


**Brightwater Master Homeowners Association, Inc.
2024 Approved Budget**

	Units 2023	850 2023	2023	Units 2024	850 2024	2024	2023-2024
	Annual Approved	Quarterly Approved	Monthly Approved	Annual Approved	Quarterly Approved	Monthly Approved	Monthly Variance
Per Unit Assessment	\$585.23	\$146.31	\$48.77	\$585.23	\$146.31	\$48.77	\$0.00
Income							
Assessment Income	\$497,445.50	\$124,361.38	\$48.77	\$497,445.50	\$124,361.38	\$48.77	\$0.00
Capital Contribution	\$5,256.50	\$1,314.13	\$0.52	\$5,256.50	\$1,314.13	\$0.52	\$0.00
Total Income	\$502,702.00	\$124,361.38	\$48.77	\$502,702.00	\$125,675.50	\$49.28	\$0.00
Expenses							
Variable Costs							
Management Fee	\$71,400.00	\$17,850.00	\$7.00	\$71,400.00	\$17,850.00	\$7.00	\$0.00
Payment Coupons	\$5,100.00	\$1,275.00	\$0.50	\$5,100.00	\$1,275.00	\$0.50	\$0.00
Contingency	\$5,100.00	\$1,275.00	\$0.50	\$5,100.00	\$1,275.00	\$0.50	\$0.00
Total Variable Cost	\$81,600.00	\$20,400.00	\$8.00	\$81,600.00	\$20,400.00	\$8.00	\$0.00
Fixed Costs							
AP Expense	\$240.00	\$60.00	\$0.02	\$240.00	\$60.00	\$0.02	\$0.00
Accounting Fees & Tax Prep	\$850.00	\$212.50	\$0.08	\$850.00	\$212.50	\$0.08	\$0.00
Insurance D&O	\$1,650.00	\$412.50	\$0.16	\$1,650.00	\$412.50	\$0.16	\$0.00
Insurance Fidelity Bond/Crime	\$350.00	\$87.50	\$0.03	\$350.00	\$87.50	\$0.03	\$0.00
Insurance Liability	\$3,000.00	\$750.00	\$0.29	\$3,000.00	\$750.00	\$0.29	\$0.00
Bad Debt	\$500.00	\$125.00	\$0.05	\$500.00	\$125.00	\$0.05	\$0.00
Mailings	\$1,000.00	\$250.00	\$0.10	\$1,000.00	\$250.00	\$0.10	\$0.00
Legal Fees	\$600.00	\$150.00	\$0.06	\$600.00	\$150.00	\$0.06	\$0.00
Website	\$600.00	\$150.00	\$0.06	\$600.00	\$150.00	\$0.06	\$0.00
Corporate Annual Report	\$62.00	\$15.50	\$0.01	\$62.00	\$15.50	\$0.01	\$0.00
Storage	\$250.00	\$62.50	\$0.02	\$250.00	\$62.50	\$0.02	\$0.00
Events	\$4,000.00	\$1,000.00	\$0.39	\$4,000.00	\$1,000.00	\$0.39	\$0.00
Total Fixed Cost	\$13,102.00	\$3,275.50	\$1.28	\$13,102.00	\$3,275.50	\$1.28	\$0.00
Internet							
Internet by CenturyLink	\$408,000.00	\$102,000.00	\$40.00	\$408,000.00	\$102,000.00	\$40.00	\$0.00
Total Internet Cost	\$408,000.00	\$102,000.00	\$40.00	\$408,000.00	\$102,000.00	\$40.00	\$0.00
Total Expenses	\$502,702.00	\$125,675.50	\$49.28	\$502,702.00	\$125,675.50	\$49.28	\$0.00

DISCLAIMER: THE BUDGET AND FIGURES ARE A GOOD FAITH ESTIMATE ONLY AND REPRESENTS AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACTS AND CIRCUMSTANCES EXISTING AT THE TIME OF PREPARATION. ACTUAL COSTS OF SUCH ITEMS MAY EXCEED THE ESTIMATED COSTS.

 Secretary 11-16-23
Board Member Signature