

## Budget Proposal

	2019 Approved Budget	2019 Projected Year End	2020 Approved Budget	Assumptions:
<i>Monthly Common Charge (48 units)</i>	325		345	<i>Increase:\$20</i>
<b>Revenue</b>				
Common Charges Income	187,200	187,200	198,720	
Resale Certificate	0	75	0	
Interest	0	20	0	<i>checking;\$5,555 on reserves</i>
Late Charges	0	132	0	
Reserve Transfers In	0	15,422	0	<i>driveways,sidewalk,trees</i>
Work Order Recovery	4,800	4,530	0	<i>from assessments</i>
Other Income (Fees, Capital Contrib., etc.)	0	40	0	<i>deck staining,Xmas trees pick-up fees;\$1,940Cap. Contribution</i>
<b>TOTAL Revenue</b>	<b>192,000</b>	<b>207,419</b>	<b>198,720</b>	
<b>Expense</b>				
<b>Administrative</b>				
Office Expense	2,500	1,450	1,750	
Capital Contribution Transfer	0	1,940	0	<i>1 sale \$640;2 sales \$1,300</i>
Reserve	36,936	36,936	38,044	<i>From Reserve Analysis 2011</i>
Deferred Maint	0	0	1,200	<i>\$100 per month</i>
Management Fee	<u>12,864</u>	<u>12,143</u>	<u>8,986</u>	
<b>Total</b>	<b>52,300</b>	<b>52,469</b>	<b>49,980</b>	
<b>Utilities</b>				
Hydrants	3,800	3,900	3,900	
Electricity	<u>2,000</u>	<u>1,650</u>	<u>1,850</u>	
<b>Total</b>	<b>5,800</b>	<b>5,550</b>	<b>5,750</b>	
<b>Maintenance</b>				
Maintenance/Repairs	21,750	27,374	27,110	<i>trees,roof,gutters,misc incr.</i>
Trash	11,801	10,848	11,801	<i>No increase 3/1/19 for 3 yrs</i>
Landscape/Snow	<u>67,500</u>	<u>67,052</u>	<u>69,380</u>	<i>Bruzzi new 2yr contract</i>
<b>Total</b>	<b>101,051</b>	<b>105,274</b>	<b>108,291</b>	<i>Lawn Dr 2020 add weed control service</i>
<b>Other Expense</b>				
Insurance	24,500	22,278	29,200	<i>increase 6/1/20 @10%</i>
Accounting & Tax	500	250	300	<i>plus mechanical portion</i>
Misc: contributions, etc.	<u>150</u>	<u>100</u>	<u>150</u>	
<b>Total</b>	<b>25,150</b>	<b>22,628</b>	<b>29,650</b>	
<b>Special Projects</b>				
Driveways (reserves)	0	12,972	0	<i>8 replacements</i>
Walkways (reserves)	0	1,350	0	<i>23CRR</i>
Shared: Deck Staining	7,350	6,989	0	<i>recover 4,500 for 2019</i>
Reserve Study	0	0	2,500	<i>last updated 2011</i>
Roof Analysis	0	0	<u>2,500</u>	<i>evaluate roof conditions</i>
<b>Total</b>	<b>7,350</b>	<b>21,311</b>	<b>5,000</b>	
<b>TOTAL Expenses</b>	<b>191,651</b>	<b>207,232</b>	<b>198,671</b>	
<b>Net Profit &amp; (Loss)</b>	<b>349</b>	<b>187</b>	<b>49</b>	<i>surplus into Reserve</i>