

Nagog Woods Community Corporation

Description	Nagog Woods Community Corporation					
	BUDGET 2020	PROJECTED 2020	BUDGET 2021	% INCR (DECR)	\$ Increase (Decrease)	
Unit Owner Income						
Common Area Fees	\$ 1,854,064	\$ 1,854,360	\$ 1,893,356	2.12%	\$ 39,292	
Carry Forward Prior FY Surplus	\$ 15,000	\$ -			\$ (15,000)	
Less: Reserve Contribution	\$ (579,137)	\$ (579,132)	\$ (549,569)	-5.11%	\$ 29,568	
Late Charges	\$ 6,660	\$ 2,175	\$ 6,000	-9.91%	\$ (660)	
Legal/Collection Charges	\$ 5,500	\$ 1,665	\$ 2,000	-63.64%	\$ (3,500)	
Maintenance/Damages Charges	\$ -	\$ 980	\$ -		\$ -	
NSF Charges	\$ -	\$ -	\$ -		\$ -	
Fines / Violations	\$ 400	\$ 525	\$ 400	0.00%	\$ -	
Total Owner Income	# \$ 1,302,487	\$ 1,280,573	\$ 1,352,187	\$ (1)	\$ 49,700	
Other Income						
Int Income - Oper.	\$ 50	\$ 83	\$ 50	0.00%	\$ -	
Clubhouse Income	\$ 2,000	\$ 219	\$ -	-100.00%	\$ (2,000)	
Comcast Income	\$ -	\$ -	\$ -		\$ -	
Advertisement Income	\$ 150	\$ 50	\$ 100	-33.33%	\$ (50)	
Miscellaneous Other Income	\$ 2,200	\$ 2,317	\$ 1,500	-31.82%	\$ (700)	
Tennis Lessons	\$ 9,500	\$ 9,500	\$ 9,500	0.00%	\$ -	
Total Other Income	# \$ 13,900	\$ 12,169	\$ 11,150			
Administrative Expenses						
Answering Service & Pagers	\$ 2,000	\$ 2,173	\$ 2,000	0.00%	\$ -	
Bad Debt Expense	\$ -	\$ -	\$ -		\$ -	

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Bank Charges-Oper		\$ -	\$ -	\$ -		\$ -
Consulting fees - EQC		\$ 400	\$ -	\$ 400	0.00%	\$ -
Consulting Fees - Marketing		\$ 1,500	\$ -	\$ 1,000	-33.33%	\$ (500)
Dues & Subscriptions		\$ 1,000	\$ 1,739	\$ 105	-89.50%	\$ (895)
Employee Training		\$ 2,000	\$ 1,678	\$ 1,420	-29.00%	\$ (580)
Legal-Collections		\$ 5,500	\$ 2,498	\$ 2,000	-63.64%	\$ (3,500)
Legal-General		\$ 3,000	\$ 9,727	\$ 6,000	100.00%	\$ 3,000
Management Fees		\$ 57,600	\$ 57,600	\$ 58,752	2.00%	\$ 1,152
Office Supplies		\$ 2,000	\$ 6,531	\$ 2,600	30.00%	\$ 600
Postage & Printing		\$ 6,700	\$ 7,435	\$ 6,300	-5.97%	\$ (400)
Audit & Tax Prep		\$ 3,500	\$ 5,600	\$ 2,900	-17.14%	\$ (600)
Telephone		\$ 11,530	\$ 11,181	\$ 10,200	-11.54%	\$ (1,330)
Total Administrative Expenses	#	\$ 96,730	\$ 106,162	\$ 93,677		
Operating Expenses		1				
Electric-Clubhouse		\$ 12,554	\$ 8,984	\$ 10,554	-15.93%	\$ (2,000)
Electric - Maintenance Building		\$ 3,500	\$ 2,958	\$ 3,200	-8.57%	\$ (300)
Electric-Village		\$ 21,000	\$ 23,728	\$ 21,500	2.38%	\$ 500
Fuel/Gas-Clubhouse		\$ 4,200	\$ 3,849	\$ 4,000	-4.76%	\$ (200)
Oil Heat-Maintenance Building		\$ 2,000	\$ 4,223	\$ 2,000	0.00%	\$ -
Landscaping-Weeding & Edging		\$ -	\$ -	\$ -		\$ -

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Landscaping -Spring & Fall Cleanup		\$ -	\$ -	\$ -		\$ -
Landscaping - Pruning		\$ -	\$ -	\$ -		\$ -
Landscaping - Tree Removal		\$ 15,000	\$ 20,448	\$ 13,000	-13.33%	\$ (2,000)
Landscaping-Contract		\$ 160,920	\$ 161,315	\$ 161,315	0.25%	\$ 395
Landscaping - Pest Control		\$ 6,000	\$ 7,220	\$ 7,500	25.00%	\$ 1,500
Landscaping - Turf Management		\$ -	\$ -	\$ -		\$ -
Interior Courtyard Maintenance		\$ -	\$ -	\$ -		\$ -
Trash Removal		\$ 22,000	\$ 26,409	\$ 25,000	13.64%	\$ 3,000
Water		\$ 2,000	\$ 1,536	\$ 1,920	-4.00%	\$ (80)
Total Operating Expenses		\$ 249,174	\$ 260,670	\$ 249,989		
Maintenance Expenses						
Mtc&Rep-Asphalt		\$ 4,000	\$ -	\$ 6,000		\$ 2,000
Mtc&Rep-Catch Basins		\$ 1,000	\$ 970	\$ 1,000	0.00%	\$ -
Mtc & Rep-Clubhouse		\$ 5,500	\$ 9,009	\$ 5,000	-9.09%	\$ (500)
Clubhouse Attendants		\$ 500	\$ -	\$ -	-100.00%	\$ (500)
Mtc&Rep-Electrical		\$ 16,000	\$ 32,866	\$ 20,000	25.00%	\$ 4,000
Mtc&Rep-Miscellaneous		\$ 16,000	\$ 29,841	\$ 17,000	6.25%	\$ 1,000
Mtc. & Repairs -Water lines/leaks		\$ 1,500	\$ 1,500	\$ 500	-66.67%	\$ (1,000)
Mtc&Rep-Roofs		\$ 2,000	\$ 4,215	\$ 2,000	0.00%	\$ -
Snow Raking		\$ 3,000	\$ -	\$ -	-100.00%	\$ (3,000)

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Painting-Exterior(Contract Labor)		\$ 63,470	\$ 59,500	\$ 69,945	10.20%	\$ 6,475
Painting-Exterior (Contr Suppl&Mat)		\$ 12,526	\$ 13,381	\$ 14,000	11.77%	\$ 1,474
Painting-Miscellaneous		\$ 5,000	\$ 5,073	\$ 5,000	0.00%	\$ -
Supplies-Cleaning		\$ 750	\$ 2,366	\$ 1,500	100.00%	\$ 750
Supplies-Landscape		\$ 15,000	\$ 12,261	\$ 12,000	-20.00%	\$ (3,000)
Supplies-Operating		\$ 39,000	\$ 36,541	\$ 37,000	-5.13%	\$ (2,000)
Supplies - Tools		\$ -	\$ -			
M&R - Pool Supplies		\$ 7,000	\$ 9,830	\$ 7,000	0.00%	\$ -
Vehicles-Gasoline		\$ 12,000	\$ 11,174	\$ 11,000	-8.33%	\$ (1,000)
Vehicles-Repairs		\$ 9,000	\$ 28,038	\$ 9,000	0.00%	\$ -
Total Maintenance Expenses		\$ 213,246	\$ 256,564	\$ 217,945		

Payroll and Benefits						
Village Manager		\$ 100,690	\$ 99,463	\$ 84,000	-16.58%	\$ (16,690)
Administration		\$ 39,720	\$ 31,600	\$ 46,825	17.89%	\$ 7,105
General Maintenance		\$ 110,727	\$ 102,084	\$ 118,986	7.46%	\$ 8,259
Cleaning Payroll		\$ 8,343	\$ 6,006	\$ 8,702	4.31%	\$ 359
Landscaping payroll		\$ 45,686	\$ 12,927	\$ 49,446	8.23%	\$ 3,760
Payroll-Landscaping Tree & Shrubs		\$ 16,411	\$ 14,803	\$ 17,550	6.94%	\$ 1,139
Lifeguards-Payroll		\$ 20,160	\$ 14,107	\$ 20,160	0.00%	\$ -

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Painting		\$ 3,956	\$ 2,294	\$ 4,767	20.50%	\$ 811
Security		\$ 2,295	\$ 388	\$ 2,509	9.33%	\$ 214
Snow Removal Staff		\$ 30,220	\$ 19,096	\$ 33,312	10.23%	\$ 3,092
Snow Shoveling (Contract only)		\$ 12,000	\$ 2,813	\$ 10,000	-16.67%	\$ (2,000)
Trash - Payroll		\$ 18,062	\$ 18,062	\$ 16,835	-6.79%	\$ (1,227)
Payroll Taxes		\$ 99,895	\$ 100,558	\$ 122,211	22.34%	\$ 22,316
Employee Benefits (Health,Life,Ltd)		\$ 33,844	\$ 29,039	\$ 28,364	-16.19%	\$ (5,480)
Pool Repairs		\$ -	\$ 8,011	\$ 8,017		
Total Payroll and Benefits		\$ 542,009	\$ 461,252	\$ 571,685		
Insurance and Taxes						
Ins-Property & Liability		\$ 188,972	\$ 188,972	\$ 200,041	5.86%	\$ 11,069
Taxes-Real Estate		\$ 800	\$ 966	\$ 1,000	25.00%	\$ 200
Income Taxes-Fed & State		\$ 456	\$ 4,188	\$ 4,000	777.19%	\$ 3,544
Total Taxes & Insurance		\$ 190,228	\$ 194,125	\$ 205,041		
Contingency						
Contingency - General	#	\$ 25,000	\$ -	\$ 25,000	0.00%	\$ -
Total Contingency Expenses		\$ -	\$ -	\$ -		
Total Expenses	#	\$ 1,316,387	\$ 1,278,774	\$ 1,363,337	3.57%	\$ 46,950
Net Surplus (Deficit)	#	\$ -	\$ 13,968	\$ (0)		

NAGOG WOODS					
DESCRIPTION	2020	BUDGET	Total Projection 2020	2021	BUDGET
Reserve Contribution		\$ 579,132	\$ 579,132	\$	549,569
Add'l Reserve Contr- Tennis Lease		\$ 25,000	\$ 25,000	\$	25,000
CFS - Skylights		\$ 9,950	\$ 11,600	\$	-
Int Inc - Reserve		\$ 2,000	\$ 1,297	\$	1,200
Total Income		\$ 616,082	\$ 617,029	\$	575,769
Capital-Basements		\$ 3,000	\$ 3,530	\$	3,000
Capital-Clapboard Replacement		\$ 76,344	\$ 84,955	\$	76,344
Capital-Lighting		\$ 20,000	\$ -	\$	20,000
Capital - CH Equipment		\$ 25,000	\$ 44,000	\$	5,000
Capital - Mower		\$ -	\$ 8,998	\$	-
Capital-Patio/Header Replacement		\$ 5,000	\$ 21,305	\$	20,000
Capital-Paving & Paths		\$ -	\$ 600	\$	-
Capital-Roofs		\$ 225,000	\$ 257,209	\$	215,600
Capital-Roof Engineering		\$ 14,550	\$ 15,633	\$	16,000
Capital - Second Means of Egress		\$ -	\$ 4,990	\$	-
Vehicle Equipment Loan		\$ 6,940	\$ -	\$	-
Capital-Windows		\$ 3,000	\$ 10,729	\$	3,000
Capital - Loan Payment		\$ 137,128	\$ 137,128	\$	129,360
Capital - Project Administration		\$ 13,500	\$ 10,914	\$	13,896
Capital - Retaining Walls			\$ 10,251	\$	15,000
Capital Mat.Decks		\$ 15,000	\$ 6,944	\$	15,000
Capital Pool		\$ 17,500	\$ -	\$	-
Capital - Labor Decks		\$ 15,000	\$ 25,866	\$	15,000
Total Expenses	1	\$ 576,962	\$ 643,052	\$	547,200
Net Surplus (Deficit)	1	\$ 39,120	\$ (26,023)	\$	28,569