Budget
Brentwood Manors Phase II HOA, Inc.
For the Year Ending December 31, 2027

Comparison of 2026 and 2027 budgets

2026 assessment income compared to 2027 assessment income	**19.02%**
2026 assessment income plus full funding of reserves compared to 2027 assessment income plus reserve contributions	**19.02%**
2026 assessment income plus partial funding of reserves compared to 2027 assessment income plus reserve contributions	**21.98%**

Account	Description	2026 Budget	Actual for First 8 Months of the Year	Projected for Last 4 Months of the Year	Estimated Total for 2026	Proposed 2027 Budget	Proposed 2027 Approved Budget
INCOME:							
04000	Assessment Income	$77,771	$51,720	$25,860	$77,580	$92,564	$94,864
04030	Application Fee Income	600	0	0	0	600	600
04060	Condo docs Income	400				400	400
04075	Interest Income	100	1,105	552	1,657	100	100
04095	Legal Fee Reimbursement	2,000	6,444	3,222	9,666	2,000	0
04100	Miscellaneous Income	500	0	0	0	500	500
04120	NSF Fee Income	0	125	63	188		0
	Income	$81,371	$59,394	$29,697	$89,091	$96,164	$96,464
EXPENSES							
Administrative							
05000	Administrative Expense	$360	$334	$167	$501	$600	$600
05020	Accounting/Tax Prep Fee	$400	$267	$133	$400	$400	$400
05025	Bad Debt Expense	700	0	0	0	700	700
05030	Bank Charges	100	36	18	54	100	100
05035	Computer Expenses	250	0	0	0	250	250
05040	Corporate Annual Report	62	61	31	92	62	62
05080	Legal Fees - Other	2,500	2,033	1,016	3,049	2,500	2,500
05090	Licenses Fees & Permits	250	0	0	0	250	250
05100	Miscellaneous Expense	500	125	63	188	500	500
05150	Office Expenses	1,000	1,479	740	2,219	1,000	1,000
05160	Postage & Printing	380	803	401	1,204	600	600
05170	Professional Fees	0	3,095	1,547	4,642	1,000	1,000
05180	Screening Fees	100	35	18	53	100	100
05185	HOA General Meeting	300	0	0	0	300	300
05190	Website Expense	400	0	0	0	200	200
		$7,302	$8,267	$4,134	$12,401	$8,562	$8,562
Insurance							
05500	Insurance Combined	$6,379	$4,384	$2,192	$6,576	$6,850	$6,850
	Insurance	$6,379	$4,384	$2,192	$6,576	$6,850	$6,850
Contract Expenses							
06110	Landscaping Contract	31,200	20,800	10,400	$31,200	$32,760	$32,760
06130	Accounting Service	5,040	2,982	1,491	4,473	5,292	5,292
06150	Pest Control	0	195	98	293	0	0
06180	Trash Removal	3,800	2,390	1,195	3,585	3,800	3,800
	Contract Expenses	$40,040	$26,367	$13,184	$39,551	$41,852	$41,852
Utilities							
05300	Electricity	$1,000	$481	$241	$722	$1,000	$1,000
05330	Telephone	500	405	203	608	500	800
	Utilities	$1,500	$886	$443	$1,330	$1,500	$1,800
Maintenance							
07000	Building Repair & Supplies	$ 750	$ 554	$ 277	$ 831	$ 500	$ 500
07030	Sidewalk Repairs	200	40	20	60	0	0
07080	Fence Repairs	12,000	4,667	2,334	7,001	12,700	12,700
07120	Irrigation & Landscaping Repairs	7,000	2,767	1,384	4,151	7,000	7,000
07140	Landscaping Extras	1,200	8,461	4,230	12,691	11,000	11,000
07160	Mulching	1,000	0	0	0	1,000	1,000
07220	Tree Trimming	4,000	1,430	715	2,145	5,000	5,000
	Maintenance	$26,150	$17,919	$8,683	$26,048	$37,400	$37,400
	TOTAL EXPENSES	$81,371	$57,824	$28,635	$85,905	$96,164	$96,464
	Current Year Net Income/(loss)	**$0**	**$1,570**	**$1,062**	**$3,186**	**$0**	**$0**

Maintenance Calculation
Brentwood Manors Phase II HOA, Inc.
For the Year Ending December 31, 2027

Maintenance Fee Schedule

	Monthly Maint.
Maintenance to be collected	94,864
	0
	0
Total Budgeted Income	**94,864**

Monthly Maint. **- Requires Membership vote**

UNIT TYPE	# OF UNITS	%/UNIT	TOTAL% /UNIT TYPE	SHARE OF OPERATING BUDGET PER UNIT	SHARE OF OPERATING BUDGET PER TYPE	SHARE OF OPERATING BUDGET PER MONTH	SHARE OF RESERVE BUDGET PER UNIT	SHARE OF RESERVE BUDGET PER TYPE	SHARE OF RESERVE BUDGET PER MONTH	**2027 TOTAL PAYMENT PER MONTH**	2026 TOTAL PAYMENT PER MONTH
A1	71	1.39220%	98.84620%	$1,320.70	$93,769.48	$110.06	$0.00	$0.00	$0.00	**$110**	$90.00
A2	1	1.15340%	1.15340%	$1,094.16	$1,094.16	$91.18	$0.00	$0.00	$0.00	**$91**	$75.00
TOTAL	72		100.00%	$2,414.86	$94,863.64			$0.00			