

**Nagog Woods Community Corp*****2025 Budget***

DESCRIPTION	2024 Budget	2025 Budget
<b>INCOME</b>		
OWNER ASSESSMENTS		
Common Area Fees	\$ 2,163,500	\$ 2,259,755
TOTAL OWNER ASSESSMENTS	\$ 2,163,500	\$ 2,259,755
MISCELLANEOUS INCOME		
Late Fee Income	\$ 4,500	\$ 5,000
Miscellaneous Income	\$ 4,000	\$ 6,000
Clubhouse Rental Income	\$ 2,000	\$ 2,000
Summer Tennis Program	\$ 9,500	\$ 9,500
Legal Chargebacks	\$ 1,000	\$ 5,000
Prior Year Surplus	\$ -	\$ 32,000
Tennis Lease	\$ 32,000	\$ 32,000
TOTAL MISCELLANEOUS INCOME	\$ 53,000	\$ 91,500
INTEREST INCOME		
Interest Income	\$ 125	\$ 125
TOTAL INTEREST INCOME	\$ 125	\$ 125
TOTAL INCOME	\$ 2,216,625	\$ 2,351,380
<b>EXPENSES</b>		
ADMINISTRATIVE EXPENSE		
Federal Income Tax	\$ 5,000	\$ 5,000
Administrative Services	\$ 51,500	\$ 59,987
Office Expense	\$ 4,300	\$ 6,000
Postage/Copier	\$ 3,000	\$ 2,000
Telephone	\$ 11,600	\$ 10,000
Management Fee Expense	\$ 61,780	\$ 63,143
Manager Services	\$ 93,713	\$ 95,605
Legal	\$ 10,000	\$ 7,000
Legal-Collections	\$ 1,000	\$ 5,000
Auditing	\$ 3,200	\$ 3,450
Employee Training	\$ 1,000	\$ 500
Taxes - Real Estate	\$ 1,000	\$ 1,000
Property & Liability	\$ 228,699	\$ 254,384
TOTAL ADMINISTRATIVE EXPENSES	\$ 475,791	\$ 513,068
UTILITIES		
Heat-Oil	\$ 2,500	\$ 2,500
Electricity	\$ 24,000	\$ 28,436
Electricity-Clubhouse	\$ 12,650	\$ 15,789
Electricity-Maint Shed	\$ 3,400	\$ 3,800
Electricity-EV Charging Stations	\$ 3,000	\$ 8,000
Water	\$ 1,000	\$ 1,700
Gas - Clubhouse	\$ 2,500	\$ 2,600
TOTAL UTILITY EXPENSE	\$ 49,050	\$ 62,825
OPERATING & MAINTANCE EXPENSES		
Repair Services	\$ 197,776	\$ 212,293
Lifeguards	\$ 37,800	\$ 44,800
Uniform Expense	\$ 1,500	\$ 1,500
Janitor Supplies	\$ 1,500	\$ 1,500
Maintenance Supplies	\$ 10,000	\$ 10,000
Rep/Maint Clubhouse	\$ 4,000	\$ 4,000
Repairs Painting	\$ 32,500	\$ 53,700
Repairs Plumbing	\$ 8,500	\$ 8,500
Repairs Electrical	\$ 18,000	\$ 10,000
Repairs Roadways	\$ 5,500	\$ 2,000
Gutter Cleaning	\$ 59,204	\$ 39,500
Repairs General	\$ 22,000	\$ 12,000
Exterminating Contract	\$ 7,000	\$ 7,000
Repairs Roofs	\$ 1,500	\$ 1,500
Tree Care	\$ 35,000	\$ 30,000
Grounds Contract	\$ 171,500	\$ 171,500
Landscaping Other	\$ 20,000	\$ 20,000
Repairs Catch Basin	\$ 1,000	\$ 1,500
Rubbish	\$ 30,000	\$ 35,000
HVAC Contract	\$ 1,700	\$ 1,700
Pool Maintenance	\$ 7,500	\$ 6,500
Pool Supplies	\$ 9,000	\$ 11,000
Snow Removal	\$ 116,200	\$ 139,000
Vehicle & Maint Equip	\$ 12,000	\$ 10,000
Contingency	\$ 25,000	\$ 25,000
Payroll Taxes	\$ 30,856	\$ 33,067
Workers Compensation	\$ 4,708	\$ 4,258
Health Insurance	\$ 32,033	\$ 46,999
Employee Fringe Benefits	\$ 23,507	\$ 24,670
TOTAL OPERATING & MAINTENANCE EXPENSES	\$ 926,784	\$ 968,487
FUNDING EXPENSES		
Replacement Reserve Funding	\$ 733,000	\$ 743,000
Prior Year Surplus	\$ -	\$ 32,000
Tennis Income	\$ 32,000	\$ 32,000
TOTAL FUNDING EXPENSES	\$ 765,000	\$ 807,000
TOTAL EXPENSES	\$ 2,216,625	\$ 2,351,380
SURPLUS/(DEFICIT)	\$ -	\$ -