

Greenbriar II HOA
Approved 2021-2022 Budget
FYE June 30, 2022

	2020-2021 Budget	July to February 2020-2021 Actuals	4 Month Projection	Total 2020- 2021 Projected	Approved 2021- 2022 Budget	% per Monthly Maintenance
INCOME						
Maintenance Operations	1,080,000.00	720,000.00	360,000.00	1,080,000.00	1,080,000.00	
Late Fees	0.00	1,215.00	607.50	1,822.50	0.00	
Office Rental	24,000.00	0.00	0.00	0.00	24,000.00	
R&A Committee	5,000.00	0.00	0.00	0.00	5,000.00	
Comcast Income	20,000.00	15,276.68	7,638.34	22,915.02	20,000.00	
Interest Income	13,000.00	9,391.57	4,695.79	14,087.36	10,000.00	
Newspaper Advertisement	9,000.00	5,000.00	4,000.00	9,000.00	10,200.00	
Membership Fees	40,050.00	37,800.00	18,900.00	56,700.00	40,500.00	
Miscellaneous	5,000.00	2,850.04	1,425.02	4,275.06	5,000.00	
Maintenance Garage Rent	6,000.00	4,000.00	2,000.00	6,000.00	6,000.00	
P/Y Surplus/(Deficit)	0.00	0.00	0.00	0.00	19,266.00	
Parking Spot Rental	4,000.00	7,275.00	3,637.50	10,912.50	7,250.00	
TOTAL INCOME	1,206,050.00	802,808.29	402,904.15	1,205,712.44	1,227,216.00	
EXPENSES						
General & Administrative						
Income Tax Expense	1,800.00	0.00	1,800.00	1,800.00	1,800.00	0.15%
ADP Payroll Processing	2,500.00	2,803.47	1,401.74	4,205.21	4,200.00	0.34%
Office Supply & Expenses	15,000.00	8,688.72	4,344.36	13,033.08	15,000.00	1.22%
Telephone	4,850.00	3,682.97	1,841.49	5,524.46	5,500.00	0.45%
Professional Member Dues	300.00	0.00	0.00	0.00	300.00	0.02%
Audit Expenses	6,000.00	7,345.00	0.00	7,345.00	7,345.00	0.60%
Management Fees	121,000.00	80,666.64	40,333.32	121,000.00	133,000.00	10.84%
Legal & Other Professional	16,000.00	11,598.90	5,799.45	17,398.35	16,000.00	1.30%
Bad Debt	3,000.00	0.00	0.00	0.00	2,000.00	0.16%
Miscellaneous Expenses	4,000.00	665.00	332.50	997.50	1,500.00	0.12%
Newspaper Expenses	1,000.00	286.94	143.47	430.41	750.00	0.06%
Employee Benefits	37,000.00	29,094.62	14,547.31	43,641.93	44,000.00	3.59%
Insurance	63,000.00	40,845.00	20,422.50	61,267.50	70,500.00	5.74%
General & Administrative	275,450.00	185,677.26	90,966.13	276,643.43	301,895.00	
Common Operations						
Recreation Repairs & Supply	2,500.00	0.00	0.00	0.00	2,500.00	0.20%
Area Lighting	500.00	150.58	75.29	225.87	500.00	0.04%
Sprinkler Contract	54,724.00	29,062.49	24,530.00	53,592.49	54,724.00	4.46%
Sprinkler Equipment	4,500.00	2,306.16	1,153.08	3,459.24	5,000.00	0.41%
Bocce & Shuffleboard Maintenance	500.00	45.85	0.00	45.85	500.00	0.04%
Irrigation Electric	5,600.00	2,752.70	1,376.35	4,129.05	5,000.00	0.41%
Uniforms	500.00	0.00	0.00	0.00	500.00	0.04%
Snow Removal	70,600.00	57,737.44	0.00	57,737.44	70,600.00	5.75%
Community Patrol	133,467.00	89,978.00	44,989.00	134,967.00	143,135.00	11.66%
Equipment Repair/Maintenance	6,000.00	2,108.26	3,054.13	5,162.39	6,000.00	0.49%
Common Area Maintenance	26,500.00	36,851.63	12,000.00	48,851.63	23,000.00	1.87%
Lawn Landscape Contract	230,085.00	122,081.51	108,000.00	230,081.51	230,085.00	18.75%
Maintenance Building Repairs	2,000.00	196.48	98.24	294.72	1,000.00	0.08%
Brick Tax Collector	80.00	45.00	22.50	67.50	80.00	0.01%
Maintenance Vehicle Fuel	2,000.00	898.84	449.42	1,348.26	2,000.00	0.16%
Common Operations	539,556.00	344,214.94	195,748.01	539,962.95	544,624.00	

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Swimming Pool Expenses						
Pool Management Contract	31,266.00	4,957.73	2,478.87	7,436.60	33,199.00	2.71%
Pool Repairs & Maintenance	3,000.00	145.57	72.79	218.36	3,000.00	0.24%
Swimming Pool Expenses	34,266.00	5,103.30	2,551.65	7,654.95	36,199.00	
Clubhouse Operations & Maintenance						
Clubhouse Electric	18,000.00	12,177.20	6,088.60	18,265.80	15,500.00	1.26%
Heating Fuel	11,000.00	9,399.55	4,699.78	14,099.33	14,000.00	1.14%
Custodial Wages	60,000.00	30,583.59	18,291.00	48,874.59	64,266.00	5.24%
Payroll Tax	20,000.00	9,633.72	4,816.86	14,450.58	20,000.00	1.63%
Clubhouse Supplies	12,500.00	4,652.95	2,326.48	6,979.43	10,000.00	0.81%
Maintenance & Repairs	27,729.00	8,166.90	4,083.45	12,250.35	16,883.00	1.38%
Clubhouse Security Alarm	3,000.00	1,460.20	730.10	2,190.30	3,000.00	0.24%
Water & Sewer	5,000.00	2,121.82	1,060.91	3,182.73	4,000.00	0.33%
Clubhouse Operations & Maintenance	157,229.00	78,195.93	42,097.17	120,293.10	147,649.00	
Painting Reserves						
Painting Expense	34,365.00	25,970.00	0.00	25,970.00	34,365.00	2.80%
Painting Reserves	34,365.00	25,970.00	0.00	25,970.00	34,365.00	
Bus Expenses						
Bus Driver Wages	22,000.00	11,195.75	5,597.88	16,793.63	22,000.00	1.79%
Payroll Taxes	5,400.00	3,755.66	1,877.83	5,633.49	5,400.00	0.44%
Bus Repair & Maintenance	2,900.00	713.21	356.61	1,069.82	2,500.00	0.20%
Bus Operation	4,300.00	611.95	305.98	917.93	2,000.00	0.16%
Bus Expenses	34,600.00	16,276.57	8,138.29	24,414.86	31,900.00	
Special Funding						
Reserve Funding	112,584.00	75,056.00	37,528.00	112,584.00	112,584.00	9.17%
Reserve Interest Allocation	3,000.00	9,296.34	4,648.17	13,944.51	3,000.00	0.24%
Deferred Maintenance Funding	15,000.00	10,000.00	5,000.00	15,000.00	15,000.00	1.22%
Special Funding	130,584.00	94,352.34	47,176.17	141,528.51	130,584.00	
TOTAL EXPENSES	1,206,050.00	749,790.34	386,677.42	1,136,467.80	1,227,216.00	
NET INCOME (LOSS)	0.00	53,017.95	16,226.73	69,244.64	0.00	
						100.00%