

2017 & 2018 YTD Actuals (Thru Oct 1) - 2018 & 2019 Forecasts

2019 Group	2019 Acct #	2019 Acct Name	2018 Budget	2018 Latest Estimate	2019 Forecast NSP	
Administration	4001	Legal & Accounting	\$4,772	\$7,000	\$6,000	
	4002	Mailings	\$1,259	\$1,700	\$300	Ann Mtg Mailing
Administration Total			\$6,031	\$8,700	\$6,300	
Clubhouse	5001	Fitness Maintenance	\$704	\$704	\$500	New vendor is less
	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	\$2,628	\$3,000	\$3,500	
	5008	Elevator Maintenance & Inspections	\$1,633	\$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			\$14,033	\$17,983	\$17,296	
Property	7001	Property Management	\$12,054	\$19,698	\$22,932	Full year management team
	7002	Insurance	\$4,259	\$7,700	\$7,700	Assume no changes
	7003	Landscaping Contract	\$60,715	\$80,000	\$80,000	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	\$8,100	2 spring insect treatments; repairs
Property Management Total			\$128,878	\$174,448	\$183,732	
Rolling \$10k	8001	Rolling \$10K	\$447	\$1,800	\$10,000	Beautfication expenses & misc cap expenses
Utilities	6001	TV/Internet/ Phone	\$999	\$1,250	\$1,000	Reduced with savings from tel bill
	6002	Hydrants	\$8,643	\$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
Utilities Total			\$14,700	\$20,905	\$21,792	

Capital Reserves	\$14,896	\$22,344	\$80,347	Based on Team study (additional \$49 p/p/m)
Contingency			\$3,933	
Grand Total	\$178,984	\$246,180	\$323,400	
Operating Income	\$154,350	\$264,600		increase dues to \$275 p/m
Net Operating Income	-\$24,634	\$18,420		