Villages at Marlborough East Condo. Assoc., Inc.
BUDGET 2018 - August 2017 Actual
09/30/2017

c/o BRIGS, LLC
376 Massachusetts Avenue
Arlington MA 02474

		2015 Actual	2016 Actual	2017 YTD August	2017 Forecast Sept - Dec	2017 Projected	2017 Budget	2018 Budget
	INCOME							
40100	Condominium Fees	0	426,912	290,419	145,220	435,639	435,652	445,105
	Total Fees & Rents	**0**	**426,912**	**290,419**	**145,220**	**435,639**	**435,652**	**445,105**
	Other Operating Income							
46500	Supplemental Condo Fee	0	39,998	0	0	0	0	0
47200	Maint. Pass-Thru	0	0	0	0	0	7,500	0
47980	Fines & Violations	0	0	400	0	400	0	0
48000	Interest Income Operating	0	0	27	0	27	0	0
48300	Late Charges	0	360	105	0	105	0	0
49900	Miscellaneous Income	0	1,183	0	0	0	0	0
	Total Other Operating Income	**0**	**41,541**	**532**	**0**	**532**	**7,500**	**0**
	TOTAL INCOME	**0**	**468,453**	**290,951**	**145,220**	**436,171**	**443,152**	**445,105**
	EXPENSES							
	Administrative							
50100	Bank Fees	0	20	0	0	0	0	0
50370	Dues/Subscriptions	0	300	420	0	420	300	300
50400	Insurance Expense	0	45,423	31,132	15,564	46,696	46,700	48,295
50800	Management Fees	0	41,640	28,593	14,298	42,891	42,890	43,533
50900	Office Expense	0	2,478	1,050	764	1,814	2,300	2,000
50925	Other Admin Expense	0	90	0	0	0	0	0
51100	Prof Fees: Acctg & Tax Prep	0	5,050	5,100	0	5,100	5,100	5,100
51150	Prof Fees: Legal/Court Fees	0	485	743	336	1,079	1,000	1,000
53140	State Tax Payments	0	1,000	1,200	0	1,200	1,000	1,200
	Total Administrative Expenses	**0**	**96,486**	**68,238**	**30,962**	**99,200**	**99,290**	**101,428**
	Utilities							
55010	Electricity	0	1,385	893	553	1,446	1,543	1,449
55160	Water & Sewer	0	79,632	41,473	36,095	77,568	87,734	87,485
	Total Utilities	**0**	**81,016**	**42,367**	**36,648**	**79,015**	**89,277**	**88,934**
	Building Repair and Maintenance							
56220	Electrical Repairs & Supplies	0	412	0	336	336	1,000	1,000
56834	Exterior Renovations	0	17,202	3,839	6,000	9,839	18,000	12,000
56885	Janitorial Expense	0	0	0	0	0	7,500	0
56985	Irrigation	0	8,409	5,407	2,285	7,692	8,000	8,000
56995	Landscaping Contract	0	58,742	32,425	18,570	50,995	65,000	75,000
57160	Painting	0	4,640	0	0	0	2,000	2,000
57305	Pest Control	0	5,352	3,129	2,253	5,382	5,400	5,400
57445	Roof Drain & Gutter Repairs	0	2,108	250	1,364	1,614	4,100	1,500
57540	Road Expense	0	900	2,418	1,000	3,418	3,000	3,000
57550	Alarm System Repairs	0	11,913	6,904	1,334	8,238	8,000	8,000
57690	Snow/Ice Removal	0	53,700	52,125	23,336	75,461	70,000	70,000
	Total Building Repair and Maintenance	**0**	**163,378**	**106,496**	**56,478**	**162,974**	**192,000**	**185,900**
	TOTAL OPERATING EXPS	**0**	**340,880**	**217,101**	**124,088**	**341,189**	**380,567**	**376,262**
	Other Operating Expense							
59220	Contingency	0	10,140	0	0	0	0	0
59999	Contribution to Reserves	0	56,895	81,720	20,865	102,585	62,585	68,843
	Total Other Operating Expense	**0**	**67,035**	**81,720**	**20,865**	**102,585**	**62,585**	**68,843**
	TOTAL EXPENSES	**0**	**407,915**	**298,821**	**144,953**	**443,774**	**443,152**	**445,105**
	Operating Profit/(Loss)	**0**	**60,538**	**(7,870)**	**267**	**(7,603)**	**0**	**0**

c/o BRIGS, LLC
376 Massachusetts Avenue
Arlington MA 02474

		2015 Actual	2016 Actual	2017 YTD August	2017 Forecast Sept - Dec	2017 Projected	2017 Budget	2018 Budget
	RESERVE ACTIVITY							
	Reserve Income							
61000	Contribution from Operating	0	0	81,720	20,865	102,585	62,585	0
62000	Interest Income Reserves	0	0	1,257	618	1,875	1,850	0
	Total Reserve Income	**0**	**0**	**82,977**	**21,483**	**104,460**	**64,435**	**0**
	Reserve Expense							
71000	Bank Fees Reserve Account	0	0	20	0	20	0	0
74280	Exterior Renovations	0	0	54,052	0	54,052	0	0
74400	Carpentry	0	0	5,098	0	5,098	0	0
	Total Reserve Expenses	**0**	**0**	**59,170**	**0**	**59,170**	**0**	**0**
	Reserve Profit/(Loss)	**0**	**0**	**23,807**	**21,483**	**45,290**	**64,435**	**0**
	NET INCOME	**0**	**60,538**	**15,937**	**21,750**	**37,687**	**64,435**	**0**
	LOAN ACTIVITY & OTHER PAYMENTS							
	Borrowing/(Principal Payments)							
	Accrual Increases/(Decreases)							
	NET INCOME Less LOANS and OTHER PMTS	**0**	**60,538**	**15,937**	**21,750**	**37,687**	**64,435**	**0**