

Cinnaminson Harbour Villa Homes Condominium

2023 Proposed Annual Budget

	2022	2023	% Variance
Income			
Owners Income			
40000 - OWNERS ASSESSMENTS	354,144.00	399,539.27	12.82 %
Total Owners Income	354,144.00	399,539.27	12.82 %
Miscellaneous Income			
42550 - PRIOR YEAR SURPLUS APPROPRIATION INCOME	10,549.00	40,992.73	288.59 %
42752 - MASTER ASSOCIATION INCOME	77,664.26	79,586.73	2.48 %
Total Miscellaneous Income	88,213.26	120,579.46	36.69 %
Total Income	442,357.26	520,118.73	17.58 %
Expense			
Utilities			
62000 - ELECTRIC	1,500.00	1,875.00	25.00 %
62100 - WATER	18,000.00	35,000.00	94.44 %
Total Utilities	19,500.00	36,875.00	89.10 %
Maintenance			
52604 - EXTERMINATING	1,500.00	2,000.00	33.33 %
53352 - PROPERTY MAINTENANCE	15,000.00	21,000.00	40.00 %
Total Maintenance	16,500.00	23,000.00	39.39 %
Grounds Maintenance			
57275 - COMMON GROUND IMPROVEMENTS	17,000.00	17,000.00	.00 %
57450 - SNOW REMOVAL	42,000.00	45,000.00	7.14 %
57650 - IRRIGATION SYSTEM	7,500.00	8,000.00	6.67 %
59000 - LANDSCAPING CONTRACT	43,000.00	45,150.00	5.00 %
Total Grounds Maintenance	109,500.00	115,150.00	5.16 %
Professional Services			
80000 - MANAGEMENT FEE	27,540.00	28,091.00	2.00 %
80050 - INSURANCE	65,100.00	70,000.00	7.53 %
80200 - GENERAL LEGAL FEES	8,500.00	12,000.00	41.18 %
80201 - COLLECTION LEGAL FEES	1,500.00	-	(100.00) %
80204 - TRANSITION EXPENSE	3,000.00	-	(100.00) %
80251 - ENGINEERING FEES	1,000.00	2,000.00	100.00 %
80300 - ACCOUNTING & TAX PREP	3,950.00	5,000.00	26.58 %
Total Professional Services	110,590.00	117,091.00	5.88 %
General & Administrative			
70030 - BANK FEES	500.00	500.00	.00 %
75010 - OFFICE EXPENSE	3,500.00	3,500.00	.00 %
77020 - WEBSITE HOSTING	800.00	800.00	.00 %
77030 - MASTER ASSOCIATION FEES	77,664.26	79,596.73	2.49 %
78000 - MISCELLANEOUS	500.00	500.00	.00 %
Total General & Administrative	82,964.26	84,896.73	2.33 %

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Capital Reserve & Taxes			
90225 - DEFERRED MAINTENANCE FUNDING	18,540.00	19,100.00	3.02 %
90250 - REPLACEMENT RESERVE FUNDING	82,763.00	119,006.00	43.79 %
90650 - FEDERAL INCOME TAXES	2,000.00	5,000.00	150.00 %
Total Capital Reserve & Taxes	103,303.00	143,106.00	38.53 %
Total Expense	442,357.26	520,118.73	17.58 %