

	A	B	C	D	E	F	G	H	I
1	CEDAR EDGE HOMES AT WOODLAND POND								
2	35 units								
3	Fiscal Year 01 January								
4		2019	Per Unit	2019	Per Unit	2020	Per Unit	Per Unit	COMMENTS
5		Approved	Cost/Yr	Projected	Cost/Yr	Approved	Cost/Yr	Cost/month	
6									
7	INCOME								
8	Association/Condo Fee	92,675.00		86,700.00		119,700.00		285.00	
9	Developer contribution	-		-		-			
10	Misc. Income	-		-		-			
11	TOTAL INCOME	92,675.00		86,700.00		119,700.00			
12									
13	EXPENSES								
14	Accounting	900.00	32.14	375.00	13.39	425.00	12.14	1.01	Yearly tax return filing
15	Administration	220.00	7.86	400.00	14.29	400.00	11.43	0.95	Annual Meeting Notice mailing/Misc mailings
16	Irrigation repairs	1,200.00	42.86	1,400.00	50.00	1,200.00	34.29	2.86	
17	Management Fee	8,605.00	307.32	8,320.00	297.14	10,636.00	303.89	25.32	Per Management Agreement & based on 35 units
18	Insurance	5,200.00	185.71	7,030.00	251.07	4,200.00	120.00	10.00	
19	Landscape/Grounds Contract	24,500.00	875.00	22,424.00	800.86	28,735.00	821.00	68.42	Per Landscape Contract & based on 35 units
20	Landscape Improvements	-	-	-	-	1,400.00	40.00	3.33	
21	Snow Removal Contract	13,300.00	475.00	19,500.00	696.43	26,025.00	743.57	61.96	Per Snow Removal Contract & 35 units
22	Trash/Rubbish Removal	8,540.00	305.00	8,665.00	309.46	12,461.00	356.03	29.67	Based on current contract & 35 units
23	HOA Fees	17,550.00	626.79	16,016.00	572.00	21,840.00	624.00	52.00	Based on 35 units
24	Electricity/Street Lights	1,120.00	40.00	450.00	16.07	1,000.00	28.57	2.38	Based on Eversource rates & projected additional lamp posts
25	Water	4,250.00	151.79	4,200.00	150.00	4,850.00	138.57	11.55	Based on 35 units & additional irrigation
26	Capital Reserve Funding	7,250.00	258.93	4,500.00	160.71	6,500.00	185.71	15.48	
27	TOTAL EXPENSES	92,635.00	3,308.39	93,280.00	3,331.43	119,672.00	3,419.20	284.93	
28									
29	SURPLUS (LOSS)	40.00		(6,580.00)		28.00			
30									
31	MONTHLY FEE	275.00				285.00			
32									
33	2020 Draft Budget								