

BUDGET SUMMARY: GREAT ROAD		
	Approved 2020	2021 Approved
<b>INCOME</b>	<b>\$551</b>	<b>\$576</b>
Common Fees Total	\$1,075,268	\$1,124,156
DEP Fees	\$35,364	\$37,132
Laundry	\$27,500	\$32,000
Other	\$0	\$0
<b>TOTAL OPERATING INCOME</b>	<b>\$1,138,132</b>	<b>\$1,193,288</b>
<b>EXPENSES</b>		
<b>SALARIES AND WAGES</b>		
Management Fee	\$49,774	\$51,018
Payroll - Maintenance	\$67,500	\$65,967
Payroll Taxes	\$0	\$4,875
Employee Benefits	\$3,850	\$4,300
Workers Comp	\$2,650	\$2,265
Office Expense/Postage	\$800	\$1,500
Uniforms	\$0	\$0
Admin Expenses	\$0	\$0
Legal - Other	\$1,500	\$1,200
Legal - Collections		
Auditing	\$2,500	\$2,500
Meeting Expense	\$500	\$500
Video Cameras - Wi-Fi	\$1,500	\$4,000
Insurance Package	\$63,900	\$67,200
Insurance Umbrella & Other	\$6,200	\$7,020
<b>TOTAL G &amp; A EXPENSES</b>	<b>\$200,674</b>	<b>\$212,345</b>
<b>GEN. OPERATING EXPENSES</b>		
Electricity	\$119,852	\$130,000
Gas WWTP	\$500	\$0
Garbage & Trash Removal	\$20,000	\$18,000
Septic System Expense	\$68,500	\$95,000
Septic Repairs	\$2,500	\$10,000
Water	\$81,900	\$87,000
Telephone - Alarm & Cell Phones	\$3,100	\$3,500
Operating Reserve	\$12,600	\$10,000
<b>TOTAL GEN. OPERATING EXPENSES</b>	<b>\$308,952</b>	<b>\$353,500</b>
<b>WINTER MAINTENANCE EXPENSES</b>		
Snow Plowing Contract	\$56,000	\$59,000
Ice Melt - Supplies	\$750	\$950
<b>TOTAL WINTER MAINTENANCE</b>	<b>\$56,750</b>	<b>\$59,950</b>
<b>POOL EXPENSES</b>		
Repairs - Pool Maintanace - Chemicals	\$2,500	\$500
Lifeguard Salary & Oversight	\$9,000	\$0
<b>TOTAL POOL MAINTENANCE</b>	<b>\$11,500</b>	<b>\$500</b>
<b>BUILDING REPAIR &amp; MAINT EXPENSES</b>		
Cleaning - Services	\$0	\$19,750
Cleaning - Supplies	\$500	\$2,750
Exterminating Contract - Interior	\$6,500	\$2,000
Exterminating Contract - Exterior	\$5,500	\$5,500
Maintenance Supplies	\$2,500	\$2,500
Repairs - Exteriors	\$15,000	\$9,000
Repairs - Locks	\$900	\$5,000
Repairs - Common Areas - Interior/Exterior	\$24,000	\$10,000
Repairs - Electrical	\$1,500	\$1,500
Repairs - Painting	\$5,000	\$1,500
Repairs - Plumbing	\$7,500	\$9,000
Repairs - Roof/Gutters	\$9,500	\$1,500
Repairs - Fire - Smokes, Extinguishers, Inspections, Etc.	\$2,500	\$2,500
Repairs - Fire Alarm Inspections	\$5,000	\$0
Repairs - Parking	\$0	\$1,100
<b>TOTAL REPAIR &amp; MAINT EXPENSE</b>	<b>\$85,900</b>	<b>\$73,600</b>
<b>LANDSCAPE EXPENSES</b>		
Landscaping - Contract	\$45,000	\$30,000
Landscaping - Pruning Shrubs	\$2,500	\$2,100
Landscaping - Mulch	\$4,500	\$1,750
Landscaping - Grass Repair	\$1,000	\$0
Lawn Treatment	\$6,000	\$3,600
Arborist - Trees	\$12,000	\$8,500
<b>TOTAL LANDSCAPING</b>	<b>\$71,000</b>	<b>\$45,950</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>734,776</b>	<b>745,845</b>
<b>TRANSFERRED TO RESERVES</b>	<b>\$367,992</b>	<b>\$410,311</b>
<b>TRANSFERRED TO RESERVES DEP</b>	<b>\$35,364</b>	<b>\$37,132</b>
<b>TOTAL</b>	<b>\$1,138,132</b>	<b>\$1,193,288</b>
	<b>\$551</b>	<b>\$576</b>