

BARRINGTON HEIGHTS

Association name:	Barrington Heights		
Association number:	1377		
General - Total # of Units	259	Fiscal year end:	12/31
Radcliff & Gates - Total # of Units	12		
Wellington Place - Total # of Units	5		
Beacon Hill - Total # of Units	4		
Budget year:	2017		
Budget type:	A		BUDGET APPROVED

ACCT. NO.	BUDGET ITEMS	2016 PRIOR BUDGET	2017 BUDGET PER YEAR	2017 BUDGET PER MONTH	2017 BUDGET PER UNIT PER YEAR
REVENUES					
4001	Operating Income - General	\$ 124,708	\$ 121,080	\$ 10,090	\$ 467.49
4002	Operating Income - Private Street & Gat	747	750	63	62.50
4100	Reserve Income - General	11,268	11,269	939	43.51
4101	Reserve Income - Radcliff & Gates	3,904	3,906	326	325.50
4102	Reserve Income - Wellington Place	0	700	58	140.00
4103	Reserve Income - Beacon Hill	0	700	58	175.00
TOTAL REVENUE		\$ 140,627	\$ 138,405	\$ 11,534	

GENERAL EXPENSES (259 Units)					
6003	Financial Review	\$ 1,950	\$ 1,950	\$ 163	7.53
6061	Insurance	4,345	3,569	297	13.78
6064	Website/Domain	1,050	1,200	100	4.63
6081	Licenses And Fees	50	50	4	0.19
6121	Electric	3,000	3,000	250	11.58
6161	Water	4,500	4,941	412	19.08
6341	Landscape - Contract	25,800	28,980	2,415	111.89
6342	Irrigation Repair	3,500	3,000	250	11.58
6345	Bark dust	0	2,270	189	8.76
6349	Fire Break Area Maintenance	12,000	12,000	1,000	46.33
6361	Landscape - Supplies/Extras	5,710	5,710	476	22.05
6371	Backflow Device Testing	250	350	29	1.35
6661	Common Area Maintenance/Repair	250	250	21	0.97
6664	Decorations	23,500	9,758	813	37.68
6667	Common Area Improvements	6,000	6,000	500	23.17
6683	Light Repair	250	250	21	0.97
6812	Facilities Rent	300	417	35	1.61
6821	Community Social Events	1,000	2,000	167	7.72
6859	Welcome Committee	500	500	42	1.93
6861	Professional Management	19,248	19,825	1,652	76.55
6881	Tax Preparation	225	225	19	0.87
6901	Professional Fees (Architect/Attorney)	3,000	6,500	542	25.10
6911	Printing, Postage, Special Services	7,585	7,585	632	29.29
6932	Reserve Study Update and Maint. Plan	695	750	63	2.90
SUBTOTAL GENERAL EXPENSES		\$ 124,708	\$ 121,080	\$ 10,090	\$ 467.49

GENERAL RESERVE ALLOCATION (259 Units)					
6810	Allocation To Reserves	\$ 11,268.00	\$ 11,269	\$ 939	\$ 43.51
SUBTOTAL GENERAL RESERVES		\$ 11,268.00	\$ 11,269	\$ 939	\$ 43.51

RADCLIFF & GATES EXPENSES (12 Units)					
7121	Electric	\$ 300	\$ 300	\$ 25	\$ 25.00
7221	Telephone	447	450	38	37.50
SUBTOTAL		\$ 747	\$ 750	\$ 63	\$ 62.50

RADCLIFF & GATES RESERVE ALLOCATION (12 Units)					
6810	Allocation To Reserves	\$ 3,904	\$ 3,906	\$ 326	\$ 325.50

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 Budget year: **2017**
 Budget type: **A** **BUDGET APPROVED**

ACCT. NO.	BUDGET ITEMS	2016 PRIOR BUDGET	2017 BUDGET PER YEAR	2017 BUDGET PER MONTH	2017 BUDGET PER UNIT PER YEAR
SUBTOTAL		\$ 3,904	\$ 3,906	\$ 326	\$ 325.50
WELLINGTON PLACE RESERVE ALLOCATION (5 Units)					
6810	Allocation To Reserves	\$ 0	\$ 700	\$ 58	\$ 140.00
SUBTOTAL		\$ 0	\$ 700	\$ 58	\$ 140.00
BEACON HILL RESERVE ALLOCATION (4 Units)					
6810	Allocation To Reserves	\$ 0	\$ 700	\$ 58	\$ 175.00
SUBTOTAL		\$ 0	\$ 700	\$ 58	\$ 175.00
TOTAL BUDGETED EXPENSES		\$ 140,627	\$ 138,405	\$ 11,534	\$ 1,214.00

Reserve Study -- 259 Units

ITEM	RESERVE FUNDS PER YEAR
GENERAL RESERVES (259 Units)	
Backflow Device	\$ 97
Bark Dust	\$ 0
Bench Maintenance	\$ 62
Brick mailbox Enclosure Maintenance	\$ 187
Brick Walls, Pilasters, Planters Maint.	\$ 1,602
Bridge Maintenance	\$ 208
Concrete Maintenance	\$ 311
Fence - Wrought Iron	\$ 1,621
Fence & Gates - Wrought Iron - Painting	\$ 957
Gates -Wrought Iron -Pedestrian	\$ 156
Holiday Lighting	\$ 1,137
Irrigation Controllers - Battery	\$ 31
Irrigation Controllers - Electric	\$ 280
Lighting - Brass Fixtures	\$ 274
Lighting - High Voltage	\$ 685
Lighting - Low Voltage	\$ 202
Monument - Cast Aluminum Sign Maint.	\$ 62
Monument Maintenance	\$ 29
Roof Maintenance - Covered Arch	\$ 125
Street Lights	\$ 799
Underground Utilities	\$ 2,179
Valves- Irrigation	\$ 265
SUBTOTAL GENERAL RESERVES	\$ 11,269
TOTAL GENERAL RESERVES	\$ 11,269
RADCLIFF & GATES RESERVES (12 Units)	
Asphalt Overlay	\$ 0
Access System	\$ 1,468
Asphalt Sealcoat & Repairs	\$ 723
Gate - Wrought Iron - 15 ft Vehicle	\$ 1,242
Gates - Painting	\$ 210
Sensor - Infrared	\$ 68
Swing Gate Operator Motor	\$ 195
SUBTOTAL RADCLIFF & GATES RESERVES	\$ 3,906
TOTAL RADCLIFF & GATES RESERVES	\$ 3,906
WELLINGTON PLACE RESERVES (5 Units)	
Asphalt Overlay	\$ 0
Asphalt Sealcoat	\$ 700
SUBTOTAL WELLINGTON PLACE RESERVES	\$ 700
TOTAL WELLINGTON PLACE RESERVES	\$ 700
BEACON HILL RESERVES (4 Units)	
Asphalt Overlay	\$ 0
Asphalt Sealcoat	\$ 700
SUBTOTAL BEACON HILL RESERVES	\$ 700
TOTAL BEACON HILL RESERVES	\$ 700

Reserve Study by: TMT Dated 11/22/16 Version #3

1377 Barrington Heights

2017 Annual Assessments

	General Expense	General Reserves	Private Street Expense	Private Street Reserves	Total Assessment
General Assessment	\$467.49	\$43.51	\$ -	\$0.00	\$511.00
Radcliffe Lots	\$467.49	\$43.51	\$62.50	\$325.50	\$899.00
Wellington Place Lots 27-31	\$467.49	\$43.51	\$ -	\$140.00	\$651.00
Beacon Hill Lots 2-5	\$467.49	\$43.51	\$ -	\$175.00	\$686.00