

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:	2018		
Budget type:	A		BUDGET APPROVED

ACCT. NO.	BUDGET ITEMS	2017 PRIOR BUDGET	2018 BUDGET PER YEAR	2018 BUDGET PER MONTH	2018 BUDGET PER UNIT PER YEAR
REVENUES					
4001	Operating Income - General	\$ 121,080	\$ 122,230	\$ 10,186	\$ 471.93
4002	Operating Income - Radcliff & Gates	750	750	63	62.50
4004	Operating Income - General Credit	0	(1,150)	(96)	(4.44)
4100	Reserve Income - General	11,269	11,269	939	43.51
4101	Reserve Income - Radcliff & Gates	3,906	3,927	327	327.25
4102	Reserve Income - Wellington Place	700	700	58	140.00
4103	Reserve Income - Beacon Hill	700	700	58	175.00
TOTAL REVENUE		\$ 138,405	\$ 138,426	\$ 11,536	

GENERAL EXPENSES (259 Units)					
6003	Financial Review	\$ 1,950	\$ 1,950	\$ 163	7.53
6061	Insurance	3,569	4,951	413	19.12
6064	Website/Domain	1,200	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	4,941	3,538	295	13.66
6341	Landscape - Contract	28,980	30,139	2,512	116.37
6342	Irrigation Repair	3,000	4,000	333	15.44
6345	Bark dust	2,270	2,270	189	8.76
6349	Fire Break Area Maintenance	12,000	12,000	1,000	46.33
6361	Landscape - Supplies/Extras	5,710	5,500	458	21.24
6371	Backflow Device Testing	350	300	25	1.16
6661	Common Area Maintenance/Repair	250	250	21	0.97
6664	Decorations	9,758	11,000	917	42.47
6667	Common Area Improvements	6,000	6,000	500	23.17
6683	Light Repair	250	400	33	1.54
6812	Facilities Rent	417	600	50	2.32
6821	Community Social Events	2,000	2,000	167	7.72
6859	Welcome Committee	500	500	42	1.93
6861	Professional Management	19,825	19,632	1,636	75.80
6881	Tax Preparation	225	250	21	0.97
6901	Professional Fees (Architect/Attorney)	6,500	6,500	542	25.10
6911	Printing, Postage, Special Services	7,585	5,450	454	21.04
6932	Reserve Study Update and Maint. Plan	750	750	63	2.90
SUBTOTAL GENERAL EXPENSES		\$ 121,080	\$ 122,230	\$ 10,186	\$ 471.93

GENERAL RESERVE ALLOCATION (259 Units)					
6810	Allocation To Reserves	\$ 11,269.00	\$ 11,269	\$ 939	\$ 43.51
SUBTOTAL GENERAL RESERVES		\$ 11,269.00	\$ 11,269	\$ 939	\$ 43.51

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

RADCLIFF & GATES RESERVE ALLOCATION (12 Units)					
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ACCT. NO.	BUDGET ITEMS	2017 PRIOR BUDGET	2018 BUDGET PER YEAR	2018 BUDGET PER MONTH	2018 BUDGET PER UNIT PER YEAR
6810	Allocation To Reserves	\$ 3,906	\$ 3,927	\$ 327	\$ 327.25
SUBTOTAL RADCLIFF & GATES RESI		\$ 3,906	\$ 3,927	\$ 327	\$ 327.25
WELLINGTON PLACE RESERVE ALLOCATION (5 Units)					
6810	Allocation To Reserves	\$ 700	\$ 700	\$ 58	\$ 140.00
SUBTOTAL WELLINGTON PLACE RE		\$ 700	\$ 700	\$ 58	\$ 140.00
BEACON HILL RESERVE ALLOCATION (4 Units)					
6810	Allocation To Reserves	\$ 700	\$ 700	\$ 58	\$ 175.00
SUBTOTAL BEACON HILL RESERVE		\$ 700	\$ 700	\$ 58	\$ 175.00
TOTAL BUDGETED EXPENSES		\$ 138,405	\$ 139,576	\$ 11,631	\$ 1,220.19

Reserve Study -- 259 Units

ITEM	RESERVE FUNDS PER YEAR	BOARD REVISED RESERVE FUNDS PER YEAR
GENERAL RESERVES (259 Units)		
Backflow Device	\$ 148	\$ 120
Bark Dust	\$ 0	\$ 0
Bench Maintenance	\$ 73	\$ 59
Brick mailbox Enclosure Maintenance	\$ 490	\$ 397
Brick Walls, Pilasters, Planters Maint.	\$ 701	\$ 568
Bridge Maintenance	\$ 288	\$ 233
Concrete Maintenance	\$ 385	\$ 312
Fence - Wrought Iron	\$ 217	\$ 176
Fence & Gates - Wrought Iron - Painting	\$ 1,857	\$ 1,506
Gates - Wrought Iron - Pedestrian	\$ 193	\$ 156
Holiday Lighting	\$ 2,238	\$ 1,814
Irrigation Controllers - Battery	\$ 82	\$ 66
Irrigation Controllers - Electric	\$ 409	\$ 332
Lighting - Fixtures	\$ 65	\$ 53
Lighting - High Voltage	\$ 980	\$ 795
Lighting - Low Voltage	\$ 530	\$ 430
Monument - Cast Aluminum Sign Maint.	\$ 65	\$ 53
Monument Maintenance	\$ 76	\$ 62
Roof Maintenance - Covered Arch	\$ 33	\$ 27
Street Lights	\$ 763	\$ 619
Tree Work	\$ 642	\$ 520
Underground Utilities	\$ 3,268	\$ 2,649
Valves- Irrigation	\$ 397	\$ 322
SUBTOTAL GENERAL RESERVES	\$ 13,900	\$ 11,269
TOTAL GENERAL RESERVES	\$ 13,900	\$ 11,269
RADCLIFF & GATES RESERVES (12 Units)		
Asphalt Overlay	\$ 0	\$ 0
Access System	\$ 182	\$ 182
Asphalt Sealcoat & Repairs	\$ 698	\$ 698
Concrete Maintenance	\$ 173	\$ 173
Gate - Wrought Iron - 15 ft Vehicle	\$ 1,615	\$ 1,615
Gates - Painting	\$ 325	\$ 325
Sensor - Infrared	\$ 112	\$ 112
Swing Gate Operator Motor	\$ 322	\$ 322
Underground Lines	\$ 500	\$ 500
SUBTOTAL RADCLIFF & GATES RESERVES	\$ 3,927	\$ 3,927
TOTAL RADCLIFF & GATES RESERVES	\$ 3,927	\$ 3,927
WELLINGTON PLACE RESERVES (5 Units)		
Asphalt Overlay	\$ 0	\$ 0
Asphalt Sealcoat & Repairs	\$ 145	\$ 145
Concrete Maintenance	\$ 246	\$ 246
Underground Lines	\$ 309	\$ 309
SUBTOTAL WELLINGTON PLACE RESERVES	\$ 700	\$ 700
TOTAL WELLINGTON PLACE RESERVES	\$ 700	\$ 700
BEACON HILL RESERVES (4 Units)		
Asphalt Overlay	\$ 0	\$ 0
Asphalt Sealcoat & Repairs	\$ 157	\$ 157
Concrete Maintenance	\$ 241	\$ 241
Underground Lines	\$ 302	\$ 302
SUBTOTAL BEACON HILL RESERVES	\$ 700	\$ 700

Reserve Study -- 259 Units

ITEM	RESERVE FUNDS PER YEAR	BOARD REVISED RESERVE FUNDS PER YEAR
TOTAL BEACON HILL RESERVES	\$ 700	\$ 700

Reserve Study by: TMT Dated 12/18/17 Version #1

NOTE: Reserve Allocation Revised by Board

1377 Barrington Heights

2018 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	\$327.25	\$900.75
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