



(914) 631-4400      301 Martling Avenue  
(914) 631-4508 FAX      Tarrytown, NY 10591

To: All Edgemont Unit Owners

Subject: 2016 – 2017 Common Charges (Operating & Capital Budgets)

On Tuesday November 15th 2016, the Finance Committee presented the 2016 – 2017 budget on our annual Budget Meeting.

The Board of Managers has approved and authorized the following:

There will be no increase of Common Charges this year.

This is effective as of December 1st, 2016.

Thank You and Happy Holidays!

Board of Managers

[www.edgemontcondo.com](http://www.edgemontcondo.com)

December 6, 2016

0510 - EDGEMONT AT TARRYTOWN CONDOMIN

	9 MONTHS ACTUAL	4th QUARTER ESTIMATE	FULL YEAR ESTIMATE	2016-2017 BUDGET	2015-2016 BUDGET
1299 TOTAL PAYROLL BUDGET	309,053	91,842	400,895	401,492 (1)	410,171
2008 ACCOUNTING FEES	6,021	1,600	7,621	7,600	6,600
2010 MANAGEMENT FEES	24,939	8,371	33,310	33,623 (2)	33,324
2011 LEGAL FEES	4,125	1,275	5,400	7,000 (3)	7,000
2013 ENGINEERING FEES	0	6,000	6,000	2,500	2,500
2017 OFFICE EXPENSE	7,399	2,466	9,865	9,900 (4)	10,500
2030 SOCIAL EVENTS EXPENSE	3,630	300	3,930	5,000 (5)	4,000
2033 WELCOMING COMMITTEE	399	250	649	800	800
2034 EMPLOYEE PROGRAMS	450	0	450	700	700
TOTAL ADMINISTRATIVE	46,963	20,262	67,225	67,123	65,424
3001 REPAIRS & MAINTENANCE	66,159	4,000	69,159	25,000	22,000
3008 LANDSCAPING	45,795	18,000	63,795	64,000 (6)	63,000
3010 PERMITS	555	275	830	900	900
3012 PLUMBING REPAIRS	344	10,000	10,344	8,500	4,500
3013 SIGNS/NAMES/PLATES	8,368	300	8,668	5,200	10,000
3017 BUILDING & MECHANICAL EQUIPMENT	440	2,000	2,440	2,500	2,500
3018 ROAD MAINTENANCE	3,500	4,500	8,000	10,000	8,000
3021 ELECTRICAL REPAIRS	8,690	1,000	9,690	10,000	10,000
3023 LUMBER SUPPLIES	5,429	2,000	7,429	8,000	8,000
3025 PAINT SUPPLIES	1,705	200	1,905	2,000	2,000
3027 SAND/SALT/CALCIUM	4,315	0	4,315	8,000	11,000
3030 CLUBHOUSE EXPENSES	6,803	2,200	9,003	10,000	10,000
3031 SPRINKLER	763	1,000	1,763	2,200	2,200
3046 AUTO REPAIRS	1,259	1,000	2,259	3,500	3,500
3062 CLEANING SERVICE	4,107	800	4,907	5,000	5,000
3063 TENNIS CT. MAINTENANCE & SUPPLIES	263	700	963	1,000	1,000
3093 SEWER & DRAIN SERVICE CONTRACT	6,995	1,900	8,895	4,000	4,000
3105 TREE REMOVAL	268	3,500	3,768	7,000	7,000
3111 TREE CARE	24,563	1,000	25,563	25,000	25,000

**0510 - EDGEMONT AT TARRYTOWN CONDOMIN**

	9 MONTHS ACTUAL	4th QUARTER ESTIMATE	FULL YEAR ESTIMATE	2016-2017 BUDGET	2015-2016 BUDGET
3112 LAWN FERTILIZATION	6,378	3,000	9,378	10,700	10,700
3130 SUPPLIES	13,596	1,500	15,096	13,500	13,000
3140 SNOW REMOVAL	7,173	1,800	8,973	19,024	15,000
3150 SWIMMING POOL MAINTENANCE	5,267	3,500	8,767	7,500	7,500
3160 SWIMMING POOL SUPPLIES	3,116	750	3,866	2,500	2,400
3174 FIRE EXTINGUISHING EQUIPMENT REPAIR	1,208	0	1,208	1,400	1,200
3189 EXTERMINATING CONTRACT	2,035	500	2,535	2,800	2,800
3236 WINDOW REPAIRS	4,021	800	4,821	6,000	8,000
3405 TRAPPER	510	400	910	1,000	1,000
3410 TERMITE TREATMENT	0	0	0	3,000	3,000
3412 TERMITE CONTRACT	816	6,000	6,816	7,100	7,100
3425 LANDSCAPE EXTRAS	7,363	1,000	8,363	9,000	9,000
3440 UNIFORM EXPENSE	2,296	500	2,796	2,500	2,500
3445 GASOLINE/OIL	3,210	1,200	4,410	7,000	8,000
3451 SECURITY	240	240	480	600	1,200
3455 WEBSITE	423	500	923	3,500	3,500
<b>TOTAL PROPERTY MAINTENANCE</b>	<b>246,973</b>	<b>76,065</b>	<b>323,038</b>	<b>298,924</b>	<b>295,500</b>
6004 CORPORATE TAX	0	960	960	1,300	1,250
6012 INSURANCE	131,590	27,692	159,282	163,258 (7)	155,850
6013 WORKERS COMPENSATION	16,324	4,599	20,923	18,794 (8)	17,000
6014 OTHER GENERAL EXPENSES	2,176	800	2,976	3,000	3,000
6019 REAL ESTATE TAX	354	157	511	521	517
6044 WATER CHARGES	57,277	22,000	79,277	84,100 (9)	81,000
6120 GAS & ELECTRIC	32,994	10,998	43,992	46,700 (10)	55,600
6123 TELEPHONE	1,569	527	2,096	2,200 (11)	2,100
<b>TOTAL GENERAL EXPENSES</b>	<b>242,284</b>	<b>67,733</b>	<b>310,017</b>	<b>319,873</b>	<b>316,317</b>
<b>TOTAL BUDGETED EXPENSES</b>	<b>845,273</b>	<b>255,902</b>	<b>1,101,175</b>	<b>1,087,412</b>	<b>1,087,412</b>

**EDGEMONT MAJOR MAINTENANCE REPAIRS BUDGET 2016-2017**

7300 CONTINGENCY	28,700
7311 WALKWAY REPAIRS	10,000
7315 STONEWALLS - RETAINING	20,000
7325 CLUBHOUSE	20,000
7335 DRIVEWAY PAVING/SEALING	25,000
7337 LIGHTING	7,500
7340 RECREATIONAL FACILITIES	7,000
7350 DECKS	17,000
7355 STEPS	25,000
7362 ROOF/GUTTER REPAIRS	215,000
7365 STAINING/SIDING	5,000
7380 VEHICLE	6,000
<b>TOTAL CAPITAL EXPENSES</b>	<b>386,200</b>