

Nagog Woods Community Corporation

2022 Budget

DESCRIPTION	2021 Budget	2022 Budget
INCOME		
OWNER INCOME		
Common Area Fees	\$ 1,893,356	\$ 1,940,608
Carry Forward Prior FY Surplus	\$ -	\$ 125,000
Less: Reserve Contribution	\$ (549,569)	\$ (670,000)
Late Charges	\$ 6,000	\$ 5,000
Legal/Collection Charges	\$ 2,000	\$ 1,000
Fines / Violations	\$ 400	\$ 500
TOTAL OWNER INCOME	\$ 1,352,187	\$ 1,402,108
OTHER INCOME		
Int Income - Oper.	\$ 50	\$ 125
Clubhouse Income	\$ -	\$ 2,000
Advertisement Income	\$ 100	\$ 100
Miscellaneous Other Income	\$ 1,500	\$ 4,000
Tennis Lessons	\$ 9,500	\$ 9,500
TOTAL OTHER INCOME	\$ 11,150	\$ 15,725
TOTAL INCOME	\$ 1,363,337	\$ 1,417,833
EXPENSES		
ADMINISTRATIVE EXPENSES		
Answering Service & Pagers	\$ 2,000	\$ 2,000
Consulting fees - EQC	\$ 400	\$ 400
Consulting Fees - Marketing	\$ 1,000	\$ 6,000
Dues & Subscriptions	\$ 105	\$ 500
Employee Training	\$ 1,420	\$ 1,000
Legal-Collections	\$ 2,000	\$ 1,000
Legal-General	\$ 6,000	\$ 6,000
Management Fees	\$ 58,752	\$ 55,413
Office Supplies	\$ 2,600	\$ 3,000
Postage & Printing	\$ 6,300	\$ 3,000
Audit & Tax Prep	\$ 2,900	\$ 3,000
Telephone	\$ 10,200	\$ 11,500
TOTAL ADMINISTRATIVE EXPENSES	\$ 93,677	\$ 92,813
OPERATING EXPENSES		
Electric-Clubhouse	\$ 10,554	\$ 11,000
Electric - EV Charging Station	\$ -	\$ 3,000
Electric - Maintenance Building	\$ 3,200	\$ 3,000
Electric-Village	\$ 21,500	\$ 21,500
Fuel/Gas-Clubhouse	\$ 4,000	\$ 1,000
Oil Heat-Maintenance Building	\$ 2,000	\$ 1,500
Landscaping-Contract	\$ 161,316	\$ 164,542
Landscaping - Tree Removal	\$ 13,000	\$ 27,000
Landscaping - Pest Control	\$ 7,500	\$ 7,000
Trash Removal	\$ 25,000	\$ 26,000
Water	\$ 1,920	\$ 1,200
TOTAL OPERATING EXPENSES	\$ 249,990	\$ 266,742
MAINTENANCE EXPENSES		
Mtc&Rep-Asphalt	\$ 6,000	\$ 6,000
Mtc&Rep-Catch Basins	\$ 1,000	\$ 1,000
Mtc & Rep-Clubhouse	\$ 5,000	\$ 5,000
Clubhouse Attendants	\$ -	\$ 200
Mtc&Rep-Electrical	\$ 20,000	\$ 15,000
Mtc&Rep-Miscellaneous	\$ 17,000	\$ 17,000
Mtc. & Repairs -Water lines/leaks	\$ 500	\$ 4,000
Mtc&Rep-Roofs	\$ 2,000	\$ 3,500
Painting-Exterior(Contract Labor)	\$ 69,945	\$ 106,604
Painting-Exterior (Contr Suppl&Mat)	\$ 14,000	\$ -
Painting-Miscellaneous	\$ 5,000	\$ 3,000
Supplies-Cleaning	\$ 1,500	\$ 1,500
Supplies-Landscape	\$ 12,000	\$ 8,000
Supplies-Operating	\$ 37,000	\$ 35,000
M&R - Pool Supplies	\$ 7,000	\$ 8,500
Vehicles-Gasoline	\$ 11,000	\$ 11,000
Vehicles-Repairs	\$ 9,000	\$ 9,000
TOTAL MAINTENANCE EXPENSES	\$ 217,945	\$ 234,304
PAYROLL & BENEFITS		
Administration	\$ 130,825	\$ 133,228
General Maintenance	\$ 118,986	\$ 139,421
Cleaning Payroll	\$ 8,702	\$ 9,630
Landscaping payroll	\$ 49,446	\$ 51,019
Payroll-Landscaping Tree & Shrubs	\$ 17,550	\$ 21,741
Lifeguards-Payroll	\$ 20,160	\$ 20,160
Painting	\$ 4,767	\$ 6,048
Security	\$ 2,509	\$ 2,856
Snow Removal Staff	\$ 33,312	\$ 35,000
Snow Shoveling (Contract only)	\$ 10,000	\$ 12,000
Trash - Payroll	\$ 18,835	\$ 18,884
Payroll Taxes	\$ 122,211	\$ 82,552
Employee Benefits (Health,Life Ltd)	\$ 28,364	\$ 68,626
Pool Repairs	\$ 8,017	\$ 8,635
TOTAL PAYROLL & BENEFITS	\$ 571,684	\$ 609,599
TAXES & INSURANCE		
Ins-Property & Liability	\$ 200,041	\$ 183,375
Taxes-Real Estate	\$ 1,000	\$ 1,000
Income Taxes-Fed & State	\$ 4,000	\$ 5,000
TOTAL TAXES & INSURANCE	\$ 205,041	\$ 189,375
CONTINGENCY		
Contingency - General	\$ 25,000	\$ 25,000
TOTAL CONTINGENCY	\$ 25,000	\$ 25,000
TOTAL EXPENSES	\$ 1,363,337	\$ 1,417,833
Budget Surplus/ Deficit	\$ -	\$ -