

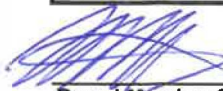
**Brightwater Master Homeowners Association, Inc.**  
**2023 Approved Budget**

	Units 2022	850 2022	2022	Units 2023	850 2023	2023	2022-2023
	Annual Approved	Quarterly Approved	Monthly Approved	Annual Approved	Quarterly Approved	Monthly Approved	Monthly Variance
<b>Per Unit Assessment</b>	<b>\$585.23</b>	<b>\$146.31</b>	<b>\$48.77</b>	<b>\$585.23</b>	<b>\$146.31</b>	<b>\$48.77</b>	<b>\$0.00</b>
<b>Income</b>							
Assessment Income	\$497,442.00	\$124,360.50	\$48.77	\$497,445.50	\$124,361.38	\$48.77	\$0.00
Capital Contribution	\$0.00	\$0.00	\$0.00	\$5,256.50	\$1,314.13	\$0.52	\$0.52
<b>Total Income</b>	<b>\$497,442.00</b>	<b>\$124,360.50</b>	<b>\$48.77</b>	<b>\$502,702.00</b>	<b>\$124,361.38</b>	<b>\$48.77</b>	<b>\$0.00</b>
<b>Expenses</b>							
<b>Variable Costs</b>							
Management Fee	\$66,300.00	\$16,575.00	\$6.50	\$71,400.00	\$17,850.00	\$7.00	\$0.50
Payment Coupons	\$5,100.00	\$1,275.00	\$0.50	\$5,100.00	\$1,275.00	\$0.50	\$0.00
Annual Sprinkler inspection	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Contingency	\$0.00	\$0.00	\$0.00	\$5,100.00	\$1,275.00	\$0.50	\$0.50
<b>Total Variable Cost</b>	<b>\$71,400.00</b>	<b>\$17,850.00</b>	<b>\$7.00</b>	<b>\$81,600.00</b>	<b>\$20,400.00</b>	<b>\$8.00</b>	<b>\$1.00</b>
<b>Fixed Costs</b>							
AP Expense	\$240.00	\$60.00	\$0.02	\$240.00	\$60.00	\$0.02	\$0.00
Accounting Fees & Tax Prep	\$3,500.00	\$875.00	\$0.34	\$850.00	\$212.50	\$0.08	(\$0.26)
Insurance D&O	\$2,986.00	\$746.50	\$0.29	\$1,650.00	\$412.50	\$0.16	(\$0.13)
Insurance Fidelity Bond/Crime	\$350.00	\$87.50	\$0.03	\$350.00	\$87.50	\$0.03	\$0.00
Insurance Liability	\$0.00	\$0.00	\$0.00	\$3,000.00	\$750.00	\$0.29	\$0.29
Bad Debt	\$0.00	\$0.00	\$0.00	\$500.00	\$125.00	\$0.05	\$0.05
Mailings	\$7,500.00	\$1,875.00	\$0.74	\$1,000.00	\$250.00	\$0.10	(\$0.64)
Legal Fees	\$2,304.00	\$576.00	\$0.23	\$600.00	\$150.00	\$0.06	(\$0.17)
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	\$250.00	\$62.50	\$0.02	\$4,000.00	\$1,000.00	\$0.39	\$0.37
<b>Total Fixed Cost</b>	<b>\$18,042.00</b>	<b>\$4,510.50</b>	<b>\$1.77</b>	<b>\$13,102.00</b>	<b>\$3,275.50</b>	<b>\$1.28</b>	<b>(\$0.48)</b>
<b>Internet</b>							
Internet by CenturyLink	\$408,000.00	\$102,000.00	\$40.00	\$408,000.00	\$102,000.00	\$40.00	\$0.00
<b>Total Internet Cost</b>	<b>\$408,000.00</b>	<b>\$102,000.00</b>	<b>\$40.00</b>	<b>\$408,000.00</b>	<b>\$102,000.00</b>	<b>\$40.00</b>	<b>\$0.00</b>
<b>Total Expenses</b>	<b>\$497,442.00</b>	<b>\$124,360.50</b>	<b>\$48.77</b>	<b>\$502,702.00</b>	<b>\$125,675.50</b>	<b>\$49.28</b>	<b>\$0.52</b>

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.

Board Member Signature

Date

 11-28-22