

**LONGVIEW AT MONTVILLE**  
**BUDGET OF REVENUES AND EXPENSES**  
**JANUARY 1, 2024 THROUGH DECEMBER 31, 2024**

FINAL				
FEES INCREASING BY 12%				
Account #	Description	2024 BUDGET	2023 EST. ACTUALS	2023 BUDGET
INCOME:				
00410-000	<b>Maintenance Fees</b>	<b>\$ 3,654,361</b>	\$ 3,261,620	\$ 3,261,620
00430-000	Clubhouse Rental	1,500	1,500	1,500
00450-000	Late fees	3,000	2,000	3,000
00454-000	Fines and Penalties	400	7,000	400
00455-000	Legal Fee Reimbursement	7,500	3,500	7,500
00461-000	Move In/Move Out	1,500	1,500	1,500
00470-730	Township Reimbursement	55,218	49,820	49,820
00480-000	Interest Income	2,134	3,000	2,134
00499-000	Misc. Income	2,000	2,000	2,000
	From Working Capital	0	159,000	100,000
11	Total Income	3,727,613	3,490,940	3,429,474
EXPENSES:				
UTILITIES				
00610-500	Electric & Gas	42,000	37,500	40,000
00615-000	Water and Sewer	112,000	85,000	75,000
00625-000	Telephone	6,300	4,200	4,000
3	Total	160,300	126,700	119,000
GENERAL MAINTENANCE AND REPAIRS				
00710-000	General Maintenance	40,000	40,000	55,000
00713-100	Pond Maintenance	2,500	2,500	2,500
00724-000	Sprinkler Maintenance	35,000	30,000	35,000
00724-100	Sprinkler Repairs	0	42,000	20,000
00725-000	Landscaping	420,000	420,000	420,000
00726-000	Landscaping-Other	75,000	75,000	75,000
00727-000	Tennis Court Repairs	3,000	4,000	3,000
00731-500	Paving Repairs	1,500	0	1,500
00731-600	Paving Stone Repairs	0	12,000	40,000
00735-000	Exterminating	16,500	15,000	15,000
00740-000	Alarm/Security System	7,500	7,500	7,500
00748-000	Gutter Cleaning	35,000	35,000	35,000
00749-000	Deck Repair	3,000	0	3,000
00750-000	Pool Operations	70,000	63,000	60,000
00750-100	Pool Repairs & Supplies	7,500	10,000	5,000
00755-000	Clubhouse Cleaning	7,600	9,120	7,600
00756-000	<b>GYM</b> Spa Repairs/Supplies	4,000	6,500	3,500
00775-000	Roof Repairs	5,000	1,000	3,000
00780-000	Water/Sewer Line Repairs	25,000	25,000	17,500
19	Total	758,100	797,620	809,100
ADMINISTRATIVE/OFFICE EXPENSE				
00810-000	Management	202,500	202,500	202,500
00815-000	Audit	6,500	6,250	6,000
00820-000	Legal Fees	20,000	15,000	15,000
00820-200	Legal Fees - Collections	7,500	3,500	7,500
00825-000	Architecture & Engineering	3,000	0	3,000
00830-000	Office Expense	12,500	12,500	12,500
00831-000	Postage	8,000	7,500	6,800
00835-000	Web Site Expense	800	850	800
00849-000	Misc Administrative Expense	440	750	858
9	Total	261,240	248,850	254,958
GENERAL EXPENSES				
00862-000	Insurance	540,000	435,000	375,000
00874-000	Licenses/Permits/DCA 5 YR	2,000	17,000	2,000
00875-000	Bad Debt Expense	7,000	7,000	7,056
4	Total	549,000	459,000	384,056
Reserve Funding				
00910-000	Capital Reserve Contributions	1,380,000	1,380,000	1,380,000
00912-000	Deferred Maint. Contributions	384,000	252,000	252,000
00914-100	Snow Fund Township Reimbursement	30,973	26,360	26,360
00914-000	Snow Fund Contributions	204,000	204,000	204,000
4	Total	1,998,973	1,862,360	1,862,360
Total Expenses		3,727,613	3,494,530	3,429,474
Current Year Net Income/(loss)		\$0	(\$3,590)	\$0