

ASHTON PLACE AT BRUNSWICK HOA, INC.
2026 OPERATING BUDGET
97 Units

Board Approved: September 18, 2025
Ratified by members:

Income			Annual	Quarterly	Per Unit
40-40100-00	Assessments		\$56,363.00	\$14,090.75	\$145.27
40-40800-00	Capital Contributions		\$0.00	\$0.00	\$0.00
42-42200-00	Fine		\$0.00	\$0.00	\$0.00
42-42300-00	Interest-Operating		\$0.00	\$0.00	\$0.00
42-42500-00	Late Fee/Interest		\$0.00	\$0.00	\$0.00
42-42600-00	Other		\$0.00	\$0.00	\$0.00
Total Income			\$56,363.00	\$0.00	\$0.00

			ANNUAL	QUARTERLY	PER QUARTER
Administrative Expenses					
60-60800-00	Insurance, Commercial		\$2,950.00	\$737.50	\$7.60
60-61150-00	Legislative Action		\$97.00	\$24.25	\$0.25
60-61200-00	Management Fees		\$8,393.00	\$2,098.25	\$21.63
60-61300-00	Meeting Expense		\$300.00	\$75.00	\$0.77
60-61700-00	Postage Expense		\$400.00	\$100.00	\$1.03
60-61820-00	Professional Services, Collections		\$0.00	\$0.00	\$0.00
60-61840-00	Professional Services, Legal		\$600.00	\$150.00	\$1.55
60-61850-00	Professional Services, Tax		\$375.00	\$93.75	\$0.97
60-62230-00	Supplies, Office		\$1,500.00	\$375.00	\$3.87
60-62410-00	Taxes, Licenses & Permits		\$100.00	\$25.00	\$0.26
60-62430-00	Taxes, Property		\$80.00	\$20.00	\$0.21
60-62500-00	Website		\$180.00	\$45.00	\$0.46
Total Administrative Expenses			\$14,975.00	\$3,743.75	\$38.60
General Maintenance					
70-70100-00	Backflow Testing		\$100.00	\$25.00	\$0.26
70-70800-00	General Maintenance		\$500.00	\$125.00	\$1.29
Total General Maintenance			\$600.00	\$150.00	\$1.55
Grounds Maintenance					
75-75600-00	Fence Maintenance		\$6,500.00	\$1,625.00	\$16.75
75-75800-00	Gate Contract		\$1,263.00	\$315.75	\$3.26
75-75900-00	Irrigation Maintenance		\$200.00	\$50.00	\$0.52
75-76000-00	Landscape Contract		\$11,050.00	\$2,762.50	\$28.48
75-76010-00	Landscape Improvements		\$500.00	\$125.00	\$1.29
75-76100-00	Landscape Materials		\$500.00	\$125.00	\$1.29
75-76500-00	Ponds Contract		\$3,600.00	\$900.00	\$9.28
Total Grounds Maintenance			\$23,613.00	\$5,903.25	\$60.86
Utilities					
85-85200-00	Electricity		\$9,700.00	\$2,425.00	\$25.00
85-86000-00	Water		\$1,475.00	\$368.75	\$3.80
Total Utilities			\$11,175.00	\$2,793.75	\$28.80
Special Projects					
95-95100-00	Special Project		\$0.00	\$0.00	\$0.00
Total Special Projects			\$0.00	\$0.00	\$0.00
Reserve Funding					
98-98100-00	Reserve Funding		\$6,000.00	\$1,500.00	\$15.46
Total Reserve Funding			\$6,000.00	\$1,500.00	\$15.46
Expense Accounts Total			\$56,363.00	\$14,090.75	\$145.27

2026 Fees \$145.00 per Unit per Quarter

**Balance Sheet - Operating**

Ashton Place at Brunswick HOA, Inc.

End Date: 08/31/2025

Date: 9/10/2025

Time: 11:25 am

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Assets**Cash**

10-10100-00 Cash, Operating	\$13,570.65
10-10200-00 Cash, Money Market	25,887.10
10-10404-00 CD#21407, First Carolina, 6 mos @ 4.25%, 10/17/25	40,000.00

Total Cash: \$79,457.75

Accounts Receivable

12-12100-00 Accounts Receivable	16,828.61
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Total Accounts Receivable: \$16,828.61

Other Assets

15-17100-00 Prepaid Insurance	2,276.80
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Total Other Assets: \$2,276.80

Total Assets: \$98,563.16

Liabilities & Equity**Current Liabilities**

21-20100-00 Accounts Payable	720.88
21-20500-00 Prepaid Association Fees	2,495.00

Total Current Liabilities: \$3,215.88

Reserve Funds

30-35390-00 Reserves-Insurance Deductible	11,096.00
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Total Reserve Funds: \$11,096.00

General Fund

35-38100-00 Retained Earnings	67,765.63
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Total General Fund: \$67,765.63

Net Income Gain / Loss	16,485.65
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\$16,485.65

Total Liabilities & Equity: \$98,563.16



Income Statement - Operating
Ashton Place at Brunswick HOA, Inc.
08/31/2025

Date: 9/10/2025
Time: 11:25 am
Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Revenue-Assessments							
40100-00 Assessments	\$-	\$-	\$-	\$40,740.00	\$40,740.00	\$-	\$54,320.00
40800-00 Capital Contribution	-	-	-	400.00	-	400.00	-
Total Revenue-Assessments	\$-	\$-	\$-	\$41,140.00	\$40,740.00	\$400.00	\$54,320.00
Revenue-Other							
42200-00 Fine	2,625.00	-	2,625.00	7,150.00	-	7,150.00	-
42300-00 Interest-Operating	34.06	-	34.06	1,087.74	-	1,087.74	-
42500-00 Late Fee	220.00	-	220.00	2,588.00	-	2,588.00	-
42600-00 Other	-	-	-	40.00	-	40.00	-
Total Revenue-Other	\$2,879.06	\$-	\$2,879.06	\$10,865.74	\$-	\$10,865.74	\$-
Total OPERATING INCOME	\$2,879.06	\$-	\$2,879.06	\$52,005.74	\$40,740.00	\$11,265.74	\$54,320.00
OPERATING EXPENSE							
Administrative Expenses							
60520-00 CTA Processing/Filing Fees	-	-	-	500.00	750.00	250.00	750.00
60800-00 Insurance, Commercial	208.00	220.83	12.83	1,655.16	1,766.64	111.48	2,650.00
61150-00 Legislative Action	-	-	-	97.00	-	(97.00)	-
61200-00 Management Fees	679.00	679.00	-	5,432.00	5,432.00	-	8,148.00
61300-00 Meeting Expense	-	16.67	16.67	5.33	133.36	128.03	200.00
61700-00 Postage Expense	81.15	16.67	(64.48)	466.00	133.36	(332.64)	200.00
61820-00 Professional Services, Collections	-	-	-	325.00	-	(325.00)	-
61840-00 Professional Services, Legal	-	83.33	83.33	-	666.64	666.64	1,000.00
61850-00 Professional Services, Tax	-	-	-	350.00	350.00	-	350.00
62230-00 Supplies, Office	388.22	116.67	(271.55)	1,073.56	933.36	(140.20)	1,400.00
62410-00 Taxes, Licenses & Permits	-	-	-	100.00	100.00	-	100.00
62430-00 Taxes, Property	-	-	-	-	-	-	80.00
62500-00 Website Expense	14.00	14.00	-	112.00	112.00	-	168.00
Total Administrative Expenses	\$1,370.37	\$1,147.17	(\$223.20)	\$10,116.05	\$10,377.36	\$261.31	\$15,046.00
Building Maintenance							
70800-00 General Maintenance	-	83.33	83.33	-	666.64	666.64	1,000.00
Total Building Maintenance	\$-	\$83.33	\$83.33	\$-	\$666.64	\$666.64	\$1,000.00
Grounds Maintenance							
75600-00 Fence Maintenance	-	416.67	416.67	-	3,333.36	3,333.36	5,000.00
75800-00 Gate Maintenance	-	105.25	105.25	295.00	842.00	547.00	1,263.00
75900-00 Irrigation Maintenance	-	10.83	10.83	133.75	86.64	(47.11)	130.00
76000-00 Landscape Contract	823.00	894.00	71.00	6,584.00	7,152.00	568.00	10,728.00
76010-00 Landscape Improvements	-	41.67	41.67	1,860.00	333.36	(1,526.64)	500.00
76100-00 Landscape Materials	-	58.83	58.83	-	470.64	470.64	706.00
76500-00 Pond Contract	320.25	300.00	(20.25)	2,843.82	2,400.00	(443.82)	3,600.00
Total Grounds Maintenance	\$1,143.25	\$1,827.25	\$684.00	\$11,716.57	\$14,618.00	\$2,901.43	\$21,927.00
Utilities							
85200-00 Electricity	802.76	716.67	(86.09)	6,426.95	5,733.36	(693.59)	8,600.00
86000-00 Water & Sewer	177.52	125.00	(52.52)	706.12	1,000.00	293.88	1,500.00
Total Utilities	\$980.28	\$841.67	(\$138.61)	\$7,133.07	\$6,733.36	(\$399.71)	\$10,100.00
Special Projects							
95100-00 Special Projects	-	-	-	2,054.40	-	(2,054.40)	-
Total Special Projects	\$-	\$-	\$-	\$2,054.40	\$-	(\$2,054.40)	\$-
Reserve Funding							
98100-00 Reserve Funding-Insurance Deductible	-	-	-	4,500.00	4,500.00	-	6,000.00
Total Reserve Funding	\$-	\$-	\$-	\$4,500.00	\$4,500.00	\$0.00	\$6,000.00
Total OPERATING EXPENSE	\$3,493.90	\$3,899.42	\$405.52	\$35,520.09	\$36,895.36	\$1,375.27	\$54,073.00
Net Income:	(\$614.84)	(\$3,899.42)	\$3,284.58	\$16,485.65	\$3,844.64	\$12,641.01	\$247.00