

	<b>VILLAGE MEWS</b>				
	<b>2018 BUDGET</b>				
	<b>BASED ON 75 UNITS</b>				
	<b>75</b>				
<b>G/L #</b>		<b>2017</b>	<b>2017</b>	<b>2018</b>	<b>2018</b>
		<b>APPROVED</b>	<b>PER UNIT</b>	<b>APPROVED</b>	<b>PER UNIT</b>
		<b>BUDGET</b>	<b>COST</b>	<b>BUDGET</b>	<b>COST</b>
		<b>(Annual)</b>	<b>(Monthly)</b>	<b>(Annual)</b>	<b>(Monthly)</b>
	<b>INCOME</b>				
4001	MAINTENANCE FEES	316,800	352.00	334,800	372.00
4010	DISCOUNT ON QUARTERLY MAINTENANCE	(500)	(0.56)	(300)	(0.33)
4037	OTHER INCOME	2,000	2.22	900	1.00
4080	PARKING LOT INCOME	5,000	5.56	5,000	5.56
4160	LATE FEES	1,500	1.67	1,684	1.87
4315	DEFERRED MAINTENANCE INTEREST	20	0.02	10	0.01
4316	DEF. DEFERRED MAINT INTEREST	(20)	(0.02)	(10)	(0.01)
4350	INVESTMENTS - CAPITAL RESERVE INTEREST	25	0.03	450	0.50
4351	INVESTMENTS - DEFERRED RESERVE INTEREST	(25)	(0.03)	(450)	(0.50)
4410	MUNICIPAL REIMBURSEMENTS	6,700	7.44	6,700	7.44
4421	CAPITAL CONTRIBUTIONS	7,085	7.87	6,500	7.22
4495	CLUBHOUSE RENTAL	300	0.33	300	0.33
	SPECIAL ASST. 2018	121,500	135.00	121,500	135.00
	SPECIAL ASST	0	0.00	0	0.00
	PRIOR YEAR SURPLUS/(DEFICIT)	0	0.00	0	0.00
	<b>TOTAL INCOME</b>	<b>460,385</b>	<b>511.54</b>	<b>477,084</b>	<b>530.09</b>
	<b>INSURANCE EXPENSES</b>				
5000	INSURANCE	29,000	32.22	30,000	33.33
	INSURANCE DEDUCTIBLE	5,000	5.56	5,000	5.56
5029	INSURANCE SERVICE CHARGE	0	0.00	0	0.00
	<b>TOTAL INSURANCE EXPENSES</b>	<b>34,000</b>	<b>37.78</b>	<b>35,000</b>	<b>38.89</b>
	<b>ADMINISTRATIVE EXPENSES</b>				
5070	POSTAGE	500	0.56	550	0.61
5072	PROCESS CERTIFIED LETTERS	25	0.03	0	0.00
5090	PHOTOCOPIES	900	1.00	900	1.00
5160	ADMINISTRATIVE EXPENSE	500	0.56	500	0.56
5200	AUDIT EXPENSE	2,000	2.22	2,000	2.22
5210	GENERAL LEGAL EXPENSE	12,000	13.33	12,000	13.33
5212	COLLECTION LEGAL	2,000	2.22	2,000	2.22
5230	ENGINEERING	5,000	5.56	5,000	5.56
5280	NJ ANNUAL REPORT	25	0.03	25	0.03
5290	MANAGEMENT FEES	28,688	31.88	28,688	31.88
5310	FEDERAL INCOME TAXES	0	0.00	0	0.00
5320	BAD DEBT EXPENSE	0	0.00	0	0.00
5380	NJT LEASE	2,466	2.74	2,500	2.78
5430	STORAGE	0	0.00	0	0.00
	<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>54,104</b>	<b>60.12</b>	<b>54,163</b>	<b>60.18</b>

	<b>VILLAGE MEWS</b>				
	<b>2018 BUDGET</b>				
	<b>BASED ON 75 UNITS</b>				
	<b>75</b>				
<b>G/L #</b>		<b>2017</b>	<b>2017</b>	<b>2018</b>	<b>2018</b>
		<b>APPROVED</b>	<b>PER UNIT</b>	<b>APPROVED</b>	<b>PER UNIT</b>
		<b>BUDGET</b>	<b>COST</b>	<b>BUDGET</b>	<b>COST</b>
		<b>(Annual)</b>	<b>(Monthly)</b>	<b>(Annual)</b>	<b>(Monthly)</b>
	<b>OPERATING EXPENSES</b>				
6065-0	LAWN CARE & IRRIGATION	12,000	13.33	22,100	24.56
6090-1	LANDSCAPING REPAIRS/TREE	9,000	10.00	5,000	5.56
6130-0	TRASH REMOVAL	10,500	11.67	10,800	12.00
6150-0	SNOW CLEARING	24,000	26.67	22,500	25.00
6200-1	SPRINKLER R&M	500	0.56	500	0.56
6220-0	GENERAL R & M	11,000	12.22	18,000	20.00
6250-0	MAINTENANCE SUPPLIES	1,200	1.33	1,500	1.67
6290-0	EXTERMINATING EXPENSE	2,500	2.78	2,800	3.11
6300-0	PLUMBING REPAIRS	14,000	15.56	20,000	22.22
6410-0	CONSTRUCTION REPAIRS	13,500	15.00	0	0.00
6440-0	EQUIPMENT MAINTENANCE	600	0.67	800	0.89
	PORTER SERVICE			11,440	12.71
	<b>TOTAL OPERATING EXPENSES</b>	<b>98,800</b>	<b>109.78</b>	<b>115,440</b>	<b>128.27</b>
	<b>UTILITY EXPENSE</b>				
7510-0	UTILITIES - ELECTRICITY	14,000	15.56	13,500	15.00
7520-0	UTILITIES - WATER/SEWER	3,000	3.33	2,500	2.78
	<b>TOTAL UTILITY EXPENSES</b>	<b>17,000</b>	<b>18.89</b>	<b>16,000</b>	<b>17.78</b>
	<b>RECREATION &amp; CLUBHOUSE EXPENSES</b>				
8081-0	HOLIDAY ACTIVITIES	500	0.56	500	0.56
	<b>TOTAL RECREATION &amp; CLUBHOUSE EXPENSES</b>	<b>500</b>	<b>0.56</b>	<b>500</b>	<b>0.56</b>
	<b>OTHER EXPENSES</b>				
8560	DEFERRED MAINTENANCE	30,000	33.33	30,000	33.33
8620	REPLACEMENT RESERVES	104,481	116.09	104,481	116.09
	RESERVE PAYBACK - SPECIAL ASSESSMENT	121,500	135.00	121,500	135.00
8900	CONTINGENCY	0	0.00	0	0.00
	<b>TOTAL OTHER EXPENSES</b>	<b>255,981</b>	<b>284.42</b>	<b>255,981</b>	<b>284.42</b>
	<b>TOTAL EXPENSES</b>	<b>460,385</b>	<b>511.54</b>	<b>477,084</b>	<b>530.09</b>
	<b>NET INCOME OVER EXPENSES:</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>