

# Terrestria Homeowners Association 2019-2020 Budget

Fiscal Year: April 1, 2019 - March 31, 2020

Account Name	2018	2019
<b>INCOME:</b>		
HOA Dues (Town Homes \$159 / Singles \$30)	\$ 695,820	\$ 713,436
Allowance for Delinquency (Current Year)	\$ (40,000)	\$ (40,000)
Late Fees Billed	\$ 9,000	\$ 7,500
Violation Fee (ARB, General)	\$ 2,500	\$ 2,000
Clubhouse Rental	\$ 6,500	\$ 6,500
Pool Income	\$ 6,500	\$ 6,500
Processing Fee Income (Home Sales)	\$ 4,000	\$ 5,000
NSF Charges Billed	\$ 300	\$ 250
<b>TOTAL INCOME:</b>	<b>\$ 684,620</b>	<b>\$ 701,186</b>
<b>OPERATING EXPENSES:</b>		
Landscaping Grass Cut & Maintenance	\$ 84,000	\$ 85,500
Landscape - Single Family Leaf Cleanup	\$ 5,000	\$ 5,500
Landscape Irrigation Repair & Maintenance	\$ 2,500	\$ 1,000
Landscape Improvements	\$ 3,000	\$ 5,000
Tree Service (Trimming & Removals)	\$ 10,000	\$ 25,000
Gutter Cleaning	\$ 15,000	\$ 15,000
Snow Removal Services	\$ 20,000	\$ 20,000
Painting- Viejo	\$ 100,000	\$ 85,000
Painting- Restriping Parking Lots	\$ 1,000	\$ 3,000
Social Activities (Nat Night Out & Holiday Party)	\$ 6,000	\$ 6,000
<b>Property Services Expense:</b>	<b>\$ 246,500</b>	<b>\$ 251,000</b>
Pool Operations	\$ 28,000	\$ 28,400
Pool Supplies	\$ 1,800	\$ 1,700
Badge Printing-Pool	\$ 300	\$ 300
<b>Pool Operations Expense:</b>	<b>\$ 30,100</b>	<b>\$ 30,400</b>
Supplies-Maintenance	\$ 4,000	\$ 4,000
General Maintenance & Repair (ex. Gutters)	\$ 5,000	\$ 6,000
Roof Repairs	\$ 5,000	\$ 10,000
Concrete Repairs (around pool)	\$ 6,000	\$ 3,000
Pool Repairs	\$ 500	\$ 500
Drainage Repair -Common Areas	\$ 500	\$ 500
Clubhouse Maintenance & Repair	\$ 300	\$ 300
<b>Maintenance Expense:</b>	<b>\$ 21,300</b>	<b>\$ 24,300</b>
Office Supplies / Expenses	\$ 1,700	\$ 1,700
Office Equipment / IT	\$ 400	\$ 500
Clubhouse Security System ADP	\$ 400	\$ 450
Postage & Shipping	\$ 750	\$ 700
Bank Expenses: Remote Deposit & Checks	\$ 705	\$ 705
Licenses & Permits	\$ 110	\$ 110
<b>Administrative Expense:</b>	<b>\$ 4,065</b>	<b>\$ 4,165</b>

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Electricity (Common/Clubhouse)	\$ 7,150	\$ 7,000
Natural Gas	\$ 750	\$ 700
Telephone / Cable / Internet Expense / Cell	\$ 2,750	\$ 2,800
Sewer (MUA) Expense	\$ 610	\$ 621
Water Expense (Aqua NJ)	\$ 6,595	\$ 6,500
<b>Utility Expense:</b>	<b>\$ 17,855</b>	<b>\$ 17,621</b>
Office Salaries	\$ 78,000	\$ 78,000
Maintenance Salaries	\$ 18,000	\$ 22,000
Pool Attendant Salaries	\$ 7,500	\$ 7,000
Health Care Reimbursement (70% Full Time EE)	\$ 4,800	\$ 4,800
Payroll Taxes FED & NJ STATE (All employees)	\$ 9,500	\$ 12,000
Payroll Preparation Fee	\$ 900	\$ 900
<b>Payroll / Staffing Expense:</b>	<b>\$ 118,700</b>	<b>\$ 124,700</b>
Property Taxes (Real Estate)	\$ 7,200	\$ 7,200
Property Insurance-Liability Policy	\$ 23,700	\$ 14,500
D & O Insurance	\$ 6,900	\$ 3,800
Umbrella Insurance Policy	\$ -	\$ -
Workmen's Compensation Insurance	\$ 2,300	\$ 2,000
<b>Taxes &amp; Insurance Expense:</b>	<b>\$ 40,100</b>	<b>\$ 27,500</b>
Accounting Fees Marie Fairchild	\$ 5,000	\$ 5,000
Bookkeeping Expense (Independent Co.)	\$ 3,500	\$ 3,000
Legal Fees-General Matters	\$ 2,500	\$ 2,500
Legal Fees-Collections	\$ 15,000	\$ 15,000
<b>Professional Fee Expense:</b>	<b>\$ 26,000</b>	<b>\$ 25,500</b>
<b>CAPITAL EXPENSES:</b>		
Roof Replacement	\$ 72,000	\$ 80,000
Gutter Replacement	\$ 2,000	\$ 2,000
Railroad Tie Repair / Replacement	\$ 10,000	\$ 35,000
Jaeger Court Middle Island	\$ 20,000	\$ -
Tennis & Basketball Court Rennovations	\$ 36,000	\$ 47,000
Dog Park	\$ -	\$ 5,000
Pool Area Extension (incl Grills & Picnic Tables)	\$ 5,000	\$ -
Pool Furniture	\$ 10,000	\$ 2,000
<b>Capital Expenses:</b>	<b>\$ 155,000</b>	<b>\$ 171,000</b>
Annual Contribution to Reserves	\$ 25,000	\$ 25,000
Reserve Assets Used For Capital Projects	\$ -	\$ -
<b>Net Reserve Fund:</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>
<b>TOTAL EXPENSE:</b>	<b>\$ 684,620</b>	<b>\$ 701,186</b>
<b>PROFIT/(LOSS):</b>	<b>\$ -</b>	<b>\$ -</b>