

Abbington Woods 2019 Budget (62 residences)														AW 2018	
G/L Code	Description of Account	January	February	March	April	May	June	July	August	September	October	November	December	Total	Total
	Income														
4000	Assessment Income	\$ 14,570	\$ -	\$ -	\$ 14,570	\$ -	\$ -	\$ 14,570	\$ -	\$ -	\$ 14,570	\$ -	\$ -	\$ 58,280	\$ 55,800
4009	Transfer to Replacement Fund	\$ (291)	\$ -	\$ -	\$ (291)	\$ -	\$ -	\$ (291)	\$ -	\$ -	\$ (291)	\$ -	\$ -	\$ (1,164)	\$ -
4245	Interest Income - Owners Accounts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Income	\$ 14,279	\$ -	\$ -	\$ 14,279	\$ -	\$ -	\$ 14,279	\$ -	\$ -	\$ 14,279	\$ -	\$ -	\$ 57,116	\$ 55,800
	Expense														
	Administrative														
5004	Administration Expense	\$ -	\$ -	\$ 50	\$ -	\$ -	\$ 50	\$ -	\$ -	\$ -	\$ 50	\$ -	\$ -	\$ 150	\$ 150
	Grounds														
5755	Landscape Contract	\$ 4,741	\$ 4,741	\$ 4,741	\$ 4,741	\$ 4,741	\$ 4,741	\$ 4,741	\$ 4,741	\$ 4,741	\$ 4,741	\$ 4,741	\$ 4,741	\$ 56,888	\$ 55,572
5765	Landscape Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150	\$ 150
	Total Expenses	\$ 4,741	\$ 4,741	\$ 4,741	\$ 4,741	\$ 4,741	\$ 4,891	\$ 4,741	\$ 4,741	\$ 4,741	\$ 4,741	\$ 4,741	\$ 4,741	\$ 57,038	\$ 55,872
	Income less Expenses	\$ 9,538	\$ (4,741)	\$ (4,741)	\$ 9,538	\$ (4,741)	\$ (4,891)	\$ 9,538	\$ (4,741)	\$ (4,741)	\$ 9,538	\$ (4,741)	\$ (4,741)	\$ 78	\$ (72)

G/L Code	General Ledger Description	January	February	March	April	May	June	July	August	September	October	November	December	Total	Total
	Reserve														
	Income														
4010	Replacement Fund Transfer	\$ 291	\$ -	\$ -	\$ 291	\$ -	\$ -	\$ 291	\$ -	\$ -	\$ 291	\$ -	\$ -	\$ 1,164	\$ -
4800	Interest Income - Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Income	\$ 291	\$ -	\$ -	\$ 291	\$ -	\$ -	\$ 291	\$ -	\$ -	\$ 291	\$ -	\$ -	\$ 1,164	\$ -
	Expense														
9000	Replacement Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Reserve Net Income	\$ 291	\$ -	\$ -	\$ 291	\$ -	\$ -	\$ 291	\$ -	\$ -	\$ 291	\$ -	\$ -	\$ 1,164	\$ -

**Abbington Woods Analysis
2019 Budget**

- Notes:
- Landscape Contract Increase: \$55,572 to \$56,888; \$21.23 per-home
 - Reserve Increase: \$0 to \$18.78 per-home
 - Reserve re-baselined in 2019
 - Fence replacement was planned in 2019; repaired in 2017
 - 2018 evaluation places replacement life at 21 years, 2025
 - Annual Dues Increase: \$900 to \$940 per-home; 4.4% increase in Assessment in 2019