

# Forester Square at Auburn Village

## Last Year Budget, Approved Operation Budget and Proposed Budget with Variation

| 2018                  | 2019              | 2020               |           |
|-----------------------|-------------------|--------------------|-----------|
| Last Year's<br>Budget | Current<br>Budget | Proposed<br>Budget | Variation |

**Revenues**

|                                      |                |                 |                 |               |
|--------------------------------------|----------------|-----------------|-----------------|---------------|
| 60000.00 - Assessments               | 610, 632       | 612, 396        | 622, 955        | 10,559        |
| 65000.00 - Rental Income - Clubhouse |                |                 | 1, 800          | 1,800         |
| <b>Total - Revenues</b>              | <b>610,632</b> | <b>612, 396</b> | <b>624, 755</b> | <b>12,359</b> |

**Expenses**

|   |                 |                 |                 |                 |
|---|-----------------|-----------------|-----------------|-----------------|
| <b>- Administrative</b>                 |                 |                 |                 |                 |
| 70000.00 - Management Fees              | 28, 200         | 28, 200         | 32, 982         | 4,782           |
| 70100.00 - Legal - Collections          | 12, 000         |                 | 9, 000          | 9,000           |
| 70200.00 - Legal - Association          | 1, 000          | 2, 500          |                 | (2,500)         |
| 70300.00 - Auditing                     | 3, 220          | 3, 220          | 3, 220          |                 |
| 71000.00 - Printing and Mailing         | 2, 000          | 2, 300          | 2, 300          |                 |
| 71100.00 - Office Supplies              | 500             | 500             | 500             |                 |
| 71200.00 - Bank Charges                 | 800             |                 |                 |                 |
| 71300.00 - Web Page                     | 500             | 400             | 400             |                 |
| 71301.00 - Bad Debt                     | 1, 000          | 5, 000          | 1, 500          | (3,500)         |
| 71900.00 - Miscellaneous Administration | 2, 000          | 2, 000          | 2, 000          |                 |
| 71902.00 - Licenses/Permits             | 200             | 200             | 200             |                 |
| 71910.00 - Social Committee/Activity    | 1, 500          | 2, 000          | 3, 500          | 1,500           |
| 71905.00 - Meeting Room Rental          | 250             | 150             | 150             |                 |
| <b>- TOTAL Administrative</b>           | <b>53, 170</b>  | <b>46, 470</b>  | <b>55, 752</b>  | <b>9,282</b>    |
| <b>- Utilities</b>                      |                 |                 |                 |                 |
| 72000.00 - Water & Sewer                | 82, 000         | 100, 000        | 82, 000         | (18,000)        |
| 72200.00 - Heating Fuel                 | 2, 500          | 3, 000          | 4, 000          | 1,000           |
| 72300.00 - Electricity                  | 24, 000         | 24, 000         | 26, 000         | 2,000           |
| 72400.00 - Rubbish                      | 100             | 100             | 100             |                 |
| 72500.00 - Extermination                | 2, 000          | 750             | 250             | (500)           |
| <b>- TOTAL Utilities</b>                | <b>110, 600</b> | <b>127, 850</b> | <b>112, 350</b> | <b>(15,500)</b> |
| <b>- Grounds</b>                        |                 |                 |                 |                 |
| 73000.00 - Lawn Service                 | 24, 000         | 24, 000         | 33, 000         | 9,000           |
| 73100.00 - Grounds                      | 6, 000          | 7, 000          | 6, 000          | (1,000)         |
| 73200.00 - Tree and Shrub Maintenance   | 1, 500          | 6, 000          | 6, 000          |                 |
| 73300.00 - Lawn Fertilization           | 1, 500          | 500             |                 | (500)           |
| 73400.00 - Tree and Shrub Fertilization | 2, 000          | 500             |                 | (500)           |
| 73500.00 - Irrigation                   | 6, 000          | 6, 000          | 8, 000          | 2,000           |
| 73600.00 - Pond Maintenance             | 1, 500          | 500             | 2, 000          | 1,500           |
| 73605.00 - Pond Fountain                | 1, 000          | 2, 000          | 500             | (1,500)         |
| 73700.00 - Snow Removal                 | 40, 000         | 40, 000         | 40, 000         |                 |
| <b>- TOTAL Grounds</b>                  | <b>83, 500</b>  | <b>86, 500</b>  | <b>95, 500</b>  | <b>3,000</b>    |
| <b>- Maintenance &amp; Repairs</b>      |                 |                 |                 |                 |
| 75000.00 - Plumbing                     | 5, 000          | 4, 000          | 2, 000          | (2,000)         |
| 75100.00 - Electrical                   | 4, 500          | 8, 000          | 3, 500          | (4,500)         |

## Forester Square at Auburn Village

### Last Year Budget, Approved Operation Budget and Proposed Budget with Variation

|  | 2018               | 2019             | 2020             |                 |
|--|--------------------|------------------|------------------|-----------------|
|  | Last Year's Budget | Current Budget   | Proposed Budget  | Variation       |
| 75150.00 - Fire Suppression                      | 5,000              | 5,000            | 9,000            | 4,000           |
| 75151.00 - Fire Suppression - Phone              | 2,000              | 2,000            | 4,500            | 2,500           |
| 75152.00 - Fire Suppression Monitor              | 18,000             | 18,000           | 12,000           | (6,000)         |
| 75153.00 - Fire Suppression Testing              | 250                | 250              | 5,000            | 4,750           |
| 75200.00 - Building Repairs - Interior           | 5,000              | 7,500            | 5,500            | (2,000)         |
| 75205.00 - Janitorial Services                   | 500                | 500              | 500              |                 |
| 75300.00 - Building Repairs - Exterior           | 6,000              | 9,000            | 7,000            | (2,000)         |
| 75310.00 - Misc. Maintenance                     | 4,000              |                  |                  |                 |
| 75400.00 - Roof                                  | 2,000              | 2,700            | 1,000            | (1,700)         |
| 75500.00 - Painting                              | 3,000              |                  |                  |                 |
| 75610.00 - Brick/Masonry                         |                    | 10,000           | 550              | (9,450)         |
| 75700.00 - Gutters                               |                    |                  | 3,600            | 3,600           |
| 75820.00 - Entry Door                            |                    | 2,500            | 3,000            | 500             |
| 76000.00 - Garage                                |                    | 500              | 800              | 300             |
| 76600.00 - Maintenance Supplies                  | 1,000              |                  |                  |                 |
| 77000.00 - Asphalt                               |                    |                  | 500              | 500             |
| 77500.00 - Cement                                | 2,000              |                  | 2,000            | 2,000           |
| 77710.00 - Contingency                           | 5,000              |                  |                  |                 |
| 77720.00 - Insurance Repairs                     |                    | 5,000            | 5,000            |                 |
| <b>- TOTAL Maintenance &amp; Repairs</b>         | <b>63,250</b>      | <b>74,950</b>    | <b>65,450</b>    | <b>(9,500)</b>  |
| <b>- Insurance &amp; Taxes</b>                   |                    |                  |                  |                 |
| 79000.00 - Insurance                             | 45,000             | 50,000           | 63,000           | 13,000          |
| 79200.00 - Workers Compensation                  | 600                | 600              | 600              |                 |
| 79700.00 - Property Taxes                        | 1,200              | 1,400            | 1,400            |                 |
| <b>- TOTAL Insurance &amp; Taxes</b>             | <b>46,800</b>      | <b>52,000</b>    | <b>65,000</b>    | <b>13,000</b>   |
| <b>- Clubhouse</b>                               |                    |                  |                  |                 |
| 82200.00 - Clubhouse - Heating Fuel              | 6,000              |                  |                  |                 |
| 83000.00 - Clubhouse - Pool Maintenance and Repa | 20,000             | 16,000           | 16,703           | 703             |
| 83005.00 - Hot Tub Maintenance                   | 1,000              |                  |                  |                 |
| 84000.00 - Clubhouse - Maintenance               | 10,000             | 10,000           | 13,000           | 3,000           |
| 84040.00 - Clubhouse Improvements                | 1,500              | 1,000            | 6,000            | 5,000           |
| 84600.00 - Clubhouse - Supplies                  | 2,000              | 1,000            | 1,000            |                 |
| 84710.00 - Clubhouse Phone                       | 1,000              | 1,500            |                  | (1,500)         |
| 84712.00 - Fire Suppression Repairs              | 1,750              | 1,750            |                  | (1,750)         |
| <b>- TOTAL Clubhouse</b>                         | <b>43,250</b>      | <b>31,250</b>    | <b>36,703</b>    | <b>5,453</b>    |
| <b>- Reserve Funding</b>                         |                    |                  |                  |                 |
| 89000.00 - Deposits to Reserve                   | 210,062            | 193,376          | 194,000          | 624             |
| <b>- TOTAL Reserve Funding</b>                   | <b>210,062</b>     | <b>193,376</b>   | <b>194,000</b>   | <b>624</b>      |
| <b>- Reserve Fund Income</b>                     |                    |                  |                  |                 |
| 90000.00 - Transfers From Reserves               | (165,000)          | (194,000)        | (252,500)        | (58,500)        |
| <b>- TOTAL Reserve Fund Income</b>               | <b>(165,000)</b>   | <b>(194,000)</b> | <b>(252,500)</b> | <b>(58,500)</b> |
| <b>- Reserve Expenses</b>                        |                    |                  |                  |                 |
| 93100.00 - Grounds                               | 20,000             | 7,000            | 7,500            | 500             |

## Forester Square at Auburn Village

### Last Year Budget, Approved Operation Budget and Proposed Budget with Variation

|  | 2018               | 2019           | 2020            |               |
|--|--------------------|----------------|-----------------|---------------|
|  | Last Year's Budget | Current Budget | Proposed Budget | Variation     |
| 95300.00 - Building Repairs - Exterior | 40,000             | 57,000         | 30,000          | (27,000)      |
| 97500.00 - Cement                      | 105,000            | 130,000        | 215,000         | 85,000        |
| <b>- TOTAL Reserve Expenses</b>        | <b>165,000</b>     | <b>194,000</b> | <b>252,500</b>  | <b>58,500</b> |
| <b>Total - Expenses</b>                | <b>610,632</b>     | <b>612,396</b> | <b>624,755</b>  | <b>12,359</b> |
| <b>Net Income</b>                      | <b>0</b>           | <b>0</b>       | <b>0</b>        | <b>0</b>      |