Nagog Woods Community Corporation

TOTAL ADMINISTRATIVE EXPENSES 93,677 92,813		2021 Budget	2022 Budget
Carry Forward Prior FY Surplus 0 125,000 Less: Reserve Contribution -549,669 -670,000 Late Charges 6,000 5,000 Legal/Collection Charges 2,000 1,000 Fines / Violations 400 500 TOTAL OWNER 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 & Subsciptions 105 5,000 Dues & Subsciptions 105 5,000 Dues & Subsciptions 105 5,000 Le	OWNER INCOME		
Carry Forward Prior FY Surplus 0 125,000 Less: Reserve Contribution -549,569 -670,000 Legal/Collection Charges 2,000 1,000 Fines / Violations 400 500 TOTAL OWNER INCOME 1,352,187 1,402,108 TOTAL OWNER INCOME	Common Area Fees	1.893.356	1 940 608
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 & Subsciptions 105 500 Employee Training 1,420 1,000 Legal-Collections 2,000 1,000<	Carry Forward Prior FY Surplus		10 10 10 10 10 10 10 10 10 10 10 10 10 1
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Int Income - Oper.	TOTAL OWNER INCOME	1,352,187	1,402,108
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TOTAL INCOME	Tennis Lessons		
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Consulting fees - EQC 400 400 Consulting Fees - Marketing 1,000 6,000 Dues & Subsciptions 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 - Waintenance 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 <t< td=""><td>ADMINISTRATIVE EXPENSES</td><td></td><td>3</td></t<>	ADMINISTRATIVE EXPENSES		3
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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	Telephone		
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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 ADMINISTRATIVE EXPENSES	93,677	92,813
Electric - EV Charging Station	OPERATING EXPENSES		
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	Electric-Clubhouse	10.554	11.000
Sector	Electric - EV Charging Station		
Electric-Village 21,500 21,500 Electric-Village 4,000 1,000 1,000 1,000 1,000 1,000 1,500 1,500 1,500 1,500 1,500 1,500 1,500 1,500 1,500 1,500 1,500 1,500 1,500 1,500 1,500 1,000 1,500 1,000 1,500 1,00		3,200	
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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	Oil Heat-Maintenance Building	2,000	
Landscaping - Pest Control 7,500 7,000 Trash Removal 25,000 26,000 Water 1,920 1,200			164,542
Trash Removal 25,000 26,000 Water 1,920 1,200	Landscaping - Free Removal		
Water 25,000 26,000 1,200 1,200			
TOTAL OPERATING EXPENSES			
TOTAL OPERATING EXPENSES 249,990 266,742		1,920	1,200
	TOTAL OPERATING EXPENSES	249,990	266,742

Mtc&Rep-Catch Basins Mtc & Rep-Clubhouse	1,000	6,00 1,00
Clubhouse Attendants	5,000	5,000
Mtc&Rep-Electrical	0 20,000	200
Mtc&Rep-Miscellaneous	17,000	15,000
Mtc. & Repairs -Water lines/leaks	500	17,000 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 M&R - Pool Supplies	37,000	35,000
Vehicles-Gasoline	7,000	8,500
Vehicles-Gasoline Vehicles-Repairs	11,000	11,000
	9,000	9,000
TOTAL MAINTENANCE EXPENSES	217,945	234,304
PAYROLL & BENEFITS		
	8	
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 Security	4,767	6,048
Snow Removal Staff	2,509	2,856
Snow Shoveling (Contract only)	33,312	35,000
Trash - Payroll	10,000 16,835	12,000
Payroll Taxes	122,211	18,684 82,552
Employee Benefits (Health,Life,Ltd)	28,364	62,552 68,626
Pool Repairs	8,017	8,635
TOTAL PAYROLL & BENEFITS	571,684	609,599
TAXES & INSURANCE		
	9 2	
Ins-Property & Liability Taxes-Real Estate	200,041	183,375
Income Taxes-Fed & State	1,000	1,000
	4,000	5,000
TOTAL TAXES & INSURANCE	205,041	189,375
CONTINGENCY		
Contingency - General	25,000	25,000
TOTAL CONTINGENCY	25,000	5-10/2
TOTAL EXPENSES		25,000
CIAL EXPENSES	1,363,337	1,417,833
Budget Surplus/ Deficit	0	0
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