



November 22, 2022

Dear Homeowner,

Enclosed is a copy of the approved 2023 budget for Estates I at Newtown Grant Homeowners Association. This budget includes an increase of \$5.00 per home per quarter. These changes are due to an increase in the Master Association fee.

**The Estates 1 association fee for 2023 will be \$155.00 per quarter.**

The lockbox payment address remains the same.

**Estates 1  
c/o First Service Residential  
PO Box 30465  
Tampa, FL 33630**

If you receive a quarterly bill statement via the U.S. mail, you will receive your next statement in December for your payment due January 1, 2023. If you pay through your bank, please update your bank payment information with the new amount and confirm the payment address (above). If you are enrolled in the click pay program, no action is needed on your part.

*Additionally, the Estates I cluster association board has updated the **Environmental Review Board Guidelines**. An updated copy of the ERB Guidelines can be found on the Newtown Grant website: <https://www.newtowngrant.org/estates-i>. As a friendly reminder, any exterior structural work (replacement or new installation) requires an ERB Request Form to be submitted for approval by the Estates I board prior to work commencing. In addition to the ERB Request Form, a copy of your contractors Certificate of Insurance (COI) is required listing you, the homeowner as the certificate holder while also listing Estates I and First Service Residential as additionally insured.*

Please contact management with any questions you may have.

Sincerely,

Rob DeGeorge  
Community Manager on behalf of the Board of Directors  
Enclosures: 2023 Estates I budget

c/o FIRSTSERVICE RESIDENTIAL  
21 CHRISTOPHER WAY  
EATONTOWN NJ 07724

ACCOUNT DESCRIPTION		2022 BUDGET	2023 BUDGET	COMPARISON 2022 TO 2023
OPERATING INCOME				
60200	ASSOCIATION FEES	\$52,800	\$54,560	\$1,760
64000	LATE FEE INCOME	\$0	\$0	\$0
64075	CCS COLLECTIONS	\$0	\$0	\$0
64200	FINE FEES	\$0	\$0	\$0
64300	NSF CHARGES	\$0	\$0	\$0
68005	OPERATING INTEREST	\$0	\$0	\$0
68010	RESERVE ACCOUNT INTEREST	\$200	\$200	\$0
69000	CONTRIBUTION TO CAPITAL	\$750	\$600	(\$150)
	GROSS OPERATING INCOME	\$53,750	\$55,360	\$1,610
OPERATING EXPENSE				
GROUNDS MAINTENANCE				
74150	GROUNDS MAINTENANCE-ANNUAL	\$8,400	\$8,900	(\$500)
74302	SNOW REMOVAL	\$3,000	\$2,800	\$200
74591	GROUNDS OTHER	\$2,500	\$2,700	(\$200)
	TOTAL GROUNDS MAINTENAN	\$13,900	\$14,400	(\$500)
TAXES & INSURANCE				
77515	INSURANCE	\$2,900	\$2,960	(\$60)
	TOTAL TAXES & INSURANCE	\$2,900	\$2,960	(\$60)
GENERAL & ADMINISTRATIVE				
78105	OFFICE EXPENSE	\$950	\$950	\$0
	TOTAL GENERAL & ADMINIS	\$950	\$950	\$0
PROFESSIONAL SERVICES				
81100	MANAGEMENT FEES	\$5,400	\$5,616	(\$216)
81150	DUE TO MASTER ASSOC.	\$26,400	\$28,512	(\$2,112)
81498	LEGAL & ACCOUNTING	\$1,200	\$1,300	(\$100)
	TOTAL PROFESSIONAL SERV	\$33,000	\$35,428	(\$2,428)
	TOTAL OPERATING EXPENSE	\$50,750	\$53,738	(\$2,988)
RESERVES & DEFERRED MAINTENANCE				
88001	RESERVE CAPITAL IMPROVE	\$2,000	\$600	\$1,400
88001	RESERVE FUNDING	\$800	\$822	(\$22)
88001	RESERVE INTEREST	\$200	\$200	\$0
	TOTAL RESERVES & DEFERR	\$3,000	\$1,622	\$1,378
	TOTAL OPERATING, RESERV	\$53,750	\$55,360	(\$1,610)
	NET INCOME / (LOSS)	\$0	\$0	\$0