

Nagog Woods Community Corporation

	2021 Budget	2022 Budget
OWNER INCOME		
Common Area Fees	1,893,356	1,940,608
Carry Forward Prior FY Surplus	0	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	0	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
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	0	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	0	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	0
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
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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	16,835	18,684
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
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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
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CONTINGENCY

Contingency - General	25,000	25,000
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TOTAL CONTINGENCY	25,000	25,000
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TOTAL EXPENSES	1,363,337	1,417,833
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Budget Surplus/ Deficit	0	0
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