

## Kinderton Village Single Family HOA

	2020 Budget	Comment
<b>Revenues</b>		
General Assessments	\$ 247,500	Increase in homes by 18 units. 375 homes @ \$55 per month, no increase in dues.
Fines for CCR & ACR violations	\$ 900	
CCR & ACR violations		
Return Check Fee Income		
Misc Income Operating		
Interest Income - Reserve	\$ 1,750	
Late Fees		
Legal Fees	\$ 1,000	
<b>TOTAL REVENUE</b>	<b>\$ 251,150</b>	
<b>EXPENSES</b>		
<b>Repairs &amp; Maintenance Expense</b>		
General Maintenance & Materials	\$ 5,000	
Security	\$ 250	
Landscape Contract	\$ 30,000	
Misc. Landscaping	\$ 8,000	
<b>TOTAL Repairs &amp; Maintenance</b>	<b>\$ 43,250</b>	
<b>General &amp; Admin Expenses</b>		
		Increase in homes by 18 units, 375 homes @ \$35 per month, this is an increase of \$3 per month per home.
Master Association Assessment	\$ 157,500	
Office Supplies	\$ 150	
Legal Services	\$ 1,000	
Accounting Services	\$ 5,500	Tax prep, Additional \$5,000 estimate for performance of audit
Management Services	\$ 12,000	
Insurance	\$ 3,400	Quote provided by Cedar Management
Bad Debt Expense		
General and Admin Expenses	\$ 5,000	
<b>TOTAL General &amp; Admin Expenses</b>	<b>\$ 184,550</b>	
<b>Utilities</b>		
Water and Sewer	\$ 4,000	
<b>TOTAL Utilities</b>	<b>\$ 4,000</b>	
<b>Other</b>		
Holiday Decorations	\$ 500	
Meeting Expense	\$ 400	
Late Fees Paid to Management	\$ 450	Half of fines collect under Revenue
Contribution to Reserves	\$ 17,000	2020 Deposit into Reserve Account not made until 2021. Actual 2020 contribution will be from balance of 2019 and will be impacted by when new landscaping is billed and paid.
Social Activities	\$ 1,000	
<b>TOTAL Other</b>	<b>\$ 19,350</b>	
<b>TOTAL EXPENSES</b>	<b>\$ 251,150</b>	
<b>NET INCOME</b>	<b>\$ -</b>	
<b>RESERVE ACCT#7165</b>	<b>\$ 90,000</b>	At the end of 2019 revenue should exceed expenses by approximately \$40- 50,000 which may be deposited into the Reserve account. Increasing Reserve to between \$80-90,000.