

Barrington Heights AOH



Northwest Community Management

a division of the Management Trust

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October 26, 2011

Dear Barrington Heights Homeowner:

In 2011, the Board of Directors has continued to focus on doing what we can to maintain the property values in the neighborhood and promote livability for residents. This is accomplished by:

- improving and maintaining the look of the common areas,
- enforcing the rules and CC&R requirements, and
- providing for the financial and administrative needs of the Association.

The resources available to accomplish this consist of the annual assessments paid by the homeowners plus the time contributed by homeowner volunteers. Of the 900 hours spent on Association business in the last year, 70% of it has been provided by homeowner volunteers who serve on various committees (Landscape, Architectural Review, Sidewalk, etc.) and the Board itself.

We are pleased to announce that we will be able to keep the annual assessment at \$500 in 2012, for the fourth year in a row! The additional assessment for Radcliffe Ct. will be \$286. The details of the budget can be viewed on our website at www.barrington-heights.com. We have been able to hold the assessments due to attention to financial management, conservation of electricity and increased use of email/internet in lieu of paper/postage. While we are required to use regular mail for some mailings, we appreciate that 65% of homeowners have provided their email addresses to help control cost (and avoid killing trees). If you wish to provide your email, contact us through the "Contact Us" feature of the website.

For your information, here is a summary of how your \$500 assessment is spent:

- \$211 to maintain landscape, irrigation, lighting and holiday decorations
- \$ 92 to maintain and improve common areas (routine maintenance & additions)
- \$ 33 for reserves for replacement and capital improvements
- \$113 for printing, postage, communication, accounting & management company
- \$ 51 for insurance, legal, reserve study and outside financial review

We thank you for your continued support and for the important part you play in keeping the high standards in the neighborhood through landscaping and maintenance of your property!

Sincerely,

Board of Directors, Barrington Heights Association of Homeowners

BARRINGTON HEIGHTS

Association name:	Barrington Heights		
Association number:	335		
General - Total # of Units	255	Fiscal year end:	12/31
Pvt. Street & Gates - Total # of Units	12		
Budget year:	2012		
Budget type:	A		BUDGET APPROVED

ACCT. NO.	BUDGET ITEMS	2011 PRIOR BUDGET	2012 BUDGET PER YEAR	2012 BUDGET PER MONTH	2012 BUDGET PER UNIT PER YEAR
REVENUES					
4001	Operating Income - General	\$ 116,117	\$ 118,977	\$ 9,915	\$ 466.58
4002	Operating Income - Pvt. Street & Gates	609	659	55	54.92
4100	Reserve Income - General	8,383	8,521	710	33.42
4101	Reserve Income - Pvt. Street & Gates	2,895	2,773	231	231.08
TOTAL REVENUE		\$ 128,004	\$ 130,930	\$ 10,911	\$ 785.99

GENERAL EXPENSES (255 Units)					
6003	Financial Review	\$ 1,950	\$ 1,950	\$ 163	7.65
6051	Tax Expense	150	150	13	0.59
6061	Insurance	3,236	3,556	296	13.95
6064	Website/Domain	800	960	80	3.76
6081	Licenses And Fees	50	50	4	0.20
6121	Electric	3,090	2,925	244	11.47
6161	Water	3,150	3,965	330	15.55
6341	Landscape - Contract	25,288	25,044	2,087	98.21
6342	Irrigation Repair	2,000	2,000	167	7.84
6350	Landscape Improvements	0	4,500	375	17.65
6361	Landscape - Supplies/Extras	4,000	4,000	333	15.69
6371	Backflow Device Testing	250	500	42	1.96
6661	Common Area Maintenance/Repair	6,500	6,500	542	25.49
6664	Decorations	14,000	14,000	1,167	54.90
6667	Common Area Improvements	18,924	12,434	1,036	48.76
6683	Light Repair	0	1,400	117	5.49
6812	Facilities Rent	300	168	14	0.66
6821	Community Social Events	500	500	42	1.96
6861	Professional Management	14,994	17,100	1,425	67.06
6881	Tax Preparation	225	225	19	0.88
6901	Professional Fees (Architect/Attorney)	7,000	6,500	542	25.49
6911	Printing, Postage, Special Services	9,160	10,000	833	39.22
6932	Reserve Study Update and Maint. Plan	550	550	46	2.16
SUBTOTAL GENERAL EXPENSES		\$ 116,117	\$ 118,977	\$ 9,915	\$ 466.58

GENERAL RESERVE ALLOCATION (255 Units)					
6810	Allocation To Reserves	\$ 8,383	\$ 8,521	\$ 710	\$ 33.42
SUBTOTAL GENERAL RESERVES		\$ 8,383	\$ 8,521	\$ 710	\$ 33.42

PVT. STREET & GATES EXPENSES (12 Units)					
7121	Electric	\$ 250	\$ 284	\$ 24	\$ 23.67
7221	Telephone	359	375	31	31.25
SUBTOTAL PVT. STREET & GATES E		\$ 609	\$ 659	\$ 55	\$ 54.92

PVT. STREET & GATES RESERVE ALLOCATION (12 Units)					
6810	Allocation To Reserves	\$ 2,895	\$ 2,773	\$ 231	\$ 231.08
SUBTOTAL PVT. STREET & GATES R		\$ 2,895	\$ 2,773	\$ 231	\$ 231.08

TOTAL BUDGETED EXPENSES		\$ 128,004	\$ 130,930	\$ 10,911	\$ 785.99
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Reserve Study -- 255 Units

ITEM	RESERVE FUNDS PER YEAR
GENERAL RESERVES (255 Units)	
Backflow Device	\$ 148
Bark Dust	\$ 664
Bench Maintenance	\$ 10
Brick mailbox Enclosure Maintenance	\$ 86
Brick Walls, Pilasters, Planters Maint.	\$ 61
Bridge Maintenance	\$ 123
Fence - Wrought Iron	\$ 119
Fence - Wrought Iron - Painting	\$ 1,090
Gates - Wrought Iron - Pedestrian	\$ 5
Irrigation - Valves	\$ 256
Irrigation Controllers - Battery	\$ 394
Irrigation Controllers - Electric	\$ 293
Letters - Brass	\$ 74
Lighting - Brass Fixtures	\$ 213
Lighting - High Voltage	\$ 381
Lighting - Low Voltage	\$ 207
Mailbox - Maintenance	\$ 632
Marble Backing - Monument	\$ 15
Monument - Cast Aluminum Sign Maint.	\$ 63
Path & Sidewalk Maintenance	\$ 51
Roof Maintenance - Covered Arch	\$ 211
Street Lights	\$ 266
Underground Utilities	\$ 3,159
SUBTOTAL GENERAL RESERVES	\$ 8,521
TOTAL GENERAL RESERVES	\$ 8,521
PVT. STREET & GATES RESERVES (12 Units)	
Access System	\$ 244
Asphalt Sealcoat & Repairs	\$ 1,002
Gate - Wrought Iron - 15 ft Vehicle	\$ 454
Gates - Painting	\$ 236
Sensor - Infrared	\$ 169
Swing Gate Operator Motor	\$ 668
SUBTOTAL PVT. STREET & GATES RESERVES	\$ 2,773
TOTAL PVT. STREET & GATES RESERVES	\$ 2,773

Reserve Study by: NWCM Dated 6/18/10 Version #1