

LONGVIEW AT MONTVILLE
BUDGET OF REVENUES AND EXPENSES
JANUARY 1, 2022 THROUGH DECEMBER 31, 2022

Account #	Description	FINAL AT 5% BUDGET	2022 BUDGET	2021 EST. ACTUAL	2021 BUDGET	BUDGET VARIANCE
	Increase	5.00%				
INCOME:						
00410-000	Maintenance Fees	\$ 3,077,000	\$ 2,930,415	\$ 2,930,415	\$ 146,585	
00430-000	Clubhouse Rental	1,500	0	1,500	0	
00450-000	Late fees	3,000	3,000	3,000	0	
00454-000	Fines and Penalties	400	200	400	0	
00455-000	Legal Fee Reimbursement	9,000	9,000	4,000	5,000	
00461-000	Move In/Move Out	2,500	2,000	2,500	0	
00470-730	Township Reimbursement	49,820	49,820	49,820	0	
00480-000	Interest Income	3,000	3,000	3,500	(500)	
00499-000	Misc. Income	0	500	0	0	
11						
	Total Income	3,146,220	2,997,935	2,995,135	151,085	
EXPENSES:						
UTILITIES						
00610-500	Electric & Gas	42,000	35,000	42,000	0	
00615-000	Water and Sewer	75,000	75,000	55,000	20,000	
00625-000	Telephone	4,000	4,000	4,000	0	
3						
	Total	121,000	114,000	101,000	20,000	
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	50,000	50,000	26,000	24,000	
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	3,000	3,000	0	
00731-500	Paving Repairs	1,500	3,000	1,000	500	
00731-600	Paving Stone Repairs	35,000	35,000	45,000	(10,000)	
00735-000	Exterminating	50,000	50,000	50,000	0	
00740-000	Alarm/Security System	5,000	4,500	5,000	0	
00748-000	Gutter Cleaning	35,000	35,000	32,000	3,000	
00749-000	Deck Repair	3,000	2,500	3,000	0	
00750-000	Pool Operations	64,000	64,000	64,000	0	
00750-100	Pool Repairs & Supplies	5,000	7,000	5,000	0	
00755-000	Clubhouse Cleaning	7,600	7,500	7,600	0	
00756-000	Spa Repairs/Supplies	3,500	3,500	5,000	(1,500)	
00775-000	Roof Repairs	3,000	3,500	3,000	0	
00780-000	Water/Sewer Line Repairs	17,500	18,000	15,000	2,500	
18						
	Total	827,100	834,000	808,600	18,500	
ADMINISTRATIVE/OFFICE EXPENSE						
00810-000	Management	202,500	180,000	180,000	22,500	
00815-000	Audit	5,900	5,800	5,900	0	
00820-000	Legal Fees	15,000	15,000	15,000	0	
00820-200	Legal Fees - Collections	9,000	9,000	4,500	4,500	
00825-000	Architecture & Engineering	3,000	600	3,000	0	
00830-000	Office Expense	12,500	13,000	12,500	0	
00831-000	Postage	6,800	7,200	6,800	0	
00835-000	Web Site Expense	800	800	800	0	
00849-000	Misc Administrative Expense	858	3,000	858	0	
9						
	Total	256,358	234,400	229,358	27,000	
GENERAL EXPENSES						
00862-000	Insurance	375,000	350,000	390,000	(15,000)	
00874-000	Licenses and Permits	2,000	2,000	2,000	0	
00875-000	Bad Debt Expense	7,056	7,500	3,500	3,556	
4						
	Total	384,056	359,500	395,500	(11,444)	
Reserve Funding						
00910-000	Capital Reserve Contributions	1,271,346	1,234,317	1,234,317	37,029	
00912-000	Deferred Maint. Contributions	150,000	100,000	100,000	50,000	
00914-100	Snow Fund Township Reimbursement	26,360	26,360	26,360	0	
00914-000	Snow Fund Contributions	110,000	100,000	100,000	10,000	
4						
	Total	1,557,706	1,460,677	1,460,677	97,029	
	Total Expenses	3,146,220	3,002,577	2,995,135	151,085	
	Current Year Net Income/(loss)	\$0	(\$4,642)	\$0	\$0	