## Hampsted Village Association Inc. 2024 Operating & Reserve Budget Summary



Section   Sect	Actuals 12/31/2022	ı	2023 Budget	Description		2024 Budget	% Change to 2023 Budget	Comments
119,789   179,500   Operating Assessments   5   179,500   Oh   S28,250 annually s 884 home   691   S   2,500   Other Income   S   1,000   -60%   Based on historical revenue   121,746   S   182,850   TOTAL OPERATING EVENUE   S   18,000   13%      FEATING EXPENSES   S   3,000   Water/ Sawer   S   6,388   G7%   Based on historical revenue   G74   S   S   S   S   S   S   S   S   S								
691   \$   2,500								
32,87   \$	119,789	\$	179,550			179,550	0%	\$262.50 annually x 684 homes
123,746   \$   182,050   TOTAL OPERATING REVENUE   \$   183,050   1%			2,500					
### RATING EXPENSES    6,342   S   3,800	,		<u>-</u>					Based on historical revenue
6,342   \$ 3,800	123,746	\$	182,050	TOTAL OPERATING REVENUE	\$	183,050	1%	
6,342 \$ 3,800 Total Utilities \$ 6,358 67%  9,048 \$ 9,256 Maintenance Labor \$ 6,448 -30% 2 hrs/ wk. @ 62/ hr. per cont			2 000	Water/ Same	ć	6.350	670/	Daned on historical cons
3,048   5   9,256							_	Based on historical usage
S	6,342	\$	3,800	Total Utilities	\$	6,358	67%	
332   S	9,048	\$	9,256	Maintenance Labor	\$	6,448	-30%	2 hrs/ wk. @ 62/ hr. per contract
9,400   S	-	\$	500	Paint Supplies/ Painting	\$	500	0%	Contingency
48,916   \$   55,901   Contract Landscape   \$   57,100   2%   Based on proposed contract   - \$   200   Pest Control   \$   200   0%   Based on historical expense   - \$   -   Fence Painting   \$   500   -   Contingency based on historical   5,158   \$   2,000   Irrigation   \$   1,675   68%   Assuming attru true, monitoring   5,158   \$   2,000   Snow Removal   \$   12,500   -38%   Contingency based on historical   5,158   \$   2,000   Storet & Community Signs   \$   4,000   1,000%   Contingency based on historical   5,158   \$   2,000   Contingency based on historical   5,158   \$   2,000   Storet & Community Signs   \$   4,000   1,000%   Contingency based on historical   5,159   \$   2,000   Pond Maintenance   \$   1,0363   -23%   Based on historical expense   1,895   \$   2,000   Pond Maintenance   \$   2,000   0%   Based on historical expense   \$   2,000   0%   Based on historical expense   1,895   \$   5,000   Office Expense   \$   5,000   0%   Contingency based on historical   5,000   5	352	\$		Maintenance Supplies	\$	1,000	-	Doggie pot bags + contingency
- \$ 200 Pest Control \$ 200 0% Based on historical expense - \$ 5 - Fence Painting \$ 500 - Contingency based on historical expense - \$ 5 1,000 Irrigation \$ 1,675 68% Assuming start up, monitorini 5,158 \$ 2,000 Show Removal \$ 1,500 -38% Contingency based on historical 455 \$ 2,000 Street & Community Signs \$ 4,000 100% Contingency based on historical 1,895 \$ 2,000 Pond Maintenance \$ 10,363 -23% Based on historical expense 1,895 \$ 2,000 Pond Maintenance \$ 2,000 0% Based on historical expense 1,895 \$ 2,000 Pond Maintenance \$ 2,000 0% Based on historical expense 1,895 \$ 1,500 Pond Maintenance \$ 8,9,088 −6%  - \$ 5 1,500 Office Expense \$ 1,000 −33% Based on historical expense 2,897 \$ 2,000 Postage/ Courier \$ 1,000 −50% Based on historical expense 2,897 \$ 2,000 Postage/ Courier \$ 1,000 −50% Based on historical expense 2,2058 \$ 2,0868 Management Fees \$ 2,542 20% Per contract 2,258 \$ 2,0868 Management Fees \$ 2,542 20% Per contract 4,123 \$ 3,000 Professional Fees \$ 4,500 50% Smartwebs, website, misc con - \$ 1,500 Professional Fees \$ 2,500 − Per contract 4,123 \$ 3,000 Professional Fees \$ 2,500 − Per contract 4,123 \$ 3,000 Professional Fees \$ 2,500 − Per contract 4,123 \$ 2,285 Total Administration \$ 34,302 25%  - \$ 1,500 \$ − Per contract - \$ 1,500 \$ − Per co	9,400	\$	9,756	Total General Maintenance	\$	7,948	-19%	-
- \$   Fence Painting   \$   500   -   Contingency based on historial 465   \$   1,000   Irrigation   \$   1,675   68%   Assuming start up, monitorin   5,158   \$   20,000   Street & Community Signs   \$   1,675   68%   Assuming start up, monitorin   455   \$   2,000   Street & Community Signs   \$   1,2500   33%   Contingency based on historical 13,373   \$   13,373   Street Tree Maintenance   \$   10,363   -23%   Based on historical expense   1,895   \$   2,000   Pond Maintenance   \$   2,000   0%   Based on historical expense   1,895   \$   2,000   Pond Maintenance   \$   2,000   0%   Based on historical expense   5,5555   5,555   5,5555   5,5555   5,5555   5,5555   5,5555   5,5555   5,5555   5,5555   5,5555   5,5555   5,5555   5,5555   5,55555   5,55555   5,55555   5,555555   5,555555   5,5555555   5,5555555   5,55555555	48,916	\$	55,901	Contract Landscape	\$	57,100	2%	Based on proposed contract with RF
465   \$   1,000	-	\$	200	Pest Control	\$	200	0%	Based on historical expense
S,158   S   20,000   Snow Removal   S   12,500   -38%   Contingency based on historic al special properties   S, 2,000   Street & Community Signs   S   4,000   100%   Contingency based on historical systems   S, 2,000   Contingency based on historical expense   1,895   S   2,000   Pond Maintenance   S   2,000   0%   Based on historical expense   C, 2,000   S   2,000   S   2,000   C, 2,000   S   2,000   C, 2,000   S   2,0	-	\$	-	Fence Painting	\$	500	-	Contingency based on historical expense
455   \$   2,000   Street & Community Signs   \$   4,000   100%   Contingency based on historical 13,373   \$   13,373   Street Tree Maintenance   \$   10,863   -23%   Based on historical expense   (720)   \$   750   Misc Grounds   \$   750   0%   Contingency based on historical expense   69,542   \$   95,224   Total Grounds Maintenance   \$   89,088   -6%   Contingency based on historical expense   5   5   5   5   5   5   5   5   5	465	\$	1,000	Irrigation	\$	1,675	68%	Assuming start up, monitoring, winterization
13,373   S	5,158	\$	20,000	Snow Removal	\$	12,500	-38%	Contingency based on historical expense
1,895   \$ 2,000	455	\$	2,000	Street & Community Signs	\$	4,000	100%	Contingency based on historical expense
	13,373	\$	13,373	Street Tree Maintenance	\$	10,363	-23%	Based on historical expense
Serve   Serv	1,895	\$	2,000	Pond Maintenance	\$	2,000	0%	Based on historical expense
Serve   Serv	(720)	\$	750	Misc Grounds	\$	750	<u>0</u> %	Contingency based on historical expense
1,595   S   1,500   Office Expense   S   1,000   -33%   Based on historical expense   2,897   S   2,000   Postage/ Courier   S   1,000   -50%   Based on historical expense   20,258   S   20,868   Management Fees   S   25,042   20%   Per contract	69,542	\$	95,224	Total Grounds Maintenance	\$	89,088	-6%	
2,897   \$   2,000	50	\$	-	Bank Fees	\$	-	-	
20,258	1,595	\$	1,500	Office Expense	\$	1,000	-33%	Based on historical expense
Serve   Serv	2,897	\$	2,000	Postage/ Courier	\$	1,000	-50%	Based on historical expense
4,123	20,258	\$	20,868	Management Fees	\$	25,042	20%	Per contract
Serve Revenue   Serve Revenue   Serve Assessments   Serve Revenue   Serve Re	-	\$	-	Accounting Fees	\$	260	-	Per contract
28,923   \$ 27,368	4,123	\$	3,000	Professional Fees	\$	4,500	50%	Smartwebs, website, misc contingency
5,353   5,400   Real Estate Taxes   5 5,846   8%   Based on historical expense   2,748   5 2,885   Insurance   5 2,748   -5%   Liability / Directors & Officers							-	Per contract
2,748   \$ 2,885	28,923	\$	27,368	Total Administration	\$	34,302	25%	
8,101   \$   8,285	5,353	\$	5,400	Real Estate Taxes	\$	5,846	8%	Based on historical expense
200   \$   -     Non Recoverable Taxes   \$   -     -	2,748	\$	2,885	Insurance	\$	2,748	- <u>5</u> %	Liability / Directors & Officers
1,290   \$ -   Tenant Reinbursable Expense (LEGAL)   \$ -   -	8,101	\$	8,285	Total Fixed	\$	8,594	4%	
1,490   \$   -     Total   \$   -     -	200	\$	-	Non Recoverable Taxes	\$	-	-	
123,798	1,290	\$		Tenant Reinbursable Expense (LEGAL)	\$		-	_
SERVE REVENUE	1,490	\$	-	Total	\$	-	-	
SERVE REVENUE   17,257   \$ 25,650   Reserve Assessments   \$ 25,650   0%   \$37.50 annually x 684 homes   17,257   \$ 25,650   TOTAL RESERVE REVENUE   \$ 25,650   0%	123,798	\$	144,433	TOTAL OPERATING EXPENSE	\$	146,291	1%	
SERVE REVENUE   17,257   \$ 25,650   Reserve Assessments   \$ 25,650   0%   \$37.50 annually x 684 homes   17,257   \$ 25,650   TOTAL RESERVE REVENUE   \$ 25,650   0%	(51)	¢	37 617	NET OPERATING REVENUE/ (LOSS)	¢	36 759	-2%	
17,257   \$ 25,650   Reserve Assessments   \$ 25,650   0%   \$37.50 annually x 684 homes   17,257   \$ 25,650   TOTAL RESERVE REVENUE   \$ 25,650   0%	(0-)	*	27,027	0	•	30,733		
17,257   \$ 25,650   Reserve Assessments   \$ 25,650   0%   \$37.50 annually x 684 homes   17,257   \$ 25,650   TOTAL RESERVE REVENUE   \$ 25,650   0%	SERVE REVENUE							
17,257         \$         25,650         TOTAL RESERVE REVENUE         \$         25,650         0%           SERVE EXPENSES           890         \$         7,500         Fence Painting         \$         20,000         167%         Based on historical expense           526         \$         3,600         Tree Replacement         \$         2,400         -33%         Based on historical expense           -         \$         11,500         Benches         \$         -         -100%           -         \$         30,000         Bridge Repair/ Cleaning         \$         30,000         0%         Per quote           3,000         \$         2,100         Leisure Trail Repair/ Sealcoating         \$         3,000         43%         Based on historical expense           4,280         \$         2,000         Gazebo Painting         \$         -         -100%           -         \$         1,000         Mailbox Replacement         \$         1,000         0%         Based on historical expense           -         \$         1,000         0%         Based on historical expense		Ś	25.650	Reserve Assessments	Ś	25.650	0%	\$37.50 annually x 684 homes
SERVE EXPENSES           890 \$ 7,500         Fence Painting         \$ 20,000         167%         Based on historical expense           526 \$ 3,600         Tree Replacement         \$ 2,400         -33%         Based on historical expense           - \$ 11,500         Benches         \$ - 100%           - \$ 30,000         Bridge Repair/ Cleaning         \$ 30,000         0%         Per quote           3,000 \$ 2,100         Leisure Trail Repair/ Sealcoating         \$ 3,000         43%         Based on historical expense           4,280 \$ 2,000         Gazebo Painting         \$ - 100%           - \$ 1,000         Mailbox Replacement         \$ 1,000         0%         Based on historical expense           - \$ 1,000         Miscelleneous         \$ 1,500         - Contingency for urgent work							_	,
890       \$ 7,500       Fence Painting       \$ 20,000       167%       Based on historical expense         526       \$ 3,600       Tree Replacement       \$ 2,400       -33%       Based on historical expense         - \$ 11,500       Benches       \$100%         - \$ 30,000       Bridge Repair/ Cleaning       \$ 30,000       0%       Per quote         3,000       \$ 2,100       Leisure Trail Repair/ Sealcoating       \$ 3,000       43%       Based on historical expense         4,280       \$ 2,000       Gazebo Painting       \$ - 100%       - 100%         - \$ 1,000       Mailbox Replacement       \$ 1,000       0%       Based on historical expense         - \$ 1,000       Miscelleneous       \$ 1,500       - Contingency for urgent work	,	Ţ	23,030	TOTAL NEGLEVE REVENUE	J	23,030	U/0	
526         \$ 3,600         Tree Replacement         \$ 2,400         -33%         Based on historical expense           - \$ 11,500         Benches         \$ -         -100%           - \$ 30,000         Bridge Repair/ Cleaning         \$ 30,000         0%         Per quote           3,000         \$ 2,100         Leisure Trail Repair/ Sealcoating         \$ 3,000         43%         Based on historical expense           4,280         \$ 2,000         Gazebo Painting         \$ -         -100%           - \$ 1,000         Mailbox Replacement         \$ 1,000         0%         Based on historical expense           - \$ 1,000         Miscelleneous         \$ 1,500         -         Contingency for urgent work		¢	7 500	Fence Painting	ċ	20.000	167%	Rasad on historical expense
- \$       11,500       Benches       \$       - 100%         - \$       30,000       Bridge Repair/ Cleaning       \$       30,000       0%       Per quote         3,000       \$       2,100       Leisure Trail Repair/ Sealcoating       \$       3,000       43%       Based on historical expense         4,280       \$       2,000       Gazebo Painting       \$       -       -100%         - \$       1,000       Mailbox Replacement       \$       1,000       0%       Based on historical expense         - \$       -       Miscelleneous       \$       1,500       -       Contingency for urgent work								•
- \$         30,000         Bridge Repair/ Cleaning         \$         30,000         0%         Per quote           3,000         \$         2,100         Leisure Trail Repair/ Sealcoating         \$         3,000         43%         Based on historical expense           4,280         \$         2,000         Gazebo Painting         \$         -         -100%           - \$         1,000         Mailbox Replacement         \$         1,000         0%         Based on historical expense           - \$         -         Miscelleneous         \$         1,500         -         Contingency for urgent work	526			•		2,400		pased on instolical expense
3,000         \$         2,100         Leisure Trail Repair/ Sealcoating         \$         3,000         43%         Based on historical expense           4,280         \$         2,000         Gazebo Painting         \$         -         -100%           -         \$         1,000         Mailbox Replacement         \$         1,000         0%         Based on historical expense           -         \$         -         Miscelleneous         \$         1,500         -         Contingency for urgent work	-					30 000		Per quote
4,280       \$ 2,000       Gazebo Painting       \$ -       -100%         - \$ 1,000       Mailbox Replacement       \$ 1,000       0%       Based on historical expense         - \$ 5       -       Miscelleneous       \$ 1,500       -       Contingency for urgent work								•
-     \$     1,000     Mailbox Replacement     \$     1,000     0%     Based on historical expense       -     \$     -     Miscelleneous     \$     1,500     -     Contingency for urgent work						3,000		based on historical expense
- \$ - Miscelleneous \$ 1,500 - Contingency for urgent work	4,280			<del>-</del>		1 000		Racad on historical assesses
	-		1,000				U%	
	8,696		57,700				0%	Contangency for urgent work
8,561 \$ (32,050) NET RESERVE REVENUE/ (LOSS) \$ (32,250) 1%								