LONGVIEW AT MONTVILLE
BUDGET OF REVENUES AND EXPENSES
JANUARY 1, 2021 THROUGH DECEMBER 31, 2021

Account #	Description	2% increase FINAL	2021 BUDGET	2020 EST. ACTUAL	2020 BUDGET	BUDGET VARIANCE
		Increase	**2.00%**			
	INCOME:					
00410-000	**Maintenance Fees**		**$ 2,930,415**	$2,872,956	**$2,872,956**	$ 57,459
00430-000	Clubhouse Rental		1,500	400	1,500	0
00450-000	Late fees		3,000	3,000	4,000	(1,000)
00454-000	Fines and Penalties		400	400	400	0
00455-000	Legal Fee Reimbursement		4,000	5,500	4,000	0
00461-000	Move In/Move Out		2,500	2,500	1,500	1,000
00470-730	Township Reimbursement		49,820	49,820	49,820	0
00480-000	Interest Income		3,500	4,000	0	3,500
00499-000	Misc. Income		0	500	1,500	(1,500)
11						
	Total Income		2,995,135	2,939,076	2,935,676	59,459
	EXPENSES:					
UTILITIES						
00610-500	Electric & Gas		42,000	38,000	43,000	(1,000)
00615-000	Water and Sewer		55,000	55,000	55,000	0
00625-000	Telephone		4,000	4,000	4,000	0
3						
	Total		101,000	97,000	102,000	(1,000)
GENERAL MAINTENANCE AND REPAIRS						
00710-000	General Maintenance		46,500	50,000	46,500	0
00713-100	Pond Maintenance		2,500	2,500	2,500	0
00724-000	Sprinkler Maintenance		26,000	65,000	26,000	0
00725-000	Landscaping		420,000	420,000	420,000	0
00726-000	Landscaping-Other		75,000	75,000	75,000	0
00727-000	Tennis Court Repairs		3,000	3,300	3,000	0
00731-500	Paving Repairs		1,000	1,000	1,000	0
00731-600	Paving Stone Repairs		45,000	40,000	50,000	(5,000)
00735-000	Exterminating		50,000	50,000	50,000	0
00740-000	Alarm/Security System		5,000	7,000	5,000	0
00748-000	Gutter Cleaning		32,000	30,000	32,000	0
00749-000	Deck Repair		3,000	3,000	3,000	0
00750-000	Pool Operations		64,000	10,000	46,250	17,750
00750-100	Pool Repairs & Supplies		5,000	1,500	5,000	0
00755-000	Clubhouse Cleaning		7,600	7,500	7,600	0
00756-000	Spa Repairs/Supplies		5,000	3,000	5,000	0
00775-000	Roof Repairs		3,000	3,000	3,000	0
00780-000	Water/Sewer Line Repairs		15,000	17,500	15,000	0
18						
	Total		808,600	789,300	795,850	12,750
ADMINISTRATIVE/OFFICE EXPENSE						
00810-000	Management		180,000	177,200	177,200	2,800
00815-000	Audit		5,900	5,800	5,800	100
00820-000	Legal Fees		15,000	15,000	15,000	0
00820-200	Legal Fees - Collections		4,500	7,500	4,500	0
00825-000	Architecture & Engineering		3,000	2,500	5,000	(2,000)
00830-000	Office Expense		12,500	12,000	13,000	(500)
00831-000	Postage		6,800	6,500	6,800	0
00835-000	Web Site Expense		800	800	800	0
00849-000	Misc Administrative Expense		858	1,000	2,000	(1,142)
9						
	Total		229,358	228,300	230,100	(742)
GENERAL EXPENSES						
00862-000	Insurance		390,000	360,000	397,000	(7,000)
00874-000	Licenses and Permits		2,000	2,000	1,000	1,000
00875-000	Bad Debt Expense		3,500	5,000	7,500	(4,000)
4						
	Total		395,500	367,000	405,500	(10,000)
Reserve Funding						
00910-000	Capital Reserve Contributions		1,234,317	1,198,366	1,198,366	35,951
00912-000	Deferred Maint. Contributions		100,000	127,500	77,500	22,500
00914-100	Snow Fund Township Reimbursement		26,360	26,360	26,360	0
00914-000	Snow Fund Contributions		100,000	100,000	100,000	0
4						
	Total		1,460,677	1,452,226	1,402,226	58,451
	Total Expenses		2,995,135	2,933,826	2,935,676	59,459
	Current Year Net Income/(loss)		**$0**	**$5,250**	**$0**	**$0**