

**NORTH FORK POA
2019 BUDGET APPROVED**

Updated: 11-16-2018

Account	Description	Approved Budget 2018	Approved Budget 2019	East Side Budget 2019	West Side Budget 2019
			Number of Homes:	95	37
	Quarterly Fee per Home (Maint, Reserves and Cable only):			\$ 625	\$ 665
	ADT Pass-Thru Charge (if applicable):			\$ 43	\$ 43
INCOME:					
05000	Maintenance Assessment - Common	157,722.00	156,405.00	112,564.20	43,840.80
05001	Maintenance Assessment - West Side	1,600.00	1,950.00	0.00	1,950.00
05002	Reserve Assessments-General	60,000.00	63,600.00	45,772.73	17,827.27
05004	Reserve Assessments-West Rec	3,900.00	3,900.00	0.00	3,900.00
05010	Bulk Rate Cable Income	105,000.00	110,250.00	79,346.59	30,903.41
05012	Security Income	12,000.00	12,000.00	8,636.36	3,363.64
05500	Application Fees	0.00	0.00	0.00	0.00
05510	Gate Opener Income	0.00	0.00	0.00	0.00
05530	Bank Interest Income- Operating	0.00	0.00	0.00	0.00
05540	Delq Owner Interest	0.00	0.00	0.00	0.00
05560	Moorings FPL/Pump Contribution	400.00	600.00	431.82	168.18
05570	Miscellaneous/ Other Income	0.00	0.00	0.00	0.00
05575	Insurance Claim Income	0.00	0.00	0.00	0.00
	TOTAL INCOME	340,622.00	348,705.00	246,751.70	101,953.30
EXPENSES					
ADMINISTRATIVE EXPENSES					
09003	Federal Tax Expense	500.00	0.00	0.00	0.00
09005	Fees to State	0.00	75.00	53.98	21.02
09012	Legal/CPA Expense	10,000.00	8,000.00	5,757.58	2,242.42
09015	Management Fee	21,600.00	21,210.00	15,264.77	5,945.23
09030	Office Supplies	3,200.00	3,200.00	2,303.03	896.97
09032	Newsletter Expenses / Communications	750.00	1,000.00	719.70	280.30
09040	Application Review Fees	0.00	0.00	0.00	0.00
09060	Social Expenses	3,500.00	3,500.00	2,518.94	981.06
09072	Insurance-D&O	1,458.00	1,500.00	1,079.55	420.45
09073	Insurance	6,300.00	6,700.00	4,821.97	1,878.03
09094	Meeting Facility	900.00	700.00	503.79	196.21
09150	Bad Debt Expense	0.00	0.00	0.00	0.00
	TOTAL ADMINISTRATIVE EXPENSES	48,208.00	45,885.00	33,023.30	12,861.70
UTILITIES:					
07110	Electricity (7)	6,500.00	7,000.00	5,037.88	1,962.12
07111	Moorings Electric/Water(1/1)	400.00	600.00	431.82	168.18
07112	Water(1)	400.00	400.00	287.88	112.12
07121	Telephone	1,400.00	1,650.00	1,187.50	462.50
07227	Cable TV	105,000.00	110,250.00	79,346.59	30,903.41
	TOTAL UTILITIES EXPENSE	113,700.00	119,900.00	86,291.67	33,608.33
MAINTENANCE SERVICES					
07214	Lawn Maintenance	47,544.00	50,000.00	35,984.85	14,015.15
07219	Landscape Extras	15,000.00	14,000.00	10,075.76	3,924.24
07222	Irrigation Contract	5,000.00	0.00	0.00	0.00
07241	Pressure Cleaning	4,700.00	4,000.00	2,878.79	1,121.21

07309	Holiday Lighting	6,000.00	4,000.00	2,878.79	1,121.21
07410	Repairs and Maintenance	4,000.00	4,000.00	2,878.79	1,121.21
	Mailbox Repairs and Maintenance	0.00	1,000.00	719.70	280.30
07419	Tree Trimming	7,500.00	10,000.00	7,196.97	2,803.03
07423	Pool Fountain Service	1,200.00	1,200.00	863.64	336.36
07424	Pool Fountain Repairs & Maintenance	750.00	750.00	539.77	210.23
07432	Irrigation Repairs	2,000.00	3,500.00	2,518.94	981.06
07443	Lighting Repairs	3,000.00	3,500.00	2,518.94	981.06
07450	Gate Maintenance	1,500.00	2,500.00	1,799.24	700.76
07451	Gate Opener Expense	0.00	0.00	0.00	0.00
07456	Drain Cleaning	1,000.00	1,000.00	719.70	280.30
07457	Lake Fountain Repairs & Maintenance	1,000.00	1,000.00	719.70	280.30
07458	Lake Fountain Service	1,020.00	1,020.00	734.09	285.91
07213	Security Expense	12,000.00	12,000.00	8,636.36	3,363.64
09742	Reserves-General Expense	60,000.00	63,600.00	45,772.73	17,827.27
	TOTAL MAINTENANCE EXPENSES	173,214.00	177,070.00	127,436.74	49,633.26
WEST SIDE EXPENSES					
09074	Insurance-Liab-West Amenities	900.00	950.00	0.00	950.00
08410	West Side- Repairs & Maint	700.00	1,000.00	0.00	1,000.00
09745	Reserve-West Recreation	3,900.00	3,900.00	0.00	3,900.00
	TOTAL WEST SIDE EXPENSES	5,500.00	5,850.00	0.00	5,850.00
	TOTAL EXPENSES	340,622.00	348,705.00	246,751.70	101,953.30
	NET SURPLUS/DEFICIT	0.00	0.00	0.00	0.00