

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:	2019		
Budget type:	A		BUDGET APPROVED

ACCT. NO.	BUDGET ITEMS	2018 PRIOR BUDGET	2019 BUDGET PER YEAR	2019 BUDGET PER MONTH	2019 BUDGET PER UNIT PER YEAR
REVENUES					
4001	Operating Income - General	\$ 122,230	\$ 119,927	\$ 9,994	\$ 463.04
4002	Operating Income - Radcliff & Gates	750	800	67	66.67
4100	Reserve Income - General	11,269	15,507	1,292	59.87
4101	Reserve Income - Radcliff & Gates	3,927	3,968	331	330.67
4102	Reserve Income - Wellington Place	700	700	58	140.00
4103	Reserve Income - Beacon Hill	700	700	58	175.00
TOTAL REVENUE		\$ 139,576	\$ 141,602	\$ 11,800	

GENERAL EXPENSES (259 Units)					
6003	Financial Review	\$ 1,950	\$ 1,950	\$ 163	7.53
6061	Insurance	4,951	4,390	366	16.95
6064	Website/Domain	1,200	1,200	100	4.63
6081	Licenses And Fees	50	50	4	0.19
6121	Electric	3,000	3,150	263	12.16
6161	Water	3,538	4,300	358	16.60
6341	Landscape - Contract	30,139	33,543	2,795	129.51
6342	Irrigation Repair	4,000	4,000	333	15.44
6345	Bark dust	2,270	0	0	0.00
6349	Fire Break Area Maintenance	12,000	5,000	417	19.31
6361	Landscape - Supplies/Extras	5,500	5,700	475	22.01
6371	Backflow Device Testing	300	300	25	1.16
6661	Common Area Maintenance/Repair	250	250	21	0.97
6664	Decorations	11,000	9,725	810	37.55
6667	Common Area Improvements	6,000	6,000	500	23.17
6683	Light Repair	400	495	41	1.91
6812	Facilities Rent	600	600	50	2.32
6821	Community Social Events	2,000	2,000	167	7.72
6859	Welcome Committee	500	950	79	3.67
6861	Professional Management	19,632	21,324	1,777	82.33
6881	Tax Preparation	250	250	21	0.97
6901	Professional Fees (Architect/Attorney)	6,500	6,500	542	25.10
6911	Printing, Postage, Special Services	5,450	5,500	458	21.24
6932	Reserve Study Update and Maint. Plan	750	750	63	2.90
6981	Bad Debt	0	2,000	167	7.72
SUBTOTAL GENERAL EXPENSES		\$ 122,230	\$ 119,927	\$ 9,994	\$ 463.04

GENERAL RESERVE ALLOCATION (259 Units)					
6810	Allocation To Reserves	\$ 11,269	\$ 15,507	\$ 1,292	\$ 59.87
SUBTOTAL GENERAL RESERVES		\$ 11,269	\$ 15,507	\$ 1,292	\$ 59.87

RADCLIFF & GATES EXPENSES (12 Units)					
7121	Electric	\$ 300	\$ 300	\$ 25	\$ 25.00
7221	Telephone	450	500	42	41.67
SUBTOTAL RADCLIFF & GATES EXPI		\$ 750	\$ 800	\$ 67	\$ 66.67

RADCLIFF & GATES RESERVE ALLOCATION (12 Units)					
6810	Allocation To Reserves	\$ 3,927	\$ 3,968	\$ 331	\$ 330.67

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ACCT. NO.	BUDGET ITEMS	2018 PRIOR BUDGET	2019 BUDGET PER YEAR	2019 BUDGET PER MONTH	2019 BUDGET PER UNIT PER YEAR
SUBTOTAL RADCLIFF & GATES RESI					
		\$ 3,927	\$ 3,968	\$ 331	\$ 330.67
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					
		\$ 139,576	\$ 141,602	\$ 11,800	\$ 1,235.24

1377 -- Barrington Heights

Reserve Study -- 259 Units

ITEM	RESERVE FUNDS PER YEAR	BOARD REVISED RESERVE FUNDS PER YEAR
GENERAL RESERVES (259 Units)		
Backflow Device	\$ 201	\$ 151
Bark Dust	\$ 0	\$ 0
Bench Maintenance	\$ 89	\$ 67
Brick Mailbox Rebuild	\$ 3,785	\$ 2,851
Brick Walls, Pilasters, Planters Maint.	\$ 999	\$ 752
Bridge Maintenance	\$ 400	\$ 301
Concrete Maintenance	\$ 471	\$ 355
Fence - Wrought Iron	\$ 2,273	\$ 1,712
Fence & Gates - Wrought Iron - Painting	\$ 664	\$ 500
Gates -Wrought Iron -Pedestrian	\$ 238	\$ 179
Holiday Lighting	\$ 3,544	\$ 2,669
Irrigation Controllers - Battery	\$ 146	\$ 110
Irrigation Controllers - Electric	\$ 485	\$ 365
Lighting - Fixtures	\$ 116	\$ 87
Lighting - High Voltage	\$ 1,262	\$ 951
Lighting - Low Voltage	\$ 945	\$ 712
Monument - Cast Aluminum Sign Maint.	\$ 91	\$ 69
Monument Maintenance	\$ 136	\$ 102
Roof Maintenance - Covered Arch	\$ 78	\$ 59
Street Lights	\$ 981	\$ 739
Tree Work	\$ 970	\$ 731
Underground Utilities	\$ 2,183	\$ 1,644
Valves- Irrigation	\$ 531	\$ 400
SUBTOTAL GENERAL RESERVES	\$ 20,588	\$ 15,507
TOTAL GENERAL RESERVES	\$ 20,588	\$ 15,507
RADCLIFF & GATES RESERVES (12 Units)		
Asphalt Overlay	\$ 1,814	\$ 1,814
Access System	\$ 196	\$ 196
Asphalt Sealcoat & Repairs	\$ 157	\$ 157
Concrete Maintenance	\$ 112	\$ 112
Gate - Wrought Iron - 15 ft Vehicle	\$ 910	\$ 910
Gates - Painting	\$ 210	\$ 210
Sensor - Infrared	\$ 75	\$ 75
Swing Gate Operator Motor	\$ 216	\$ 216
Underground Lines	\$ 278	\$ 278
SUBTOTAL RADCLIFF & GATES RESERVES	\$ 3,968	\$ 3,968
TOTAL RADCLIFF & GATES RESERVES	\$ 3,968	\$ 3,968
WELLINGTON PLACE RESERVES (5 Units)		
Asphalt Overlay	\$ 0	\$ 0
Asphalt Sealcoat & Repairs	\$ 135	\$ 135
Concrete Maintenance	\$ 251	\$ 251
Underground Lines	\$ 314	\$ 314
SUBTOTAL WELLINGTON PLACE RESERVES	\$ 700	\$ 700
TOTAL WELLINGTON PLACE RESERVES	\$ 700	\$ 700
BEACON HILL RESERVES (4 Units)		
Asphalt Overlay	\$ 0	\$ 0
Asphalt Sealcoat & Repairs	\$ 164	\$ 164
Concrete Maintenance	\$ 238	\$ 238
Underground Lines	\$ 298	\$ 298
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 10/10/18 Version #2

NOTE: Reserve Allocation Revised by Board

1377 Barrington Heights

2019 Annual Assessments

	General Expense	General Reserves	Private Street Expense	Private Street Reserves	Total Assessment
General Assessment	\$466.13	\$59.87	\$ -	\$0.00	\$526.00
Radcliffe Lots	\$466.13	\$59.87	\$66.67	\$330.67	\$923.33
Wellington Place Lots 27-31	\$466.13	\$59.87	\$ -	\$140.00	\$666.00
Beacon Hill Lots 2-5	\$466.13	\$59.87	\$ -	\$175.00	\$701.00

* Proposed Additional Reserve allocation from Operating of \$5,081 to bring recommended general reserve allocation down to \$15,507 to make the general assessment increase \$15 per lot. Additional assessments for private streets are assessed according to their individual reserve studies.