

NEWBURY HOMEOWNERS ASSOCIATION BUDGET		
2016 BUDGET		
EXPENSES:	2016 ANNUAL BUDGET	2016 Actual 12/31/2016
MASTER ASSOCIATION ITEMS		
GENERAL		
ACCOUNTING	\$ 1,000.00	
LEGAL	\$ 500.00	\$ 1,260.50
MISC EXPENSES: POSTAGE, FOBS, KEYS, STATIONARY	\$ 400.00	\$ 508.04
BANK ACCOUNT FEES	\$ 480.00	\$ 870.40
INSURANCE	\$ 7,000.00	\$ 6,270.00
TAXES - PARK	\$ 1,750.00	\$ 1,759.59
MAINTENANCE AND REPAIR		
MISC. REPAIRS	\$ 250.00	\$ 400.00
ELECTRICAL	\$ -	
SIGNAGE	\$ -	
LANDSCAPE - MAIN PARK	\$ 25,000.00	\$ 33,859.21
ENTRANCE BOULEVARD	\$ 20,000.00	\$ 20,111.76
WALKING TRAILS	\$ -	
PLUMBING	\$ -	
SNOW REMOVAL	\$ 11,000.00	\$ 13,565.63
REPLACEMENT RESERVES (EXCL. PRIVATE ALLEY & PARKING)	\$ -	
STREET LIGHTS	\$ -	
SUPPLIES	\$ 1,000.00	\$ 1,811.45
SPRINKLER SYSTEMS - REPAIRS & WATER USAGE	\$ 6,000.00	\$ 4,936.89
LANDSCAPING ANNUAL PLANTINGS	\$ -	
DESIGN REVIEW COMMITTEE & SERVICES	\$ -	
FEES		
MANAGEMENT FEES @ \$7/UNIT/MONTH	\$ 6,993.00	\$ 7,476.00
SUBTOTAL (LESS CONTINGENCY)	\$ 81,373.00	\$ 92,829.47
CONTINGENCY @ 5%	\$ 4,068.65	\$ -
SUBTOTAL EXPENSE - MASTER ASSOCIATION ITEMS	\$ 85,441.65	\$ 92,829.47
SATURDAY WAY ALLEY & PARKING AREA		
MAINTENANCE & REPAIR		
MAINTENANCE	\$ -	
SNOW REMOVAL	\$ 2,000.00	\$ 1,144.00
REPLACEMENT RESERVE	\$ -	
SUBTOTAL (LESS CONTINGENCY)	\$ 2,000.00	\$ 1,144.00
CONTINGENCY @ 15%	\$ 300.00	\$ -
SUBTOTAL EXPENSE - SATURDAY WAY ALLEY & PARKING	\$ 2,300.00	\$ 1,144.00
CLUSTER EXPENSES		
GENERAL		
INSURANCE	\$ -	
MAINTENANCE AND REPAIR		
LANDSCAPING	\$ 20,000.00	\$ 37,652.72
SNOW REMOVAL	\$ 12,000.00	\$ 6,766.00
FEES		
MANAGEMENT FEES @ \$10/UNIT/MONTH	\$ 5,340.00	\$ 5,520.00
SUBTOTAL (LESS CONTINGENCY)	\$ 37,340.00	\$ 49,938.72
CONTINGENCY @ 15%	\$ 5,601.00	\$ -
SUBTOTAL EXPENSE - CLUSTER	\$ 42,941.00	\$ 49,938.72
TOTAL OPERATING EXPENSES	\$ 130,682.65	\$ 143,912.19