

Abbington Woods 2021 Budget (62 residences)															AW 2020
G/L Code	Description of Account	January	February	March	April	May	June	July	August	September	October	November	December	Total	Total
	Operating Income														
4000	Assessment Income	\$ 11,811	\$ -	\$ -	\$ 11,811	\$ -	\$ -	\$ 11,811	\$ -	\$ -	\$ 11,811	\$ -	\$ -	\$ 47,244	\$ 47,244
4009	Transfer to Replacement Fund											\$ -	\$ -	\$ -	\$ (1,164)
4200	Collection Fees											\$ -	\$ -	\$ -	\$ -
4245	Interest Income - Owners Accounts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4250	Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Operating Income	\$ 11,811	\$ -	\$ -	\$ 11,811	\$ -	\$ -	\$ 11,811	\$ -	\$ -	\$ 11,811	\$ -	\$ -	\$ 47,244	\$ 46,080
	Operating Expense														
	Administrative														
5004	Administration Expense	\$ -	\$ -	\$ 50	\$ -	\$ -	\$ 50	\$ -	\$ -	\$ -	\$ 50	\$ -	\$ -	\$ 150	\$ 150
	Grounds														
5755	Landscape Contract	\$ 3,865	\$ 3,865	\$ 3,865	\$ 3,865	\$ 3,865	\$ 3,865	\$ 3,865	\$ 3,865	\$ 3,865	\$ 3,865	\$ 3,865	\$ 3,865	\$ 46,380	\$ 45,480
5765	Landscape Miscellaneous	\$ -	\$ -	\$ -	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ 150	\$ 150	\$ -	\$ -	\$ 750	\$ 450
	Total Operating Expense	\$ 3,865	\$ 3,865	\$ 3,915	\$ 4,015	\$ 4,015	\$ 4,065	\$ 3,865	\$ 3,865	\$ 4,015	\$ 4,065	\$ 3,865	\$ 3,865	\$ 47,280	\$ 46,080
	Operating Net Income	\$ 7,946	\$ (3,865)	\$ (3,915)	\$ 7,796	\$ (4,015)	\$ (4,065)	\$ 7,946	\$ (3,865)	\$ (4,015)	\$ 7,746	\$ (3,865)	\$ (3,865)	\$ (36)	\$ -
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,164
4800	Interest Income - Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Reserve Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,164
	Reserve Expense														
9000	Replacement Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Reserve Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Reserve Net Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,164

**Abbington Woods
2021 Budget Analysis**

Notes: Landscape Contract: Increase, \$45,480-to-\$46,380

Replacement Reserve: No increase in 2021

- Replacement Reserve re-baselined in 2019
- Fence replacement was planned in 2019
- Repairs in 2017-2020 will continue, "as-needed" basis
- 2019 evaluation places replacement life at 21 years, 2025

Supplemental Assessment: No Increase in 2021; \$762 per-home