2019 Group	2019 Acct #	2019 Acct Name	2018 Actuals	2018 Latest	2019	
			YTD	Estimate	Forecast NSP	
Administration	4001	Legal & Accounting	\$4,772	\$7,000	\$6,000	
	4002	Mailings	\$1,259	\$1,700	\$450	Ann Mtg Mailing & Misc printing
Administration Total			\$6,031	\$8,700	\$6,450	
Clubhouse	5001	Fitness Maintenance	\$704	\$704	\$500	New vendor is less
, and the disc	5002	HVAC Maintenance	\$1,294	\$1,294	\$1,294	No change
	5003	Cleaning Contract	\$6,012	\$9,252	\$9,252	No Change
	5006	General Maintenance & Supplies	\$2,917	\$3,000	\$3,000	
	5008	Elevator Maintenance & Inspections	\$2,107	\$1,633	\$2,000	Inspections & 2 hrs service
	5009	Sports Courts & Golf Nets	\$1,761	\$2,100	\$750	NSP Replaces Sport Court NE
Clubhouse Total			\$14,796	\$17,983	\$16,796	
Property Management	7001	Property Management	\$12,054	\$19,698	\$22,932	Full year management team
roperty management	7002	Insurance	\$4,259	\$7,700	\$7,550	Slight Reduction
	7003	Landscaping Contract	\$85,001	\$85,000	\$85,000	Contract (remove mid-summer irrigation check and apply costs toward other services like aeration
	7004	Snow Removal Contract	\$49,200	\$60,000	\$60,000	Contract
	7005	Tree Inspection & Removal	\$2,650	\$2,650	\$5,000	Includes arborist support
	7006	Landscaping Extras	\$4,400	\$4,400	\$7,533	2 spring insect treatments; repairs
Property Management	otal		\$157,564	\$179,448	\$188,015	•
	2004	D. III. 440V	<u> </u>	44.000	Å= 000	2
tolling \$10k	8001	Rolling \$10K	\$447	\$1,800	\$5,000	Beautfication expenses & misc cap expenses
Jtilities	6001	TV/Internet/ Phone	\$999	\$1,250	\$1,000	Reduced with savings from tel bil
	6002	Hydrants	\$9,692	\$11,905	\$12,592	7% Increase from Pennichuck
	6003	Water & Irrigation	\$1,969	\$3,500	\$3,500	No change
	6004	Electricity	\$1,540	\$2,250	\$2,500	No change
	6005	Gas	\$1,549	\$2,000	\$2,200	Rate increase full year
Jtilities Total			\$15,749	\$20,905	\$21,792	
Capital Reserves			\$16,758	\$22,344	\$80,347	Based on Team study (additional
						\$49 p/p/m)
Contingency			404:	4054 :	\$5,000	
Grand Total	-		\$211,344	\$251,180	\$323,400	
Operating Income			\$220,500	\$264,600	\$323,400	increase dues to \$275 p/m
Net Operating Income			\$9,156	\$13,420	\$-	
DECEDICE A						
RESERVE Account	<u> </u>	Reserve Income		\$22,344	\$80,347	
		Crack Filling Sealcoating		\$2,767 \$-	\$- \$3,000	
		Reserve Study	+	\$4,950	\$3,000 \$-	
		Total Reserve Expenses	+	\$7,717	\$3,000	
		Total Neselve Expelises			75,000	
		Net Addition to Reserves		\$14,627	\$77,347	

2019 Group	2019 Acct #	2019 Acct Name	2018 Actuals YTD	2018 Latest Estimate	2019 Forecast NSP		
Administration	4001	Legal & Accounting	\$4,772				
	4002	Mailings	\$1,259			Annual mailing + Misc	
Administration Total			\$6,031	\$8,700	\$6,300		
Clubhouse	5001	Fitness Maintenance	\$704	\$704	\$500	New vendor is less	
Cidoliouse	5002	HVAC Maintenance	\$1,294			No change	1
	5003	Cleaning Contract	\$6,012			No Change	1
	5006	General Maintenance & Supplies	\$2,917	\$3,000		-	1
	5008	Elevator Maintenance & Inspections	\$2,107	\$1,633		Inspections & 2 hrs service	1
	5009	Sports Courts & Golf Nets	\$1,761			NS to assume	1
Clubhouse Total	5005	oports courts a con Nets	\$14,796				1
			4	4	4	- 11	
Property Management	7001	Property Management	\$12,054			Full year of NS	ł
	7002	Insurance	\$4,259			Assume no changes	ļ.
	7003	Landscaping Contract	\$85,001	\$85,000	\$85,000	Contract (remove mid-summer irrigation check and apply costs toward other services like aeration	
	7004	Snow Removal Contract	\$49,200	\$60,000	\$60,000	Contract	1
	7005	Tree Inspection & Removal	\$2,650	\$2,650	\$5,000	Need to have arborist in 2019 - leave some \$ for tree removal	
	7006	Landscaping Extras	\$4,400	\$4,400	\$6,886	2100 needed for 2 extra bug treatments necessary to kill 2018 bugs	
Property Management	otal		\$157,564	\$179,448	\$187,368		
Rolling \$10k	8001	Rolling \$10K	\$447	\$1,700	ĆE 000	Beautfication /Cap improvements	ŀ
Kolling \$10k	8001	Kolling \$10K	\$447	\$1,700	\$5,000	expenses	
Utilities	6001	TV/Internet/ Phone	\$999	\$1,250	\$1.000	Reduced with phone savings	ŀ
	6002	Hydrants	\$9,692			Increase from Pennichuck	1
	6003	Water & Irrigation	\$1,969			No change	1
	6004	Electricity	\$1,540			No change	1
	6005	Gas	\$1,549	\$2,000		Rate increase full year	1
Utilities Total			\$15,749	\$20,905			
Capital Reserves			\$16,758	\$22,344	\$48 904	Increase of 10% in dues	\$41.50 p/u/p/n
Contingency	<u> </u>		910,758	242,544	\$48,804	increase of 10% ill dues	
Grand Total			\$211,344	\$251,080			<u> </u>
			4	44	12		<u> </u>
Operating Income			\$154,350	\$264,600	\$291,060	increase dues to \$247.50	247.5
		1	-\$56,994	\$13,520	ŚO		ł

	7		
Reserve Account	<u> </u>		
Reserve Income	\$22,344	\$48,804	
Crack Filling	\$2,767	\$-	
Sealcoating	\$-	\$3,000	
Reserve Study	\$4,950	<u>\$-</u>	
Total Reserve Expenses	\$7,717	\$3,000	
Net Addition to Reserves	\$14.627	\$45.804	