

LONGVIEW AT MONTVILLE
BUDGET OF REVENUES AND EXPENSES
JANUARY 1, 2023 THROUGH DECEMBER 31, 2023

Account #	Description	FINAL 6% Increase	2023 BUDGET	2022 EST. ACTUAL	2022 BUDGET	BUDGET VARIANCE
INCOME:						
00410-000	Maintenance Fees		\$ 3,261,620	\$ 3,077,000	\$ 3,077,000	\$ 184,620
00430-000	Clubhouse Rental		1,500	1,000	1,500	0
00450-000	Late fees		3,000	2,500	3,000	0
00454-000	Fines and Penalties		400	200	400	0
00455-000	Legal Fee Reimbursement		7,500	6,500	9,000	(1,500)
00461-000	Move In/Move Out		1,500	1,500	2,500	(1,000)
00470-730	Township Reimbursement		49,820	49,820	49,820	0
00480-000	Interest Income		2,134	1,500	3,000	(866)
00499-000	Misc. Income		2,000	2,000	0	2,000
	From Working Capital		100,000	0	0	100,000
	Total Income		3,429,474	3,142,020	3,146,220	283,254
EXPENSES:						
UTILITIES						
00610-500	Electric & Gas		40,000	35,000	42,000	(2,000)
00615-000	Water and Sewer		75,000	75,000	75,000	0
00625-000	Telephone		4,000	3,800	4,000	0
3	Total		119,000	113,800	121,000	(2,000)
GENERAL MAINTENANCE AND REPAIRS						
00710-000	General Maintenance		55,000	85,000	46,500	8,500
00713-100	Pond Maintenance		2,500	2,000	2,500	0
00724-000	Sprinkler Maintenance		35,000	75,000	50,000	(15,000)
00724-100	Sprinkler Repairs		20,000	0	0	20,000
00725-000	Landscaping		420,000	419,000	420,000	0
00726-000	Landscaping-Other		75,000	60,000	75,000	0
00727-000	Tennis Court Repairs		3,000	1,500	3,000	0
00731-500	Paving Repairs		1,500	1,500	1,500	0
00731-600	Paving Stone Repairs		40,000	35,000	35,000	5,000
00735-000	Exterminating		15,000	40,000	50,000	(35,000)
00740-000	Alarm/Security System		7,500	5,000	5,000	2,500
00748-000	Gutter Cleaning		35,000	35,000	35,000	0
00749-000	Deck Repair		3,000	2,000	3,000	0
00750-000	Pool Operations		60,000	65,500	64,000	(4,000)
00750-100	Pool Repairs & Supplies		5,000	18,000	5,000	0
00755-000	Clubhouse Cleaning		7,600	7,500	7,600	0
00756-000	Spa Repairs/Supplies		3,500	2,500	3,500	0
00775-000	Roof Repairs		3,000	3,500	3,000	0
00780-000	Water/Sewer Line Repairs		17,500	15,000	17,500	0
19	Total		809,100	873,000	827,100	(18,000)
ADMINISTRATIVE/OFFICE EXPENSE						
00810-000	Management		202,500	202,500	202,500	0
00815-000	Audit		6,000	6,000	5,900	100
00820-000	Legal Fees		15,000	12,500	15,000	0
00820-200	Legal Fees - Collections		7,500	6,500	9,000	(1,500)
00825-000	Architecture & Engineering		3,000	2,000	3,000	0
00830-000	Office Expense		12,500	12,000	12,500	0
00831-000	Postage		6,800	7,000	6,800	0
00835-000	Web Site Expense		800	800	800	0
00849-000	Misc Administrative Expense		858	3,000	858	0
9	Total		254,958	252,300	256,358	(1,400)
GENERAL EXPENSES						
00862-000	Insurance		375,000	350,000	375,000	0
00874-000	Licenses and Permits		2,000	2,000	2,000	0
00875-000	Bad Debt Expense		7,056	7,500	7,056	0
4	Total		384,056	359,500	384,056	0
Reserve Funding						
00910-000	Capital Reserve Contributions		1,380,000	1,271,346	1,271,346	108,654
00912-000	Deferred Maint. Contributions		252,000	150,000	150,000	102,000
00914-100	Snow Fund Township Reimb.		26,360	26,360	26,360	0
00914-000	Snow Fund Contributions		204,000	110,000	110,000	94,000
	Total		1,862,360	1,557,706	1,557,706	304,654
	Total Expenses		3,429,474	3,156,306	3,146,220	283,254
	Current Year Net Income/(loss)		\$0	(\$14,286)	\$0	\$0