Brighton at Kingston Plantation POA, Inc.
2020 Approved Operating Budget

ACCT.	REVENUES		2019 Budget		2020 Budget		Change
301	Regular Assessments	$	2,027,230	$	2,069,323	$	42,093
305	Commercial Unit Additional Inc.		80,409		82,079		1,670
323	Master Association Assessments		299,244		317,992		18,748
309	Electrical Reimbursement		69,300		69,300		-
335	Cable TV Assessments		43,958		45,682		1,724
310	Interest Income		500		1,500		1,000
315	Vending Income		500		500		-
319	Mini Lockbox Rental		2,000		2,000		-
371	Miscellaneous Income		-		-		-
	Fines & Late Fees		1,000		2,000		1,000
	TOTAL INCOME	**$**	**2,524,141**	**$**	**2,590,376**	**$**	**66,234**
	EXPENSES						
	Repairs & Maintenance						
410	Maintenance Staff		221,910	$	221,920	$	10
419	Pool Supplies		13,500		14,000		500
421	Pool Equipment Maintenance		5,500		4,000		(1,500)
425	Parking Garage Contribution		38,000		40,000		2,000
430	General Maintenance & Materials		50,000		50,000		-
440	Landscape Maintenance & Supply		3,000		3,000		-
450	Pest Control		14,500		20,760		6,260
451	Termite Treatment/Bond		1,775		1,775		-
460	Elevator Maintenance		25,000		26,000		1,000
466	Fire System Maintenance		13,000		10,000		(3,000)
467	Contract HVAC		6,400		6,400		-
468	Water Conditioner		7,000		9,000		2,000
470	Janitorial Supplies		5,500		5,500		-
	Total Repairs & Maint.		**405,085**		**412,355**		**7,270**
	General & Administrative						
510	Office Supplies		2,000		2,100		100
511	Printing/Copies		5,000		3,500		(1,500)
512	Postage		1,500		1,500		-
520	Legal/Professional Services		20,000		25,000		5,000
521	Audit/Tax Preparation		4,500		4,500		-
522	Management Services		33,500		33,500		-
5985	Allowance for Bad Debt		10,000		10,000		-
599	Administrative Expense		4,500		5,000		500
833	Insurance Expense		889,242		908,244		19,002
	Total General & Admin.		**970,242**		**993,344**		**23,102**
	Utilities						
600	Electricity		165,000		165,000		-
601	Water/Sewer		168,612		192,603		23,991
602	Fuel		41,000		27,000		(14,000)
603	Trash Removal		22,000		22,500		500
605	Cable TV		43,958		45,682		1,724
606	Phone/Fax/Radio		5,000		5,000		-
	Total Utilities		**445,570**		**457,784**		**12,214**
	Other Expenses						
505	Master Association Fee		299,244		317,992		18,748
720	Taxes & Fees		1,000		1,000		-
9991	General Reserves		400,000		402,900		2,900
9993	Operating Contingency		3,000		5,000		2,000
	Total Other Expenses		**703,244**		**726,892**		**23,648**
	TOTAL OPERATING EXPENSES	**$**	**2,524,141**	**$**	**2,590,376**	**$**	**66,234**
							2.6%