



# Doverbrook Estates

Condominiums  
at Westover

50 Doverbrook Rd., Chicopee, MA 01022 (413) 593-5515

November 10, 2023

TO: Doverbrook Estates – All Unit Owners  
FR: Board of Trustees  
RE: Fiscal Year 2024 Operating Budget

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Enclosed you will find a copy of the fiscal year 2024 operating budget for Doverbrook Estates.

As nationwide inflation appears to be here to stay, at least for the foreseeable future, the Board wrestled with rising costs of materials and services while also understanding that unit owners also have to account for recent higher costs of living.

To ensure that the property continues to be maintained as well as trying their best to account for the new recommendations contained within the updated engineered Reserve Study for Capital Repairs & Replacements, the Board ultimately settled on a 3.5% increase in monthly common fees for FY 2024.

**The new fee schedule for Fiscal Year 2024:**

Unit Type	Monthly Fee
Beckett	\$380.17
Hampden	\$313.48
Blandford	\$332.53
Lenox	\$313.48
Leverette	\$370.65
Huntington I	\$252.57
Huntington II	\$274.05
Southwick	\$273.44

Unit owners are invited to write to the Board if they have any questions or comments regarding the budget and are welcome to attend the Board of Trustees' meeting on **November 21, 2023 starting promptly at 5:00 PM at the Community Center.**

Coupon books will once again arrive at your homes prior to the end of the year.

Thank you for your continued support of the Association.

# Doverbrook Estates Condominium Trust

## 2024 Operating Budget

INCOME		G.L. Acct #	2023 Approved Budget	Projected 2023	2024 Budget
1	Interest Income	42200-010	450	450	450
2	Monthly Common Charges	45000-010	1,968,524	1,968,524	2,037,332
3	NSF & Late Charges	44000-210	4,400	6,800.00	5,000
	Insurance Claim	0	0	-	0
4	Clubhouse Rental	44000-170	2600	3,150	3000
5	Garage Rental	44000-100	2,900	2,900	2,900
6	Leasing Fees	44000-110	1,000	1,000	1,000
7	Pool Pass	44000-190	400	-	200
8	Recreation Revenue	44000-130	550	375	350
9	6D Certificate Income	44000-140	3,000	2,200	2,500
10	Legal Fee Reimbursement	44000-070	reimbursement of legal fees		
<b>TOTAL INCOME</b>			<b>1,983,824</b>	<b>1,985,399</b>	<b>2,052,732</b>
11	Insurance - Property Package	56000-100	268,000	273,000	287,000
12	Insurance - Group	56000-040	9,000	9,200	9,500
13	Insurance - Workmens Comp	56000-090	2,200	1467	2,000
	Insurance Loss	0	0	0	0
14	Landscape - Contract	58000-050	215,000	220,300	225,000
15	Mulch / Grounds / Shrubs	58000-110	8,474	7,500	7,500
16	Overseeding	58000-170	5,000	5,000	5,000
17	Fertilization	58000-030	34,000	36,500	36,000
18	Tree Maintenance	58000-020	25,000	17,000	22,000
19	Snow Removal	58100-010	220,000	220,000	220,000
20	Dues & Subscriptions	59000-035	150	100	100
21	Recreation	59000-125	300	350	300
22	Travel Reimbursement	59000-130	50	50	50
23	Office Expense	59600-090	12,500	13,500	14,000
24	Payroll Service Expense	59600-180	2200	2,500	2500
25	Postage & Communications	59600-130	2,800	2,500	2,500
26	Newsletter	59600-160	600	1,000	1,200
27	Management Fees	59400-010	146,500	146,500	150,838
28	Accounting Expense	59500-010	4,000	7,700	4,500
29	Legal Fees - Collections	59500-060	5,000	5,000	5,000
30	Legal Fees - Opinion	59500-066	2,000	1,000	2,500
31	Maintenance - General	58200-010	20,000	29,256	25,000
32	Maintenance - Electrical	58200-050	1400	1,000	1500
33	Maintenance - Gutters	58200-035	15,000	11,500	12,000
34	Maintenance - Plumbing	58200-170	15,000	20,100	15,000
35	Maintenance - Roofs	58200-190	12,300	10,200	10,000
36	Maintenance - Sewer Lines	58200-200	3,000	2,000	3,000
37	Maintenance - Painting	58200-150	500	500	500
38	Swimming Pool Maintenance	58200-400	2,400	2,200	2,500
39	Swimming Pool Supplies	58200-410	2,250	4,000	3,000
40	Exterminating	58300-010	2,000	2,590	2,000

## Doverbrook Estates Condominium Trust

### 2024 Operating Budget

41	Janitorial & Cleaning Supplies	58200-380	300	450	404
42	Vehicle - Fuel, Maint, Insurance	50500-060	3,000	4,050	3,500
43	Salaries & Wages	60500-120	107,400	108,000	117,340
44	Employer Payroll Taxes	60700-025	6,200	8,000	7,500
45	Income Tax Expense	61000-100	1,800	500	500
46	Real Estate Taxes		0	0	0
47	Electricity	63000-110	6,500	7,800	7,500
48	Gas Expense	63000-210	5,000	5,000	5,000
49	Water & Sewer Expense	63000-410	150,000	150,000	150,000
50	Telephone Expense	63000-510	6,000	6,000	6,000
			<b>1,322,824</b>	<b>1,343,313</b>	<b>1,369,732</b>
<b>EXPENSES</b>					
51	Reserve Transfer	90000-000	661,000	661,000	683,000
	<b>TOTAL TRANSFERS</b>		<b>661,000</b>	<b>661,000</b>	<b>683,000</b>
	<b>TOTAL EXPENSES</b>		<b>1,983,824</b>	<b>2,004,313</b>	<b>2,052,732</b>
<b>NET /SURPLUS/SHORTAGE</b>			<b>0</b>	<b>(18,914)</b>	<b>0</b>