

AUO of Oswego Ridge

2019 Budget - Based on 82 Residential Units

Acct. #	Description	2018 Budget	2019 Budget
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INCOME

	Total Assessments	339,129.00	358,629.00
	Less Reserve Contribution	(88,486.00)	(88,486.00)
	Total Operating Income	250,643.00	270,143.00

EXPENSES

MAINTENANCE AND REPAIR SERVICE

5001	General Maintenance/Repair	2,500.00	2,000.00
5005	Maintenance Staff	7,650.00	10,050.00
5047	Dryer Vents	750.00	-
5050	Electrical	500.00	750.00
5083	Gutters/Downspouts	2,700.00	3,000.00
5122	Lighting	500.00	500.00
5139	Pest Control	1,400.00	2,750.00
5146	Plumbing	500.00	500.00
5159	Roofs	500.00	500.00
5174	Snow Removal	250.00	1,000.00
5177	Storm Drains	250.00	500.00
	Total Maintenance and Repair	17,500.00	21,550.00

RECREATION FACILITIES

5601	Clubhouse Maintenance	750.00	-
5605	Swimming Pool Services	4,000.00	5,000.00
5606	Swimming Pool Supplies	2,000.00	3,000.00
5607	Swimming Pool Repairs	-	-
5609	Swimming Pool Licenses	400.00	400.00
5608	Swimming Pool Furniture	-	-
	Total Recreation Facilities	7,150.00	8,400.00

LANDSCAPING

5201	Landscape Contract Services	29,148.00	33,820.00
5203	Annuals & Flowers	1,000.00	1,000.00
5204	Tree Replacement/Pruning	1,500.00	1,500.00
5206	Turf Aeration/Moss Control	750.00	750.00
5209	Irrigation Repairs	2,000.00	3,000.00
5213	Landscaping Miscellaneous	2,000.00	2,000.00
	Total Landscaping	36,398.00	42,070.00

UTILITY

5301	Utility - Water and Sewer	111,815.00	122,920.00
5303	Utility - Electricity	4,890.00	4,980.00
5304	Utility - Natural Gas	3,568.00	2,266.00
5305	Utility - Garbage and Recycling	11,245.00	12,030.00
	Total Utilities	131,518.00	142,196.00

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ADMIN SERVICES

5401	Management Services - Contract	19,930.00	19,930.00
5402	Management Services - Extra	1,000.00	1,000.00
5410	Office Supplies/Printing/Postage	1,000.00	1,000.00
5414	Compliance Violation Services	-	
5422	Reserve Study Preparation/Update	750.00	1,250.00
5438	Legal/Collection Expenses	3,500.00	1,000.00
5446	Accounting/Tax Returns/Reviews	1,750.00	1,750.00
5454	Licenses/Annual Reports	75.00	75.00
5458	Insurance	30,072.00	30,072.00
5462	Board/Annual Meeting Expenses	-	-
Total Admin Services		58,077.00	56,077.00

CHARGES BILLED TO OWNERS

5501	Late Charges	-	-
5502	Invoiced Statement Charges	-	-
5503	10-Day Demand Letter Fees	-	-
5504	Payment Plan	-	-
5505	New Owner Fees	-	-
5506	NSF Charge	-	-
5507	ARC/Design Review Fees	-	-
Total Charges Billed to Owners		-	-

	Operating Reserve Contingency	-	-
Total Operating Contingency		-	-

4001	Annual Operating Expenses	250,643.00	270,293.00
4901	Reserve Contribution	88,486.00	88,486.00
Total Annual Expenses		339,129.00	358,779.00