

BROOKHAVEN HOMEOWNERS ASSOCIATION INC
107 UNITS
JANUARY 1, 2025 - DECEMBER 31, 2025
APPROVED BUDGET - PARTIALLY FUNDED

		2024 ANNUAL BUDGET	2024 ANNUAL ACTUAL PROJECTED	2025 PROPOSED FULLY FUNDED ANNUAL BUDGET	MONTHLY TOTAL AMOUNT	2025 APPROVED PARTIALLY FUNDED ANNUAL BUDGET	MONTHLY TOTAL AMOUNT
ACCT	INCOME						
401000	Assessment Income	403,464.00	403,464.00	451,741.91	37,645.16	423,635.00	35,302.92
421000	Interest Income - Operating	0.00	4.56	0.00	0.00	0.00	0.00
425000	Interest Income - Reserves	0.00	415.11	0.00	0.00	0.00	0.00
430000	Late Fees	0.00	43.78	0.00	0.00	0.00	0.00
431000	Interest	0.00	548.35	0.00	0.00	0.00	0.00
435000	Administrative Fee	0.00	1,239.22	0.00	0.00	0.00	0.00
437000	Application Fees	600.00	150.00	0.00	0.00	0.00	0.00
445000	Attorney Fee Charges	0.00	2,726.50	0.00	0.00	0.00	0.00
	TOTAL INCOME	404,064.00	408,591.53	451,741.91	37,645.16	423,635.00	35,302.92
OPERATING EXPENSES							
ADMINISTRATIVE							
510000	Office Supplies / Expense	4,500.00	1,762.70	2,500.00	208.33	2,500.00	208.33
525000	Legal / Professional	3,276.00	8,705.13	3,000.00	250.00	3,000.00	250.00
526000	Licenses / Permits	660.00	660.00	660.00	55.00	660.00	55.00
530000	Property Management	13,692.00	13,522.29	13,560.00	1,130.00	13,560.00	1,130.00
557000	Bank Fees	0.00	5.75	0.00	0.00	0.00	0.00
558000	Bad Debt Expense	0.00	(5,314.80)	0.00	0.00	0.00	0.00
	TOTAL ADMINISTRATIVE	22,128.00	19,341.06	19,720.00	1,643.33	19,720.00	1,643.33
INSURANCE EXPENSES							
590000	Insurance Premiums	13,392.00	17,002.75	14,000.00	1,166.67	14,000.00	1,166.67
	TOTAL PROFESSIONAL SERVICES	13,392.00	17,002.75	14,000.00	1,166.67	14,000.00	1,166.67
MAINTENANCE EXPENSES							
610000	Building Maintenance	16,500.00	9,471.21	21,000.00	1,750.00	22,727.20	1,893.93
611000	Janitorial	6,600.00	5,600.00	6,600.00	550.00	6,600.00	550.00
630000	Landscaping Contract	78,000.00	70,244.57	60,000.00	5,000.00	60,000.00	5,000.00
630100	Landscaping Maintenance	16,236.00	4,971.43	20,000.00	1,666.67	20,000.00	1,666.67
631000	Irrigation / Sprinkler Repairs	16,800.00	13,405.90	18,000.00	1,500.00	18,000.00	1,500.00
632000	Pool Maintenance	9,094.90	10,019.83	12,000.00	1,000.00	12,000.00	1,000.00
	TOTAL REPAIRS & MAINT	143,230.90	113,712.94	137,600.00	11,466.67	139,327.20	11,610.60
UTILITIES							
710000	Electricity	4,476.00	3,765.62	4,400.00	366.67	4,400.00	366.67
720000	Water / Sewer	1,500.00	1,120.18	1,400.00	116.67	1,400.00	116.67
726000	Trash / Waste	33,420.00	35,118.45	36,875.00	3,072.92	36,875.00	3,072.92
731000	Cable	660.00	0.00	0.00	0.00	0.00	0.00
	TOTAL UTILITIES	40,056.00	40,004.25	42,675.00	3,556.25	42,675.00	3,556.25
RESERVE TRANSFER							
910000	Reserve Funding	186,912.00	189,211.73	237,746.91	19,812.24	207,912.80	17,326.07
911000	Reserve Interest Transfer	0.00	114.24	0.00	0.00	0.00	0.00
	TOTAL RESERVE TRANSFER	186,912.00	189,325.97	237,746.91	19,812.24	207,912.80	17,326.07
	TOTAL EXPENSES	405,718.90	379,386.96	451,741.91	37,645.16	423,635.00	35,302.92

FULLY FUNDED 2025 MAINTENANCE FEE: \$351.82

PARTIALLY FUNDED 2025 MAINTENANCE FEE: \$329.93

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RESERVE ANALYSIS SUMMARY

REPLACEMENT RESERVES	ESTIMATED REPLACEMENT COST	ESTIMATED USEFUL LIFE	ESTIMATED REMAINING USEFUL LIFE	ESTIMATED YEAR-END BALANCE 12/31/2024	ESTIMATED UNFUNDED REPLACEMENT COST	2025 FULLY FUNDED RESERVES	2025 PARTIALLY FUNDED RESERVES
ROOF							
BLDG 1	50,000	17	12	0	50,000	4,167	3,125
BLDG 2	40,000	17	12	0	40,000	3,333	2,500
BLDG 3	40,000	17	12	0	40,000	3,333	2,500
BLDG 4	60,000	17	12	0	60,000	5,000	3,750
BLDG 5	70,000	17	13	0	70,000	5,385	4,038
BLDG 6	60,000	17	13	0	60,000	4,615	3,462
BLDG 7	50,000	17	15	0	50,000	3,333	2,500
BLDG 8	70,000	17	15	0	70,000	4,667	3,500
BLDG 9	40,000	17	16	0	40,000	2,500	1,875
BLDG 10	70,000	17	15	0	70,000	4,667	3,500
BLDG 11	50,000	17	16	0	50,000	3,125	2,344
BLDG 12	60,000	17	16	0	60,000	3,750	2,813
BLDG 13	50,000	17	16	0	50,000	3,125	2,344
BLDG 14	60,000	17	16	0	60,000	3,750	2,813
BLDG 15	70,000	17	15	1,014	68,986	4,599	3,449
BLDG 16	60,000	17	11	1,014	58,986	5,362	4,022
BLDG 17	60,000	17	16	0	60,000	3,750	2,813
BLDG 18	60,000	17	16	0	60,000	3,750	2,813
BLDG 19	50,000	17	16	0	50,000	3,125	2,344
CLUBHOUSE	10,000	17	1	10,000	0	0	0
TOTAL ROOFS	1,070,000			12,028	1,067,972	75,336	56,502
PAINTING	200,000	8	2	17,857	182,143	91,071	91,071
POOL	35,000	20	1	4,661	30,339	30,339	30,339
LANDSCAPING/TRIMMING	5,000	1	1	0	5,000	5,000	5,000
DEFERRED MAINTENANCE				18,000		36,000	25,000
TOTAL RESERVES	2,390,000			64,574	2,353,426	237,747	207,913

THE AMOUNTS USED IN THE TABLE ABOVE ARE ESTIMATES ONLY AND SHOULD NOT BE RELIED UPON AS ACTUAL COSTS.
THESE ESTIMATES HAVE NOT BEEN VERIFIED BY A RESERVE STUDY OR ENGINEERING STUDY.