

Greenbriar II HOA
Approved 2022-2023 Budget
FYE June 30, 2023

						Amount	Percentage
						Per	Per
	July to January 2021 2022 Actuals	5 Month Projection	Total 2021- 2022 Projected	Current 2021- 2022 Budget	Approved 2022 2023 Budget	Monthly Maintenance Fee Breakdown	Monthly Maintenance Fee Percentage
INCOME							
Maintenance Operations	630,055.00	450,000.00	1,080,055.00	1,080,000.00	1,152,000.00		
Late Fees	855.00	610.71	1,465.71	0.00	0.00		
Office Rental	13,500.00	10,000.00	23,500.00	24,000.00	24,000.00		
R&A Committee	0.00	5,000.00	5,000.00	5,000.00	5,000.00		
Comcast Income	10,843.82	9,000.00	19,843.82	20,000.00	20,000.00		
Interest Income	6,019.03	4,299.31	10,318.34	10,000.00	7,000.00		
Briar II News Revenue	5,950.00	4,250.00	10,200.00	10,200.00	10,200.00		
Membership Fees	44,550.00	20,250.00	64,800.00	40,500.00	49,950.00		
Miscellaneous	4,790.98	3,422.13	8,213.11	5,000.00	1,000.00		
Maintenance Garage Rent	3,500.00	2,500.00	6,000.00	6,000.00	6,000.00		
P/Y Surplus/(Deficit)	0.00	0.00	0.00	19,266.00	0.00		
Parking Spot Rental	5,067.50	3,619.64	8,687.14	7,250.00	8,500.00		
TOTAL INCOME	725,131.33	512,951.79	1,238,083.12	1,227,216.00	1,283,650.00		
EXPENSES							
General & Administrative							
Income Tax Expense	0.00	0.00	0.00	1,800.00	1,800.00	\$0.22	0.14%
ADP Payroll Processing	1,833.19	1,309.42	3,142.61	4,200.00	3,500.00	\$0.44	0.27%
Office Supply & Expenses	11,047.55	7,891.11	18,938.66	15,000.00	19,265.00	\$2.40	1.50%
Telephone/Cable	3,450.99	2,464.99	5,915.98	5,500.00	6,000.00	\$0.75	0.47%
Professional Member Dues	0.00	0.00	0.00	300.00	300.00	\$0.04	0.02%
Audit Expenses	7,685.00	0.00	7,685.00	7,345.00	7,685.00	\$0.96	0.60%
Management Fees	77,700.00	55,500.00	133,200.04	133,000.00	146,512.00	\$18.26	11.41%
Legal & Other Professional	3,798.42	2,713.16	6,511.58	16,000.00	10,000.00	\$1.25	0.78%
Bad Debt	0.00	0.00	0.00	2,000.00	2,000.00	\$0.25	0.16%
Miscellaneous Expenses	485.50	346.79	832.29	1,500.00	1,500.00	\$0.19	0.12%
Newspaper Expenses	951.97	165.00	1,116.97	750.00	750.00	\$0.09	0.06%
Employee Benefits	25,446.64	18,176.17	43,622.81	44,000.00	44,000.00	\$5.48	3.43%
Insurance	40,500.00	28,928.57	69,428.57	70,500.00	72,900.00	\$9.09	5.68%
General & Administrative	172,899.26	117,495.21	290,394.51	301,895.00	316,212.00		
Common Operations							
Recreation Repairs & Supply	345.66	246.90	592.56	2,500.00	1,500.00	\$0.19	0.12%
Area Lighting	169.34	120.96	290.30	500.00	400.00	\$0.05	0.03%
Sprinkler Contract	23,003.74	31,491.56	54,495.30	54,724.00	60,987.00	\$7.60	4.75%
Irrigation Retainage	3,500.00	2,500.00	6,000.00	0.00	0.00	\$0.00	0.00%
Sprinkler Equipment	520.68	371.91	892.59	5,000.00	3,500.00	\$0.44	0.27%
Bocce & Shuffleboard Maintenance	334.22	0.00	334.22	500.00	500.00	\$0.06	0.04%
Irrigation Electric	2,232.91	1,594.94	3,827.85	5,000.00	5,000.00	\$0.62	0.39%
Uniforms	0.00	0.00	0.00	500.00	250.00	\$0.03	0.02%
Snow Removal	17,699.75	41,397.16	59,096.91	70,600.00	70,600.00	\$8.80	5.50%
Community Patrol	82,888.75	60,206.25	143,095.00	143,135.00	153,000.00	\$19.07	11.92%
Equipment Repair/Maintenance	1,999.73	1,428.38	3,428.11	6,000.00	3,800.00	\$0.47	0.30%
Common Area Maintenance	19,094.38	6,000.00	25,094.38	23,000.00	23,000.00	\$2.87	1.79%
Lawn Landscape Contract	151,125.48	79,028.05	230,153.53	230,085.00	230,085.00	\$28.68	17.92%
Lawn Retainage	14,000.00	10,000.00	24,000.00	0.00	0.00	\$0.00	0.00%
Tree Maintenance	0.00	16,000.00	16,000.00	0.00	0.00	\$0.00	0.00%
Maintenance Building Repairs	847.51	605.36	1,452.87	1,000.00	1,500.00	\$0.19	0.12%
Brick Tax Collector	45.64	32.60	78.24	80.00	80.00	\$0.01	0.01%
Maintenance Vehicle Fuel	549.32	392.37	941.69	2,000.00	2,000.00	\$0.25	0.16%
Common Operations	318,357.11	251,416.44	569,773.55	544,624.00	556,202.00		
Swimming Pool Expenses							
Pool Management Contract	4,957.73	28,239.20	33,196.93	33,199.00	35,500.00	\$4.42	2.77%

