

**BEACON HILL HOMEOWNER'S ASSOCIATION
2022 BUDGET & HISTORIC FINANCIALS**

	2018	2019	2020	2021	2021	2022
	ACTUAL	ACTUAL	ACTUAL	BUDGET	PRELIMINARY	BOARD APPROVED
INCOME:					PROJECTIONS	BUDGET
Dues-Residential	\$ 29,243	\$ 30,304	\$ 23,607.00	\$ 26,116.00	\$ 26,067.75	\$ 36,825.00
Dues-Residential Proj.			\$ -			
Dues-Commercial	\$ -	\$ 6,025	\$ 19,002.16	\$ 36,368.75	\$ 26,838.00	\$ 30,602.00
Dues-Commercial Proj.			\$ -	\$ -		
Misc. Income	\$ -	\$ 4	\$ 0.11	\$ -	\$ 0.08	
Interest Charges	\$ -	\$ 38	\$ 80.70	\$ -	\$ 50.85	
Dividends Tax Investmnt	\$ 3,952	\$ 4,418	\$ 2,255.83			
Dividends NT Investment	\$ 327	\$ 327	\$ 1,042.84			
Capital Gains(Losses)	\$ 1,782	\$ 1,501	\$ 1,461.98			
Realized Gain(Loss)	\$ (659)		\$ (2,433.07)			
Total Income	\$ 34,645	\$ 42,616	\$ 45,017.55	\$ 62,484.75	\$ 52,956.68	\$ 67,427.00
	2018	2019	2020	2021	Projected	Budget
LESS ALLOWANCES	ACTUAL	ACTUAL	ACTUAL	BUDGET	12/31/21	2022
Reserve Fund	\$ (5,000.00)	\$ -	\$ -	\$ -		
Reserve Int/Div/Gains	\$ 4,486.65	\$ 5,071	\$ 1,076.85	\$ -		
Total Allowance	\$ (513.35)	\$ 5,071	\$ 1,076.85	\$ -	\$ -	\$ -
Disposable Income	\$ 35,158.45	\$ 37,546	\$ 43,941	\$ 62,485	\$ 52,957	\$ 67,427
EXPENSES	2018	2019	2020	2021	Projected	Budget
<i>ADMINISTRATIVE</i>	ACTUAL	ACTUAL	ACTUAL	BUDGET	12/31/21	2022
Admin./Accounting	\$ 6,333	\$ 7,267	\$ 7,950.00	\$ 8,250.00	\$ 8,300.00	\$ 8,300.00
Additional Admin.	\$ 165	\$ 180	\$ 300.00	\$ 300.00	\$ 100.00	\$ 300.00
Admin Fees-Investmt.	\$ 1,234	\$ 1,175	\$ 1,250.73	\$ 1,250.00	\$ 1,000.00	\$ 1,000.00

Postage	\$ 159	\$ 98	\$ 148.50	\$ 150.00	\$ 70.00	\$ 100.00
Banking Fees	\$ 164	\$ -	\$ -	\$ 85.00	\$ 85.00	\$ 85.00
Supplies/Copies	\$ 74	\$ 144	\$ 174.10	\$ 200.00	\$ 50.00	\$ 100.00
Insurance	\$ 2,678	\$ 3,427	\$ 4,254.56	\$ 5,000.00	\$ 4,808.54	\$ 5,100.00
Insurance: Workers Comp.					\$ 1,863.00	
Tax Returns	\$ 500	\$ 500	\$ 500.00	\$ 525.00	\$ 525.00	\$ 550.00
Fed/State Tax/Fee	\$ 2,264	\$ 460	\$ 1,007.00	\$ 1,000.00	\$ 12.00	\$ 100.00
Legal Fees/Liens	\$ 15,100	\$ 300	\$ 2,430.00	\$ 2,500.00	\$ 3,000.00	\$ 2,000.00
Real Estate Taxes	\$ 348	\$ 1,530	\$ 1,562.67	\$ 2,500.00	\$ 1,500.00	\$ 1,600.00
Donations/Memorials/Flwr	\$ -	\$ -	\$ -	\$ -	\$ 132.94	\$ 150.00
Website	\$ -	\$ 788	\$ 304.04	\$ 750.00	\$ 304.04	\$ 400.00
Social	\$ 1,522	\$ 1,455	\$ 764.25	\$ 2,650.00	\$ 2,650.00	\$ 5,000.00
Total Admin.	\$ 30,541	\$ 17,323	\$ 20,645.85	\$ 25,160.00	\$ 24,400.52	\$ 24,785.00

UTILITIES

Stormwater	\$ 141	\$ 152	\$ 143.39	\$ 175.00	\$ 175.00	\$ 175.00
Electricity	\$ 2,056	\$ 2,116	\$ 1,835.83	\$ 1,920.00	\$ 1,500.00	\$ 1,950.00
Total Utilities	\$ 2,196	\$ 2,268	\$ 1,979.22	\$ 2,095.00	\$ 1,675.00	\$ 2,125.00

LAWN/LANDSCAPE

Lawn Maintenance	\$ 7,800	\$ 10,400	\$ 9,375.00	\$ 12,553.13	\$ 13,650.00	\$ 13,650.00
Lawn Applications	\$ 1,050	\$ 1,750	\$ 1,700.00	\$ 2,253.13	\$ 2,875.00	\$ 2,875.00
Lawn Spray-WeedControl	\$ 700	\$ 700	\$ 1,600.00	\$ 1,802.50	\$ 2,250.00	\$ 2,250.00
Lawn Renovation	\$ 700	\$ (1)	\$ 700.00	\$ 901.25	\$ 1,475.00	\$ 1,475.00
Spring/Fall cleanup	\$ 2,800	\$ -	\$ -	\$ 3,605.00	\$ 3,605.00	\$ 3,605.00
Landscape Maint.	\$ 420	\$ 1,260	\$ 1,635.00	\$ 1,622.25	\$ 1,775.00	\$ 1,775.00
Mulch	\$ 3,000	\$ 2,100	\$ 2,380.00	\$ 2,703.75	\$ 4,250.00	\$ 4,250.00
Tree & Shrub Applic.	\$ 475	\$ 1,062	\$ 1,129.25	\$ 1,371.19	\$ 1,083.72	\$ 1,375.00
Tree & Shrub Remoal	\$ -	\$ -	\$ 600.00	\$ 900.00	\$ 450.00	\$ 900.00
Tree Trimming	\$ -	\$ -	\$ 500.00	\$ 750.00	\$ 375.00	\$ 750.00
Landscape Improvements	\$ -	\$ -	\$ -	\$ -	\$ 3,177.00	\$ -

Lot Mowing	\$	600	\$	-	\$	-	\$	-
Lot Weed Control	\$	700	\$	-	\$	-	\$	-
Lot Lawn Renovation	\$	550	\$	-	\$	-	\$	-
Total Lawn/Landscape	\$	18,795	\$	17,271	\$	19,619.25	\$	28,462.19
							\$	34,965.72
							\$	32,905.00
<i>OTHER GROUNDS</i>								
Snow Removal-Alleys		475		1,775	\$	-	\$	1,200.00
Lighting Maintenance		1,135		490	\$	-	\$	500.00
Monuments/Signs		1,400		-	\$	-	\$	-
Playground		-		-	\$	130.32	\$	2,000.00
Total Other Grounds	\$	3,010	\$	2,265	\$	130	\$	3,700
							\$	2,500
							\$	5,200
Total Expenses	\$	54,543	\$	39,128	\$	42,375	\$	59,417
							\$	63,541
							\$	65,015
Net Income (Loss)	\$	(19,385)	\$	(1,582)	\$	1,566	\$	3,068
							\$	(10,585)
							\$	2,412