

Greenbriar of Citrus Hills Owners Assoc, Inc
2023 Draft Budget

Acct #	Account Description	2022 Budget	2022 Actual as of 9.30.22	2023 Proposed Budget
	Revenue	\$300		\$335
	Monthly Fee			
4010	Assessment Income	\$ 755,917.00	\$ 567,000.00	844,200.00
4065	Interest on Delq Balance	\$ -	\$ 1,604.42	-
4180	Interest on Operating Acct	\$ -	\$ 212.55	-
4190	Interest on Reserve Acct	\$ -	\$ 141.09	-
4200	Allocate Reserve Interest	\$ -	\$ (141.09)	-
	Total Revenue	\$ 755,917.00	\$ 568,816.97	844,200.00
	General & Administrative			
6010	Management Fees	\$ 31,672.50	\$ 23,754.42	34,840.00
6020	Accounting/Tax Prep	\$ 3,100.00	\$ 1,325.00	1,550.00
6030	Website Maintenance	\$ 2,000.00	\$ 343.75	1,000.00
6040	Legal Fees	\$ 8,000.00	\$ 5,277.20	8,000.00
6050	Annual Meeting/Rental Fee	\$ 700.00	\$ 742.00	750.00
6080	Bank Charges	\$ 100.00	\$ 61.11	100.00
6082	Capital City Bank Loan	\$ -	\$ 2,177.15	-
6100	Insurance	\$ 176,908.50	\$ 136,392.00	250,360.00
6150	Insurance Workmans Comp	\$ 1,804.00	\$ 1,084.00	1,100.00
6160	Employee Salaries	\$ 61,200.00	\$ 34,806.40	60,000.00
6165	Employee Payroll Tax Exp	\$ 6,600.00	\$ 2,741.94	6,000.00
6170	Office Supplies/Postage	\$ 2,000.00	\$ 1,441.91	2,000.00
6220	Corporate Annual Report	\$ 62.00	\$ 61.25	62.00
6260	Bad Debt	\$ 2,000.00	\$ 3,656.88	7,200.00
6290	Miscellaneous	\$ 500.00	\$ 274.28	-
	Total General & Administrative Expenses	\$ 296,647.00	\$ 214,139.29	372,962.00
	Grounds & Buildings Maint.			
6510	Grounds Maint./Landscape	\$ 53,940.00	\$ 40,615.00	54,100.00
6511	Grounds Maint. Pest Control	\$ 19,000.00	\$ 14,053.50	19,000.00
6515	Mulch/Sod/Plants	\$ 8,000.00	\$ 1,727.20	6,000.00
6570	Tree Trimming/Removal	\$ 12,000.00	\$ 975.00	10,000.00
6580	Termites	\$ 3,000.00	\$ 2,776	3,000.00
6600	Extermination	\$ 2,600.00	\$ 2,008.00	2,600.00
6610	Irrigation Repairs/Maint.	\$ 5,000.00	\$ 2,609.00	5,000.00
6615	Equipment Maintenance	\$ 3,000.00	\$ 3,451.39	3,000.00
6650	Water Well Maintenance	\$ 15,100.00	\$ 8,210.12	10,000.00
6700	Signage	\$ 1,000.00	\$ 56.47	1,000.00
6760	Miscellaneous	\$ 600.00	\$ -	-
6910	Repairs	\$ 30,000.00	\$ 31,343.17	30,000.00
6920	Contracted Maintenance	\$ 6,000.00	\$ 3,257.81	4,000.00
	Total Grounds & Building Maint. Expenses	\$ 159,240.00	\$ 111,082.66	147,700.00
	Utilities			
7010	Pool Expenses	\$ 17,300.00	\$ 11,826.97	14,000.00
7020	Pool License	\$ 250.00	\$ 250.00	250.00
7820	Trash Removal	\$ 8,100.00	\$ 16,517.47	14,100.00
7830	Electricity	\$ 14,000.00	\$ 15,940.57	20,000.00
7840	Sewer Maintenance	\$ 21,380.00	\$ 21,178.32	35,000.00
7850	Telephone	\$ 2,000.00	\$ 2,582.31	3,700.00
	Total Utilities Expenses	\$ 63,030.00	\$ 68,295.64	87,050.00
	Reserve Contributions			
8005	Reserve Capital Fund	\$ 237,000.00	\$ 177,750.00	237,000.00
	Total Reserve Contributions	\$ 237,000.00	\$ 177,750.00	237,000.00
	TOTAL EXPENSES	\$ 755,917.00	\$ 571,267.59	844,712.00
	NET REVENUE OVER/(UNDER) EXPENSES	\$ -	\$ (2,450.62)	(512.00)