

2017 & 2018 YTD Actuals (Thru Oct 19) - 2018 & 2019 Forecasts					
2019 Group	2019 Acct #	2019 Acct Name	2018 Actuals YTD	2018 Latest Estimate	2019 Forecast NSP
Administration	4001	Legal & Accounting	\$4,772	\$7,000	\$6,000
	4002	Mailings	\$1,259	\$1,700	\$450
Administration Total			\$6,031	\$8,700	\$6,450
Clubhouse	5001	Fitness Maintenance	\$704	\$704	\$500
	5002	HVAC Maintenance	\$1,294	\$1,294	\$1,294
	5003	Cleaning Contract	\$6,012	\$9,252	\$9,252
	5006	General Maintenance & Supplies	\$2,917	\$3,000	\$3,000
	5008	Elevator Maintenance & Inspections	\$2,107	\$1,633	\$2,000
	5009	Sports Courts & Golf Nets	\$1,761	\$2,100	\$750
Clubhouse Total			\$14,796	\$17,983	\$16,796
Property Management	7001	Property Management	\$12,054	\$19,698	\$22,932
	7002	Insurance	\$4,259	\$7,700	\$7,550
	7003	Landscaping Contract	\$85,001	\$85,000	\$85,000
	7004	Snow Removal Contract	\$49,200	\$60,000	\$60,000
	7005	Tree Inspection & Removal	\$2,650	\$2,650	\$5,000
	7006	Landscaping Extras	\$4,400	\$4,400	\$7,533
Property Management Total			\$157,564	\$179,448	\$188,015
Rolling \$10k	8001	Rolling \$10K	\$447	\$1,800	\$5,000
Utilities	6001	TV/Internet/ Phone	\$999	\$1,250	\$1,000
	6002	Hydrants	\$9,692	\$11,905	\$12,592
	6003	Water & Irrigation	\$1,969	\$3,500	\$3,500
	6004	Electricity	\$1,540	\$2,250	\$2,500
	6005	Gas	\$1,549	\$2,000	\$2,200
Utilities Total			\$15,749	\$20,905	\$21,792
Capital Reserves			\$16,758	\$22,344	\$80,347
Contingency					\$5,000
Grand Total			\$211,344	\$251,180	\$323,400
Operating Income			\$220,500	\$264,600	\$323,400
Net Operating Income			\$9,156	\$13,420	\$-
RESERVE Account					
		Reserve Income		\$22,344	\$80,347
		Crack Filling		\$2,767	\$-
		Sealcoating		\$-	\$3,000
		Reserve Study		\$4,950	\$-
		Total Reserve Expenses		\$7,717	\$3,000
		Net Addition to Reserves		\$14,627	\$77,347

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	7006	Landscaping Extras	\$4,400	\$4,400	\$6,886
Property Management Total			\$157,564	\$179,448	\$187,368
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	6005	Gas	\$1,549	\$2,000	\$2,200
Utilities Total			\$15,749	\$20,905	\$21,792
Capital Reserves			\$16,758	\$22,344	\$48,804
Contingency					\$5,000
Grand Total			\$211,344	\$251,080	\$291,060
Operating Income			\$154,350	\$264,600	\$291,060
Net Operating Income			-\$56,994	\$13,520	\$0

Annual mailing + Misc

New vendor is less

No change

No Change

Inspections & 2 hrs service

NS to assume

Full year of NS

Assume no changes

Contract (remove mid-summer irrigation check and apply costs toward other services like aeration

Contract

Need to have arborist in 2019 - leave some \$ for tree removal

2100 needed for 2 extra bug treatments necessary to kill 2018 bugs

Beautification /Cap improvements expenses

Reduced with phone savings

Increase from Pennichuck

No change

No change

Rate increase full year

Increase of 10% in dues

\$41.50 p/u/p/m

Increase dues to \$247.50

247.5

Reserve Account		
Reserve Income	\$22,344	\$48,804
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Total Reserve Expenses	\$7,717	\$3,000
Net Addition to Reserves	\$14,627	\$45,804