

BUDGET SUMMARY: GREAT ROAD			
		2019	2020 Approved
<b>INCOME</b>		\$449	\$551
Common Fees total		\$875,238	\$1,075,268
DEP fees		\$29,106	\$35,364
Laundry		\$30,000	\$27,500
Other		\$0	\$0
<b>TOTAL OPERATING INCOME</b>		<b>\$934,344</b>	<b>\$1,138,132</b>
<b>EXPENSES</b>			
<b>SALARIES AND WAGES</b>			
Management Fee		\$48,560	\$49,774
Payroll maintenance		\$20,500	\$67,500
Employee benefits		\$1,950	\$3,850
Work Comp		\$1,500	\$2,650
Office Expense/Postage		\$2,200	\$800
Uniforms		\$150	\$0
Admin expenses		\$5,000	\$0
Legal - Other		\$1,800	\$1,500
Auditing		\$2,500	\$2,500
Meeting expense		\$500	\$500
Video cameras - Wi-Fi		\$1,500	\$1,500
Insurance package		\$82,132	\$63,900
Insurance umbrella & other		\$3,700	\$6,200
<b>TOTAL G &amp; A EXPENSES</b>		<b>\$171,992</b>	<b>\$200,674</b>
<b>GEN. OPERATING EXPENSES</b>			
Electricity		\$116,362	\$119,852
Gas WWTP		\$2,000	\$500
Garbage & Trash Removal		\$18,280	\$20,000
Septic System Expense		\$82,000	\$68,500
Septic repairs		\$2,400	\$2,500
Water		\$76,398	\$81,900
Telephone - alarm		\$1,400	\$3,100
Operating reserve		\$12,634	\$12,600
<b>TOTAL GEN. OPERATING EXPENSES</b>		<b>\$311,474</b>	<b>\$308,952</b>
<b>WINTER MAINTENANCE EXPENSES</b>			
Snow Plowing Contract		\$56,000	\$56,000
Ice melt - supplies		\$500	\$750
<b>TOTAL WINTER MAINTENANCE</b>		<b>\$56,500</b>	<b>\$56,750</b>
<b>POOL EXPENSES</b>			
Repairs- pool maintenance - chemicals		\$5,000	\$2,500
Lifeguard salary & oversite		\$15,000	\$9,000
<b>TOTAL POOL MAINTENANCE</b>		<b>\$20,000</b>	<b>\$11,500</b>
<b>BUILDING REPAIR &amp; MAINT EXPENSES</b>			
Repairs - Common areas - Interior/Exterior		\$22,000	\$24,000
Repairs - Plumbing		\$2,000	\$7,500
Repairs - Electrical		\$2,400	\$1,500
Repairs-HVAC		\$6,500	\$0
Repairs - Roof/Gutters		\$15,000	\$9,500
Repairs-Parking		\$900	\$0
Repairs - Exteriors		\$20,000	\$15,000
Repairs - Locks		\$900	\$900
Repairs - Painting		\$2,000	\$5,000
Repairs - Fire smokes etc		\$2,500	\$2,500
Repairs - Fire alarm inspections		\$4,000	\$5,000
Maintenance supplies		\$4,500	\$2,500
Exterminating Contract - exterior		\$1,500	\$5,500
Exterminating Contract - interior		\$10,080	\$6,500
Cleaning-Services		\$18,000	\$0
Cleaning - supplies		\$5,000	\$500
<b>TOTAL REPAIR &amp; MAINT EXPENSE</b>		<b>\$117,280</b>	<b>\$85,900</b>
<b>LANDSCAPE EXPENSES</b>			
Landscaping- grass contract		\$45,000	\$45,000
Landscaping - pruning shrubs		\$2,000	\$2,500
Landscaping - mulch			\$4,500
Landscaping - grass repair			\$1,000
Lawn Treatment		\$5,000	\$6,000
Arborist - trees		\$3,000	\$12,000
<b>TOTAL LANDSCAPING</b>		<b>\$55,000</b>	<b>\$71,000</b>
<b>TOTAL OPERATING EXPENSES</b>		<b>732,246</b>	<b>734,776</b>
<b>TRANSFERRED TO RESERVES</b>		<b>\$172,992</b>	<b>\$367,992</b>
<b>TRANSFERRED TO RESERVES DEP</b>		<b>\$29,106</b>	<b>\$35,364</b>
<b>TOTAL</b>		<b>\$934,344</b>	<b>\$1,138,132</b>