

**River's Edge @ Delanco Condo
2023 Budget**

Income

Account	2022 Budget \$170/mo	2023 Budget \$185/mo
03150 allowance for doubtful accts	(\$10,000.00)	-\$10,000.00
03200 Association Fees	\$540,600.00	\$588,300.00
03250 Capital Contribution	\$10,000.00	\$8,000.00
03450 Late Charge	\$1,000.00	\$1,000.00
03500 Legal Fee Reimbursement	\$10,000.00	\$10,000.00
03550 Miscellaneous income	\$0.00	\$500.00
03750 Penalty fees	\$500.00	\$1,000.00
03850 returned check charges	\$0.00	\$100.00
Income Total	\$552,100.00	\$598,900.00

Expense

Account	2022 Budget	2023 Proposed
05200 Misc Expense	\$450.00	\$3,000.00
05250 Mailings	\$750.00	\$1,500.00
05350 Insurance Deductible	\$5,000.00	\$5,000.00
05355 Insurance	\$135,000.00	\$162,000.00
05450 Legal Collections	\$20,000.00	\$18,000.00
05500 Legal General	\$1,000.00	\$0.00
05575 Legal-Lawsuit	\$0.00	\$10,000.00
05600 Management Fees	\$39,600.00	\$39,600.00
05650 Audit	\$5,000.00	\$5,000.00
05965 Electrical Repairs	\$500.00	\$500.00
05970 Gutter Cleaning	\$4,500.00	\$4,500.00
ADMINISTRATIVE EXPENSE Total	\$211,800.00	\$249,100.00
06050 Fire Service/Maintenance	\$3,000.00	\$7,000.00
06100 Roof Repairs	\$1,500.00	\$5,700.00
06150 General Maint & Repairs	\$10,000.00	\$15,000.00
06200 Plumbing	\$350.00	\$0.00
BUILDING MAINTENANCE Total	\$14,850.00	\$27,700.00
06450 Reserve Repair & Replacement	\$67,100.00	\$67,100.00
06500 Reserve Repayment	\$50,000.00	\$50,000.00
06600 Reserve Repair Expense	\$0.00	\$0.00
CAPITAL RESERVES Total	\$117,100.00	\$117,100.00
07300 Landscape Improvements	\$6,000.00	\$5,000.00

07350 Landscaping	\$73,580.00	\$82,000.00
07400 Roads and parking lot repair	\$200.00	\$500.00
07450 Snow Removal	\$69,820.00	\$50,000.00
07500 Flowers/Trees/Shrubs	\$10,000.00	\$10,000.00
07550 Grounds Cleanup	\$15,000.00	\$15,000.00
07600 Common Grounds Maint	\$500.00	\$6,000.00
07700 Exterminating	\$10,000.00	\$15,000.00
GROUNDS MAINTENANCE Total	\$185,100.00	\$183,500.00
07900 Electric	\$5,000.00	\$5,000.00
07910 Electric-Street Lights	\$5,500.00	\$5,500.00
07950 Water	\$12,500.00	\$11,000.00
UTILITIES Total	\$23,000.00	\$21,500.00
Total	\$552,100.00	\$598,900.00