

**GLEN COVE HOMEOWNERS ASSOCIATION
INCOME, EXPENDITURES AND OPERATING FUND BALANCE
AND ANNUAL OPERATING FUND BUDGET**

<u>Operating Fund</u>	<u>Per Audit 2019</u>	<u>Draft Audit 2020</u>	<u>Budget 2020</u>	<u>Budget 2021</u>
Revenues				
Regular assessments	\$ 145,812	\$ 143,790	\$ 143,790	\$145,166
Late fees	1,615	1,287	-	1,000
Legal assessments	5,017	733	-	-
Collections previously written off & miscellaneous	5,795	-	-	-
Resale inspection fees	350	810	-	-
Total operating revenues	<u>\$ 158,589</u>	<u>\$ 146,620</u>	<u>143,790</u>	<u>146,166</u>
Operating Expenses				
Trash removal	\$ 42,038	\$ 41,870	\$ 42,180	\$ 42,180
Common area maintenance (contract)	39,240	40,416	40,416	40,416
Less: Swim club maintenance payments	(1,962)	-	(2,021)	(2,021)
Tree and other maintenance	17,625	13,960	22,000	22,000
Lights	357	702	1,600	1,600
Trash dumpsters	2,740	-	2,800	2,800
Accounting services	9,300	9,420	9,300	9,420
Snow removal	5,350	-	8,100	8,100
Legal	3,931	2,696	8,000	8,000
Insurance	5,279	6,591	6,028	7,159
Extermination	4,571	4,993	4,980	4,980
Poop dog stations	5,807	5,228	5,288	5,288
Bank charges	1,820	1,714	1,900	1,900
Electricity	4,355	4,216	4,500	4,500
Miscellaneous administrative	504	47	600	600
Postage & Office supplies	546	585	800	800
Total operating expenses	<u>141,501</u>	<u>132,438</u>	<u>156,471</u>	<u>157,722</u>
Excess revenues over expenses, operating fund	17,088	14,182	(12,681)	(11,556)
Operating fund, beginning of year	<u>108,265</u>	<u>125,353</u>	<u>125,353</u>	<u>125,353</u>
Operating fund, end of year	<u>\$ 125,353</u>	<u>\$ 139,535</u>	<u>\$ 112,672</u>	<u>\$113,797</u>
<u>Reserve Fund</u>				
Reserve Revenues				
Contribution to reserves by homeowners	\$ 33,708	\$ 35,730	\$ 35,730	\$ 37,874
Interest earned	386	480	400	500
Total reserve revenues	<u>34,094</u>	<u>36,210</u>	<u>36,130</u>	<u>38,374</u>
Reserve Expenses				
Expenditures	-	-	53,000	82,982
Excess expenses over revenues, reserve fund	<u>34,094</u>	<u>36,210</u>	<u>(16,870)</u>	<u>(44,608)</u>
Reserve fund, beginning of year	<u>197,261</u>	<u>231,355</u>	<u>231,355</u>	<u>267,565</u>
Reserve fund, end of year	<u>\$ 231,355</u>	<u>\$ 267,565</u>	<u>\$ 214,485</u>	<u>\$222,957</u>

2021 Budget Note: Total operating fund assessments of \$146,166 plus reserve fund assessment of \$37,874 equals total assessments of \$183,040. Assessments per unit per quarter = \$183,040/ 176 units / 4 quarters = \$260

Note: There are no outstanding loans of the homeowners association

Glen Cove Homeowners Association
 Supplementary Information on Estimated Future Major Repairs and Replacements
 December 31, 2020

The Association had a replacement reserve study conducted by the Facility Engineering Associates P.C. in 2004 to estimate the remaining useful lives and the replacement costs of the components of common property. The study was updated in 2012 and 2017. Replacement costs were based on the estimated costs to repair or replace the common property components at the date of the study and adjusted for inflation. The following is based on the replacement reserve study and presents significant information about the components of common property.

<u>Component</u>	<u>Replacement Cost</u>	<u>Normal Life</u>	<u>Funded at 12/31/2019</u>	<u>Total Amount Needed</u>	<u>Remaining Life</u>	<u>Yrly. Amt. Needed</u>	<u>Funded in 2020</u>
Pavements	320,000	20	127,755	192,245	10	19,225	19,730
Concrete Site Fixtures	25,000	5	25,000	-	1	-	
Other Site Features	110,000	20	56,600	53,400	4	13,350	14,000
Drainage/Utilities & Lighting	30,000	20	22,000	8,000	4	2,000	2,000
	<u>485,000</u>		<u>231,355</u>	<u>253,645</u>		<u>34,575</u>	<u>35,730</u>

The following is provided for additional information:

Reserve Funded at 12/31/20

Reserve fund balance per audit at 12/31/19	231,355
Contribution to reserves for 2020	35,730
Reserve interest for 2020	480
Reserve expenses in 2020	-
Reserve fund balance at 12/31/20	<u>267,565</u>

Anticipated Reserve Activities for 2021:

Reserve balance at 12/31/20	\$ 267,565
Reserve contributions in 2021	37,874
Estimated interest earned in 2021	500
Anticipated expenditures for 2021	<u>(82,982)</u>
Anticipated reserve balance at 12/31/21	<u>\$ 222,957</u>