	\$336,720.00	369,253.00	
Total Expense	\$336,720.00	\$362,764.50	
Operating Net/Loss Income	\$0.00	6,488.50	