

Cinnaminson Harbour Townhomes Condominium

2023 Proposed Annual Budget

	2022	2023	% Variance
Income			
Owners Income			
40000 - OWNERS ASSESSMENTS	339,720.00	376,387.55	10.79 %
Total Owners Income	339,720.00	376,387.55	10.79 %
Miscellaneous Income			
42550 - PRIOR YEAR OPERATING SURPLUS APPROPRIATION INCOME	-	26,794.24	2,679,424.00 %
42752 - MASTER ASSOCIATION INCOME	93,322.38	95,644.45	2.49 %
42760 - LEGAL FEE CHARGEBACK INCOME	3,463.00	1,000.00	(71.12) %
Total Miscellaneous Income	96,785.38	123,438.69	27.54 %
Total Income	436,505.38	499,826.24	14.51 %
Expense			
Utilities			
62000 - ELECTRIC	1,000.00	1,250.00	25.00 %
62100 - WATER	25,000.00	25,000.00	.00 %
Total Utilities	26,000.00	26,250.00	.96 %
Maintenance			
52604 - EXTERMINATING	3,000.00	2,000.00	(33.33) %
53352 - PROPERTY MAINTENANCE	15,000.00	16,000.00	6.67 %
Total Maintenance	18,000.00	18,000.00	.00 %
Grounds Maintenance			
57450 - SNOW REMOVAL	40,000.00	42,000.00	5.00 %
57650 - IRRIGATION SYSTEM	10,000.00	13,750.00	37.50 %
59000 - LANDSCAPING CONTRACT	42,788.00	45,000.00	5.17 %
59002 - LANDSCAPE OTHER	5,000.00	5,000.00	.00 %
59010 - MULCH	15,000.00	16,500.00	10.00 %
Total Grounds Maintenance	112,788.00	122,250.00	8.39 %
Professional Services			
80000 - MANAGEMENT FEE	25,000.00	34,396.00	37.58 %
80050 - INSURANCE	51,377.00	58,175.79	13.23 %
80200 - GENERAL LEGAL FEES	5,000.00	5,000.00	.00 %
80201 - COLLECTION LEGAL FEES	1,000.00	1,000.00	.00 %
80204 - TRANSITION EXPENSE	7,000.00	15,000.00	114.29 %
80251 - ENGINEERING FEES	1,500.00	1,000.00	(33.33) %
80300 - ACCOUNTING & TAX PREP	4,000.00	4,100.00	2.50 %
Total Professional Services	94,877.00	118,671.79	25.08 %
General & Administrative			
75010 - OFFICE EXPENSE	2,500.00	1,500.00	(40.00) %
77020 - WEBSITE HOSTING	800.00	800.00	.00 %
77030 - MASTER ASSOCIATION FEES	93,322.38	95,644.45	2.49 %
78000 - MISCELLANEOUS	500.00	500.00	.00 %
Total General & Administrative	97,122.38	98,444.45	1.36 %

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Capital Reserve & Taxes			
90225 - DEFERRED MAINTENANCE FUNDING	14,500.00	16,000.00	10.34 %
90250 - REPLACEMENT RESERVE FUNDING	71,218.00	98,210.00	37.90 %
90650 - FEDERAL INCOME TAXES	2,000.00	2,000.00	.00 %
Total Capital Reserve & Taxes	87,718.00	116,210.00	32.48 %
Total Expense	436,505.38	499,826.24	14.51 %