

Total Units : 0  
GL Account Jan-2020 Feb-2020 Mar-2020 Apr-2020 May-2020 Jun-2020 Jul-2020 Aug-2020 Sep-2020 Oct-2020 Nov-2020 Dec-2020 Total

INCOME																			
Rental Income																			

50200 - Home Owners Association Dues	9,840	9,840	9,840	9,840	9,840	9,840	9,840	9,840	9,840	9,840	9,840	9,840	9,840	9,840	9,840	9,840	9,840	9,840	9,840	118,080	
Home Owners Association Dues	9,840	9,840	9,840	9,840	9,840	9,840	9,840	9,840	9,840	9,840	9,840	9,840	9,840	9,840	9,840	9,840	9,840	9,840	9,840	9,840	118,080
2020 Budget																					118,080

Comments  
2020 HOA Dues increase from \$175 to \$205

Rental Income	9,840	9,840	9,840	9,840	9,840	9,840	9,840	9,840	9,840	9,840	9,840	9,840	9,840	9,840	9,840	9,840	9,840	9,840	9,840	9,840	118,080
Other Income																					

56000 - Laundry Income	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	3,600
Laundry Income	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	3,600
2020 Budget																					3,600

Comments  
Current year average

Other Income	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	3,600
TOTAL INCOME	10,140	10,140	10,140	10,140	10,140	10,140	10,140	10,140	10,140	10,140	10,140	10,140	10,140	10,140	10,140	10,140	10,140	10,140	10,140	10,140	121,680

EXPENSE																					
Administrative Expenses																					

63110 - Office Supplies	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	48
Office Supplies	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	48
2020 Budget																					48

Comments

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Total Units : 0  
GL Account Jan-2020 Feb-2020 Mar-2020 Apr-2020 May-2020 Jun-2020 Jul-2020 Aug-2020 Sep-2020 Oct-2020 Nov-2020 Dec-2020 Total  
Based off of 2018 & 2019 Actual, times 3% increase

63410 - Collection Expense	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	204
Collection Expense	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	204
2020 Budget	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	204

Comments  
Estimation from 2019

63900 - Audit/Accounting Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	391
Audit/Accounting Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	391
2020 Budget	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	391

Comments  
3% of 2018 tax return for HOA recorded in 2019

63700 - Cable/Internet Expense	63	63	63	63	63	63	63	63	63	63	63	63	63	63	63	63	63	63	63	63	756
Cable/Internet Expense	63	63	63	63	63	63	63	63	63	63	63	63	63	63	63	63	63	63	63	63	756
2020 Budget	63	63	63	63	63	63	63	63	63	63	63	63	63	63	63	63	63	63	63	63	756

Comments  
Based off of 2018 Actual, x 6% increase due to being anticipated budget for 2 years later than 2018

63900 - Misc Administrative Expense	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38	456
Misc Administrative Expense	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38	456
2020 Budget	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38	456

Comments  
Based on an average of 2018 - 2019 budget, due to large difference between 2019 & 2019 x 3% increase

64200 - Data Processing	121	121	121	121	121	121	121	121	121	121	121	121	121	121	121	121	121	121	121	121	1,452
Data Processing	121	121	121	121	121	121	121	121	121	121	121	121	121	121	121	121	121	121	121	121	1,452
2020 Budget	121	121	121	121	121	121	121	121	121	121	121	121	121	121	121	121	121	121	121	121	1,452

Comments  
Based off of Actual for 2019 x 3% increase



Total Units : 0

GL Account	Jan-2020	Feb-2020	Mar-2020	Apr-2020	May-2020	Jun-2020	Jul-2020	Aug-2020	Sep-2020	Oct-2020	Nov-2020	Dec-2020	Total
2020 Budget	292	292	292	292	292	292	292	292	292	292	292	292	3,504
Comments													
based on last year's on quarterly pest control services													

64700 - Garbage & Trash Removal	875	875	875	875	875	875	875	875	875	875	875	875	10,500
Garbage & Trash Removal	875	875	875	875	875	875	875	875	875	875	875	875	10,500
2020 Budget													
Comments													
3% increase over last year													

64710 - Snow Removal	1,250	1,250	1,250	1,250	0	0	0	0	0	0	1,250	1,250	7,500
Snow Removal	1,250	1,250	1,250	1,250	0	0	0	0	0	0	1,250	1,250	7,500
2020 Budget													
Comments													
average over last 3 years													

64550 - Security	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Security	500	500	500	500	500	500	500	500	500	500	500	500	6,000
2020 Budget													
Comments													
Based on an average of past history, but added in cost of adding exterior cameras at \$1000													
Value inspection performed by Ahsam is done every 5 years at \$2100, but was last done in 2018, so will not need done again until 2023													

65100 - Pool Maintenance & Supplies	0	0	0	667	667	667	667	667	667	667	0	0	4,002
Pool Maintenance & Supplies	0	0	0	667	667	667	667	667	667	667	0	0	4,002
2020 Budget													
Comments													
3% increase over 2018													

65220 - Grounds Contract	0	0	0	865	865	865	865	865	865	865	0	0	5,190
Grounds Contract	0	0	0	865	865	865	865	865	865	865	0	0	5,190
2020 Budget													
Comments													
Presented by RealPage, Inc., RealPage Budgeting and Forecasting													

GL Account	Jan-2020	Feb-2020	Mar-2020	Apr-2020	May-2020	Jun-2020	Jul-2020	Aug-2020	Sep-2020	Oct-2020	Nov-2020	Dec-2020	Total
65410 - Repair Materials	192	192	192	192	192	192	192	192	192	192	192	192	2,304
2020 Budget	192	192	192	192	192	192	192	192	192	192	192	192	2,304
Comments	Projected 3% increase over last year												
2020 Budget	0	0	0	855	855	855	855	855	855	0	0	0	5,190

GL Account	Jan-2020	Feb-2020	Mar-2020	Apr-2020	May-2020	Jun-2020	Jul-2020	Aug-2020	Sep-2020	Oct-2020	Nov-2020	Dec-2020	Total
65400 - Repair Contracts	451	451	451	451	451	451	451	451	451	451	451	451	5,412
2020 Budget	451	451	451	451	451	451	451	451	451	451	451	451	5,412
Comments	Average over last two years												

GL Account	Jan-2020	Feb-2020	Mar-2020	Apr-2020	May-2020	Jun-2020	Jul-2020	Aug-2020	Sep-2020	Oct-2020	Nov-2020	Dec-2020	Total
Maintenance & Repairs	4,015	4,015	4,015	5,527	4,297	4,297	4,297	4,297	4,297	2,755	4,015	4,015	48,872
Comments	3% increase over last year's average												

GL Account	Jan-2020	Feb-2020	Mar-2020	Apr-2020	May-2020	Jun-2020	Jul-2020	Aug-2020	Sep-2020	Oct-2020	Nov-2020	Dec-2020	Total
82100 - Advertising	19	19	19	19	19	19	19	19	19	19	19	19	228
2020 Budget	19	19	19	19	19	19	19	19	19	19	19	19	228
Comments	Based on actual x 3% increase												

GL Account	Jan-2020	Feb-2020	Mar-2020	Apr-2020	May-2020	Jun-2020	Jul-2020	Aug-2020	Sep-2020	Oct-2020	Nov-2020	Dec-2020	Total
82900 - Misc Renting Expense	16	16	16	16	16	16	16	16	16	16	16	16	192
2020 Budget	16	16	16	16	16	16	16	16	16	16	16	16	192
Comments	Based off of Actual Average for 2019 & 2019 x 3% increase												

Total Units : 0	Jan-2020	Feb-2020	Mar-2020	Apr-2020	May-2020	Jun-2020	Jul-2020	Aug-2020	Sep-2020	Oct-2020	Nov-2020	Dec-2020	Total
Oil Account	35	35	35	35	35	35	35	35	35	35	35	35	420
Marketing Expenses													
Taxes & Insurance													

71200 - Insurance	1,407	1,407	1,408	1,407	1,407	1,408	1,407	1,407	1,408	1,407	1,407	1,408	16,880
Insurance	1,407	1,407	1,408	1,407	1,407	1,408	1,407	1,407	1,408	1,407	1,407	1,408	16,880
2020 Budget													
Comments	3% increase of 2019 monthly average installment payment												
Taxes & Insurance	1,407	1,407	1,408	1,407	1,407	1,408	1,407	1,407	1,408	1,407	1,407	1,408	16,880
Utilities													

64500 - Electric	786	786	786	786	788	788	788	788	786	786	786	786	9,432
Electric	786	786	786	786	788	788	788	788	786	786	786	786	9,432
2020 Budget													
Comments	Based off of 2019 Actual x 3% increase												

64501 - Electric - Vacant/Rehab	10	10	10	10	10	10	10	10	10	10	10	10	120
Electric - Vacant/Rehab	10	10	10	10	10	10	10	10	10	10	10	10	120
2020 Budget													
Comments	Based off of 2019 Actual x 3% increase												

64510 - Water / Sewer	2,130	2,130	2,130	2,130	2,130	2,130	2,130	2,130	2,130	2,130	2,130	2,130	25,560
Water / Sewer	2,130	2,130	2,130	2,130	2,130	2,130	2,130	2,130	2,130	2,130	2,130	2,130	25,560
2020 Budget													
Comments	Based off of an average of actual for 2018 & 2019 x 3% increase												

Account by Account  
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Newbury Management Comp  
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For the Budget Year Beginning January 2020

	Jan-2020	Feb-2020	Mar-2020	Apr-2020	May-2020	Jun-2020	Jul-2020	Aug-2020	Sep-2020	Oct-2020	Nov-2020	Dec-2020	Total
Total Units : 0													
G/L Account													
64520 - Gas	473	473	473	473	473	473	473	473	473	473	473	473	5,676
Gas	473	473	473	473	473	473	473	473	473	473	473	473	5,676
2020 Budget													
Comments													
Based off of 2019 Actual x 3% increase													
Utilities	3,399	3,399	3,399	3,399	3,399	3,399	3,399	3,399	3,399	3,399	3,399	3,399	40,788
TOTAL EXPENSE	9,702	9,702	9,701	11,625	9,984	9,983	9,984	9,984	9,983	8,452	9,702	9,701	118,503
NET INCOME	438	438	439	-1,485	156	157	156	156	157	-1,888	438	439	3,177

