

The Villages at Cinnaminson Harbour

2023 Proposed Annual Budget

	2022	2023	% Variance
Income			
Owners Income			
40000 - OWNERS ASSESSMENTS	241,135.00	247,135.00	2.49 %
Total Owners Income	241,135.00	247,135.00	2.49 %
Miscellaneous Income			
41200 - CLUBHOUSE RENTAL INCOME	1,000.00	1,000.00	.00 %
41300 - POOL INCOME	300.00	1,000.00	233.33 %
42550 - PRIOR YEAR OPERATING SURPLUS	-	9,956.92	995,692.00 %
42751 - OTHER INCOME - WATER CLUB LICENSE FEE	22,000.00	50,656.08	130.25 %
42752 - OTHER INCOME - WATER CLUB EASMENT FEE	-	1,000.00	100,000.00 %
42754 - OTHER INCOME - COMCAST & OTHER	18,000.00	-	(100.00) %
Total Miscellaneous Income	41,300.00	63,613.00	54.03 %
Total Income	282,435.00	310,748.00	10.02 %
Expense			
Utilities			
62100 - WATER	10,000.00	16,000.00	60.00 %
62150 - SEWER	1,000.00	1,000.00	.00 %
Total Utilities	11,000.00	17,000.00	54.55 %
Maintenance			
52900 - FOB SYSTEM	15,000.00	3,000.00	(80.00) %
53352 - PROPERTY MAINTENANCE	10,000.00	10,000.00	.00 %
Total Maintenance	25,000.00	13,000.00	(48.00) %
Amenities			
54650 - CLUBHOUSE CLEANING	6,500.00	8,600.00	32.31 %
54654 - CLUBHOUSE ELECTRICITY	3,500.00	5,000.00	42.86 %
54656 - CLUBHOUSE MAINTENANCE	2,500.00	2,500.00	.00 %
54658 - CLUBHOUSE - PHONE/INTERNET/CABLE	2,600.00	2,400.00	(7.69) %
54703 - POOL MANAGEMENT/MAINTENANCE CONTRACT	35,000.00	40,000.00	14.29 %
54706 - POOL - MISC. EXPENSE	5,500.00	5,000.00	(9.09) %
54708 - REC FURNITURE & EQUIPMENT	1,000.00	1,500.00	50.00 %
54717 - REC - MISC EXPENSE	1,000.00	1,000.00	.00 %
Total Amenities	57,600.00	66,000.00	14.58 %

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Grounds Maintenance			
57405 - BASIN MAINTENANCE	5,000.00	5,000.00	.00 %
57450 - SNOW REMOVAL	15,000.00	15,750.00	5.00 %
57610 - PET STATION MAINTENANCE	1,500.00	1,800.00	20.00 %
57615 - PET STATION SUPPLIES	2,000.00	2,000.00	.00 %
57650 - IRRIGATION SYSTEM	4,000.00	4,200.00	5.00 %
59000 - LANDSCAPING CONTRACT	16,000.00	16,800.00	5.00 %
59010 - MULCH	9,000.00	9,000.00	.00 %
59011 - LANDSCAPING IMPROVEMENTS	17,000.00	15,000.00	(11.76) %
Total Grounds Maintenance	69,500.00	69,550.00	.07 %
Professional Services			
80000 - MANAGEMENT FEE	25,398.00	25,906.00	2.00 %
80050 - INSURANCE	18,700.00	20,000.00	6.95 %
80200 - GENERAL LEGAL FEES	10,000.00	10,000.00	.00 %
80204 - TRANSITION EXPENSE	2,000.00	2,000.00	.00 %
80251 - ENGINEERING FEES	-	4,000.00	400,000.00 %
80300 - ACCOUNTING & TAX PREP	3,800.00	3,800.00	.00 %
Total Professional Services	59,898.00	65,706.00	9.70 %
General & Administrative			
75010 - OFFICE EXPENSE	2,000.00	1,000.00	(50.00) %
76010 - COMMITTEE FUND	2,000.00	2,000.00	.00 %
77020 - WEBSITE HOSTING	1,500.00	800.00	(46.67) %
78000 - MISCELLANEOUS	1,500.00	1,000.00	(33.33) %
Total General & Administrative	7,000.00	4,800.00	(31.43) %
Capital Reserve & Taxes			
90225 - DEFERRED MAINTENANCE FUNDING	16,500.00	16,500.00	.00 %
90250 - REPLACEMENT RESERVE FUNDING	30,912.00	53,167.00	71.99 %
90650 - FEDERAL INCOME TAXES	5,000.00	5,000.00	.00 %
90700 - REAL ESTATE TAXES	25.00	25.00	.00 %
Total Capital Reserve & Taxes	52,437.00	74,692.00	42.44 %
Total Expense	282,435.00	310,748.00	10.02 %