

**Budget Summary Report
Brunswick Plantation POA Inc.
2025 Approved Budget**

	2024 Budget	2025 Budget
Income		
4000 - Regular Assessments	2,417,856.00	2,635,808.00
4010 - Golf Course - Class B Assessments	58,800.00	58,800.00
4015 - Developer Assessment	7,056.00	9,408.00
4020 - Fines / Late Charges	5,200.00	5,000.00
4021 - Violation Fees	10,000.00	0.00
4025 - ASC Review Fees	36,000.00	97,825.00
4030 - RFID & Access Card Income	5,500.00	7,500.00
4035 - ASC Lndscp/Drainage Plan Review Fees	46,800.00	127,925.00
4040 - ASC Architectural Inspection Fees	0.00	2,000.00
4045 - ASC Administrative Fees	37,200.00	150,500.00
4095 - CH Ballroom Cleaning Fees Income	1,000.00	1,000.00
4140 - Interest Income	12,000.00	12,000.00
4160 - Recycle Program Fees	40,000.00	48,000.00
4161 - Miscellaneous Revenue	2,694.00	0.00
Total Income	2,680,106.00	3,155,766.00
Total Operating Income	2,680,106.00	3,155,766.00
Brunswick Amenity Center		
5100 - Amenity Center Pool Maintenance Contract	7,000.00	7,000.00
5101 - Amenity Center Pool Chemicals	10,000.00	9,000.00
5102 - Amenity Center Pool Repairs & Supplies	6,000.00	8,000.00
5103 - Amenity Center Pool Permit	220.00	220.00
5105 - Amenity Center Phone & Internet	2,400.00	2,500.00
5106 - Amenity Center Property Tax	400.00	450.00
5107 - Amenity Center Electric	9,300.00	8,500.00
5108 - Amenity Center Water & Sewer	3,000.00	3,000.00
5109 - Amenity Center Propane/Grill	1,200.00	1,200.00
5110 - Amenity Center Tennis/PBI Supp & Rep	1,800.00	2,000.00
5111 - Amenity Center Maintenance & Misc.	2,000.00	2,000.00
5112 - Amenity Center Custodial	0.00	1,000.00
5115 - Amenity Janitorial	1,250.00	1,750.00
5116 - Amenity Center Trash Removal	480.00	500.00
5117 - Amenity Center Pest Control	80.00	80.00
5125 - Amenity Center Access Control Readers	500.00	500.00
5130 - Amenity Center Contingency	0.00	0.00
Total Brunswick Amenity Center	45,630.00	47,700.00
Landscape Expense		
5200 - Bush Hogging - Ponds & Caw Caw	12,000.00	22,000.00
5201 - Landscape Repairs	20,000.00	28,000.00
5205 - Landscape Improvements Misc	0.00	0.00
5240 - Landscape Maint Contract - Main Campus	438,000.00	510,853.00
5241 - Lot Mowing	92,400.00	78,000.00
5245 - Landscape Maint Contract - Hamptons	0.00	1,000.00
5250 - Irrigation Repairs	10,000.00	10,000.00
5251 - Irrigation Water - Monument & Signs	6,000.00	6,000.00
Total Landscape Expense	578,400.00	655,853.00

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Maintenance & Operating Expenses		
5500 - Common Area Electric	12,000.00	16,000.00
5501 - Street Light Electric & Poles	9,000.00	9,000.00
5502 - BH Parking Lot Electric	2,000.00	2,200.00
5511 - BH/Golf & Smithfield Fountain Maint Cont	8,000.00	5,000.00
5514 - BH/Golf & Smithfield Fountain Repairs	1,000.00	1,000.00
5516 - Smithfield Townhomes 2 Pond	1,200.00	1,200.00
5517 - Pond Maintenance Contract	24,000.00	38,820.00
5518 - Pond/Fountain Repairs	14,000.00	11,000.00
5519 - Pond Fountain Electric	18,000.00	21,000.00
5520 - Lakes Community Pond Fountain Electric	8,400.00	6,000.00
5525 - Road Repairs (non Reserve)	15,000.00	70,000.00
5526 - Sign Repairs (Street,Stop,Wayfinding)	5,000.00	5,000.00
5527 - Recycling Program Cost	40,000.00	48,000.00
5528 - Swales, Culverts, & Drainage	5,000.00	10,000.00
5529 - Storm Expense	0.00	10,000.00
5535 - Operating - Contingency	30,000.00	30,000.00
Total Maintenance & Operating Expenses	192,600.00	284,220.00
Brunswick House Expenses		
5600 - Building Maintenance	12,000.00	15,000.00
5610 - Termite & Pest	1,620.00	1,200.00
5611 - Catering Kitchen Repairs & Supplies	750.00	1,200.00
5612 - Fuel (Pool Heating, Portable Grills)	16,800.00	17,000.00
5613 - Electricity	25,000.00	27,000.00
5615 - General Maint. & Material	1,500.00	2,000.00
5616 - Custodial Service Contract	36,000.00	38,000.00
5617 - Custodial Supplies	19,000.00	19,000.00
5619 - Exercise Room Maint Contract	600.00	600.00
5620 - Exercise Equipment Repairs	3,000.00	2,500.00
5625 - Pool Maintenance Contract	16,000.00	16,000.00
5626 - Pool Repairs - Outdoor	1,500.00	1,000.00
5627 - Pool Repairs - Indoor and Spa	1,000.00	3,000.00
5628 - Pool Chemicals	10,000.00	12,000.00
5630 - Pool Repairs (Fountain)	1,400.00	1,400.00
5635 - HVAC Maint Contract	2,400.00	1,500.00
5636 - HVAC Repairs & Maintenance	0.00	500.00
5640 - Moving Wall Maintenance Contract	1,500.00	1,000.00
5641 - Spinkler system maint contract	800.00	800.00
5642 - Fire/Security Alarm Maint.Contract	2,000.00	2,400.00
5650 - BH HVAC Repairs/Materials	3,000.00	3,000.00
5654 - Dehumidifier Maint. Contract	1,800.00	900.00
5655 - Dehumidifier Repairs	1,000.00	1,000.00
5660 - Telephone & Cable TV	20,000.00	21,000.00
5661 - BH Fire Alarm & Generator	2,000.00	1,500.00
5662 - Trash Removal	1,440.00	3,500.00
5663 - Water & Sewer	12,000.00	14,000.00

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Brunswick House Expenses		
5664 - Contingency	0.00	0.00
Total Brunswick House Expenses	194,110.00	208,000.00
Administrative Expense		
6100 - Management Services Contract	196,800.00	209,451.00
6101 - Management Admin Cost	0.00	0.00
6102 - On-Site Personnel	27,000.00	30,000.00
6110 - Administrative Expense	0.00	0.00
6111 - Dues & Subscriptions	500.00	500.00
6113 - Welcome Committee Activities	1,000.00	1,700.00
6115 - Annual Meeting Expense	10,000.00	2,500.00
6120 - Audit Fees	18,000.00	19,500.00
6125 - Bad Debt Expense	6,000.00	0.00
6130 - Bank Service Charges	0.00	0.00
6135 - ASC Admin Costs	137,400.00	147,000.00
6140 - Board of Directors Expense	1,500.00	250.00
6150 - Insurance Expense	90,000.00	114,000.00
6151 - Miscellaneous Operating Expense	0.00	0.00
6160 - Legal - Administrative	60,000.00	57,000.00
6162 - Legal Fee Expense – Owner Charges	12,000.00	10,000.00
6165 - Tax - Property	0.00	2,400.00
6166 - Tax - Federal & State Income	4,500.00	14,000.00
6170 - Technology	10,485.00	8,000.00
6171 - Webpage Expense	2,400.00	2,200.00
6175 - Office Supplies	5,000.00	5,000.00
6176 - Copier Maintenance Contract	600.00	1,200.00
6177 - Copier Lease	2,500.00	2,600.00
6190 - Postage	4,000.00	6,000.00
6195 - Printing - Outside Printer Costs	17,500.00	22,000.00
6200 - Professional Services	9,000.00	5,000.00
6205 - Social Activities	4,650.00	5,000.00
6721 - Storage Units	5,100.00	1,176.00
Total Administrative Expense	625,935.00	666,477.00
Safety & Patrol Guard Expense		
6700 - Guard Services Contract	320,400.00	338,932.00
6701 - Patrol Vehicle	8,400.00	8,400.00
6702 - Patrol Vehicle - Maintenance and Repairs	2,100.00	3,000.00
6705 - Gate Maintenance Agreement	18,380.00	20,000.00
6706 - Gate Repairs - Main	20,000.00	13,000.00
6707 - Gate Repairs - Hamptons Main & Hamptons	0.00	5,000.00
6708 - Gate Repairs - Gtown and Construction	0.00	3,000.00
6712 - Software - Gatehouse & Doorking	6,000.00	0.00
6714 - Speed Limit Radar Sign	600.00	1,400.00
6715 - Guard House Repairs & Maintenance	3,500.00	2,500.00
6716 - Guard House Supplies & Equipment	2,500.00	3,500.00
6717 - Guard House Pest Control	500.00	300.00
6718 - Guard House Generator - propane, maint.	2,000.00	0.00

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Safety & Patrol Guard Expense		
6720 - RFID & Access Cards	6,690.00	6,200.00
6723 - Guard House Water & Sewer	1,200.00	1,200.00
6725 - Safety & Patrol Guard Contingency	2,500.00	0.00
6799 - Unclassified Expenses	2,000.00	1,000.00
Total Safety & Patrol Guard Expense	396,770.00	407,432.00
Other Expenses		
7000 - Reserve Funding Contribution	576,661.00	816,084.00
7005 - Future Capital Improvements	70,000.00	70,000.00
Total Other Expenses	646,661.00	886,084.00
Total Operating Expense	2,680,106.00	3,155,766.00
Total Association Net Income / (Loss)	0.00	0.00