

NAGOG WOODS

Description	BUDGET 2019	PROJECTED 2019	BUDGET 2020	\$ Increase (Decrease)
Common Area Fees	\$ 1,819,313	\$ 1,819,452	\$ 1,854,064	\$ 34,751
Carry Forward Prior FY Surplus			\$ 15,000	\$ 15,000
Less: Reserve Contribution	\$ (579,137)	\$ (579,137)	\$ (579,137)	\$ -
Late Charges	\$ 6,660	\$ 6,660	\$ 6,660	\$ -
Legal/Collection Charges	\$ 5,500	\$ 3,306	\$ 5,500	\$ -
Maintenance/Damages Charges	\$ -	\$ -	\$ -	\$ -
NSF Charges	\$ -	\$ 75	\$ -	\$ -
Fines / Violations	\$ 400	\$ 400	\$ 400	\$ -
	\$ 1,252,736	\$ 1,250,756	\$ 1,302,487	\$ 49,751
Int Income - Oper.	\$ 50	\$ 99	\$ 50	\$ -
Clubhouse Income	\$ 2,000	\$ 2,000	\$ 2,000	\$ -
Comcast Income	\$ -	\$ -	\$ -	\$ -
Advertisement Income	\$ 150	\$ 155	\$ 150	\$ -
Miscellaneous Other Income	\$ 2,200	\$ 2,115	\$ 2,200	\$ -
Tennis Lessons	\$ 9,500	\$ 9,500	\$ 9,500	\$ -
Total Other Income	\$ 13,900	\$ 13,869	\$ 13,900	
	\$ 1,266,636	\$ 1,264,625	\$ 1,316,387	
Answering Service & Pagers	\$ 2,000	\$ 1,843	\$ 2,000	\$ -
Bad Debt Expense	\$ -	\$ 300		\$ -
Bank Charges-Oper	\$ -	\$ -		\$ -
Consulting fees - EQC	\$ 400	\$ -	\$ 400	\$ -
Consulting Fees - Marketing	\$ 1,500	\$ 1,402	\$ 1,500	\$ -
Dues & Subscriptions	\$ 1,000	\$ 1,000	\$ 1,000	\$ -
Employee Training	\$ 2,000	\$ 1,829	\$ 2,000	\$ -
Legal-Collections	\$ 5,500	\$ 3,306	\$ 5,500	\$ -
Legal-General	\$ 4,000	\$ 3,405	\$ 3,000	\$ (1,000)
Management Fees	\$ 55,734	\$ 55,737	\$ 57,600	\$ 1,866
Office Supplies	\$ 2,000	\$ 2,033	\$ 2,000	\$ -
Postage & Printing	\$ 7,500	\$ 6,436	\$ 6,700	\$ (800)
Audit & Tax Prep	\$ 6,000	\$ 6,000	\$ 3,500	\$ (2,500)
Telephone	\$ 11,200	\$ 11,638	\$ 11,530	\$ 330
Activities committee	\$ -	\$ -	\$ -	\$ 1,000
Total Administrative Expenses	\$ 98,834	\$ 94,929	\$ 96,730	
Electric-Clubhouse	\$ 12,554	\$ 12,554	\$ 12,554	\$ -
Electric - Maintenance Building	\$ 4,000	\$ 2,819	\$ 3,500	\$ (500)
Electric-Village	\$ 20,000	\$ 23,210	\$ 21,000	\$ 1,000
Fuel/Gas-Clubhouse	\$ 4,400	\$ 4,468	\$ 4,200	\$ (200)
Oil Heat-Maintenance Building	\$ 2,000	\$ 2,669	\$ 2,000	\$ -
Landscape Contract			\$ 160,920	\$ 160,920
Landscaping-Weeding & Edging	\$ 17,550	\$ 20,000	\$ -	\$ (17,550)
Landscaping -Spring & Fall Cleanu	\$ 40,150	\$ 56,000	\$ -	\$ (40,150)

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Landscaping - Pruning	\$ 12,990	\$ 20,000	\$ -	\$ (12,990)
Landscaping - Tree Removal	\$ 16,000	\$ 17,948	\$ 15,000	\$ (1,000)
Landscaping - Pest Control	\$ 5,500	\$ 5,700	\$ 6,000	\$ 500
Landscaping - Turf Management	\$ 14,350	\$ 23,023	\$ -	\$ (14,350)
Interior Courtyard Maintenance	\$ 5,000	\$ 5,000	\$ -	\$ (5,000)
Trash Removal	\$ 22,000	\$ 22,532	\$ 22,000	\$ -
Water	\$ 2,000	\$ 2,089	\$ 2,000	\$ -
Total Operating Expenses	\$ 178,494	\$ 218,012	\$ 249,174	
Mtc&Rep-Asphalt	\$ -	\$ -	\$ 4,000	\$ 4,000
Mtc&Rep-Catch Basins	\$ 1,000	\$ 1,870	\$ 1,000	\$ -
Mtc & Rep-Clubhouse	\$ 5,500	\$ 8,265	\$ 5,500	\$ -
Clubhouse Attendants	\$ 500	\$ 100	\$ 500	\$ -
Mtc&Rep-Electrical	\$ 10,000	\$ 15,651	\$ 16,000	\$ 6,000
Mtc&Rep-Miscellaneous	\$ 10,000	\$ 13,072	\$ 16,000	\$ 6,000
Mtc. & Repairs -Water lines/leaks	\$ 1,500	\$ -	\$ 1,500	\$ -
Mtc&Rep-Roofs	\$ 2,000	\$ 1,000	\$ 2,000	\$ -
Snow Raking	\$ 5,000	\$ 500	\$ 3,000	\$ (2,000)
Painting-Exterior(Contract Labor)	\$ 63,570	\$ 62,485	\$ 63,470	\$ (100)
Painting-Exterior (Contr Suppl&Mat	\$ 20,000	\$ 13,849	\$ 12,526	\$ (7,474)
Painting-Miscellaneous	\$ 5,000	\$ 4,852	\$ 5,000	\$ -
Supplies-Cleaning	\$ 750	\$ 678	\$ 750	\$ -
Supplies-Landscape	\$ 45,000	\$ 46,968	\$ 15,000	\$ (30,000)
Supplies-Operating	\$ 35,000	\$ 35,733	\$ 39,000	\$ 4,000
M&R - Pool Supplies	\$ 7,000	\$ 8,403	\$ 7,000	\$ -
Vehicles-Gasoline	\$ 12,000	\$ 14,546	\$ 12,000	\$ -
Vehicles-Repairs	\$ 8,035	\$ 8,432	\$ 9,000	\$ 965
Total Maintenance Expenses	\$ 231,855	\$ 236,403	\$ 213,246	
Village Manager	\$ 96,021	\$ 101,683	\$ 100,690	\$ 4,669
Administration	\$ 38,563	\$ 40,735	\$ 39,720	\$ 1,157
General Maintenance	\$ 116,531	\$ 104,134	\$ 110,727	\$ (5,804)
Cleaning Payroll	\$ 8,002	\$ 3,116	\$ 8,343	\$ 341
Landscaping payroll	\$ 46,180	\$ 45,170	\$ 45,686	\$ (494)
Payroll-Landscaping Tree & Shrubs	\$ 17,570	\$ 12,319	\$ 16,412	\$ (1,158)
Lifeguards-Payroll	\$ 18,900	\$ 18,190	\$ 20,160	\$ 1,260
Painting	\$ 4,630	\$ 2,179	\$ 3,956	\$ (674)
Post Office	\$ -	\$ -	\$ -	\$ -
Security	\$ 2,363	\$ 2,328	\$ 2,295	\$ (68)
Snow Removal Staff	\$ 24,517	\$ 22,487	\$ 30,220	\$ 5,703
Snow Shoveling (Contract only)	\$ 12,000	\$ 7,101	\$ 12,000	\$ -
Snow Removal - Bubble	\$ 20,000	\$ -	\$ -	\$ (20,000)
Trash - Payroll	\$ 17,350	\$ 15,022	\$ 18,062	\$ 712
Payroll Taxes	\$ 93,187	\$ 82,979	\$ 99,895	\$ 6,708
Employee Benefits (Health,Life,Ltd)	\$ 34,700	\$ 33,843	\$ 33,844	\$ (856)
Total Payroll and Benefits	\$ 550,514	\$ 491,286	\$ 542,009	

Description	BUDGET 2019	PROJECTED 2019	BUDGET 2020	\$ Increase (Decrease)
Ins-Property & Liability	\$ 180,683	\$ 180,683	\$ 188,972	\$ 8,289
Taxes-Real Estate	\$ 800	\$ 800	800	\$ -
Income Taxes-Fed & State	\$ 456	\$ 4,774	\$ 456	\$ -
Total Taxes & Insurance	\$ 181,939	\$ 186,257	\$ 190,228	
Contingency - General	\$ 25,000	\$ -	\$ 25,000	\$ -
	\$ 25,000	\$ -	\$ 25,000	
	\$ 1,266,636	\$ 1,226,886	\$ 1,316,387	
	\$ -	\$ 37,739	\$ 0	
Sewer Expense	\$ 230,000	\$ 243,866	\$ 230,000	\$ -
Less: Add'l Reserve Contrib.	\$ (35,000)	\$ -	\$ (35,000)	\$ -
Tennis Lease	\$ 35,000	\$ 34,287	\$ 35,000	\$ -
Sewer Billings - Residents	\$ (230,000)	\$ (243,866)	\$ (230,000)	\$ -
	\$ -	\$ 34,287	\$ -	
	\$ -	\$ 3,451	\$ 0	

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DESCRIPTION	2019 BUDGET	Total Projection 2019	2020 BUDGET
INCOME			
OWNER INCOME			
Reserve Contribution	\$ 579,137	\$ 579,132	\$ 579,132
Add'l Reserve Contr- Tennis Lease	\$ 35,000	\$ 25,000	\$ 25,000
CFS - Skylights	\$ 8,000	\$ 20,613	\$ 9,950
Int Inc - Reserve	\$ 1,978	\$ 2,723	\$ 2,000
INCOME	\$ 624,115	\$ 627,468	\$ 616,082
TOTAL INCOME	\$ 624,115	\$ 627,468	\$ 616,082
CAPITAL RESERVE EXPENSES			
Capital-Basements	\$ 5,000	\$ 3,850	\$ 3,000
Capital-Crawl Space Insulation	\$ 1,000	\$ -	
Capital-Clapboard Replacement	\$ 42,931	\$ 53,358	\$ 76,344
Capital-Lighting	\$ 20,000	\$ 20,000	\$ 20,000
Capital - CH Equipment	\$ 10,000	\$ 3,791	\$ 25,000
Capital-Patio/Header Replacement	\$ 10,000	\$ 3,000	\$ 5,000
Capital-Paving & Paths	\$ 30,000	\$ 10,000	
Capital-Roofs	\$ 500,000	\$ 458,753	\$ 225,000
Capital-Roof Engineering	\$ 20,020	\$ 20,020	\$ 14,550
Capital - Second Means of Egress	\$ 30,000	\$ 30,000	
Vehicle Equipment Loan	\$ 8,000	\$ 6,940	\$ 6,940
Capital-Windows	\$ 3,000	\$ 3,000	\$ 3,000
Capital - Loan Payment	\$ 137,128	\$ 137,128	\$ 137,128
Capital - Project Administration	\$ 16,512	\$ 14,862	\$ 13,500
Capital Mat.Decks	\$ 40,000	\$ 29,450	\$ 15,000
Capital Pool			\$ 17,500
Capital - Labor Decks	\$ 40,000	\$ 23,850	\$ 15,000
TOTAL EXPENSES	\$ 913,591	\$ 818,002	\$ 576,962
SURPLUS/DEFICIT	\$ (289,476)	\$ (190,534)	\$ 39,120