2027 BUDGET FOR THE

NEWBERRY STATION HOMEOWNER ASSOCIATION, INC.

INCOME

ASSESSMENTS	$371,280
LATE CHARGES	$1,000
MISCELLANEOUS	$100
CLUBHOUSE RENTAL INCOME	$900
NON-RESIDENT POOL MEMBERSHIPS	$9,000
INTEREST - RESERVES	$2,500
TOTAL INCOME	$384,780

EXPENSES

GROUNDS MAINTENANCE	
TREE/BUSHES MAINTENANCE	$14,000
VEHICLE TOWING	$0
COMMON AREA MAINTENANCE**	$2,000
EXTRANEOUS TRASH PICKUP	$720
SUBTOTAL	**$16,720**
CONTRACTS	
LANDSCAPE GROUNDS CONTRACT	$34,795
TRASH REMOVAL	$42,000
PEST CONTROL	$1,600
SNOW SERVICES	$10,000
SUBTOTAL	$88,395
POOL/CLUBHOUSE EXPENSE	
CONTRACTED POOL MANAGEMENT	$63,800
POOL OPENING AND CLOSING	$4,950
CHEMICALS & SUPPLIES	$6,696
POOL MAINTENANCE	$3,250
BUILDINGS MAINTENANCE	$1,500
ELECTRICITY	$12,000
SUBTOTAL	$92,196
UTILITIES	
WATER/SEWER	$5,000
TELEPHONE & RELATED	$1,800
SUBTOTAL	$6,800

ADMINISTRATIVE	
MANAGEMENT FEE	$28,242
MISC BOARD EXPENDITURES	$2,000
ACTIVITIES COMMITTEE***	$7,624
OFFICE SUPPLIES	$3,500
MGT REIMBURSABLES	$5,278
VIOLATION NOTICES	$3,800
TECHNOLOGY	$3,000
AUDITING, TAXES, & ACCOUNTING	$5,000
LEGAL EXPENSE	$5,000
LEGAL EXPENSE - COLLECTIONS	$1,000
INSURANCE	$12,000
POOL PERMIT	$600
PERMITS/LICENSES	$150
INCOME TAX	$2,500
MISCELLANEOUS SUPPLIES & MATERIALS	$400
FED/STATE REQUIRED CORP REPORT FILINGS	$75
SUBTOTAL	$80,169
RESERVES	
BUDGETED TRANSFERS TO ROADS RESERVE	$69,600
BUDGETED TRANSFERS TO OTHER RESERVES	$28,400
INTEREST ALLOCATED TO RESERVES	$2,500
SUBTOTAL	$100,500
TOTAL EXPENSES	$384,780
NET PROFIT (LOSS)	$0

MONTHLY ASSESSMENT PER UNIT: $170