



Oronoque Village Condominium Association

Oronoque Village Tax District

2023-2024 Proposed Budget





May 1, 2023

Dear Residents,

The following pages are the Board-approved budgets for the 2023-2024 fiscal year as well as the schedule of monthly common charges and the Tax District mill rate.

The proposed budgets call for a 3.22% increase for Oronoque Village Condominium Association, Inc. (OVCA) and a 7.33% increase for Oronoque Village Tax District (OVTD) for a combined increase of 4.39%.

Below are the expenses that were the major contributing factors in this year's increase:

- **Salary increases** - which are essential – the cost of living is the highest it's ever been in the state of Connecticut --  
- retention and high morale are an absolute necessity while we tread through these times.
- **Subcontracted labor** - we are increasing services with subcontracted labor for routine grounds maintenance. Subcontracted labor has reduced the amount of time it takes for grass trimming from 5 to 7 days, down to 2 to 3 days, and it will help expedite leaf removal. (Subsidized labor also eliminates the need to hire seasonal workers)
- **Insurance** - premiums are expected to increase 10% because of nationwide losses.
- **Program Maintenance** - this year includes an increased number of units from 75 units to 80 units. We started an 11-year cycle in July 2014. We currently have 160 units remaining on this 11-year cycle. With the planned 80 units in 2023-2024 and another 80 units in 2024-2025 we can complete this cycle. This will allow us to explore other options come 2025-2026, such as accelerating the application of a second coat of paint to extend the life of the siding on the units, introducing new synthetic materials or making some alternate exterior changes.
- **Cable** - Our current cable contract commenced on December 1, 2020, and expires December 1, 2026. The contract stipulated no increase for the first two years and a 4% annual increase for the remainder years.

Other components of the budget increases are for community enhancements such as:

- Utilizing a Professional Employer Organization (PEO) to assume the HR responsibilities, while reducing the associations' liability and allowing for potential employee benefit cost savings to the community.
- The access control system: This system will increase the security of the clubhouses and provide a system that may afford future cost-savings, in either utility or labor costs by offering off-site/ real-time monitoring.

There will be a general overview of the budget for all residents on Tuesday, May 9<sup>th</sup>, at 4 p.m. at NCB. During this meeting we will cover any questions or concerns residents may have.

The OVCA Budget Rejection Vote will be held on Thursday, May 11<sup>th</sup>, at 6 p.m. in the North Clubhouse.

The OVTD Annual Meeting and Taxpayer Vote on the Budget will be held Tuesday, May 23<sup>rd</sup>, 5-8 p.m. in the North Clubhouse.

*Mark Rhatigan*  
Executive Director



**ORONOQUE VILLAGE OVCA BUDGET FISCAL YEAR 2023-2024**

DESCRIPTION	2022-2023 BUDGETS	2022-2023 PROJECTED YEAR END	VARIANCE	FOOTNOTE	2023-2024 BUDGETS	VARIANCE FROM 2022-2023		
						SHARED % ALLOC.	UP/DOWN	Percent UP/ -DOWN
<b>REVENUES</b>								
COMMON CHARGES BILLED	5,409,326	5,409,773	447		5,583,490		174,164	3.22%
INTEREST INCOME	7,500	7,000	(500)		10,000		2,500	33.33%
OTHER INCOME	15,000	26,500	11,500		26,500		11,500	76.67%
COMMUNICATION INCOME	21,864	21,500	364		21,739		(125)	-0.57%
SURPLUS (DEFICIT)	40,000	40,000	0	( E)			(40,000)	-100.00%
<b>TOTAL REVENUE</b>	<b>5,493,690</b>	<b>5,504,773</b>	<b>11,811</b>		<b>5,641,729</b>		<b>148,039</b>	<b>2.69%</b>
<b>EXPENSES</b>								
PAYROLL	1,141,652	1,128,000	13,652		1,149,937	58/42	8,286	0.73%
PAYROLL TAXES	99,783	93,600	6,183		94,339	58/42	(5,444)	-5.46%
HEALTH CARE INSURANCE	116,693	123,000	(6,307)		132,480	58/42	15,787	13.53%
WORKERS' COMP	27,461	27,600	(139)		31,188	58/42	3,727	13.57%
RETIREMENT FUND	39,397	31,500	7,897		32,787	58/42	(6,610)	-16.78%
SUBCONTRACTED LABOR	58,002	73,040	(15,038)		75,854	88/12	17,852	30.78%
<b>LABOR</b>	<b>1,482,988</b>	<b>1,476,740</b>	<b>6,248</b>	<b>(A)</b>	<b>1,516,585</b>		<b>33,597</b>	<b>2.3%</b>
PAYROLL PROCESSING	0	0	0		10,528		10,528	#DIV/0!
HR SOLUTIONS	0	0	0		29,245		29,245	#DIV/0!
INSURANCE	892,556	872,202	20,354		958,422	Mixed %	65,866	7.38%
TELEPHONE	10,800	11,450	(650)		11,723	45/55	923	8.55%
OFFICE SUPPLIES	9,250	9,250	0		9,246	50/50	(4)	-0.05%
GROUNDS	79,200	83,820	(4,620)		79,327	87/13	127	0.16%
MISC/CONTRACTS 50%/50%	31,000	31,250	(250)		41,995	50/50	10,995	35.47%
COMMUNICATION EXPENSES	24,495	27,500	(3,005)		27,511	50/50	3,016	12.31%
WEBSITE	3,460	4,250	(790)		1,616	50/50	(1,844)	-53.29%
<b>TOTAL SHARED ACCOUNTS</b>	<b>2,533,749</b>	<b>2,516,462</b>	<b>17,287</b>	<b>(B)</b>	<b>2,686,198</b>		<b>152,449</b>	<b>6.0%</b>
CONTINGENCY	10,000	0	10,000		5,000		(5,000)	-50.00%
AUDIT	19,275	19,025	250		19,250		(25)	-0.13%
LEGAL	25,000	40,000	(15,000)		25,000		-	0.00%
CONSULTING	5,000	18,000	(13,000)		10,000		5,000	100.00%
CA MISCELLANEOUS/CONTRACTS 100%	27,500	32,500	(5,000)		17,088		(10,412)	-37.86%
CA ELECTRICITY	43,000	48,000	(5,000)		48,000		5,000	11.63%
CA WATER	7,500	8,000	(500)		3,500		(4,000)	-53.33%
CA GAS HEATING	38,000	41,000	(3,000)		39,000		1,000	2.63%
CLEANING SUPPLIES	10,000	7,500	2,500		7,500		(2,500)	-25.00%
COMMUNITY BUILDINGS (FACILITIES 22-23)	68,500	73,500	(5,000)		31,500		(37,000)	-54.01%
PROPERTY TAX	94,500	92,305	2,195		94,500		-	0.00%
REPAYMENT OF TD NOTE	45,603	45,603	0		45,603		-	0.00%
RENOVATION LOAN--12/7/25 NIRA	128,714	128,714	0		128,714		(0)	0.00%
COMM BLDG MORTGAGE PAYMENTS--8/12/24 NIRA	310,528	310,528	0		310,528		(0)	0.00%
SOLAR PANEL LOAN--EXPIRES 6/30/37	8,120	8,150	(30)		8,079		(41)	-0.50%
BUILDING REPAIRS	105,000	110,000	(5,000)		108,000		3,000	2.86%
PM SIDING	700,000	740,000	(40,000)		750,000		50,000	7.14%
OFF CYCLE UNIT PAINTING (30/\$2000 plus cc)	38,700	36,660	2,040		70,000		31,300	
DECK/FRONT ENTRANCE PAINTING (200 UNITS)	67,500	51,000	16,500		50,000		(17,500)	-25.93%
GLASS REPLACEMENT	36,000	36,000	0		37,000		1,000	2.78%
CA DRAINAGE	15,000	10,000	5,000		10,000		(5,000)	-33.33%
SLIDER/DOOR REPLACEMENT	38,500	38,500	0		35,500		(3,000)	-7.79%
ROOF REPAIRS/GUTTERS	60,000	45,000	15,000		50,000		(10,000)	-16.67%
CABLE/INTERNET--CONTRACT EXPIRES 12/1/26	798,000	792,975	5,025		826,768		28,768	3.61%
<b>TOTAL MAINTENANCE/SERVICES</b>	<b>2,699,941</b>	<b>2,732,960</b>	<b>-33,020</b>	<b>(C)</b>	<b>2,730,531</b>		<b>30,590</b>	<b>1.1%</b>
<b>ALL RESERVE ACCOUNTS</b>								
ROOF RESERVE FUNDED	60,000	60,000	0		60,000		-	0.00%
PM RESERVE FUNDED	55,000	55,000	0		15,000		(40,000)	-72.73%
CA MAJOR CAPITAL RESERVE FUNDED	25,000	25,000	0		25,000		-	0.00%
INSURANCE RESERVE FUNDED	60,000	60,000	0		65,000		5,000	8.33%
BUILDINGS AND POOLS RESERVE FUNDED	40,000	40,000	0		40,000		-	0.00%
RACQUET SPORTS RESERVE FUNDED	10,000	10,000	0		10,000		-	0.00%
GENERAL RESERVE FUNDED	10,000	10,000	0		10,000		-	0.00%
<b>TOTAL RESERVES FUNDED</b>	<b>260,000</b>	<b>260,000</b>	<b>0</b>	<b>(D)</b>	<b>225,000</b>		<b>-35,000</b>	<b>-13.5%</b>
<b>TOTAL EXPENSES</b>	<b>5,493,689</b>	<b>5,509,422</b>	<b>(15,733)</b>		<b>5,641,729</b>		<b>148,039</b>	<b>2.69%</b>

**ORONOQUE VILLAGE OVTD BUDGET FISCAL YEAR 2023-2024**

DESCRIPTION	2022-2023 BUDGETS	2022-2023 PROJECTED YEAR END	VARIANCE	TAX DISTRICT	VARIANCE	
					FROM 2022-2023 UP/DOWN	Percent UP/ -DOWN
<b>REVENUES</b>						
TAXES BILLED	2,148,623	2,148,933	310	2,306,181	157,558	7.33%
INTEREST INCOME	2,500	1,500	(1,000)	1,500	(1,000)	-40.00%
COMMUNICATION INCOME	21,864	21,500	364	21,739	(125)	-0.57%
REPAYMENT OF TD NOTE	45,603	45,603	0	45,603	-	0.00%
<b>TOTAL REVENUE</b>	<b>2,218,590</b>	<b>2,217,536</b>	<b>-326</b>	<b>2,375,023</b>	<b>156,433</b>	<b>7.05%</b>
<b>EXPENSES</b>						
PAYROLL	761,101	752,000	9,101	816,104	55,002	7.23%
PAYROLL TAXES	66,522	62,400	4,122	66,952	430	0.65%
HEALTH CARE INSURANCE	77,795	82,000	(4,205)	94,020	16,225	20.86%
WORKERS' COMP	18,307	18,400	(93)	22,134	3,827	20.90%
RETIREMENT FUND	26,265	21,000	5,265	23,269	(2,996)	-11.41%
SUBCONTRACTED LABOR	38,668	48,693	(10,025)	10,846	(27,822)	-71.95%
<b>LABOR</b>	<b>988,659</b>	<b>984,493</b>	<b>4,165</b>	<b>1,033,325</b>	<b>44,666</b>	<b>4.5%</b>
PAYROLL PROCESSING	0	0	0	7,472	7,472	#DIV/0!
HR SOLUTIONS	0	0	0	20,755	20,755	#DIV/0!
INSURANCE	113,827	105,936	7,891	117,528	3,701	3.25%
TELEPHONE	13,200	13,995	(795)	14,328	1,128	8.55%
OFFICE SUPPLIES	9,250	9,250	0	9,246	(4)	-0.05%
GROUNDS	10,800	11,430	(630)	11,343	543	5.03%
MISC/CONTRACTS 50%/50%	31,000	31,250	(250)	41,995	10,995	35.47%
COMMUNICATION EXPENSES	24,495	27,500	(3,005)	27,511	3,016	12.31%
WEBSITE	3,460	4,250	(790)	1,616	(1,844)	-53.28%
<b>TOTAL SHARED ACCOUNTS</b>	<b>1,194,690</b>	<b>1,188,104</b>	<b>6,586</b>	<b>1,285,118</b>	<b>90,427</b>	<b>7.6%</b>
AUDIT	12,150	12,000	150	12,250	100	0.82%
LEGAL	5,000	7,500	(2,500)	7,500	2,500	50.00%
CONSULTING	5,000	12,000	(7,000)	5,000	-	0.00%
TD MISCELLANEOUS/CONTRACTS 100%	3,250	3,750	(500)	5,600	2,350	72.30%
TD ELECTRICITY	55,000	55,000	0	55,000	-	0.00%
TD WATER	0	0	0	4,500	4,500	#DIV/0!
TD GAS HEATING	0	0	0	3,500	3,500	#DIV/0!
OUTDOOR RECREATIONAL FACILITIES	0	0	0	32,500	32,500	#DIV/0!
EQUIPMENT LOAN REPAYMENTS	79,000	76,882	2,118	54,086	(24,914)	-31.54%
TD DRAINAGE	7,500	10,000	(2,500)	8,500	1,000	0.00%
REFUSE	60,000	70,000	(10,000)	65,000	5,000	8.33%
SECURITY	61,000	60,500	500	62,000	1,000	1.64%
UNDERGROUND/INFRASTRUCTURE	35,000	35,000	0	35,000	-	0.00%
MOTOR VEHICLE/EQUIPMENT REPAIRS	75,000	65,000	10,000	65,000	(10,000)	-13.33%
GASOLINE AND OIL	65,000	61,250	3,750	61,000	(4,000)	-6.15%
ELECTRICAL SUPPLIES	10,000	12,000	(2,000)	12,000	2,000	20.00%
STREET MAINTENANCE	76,000	75,830	170	60,000	(16,000)	-21.05%
ROAD LOAN PRINCIPAL AND INTEREST	12,000	15,500	(3,500)	255,470	243,470	2028.92%
SHADE & ORNAMENTAL TREES	48,000	54,000	(6,000)	46,000	(2,000)	-4.17%
PEST CONTROL	30,000	30,000	0	30,000	-	0.00%
STORM EXPENSES	40,000	13,124	26,876	40,000	-	0.00%
<b>TOTAL MAINTENANCE/SERVICES</b>	<b>678,900</b>	<b>669,336</b>	<b>9,564</b>	<b>919,905</b>	<b>241,005</b>	<b>35.5%</b>
<b>ALL RESERVE ACCOUNTS</b>						
INFRASTRUCTURE RESERVE FUNDED	115,000	115,000	0	100,000	(15,000)	-13.04%
ROAD RESERVE FUNDED	200,000	200,000	0	40,000	(160,000)	-80.00%
TD MAJOR CAPITAL RESERVE FUNDED	30,000	30,000	0	30,000	-	0.00%
<b>TOTAL RESERVES FUNDED</b>	<b>345,000</b>	<b>345,000</b>	<b>0</b>	<b>170,000</b>	<b>-175,000</b>	<b>-50.7%</b>
<b>TOTAL EXPENSES</b>	<b>2,218,590</b>	<b>2,202,440</b>	<b>16,150</b>	<b>2,375,023</b>	<b>156,433</b>	<b>7.05%</b>

**Oronoque Village Condominium Association**  
**Monthly Common Charges**  
**Current vs. Proposed**  
**July 1, 2023 to June 30, 2024**

<b>Class/Unit Model</b>	<b>% Ownership</b>	<b># of Units</b>	<b>2022-2023 Current Common Charges</b>	<b>2023-2024 Proposed Common Charges</b>
I Emerson, Alcott, Lowell, Melville, Longfellow, Fenimore	.0922	176	415.69	429.07 increase 13.38
II Hawthorne, Revere	.0999	72	450.15	464.64 increase 14.49
III Thoreau, Cooper, Wolcott, Dickinson, Winthrop, Peabody	.1109	511	499.91	516.01 increase 16.10
IV Whittier, Milay, Whitman	.1171	170	527.94	544.94 increase 17.00

**PROPOSED  
ORONOQUE VILLAGE TAX DISTRICT  
(OVTD)**

**Mill Rate  
2023-2024**

**Town of Stratford  
Total Oronoque Village  
Grand List Assessment:**

**\$142,919,000**

(based on October 2022 Grand List)

**2023/24 Tax District Budget:**

**\$2,306,181**

**2022/23 Mill Rate**

**16.14**

Revaluation is mandated by law every 5 years and the purpose is to fairly distribute the equitable values of property throughout the municipality. The last revaluation was done October 2019.

The Tax District Mill Rate is determined by dividing the OVTD Budget by the Oronoque Village Grand List provided by the Town of Stratford.

**Mill Rates 2014-2015 to 2023-2024**

<u>14-15</u>	<u>15-16</u>	<u>16-17</u>	<u>17-18</u>	<u>18-19</u>	<u>19-20</u>	<u>20-21</u>	<u>21-22</u>	<u>22-23</u>	<u>23-24</u>
19.63	12.78	12.93	13.10	12.41	12.95	13.57	14.10	15.17	16.14



**ORONOQUE VILLAGE CONDO.  
ESTIMATED  
RESERVES**

	INSURANCE	MAJOR CAPITAL	HOUSE & GARDEN	ROOF	PM/PAINTING	BUILDINGS/POOLS	RACQUET SPORTS RESERVES	GENERAL RESERVES
<b>BALANCE AS OF 7/1/22</b>	63,038.91	151,875.54	7,047.22	707,778.85	19,214.14	17,897.63	32,945.70	13,090.55
INCOME	223,005.19	16,666.64	2,500.00	40,000.00	36,666.64	26,666.64	6,666.72	6,666.72
EXPENSES	(181,056.96)	(4,359.39)		(52,297.00)		(13,003.15)		
<b>BALANCE BEFORE INTEREST</b>	104,987.14	164,182.79	9,547.22	695,481.85	55,880.78	31,561.12	39,612.42	19,757.27
INTEREST	300.76	491.37	27.95	2,115.38	149.50	84.93	116.00	56.12
<b>BALANCE AS OF 2/28/23</b>	\$ 105,287.90	\$ 164,674.16	\$ 9,575.17	\$ 697,597.23	\$ 56,030.28	\$ 31,646.05	\$ 39,728.42	\$ 19,813.39
INCOME	52,810.06	8,333.32	0.00	20,000.00	18,333.32	13,333.32	3,333.36	3,333.36
EXPENSES	(11,000.00)							
	412A REMEDIATION							
	(117,351.36)	(12,806.00)	0.00	(30,000.00)	0.00	(15,000.00)	(35,000.00)	0.00
	587A	CAMERAS		ON ORDER		POOL MOTOR-SCB	PICKLEBALL	
<b>BALANCE AS OF 6/30/23</b>	\$ 29,746.60	\$ 160,201.48	\$ 9,575.17	\$ 687,597.23	\$ 74,363.60	\$ 29,979.37	\$ 8,061.78	\$ 23,146.75

**ORONOQUE VILLAGE TAX DISTRICT  
ESTIMATED  
RESERVES**

	<b>MAJOR CAPITAL RESERVE</b>	<b>ROAD RESERVE</b>	<b>ENHANCEMENT RESERVE</b>	<b>INFRASTRUCTURE RESERVE</b>
<b>BEGINNING BALANCE 7/1/22</b>	5,663.12	37,891.26	354.67	(41,053.49)
<b>INCOME</b>	20,000.00	133,333.36	-	76,666.64
<b>EXPENSES</b>	(537.17)			(57,055.78)
<b>BALANCE BEFORE INTEREST</b>	25,125.95	171,224.62	354.67	(21,442.63)
<b>INTEREST</b>	(1.19)	(8.02)	(0.01)	0.82
<b>ENDING BALANCE 2/28/23</b>	<b>25,124.76</b>	<b>171,216.60</b>	<b>354.66</b>	<b>(21,441.81)</b>
<b>INCOME</b>	10,000.00	66,666.68		38,333.32
<b>EXPENSES</b>	(29,806.00)	(177,300.00)		
<b>ENDING BALANCE 6/30/23</b>	<b>5,318.76</b>	<b>60,583.28</b>	<b>354.66</b>	<b>16,891.51</b>
<b>INCOME</b>	30,000.00	40,000.00		100,000.00
<b>EXPENSES</b>				
<b>ENDING BALANCE 6/30/23</b>	<b>35,318.76</b>	<b>100,583.28</b>	<b>354.66</b>	<b>116,891.51</b>