

## Kinderton SF

### 2023 Budget – First Draft

19850

	2021 Budget	2021 Actuals	2022 Budget	2022 Projected Actual	2023 Budget Draft	Notes
<b>Revenues</b>						
General Assessments	\$308,100.00	\$318,959.80	\$323,700.00	\$321,547.50	\$324,480.00	* Dues @ \$65 per unit – 415 Homes – No change
Fines for CCR & ACR Violations	\$900.00	\$2,200.00	\$3,500.00	\$3,300.00	\$0.00	
Misc Income Operating			\$0.00			
Interest Income – Reserve	\$20.00	\$36.51	\$20.00	\$54.01	\$90.00	
NSF Fees		\$100.00		\$216.00		
<b>Transfer In from Reserve for Repair</b>	\$81,119.00					
Addition to Capital Reserves		\$70,000.00				* To help fund Recreational projects – Dog Park, Picnic
Bermuda Run Fund Reimbursement					\$5,000.00	* Reimbursement for safety reasons
Reserve Contribution		(\$70,000.00)				
Late fees		\$3,000.00	\$2,000.00	\$3,187.50	\$0.00	
Legal Fees	\$1,000.00	\$0.00		\$360.00	\$0.00	
<b>Total Revenue</b>	<b>\$391,139.00</b>	<b>\$324,296.31</b>	<b>\$329,220.00</b>	<b>\$328,665.01</b>	<b>\$329,570.00</b>	

<b>Expenses</b>						
General Maintenance & Materials	\$5,000.00	\$85,168.75	\$6,000.00	\$0.00	\$2,500.00	*Ruston Paving was paid under this expense in 2021
Security & Safety	\$400.00	\$130.00	\$500.00	\$250.00	\$8,000.00	* \$5,000 to be reimbursed from BR
Landscape Contract	\$34,000.00	\$28,455.00	\$29,000.00	\$28,080.00	\$34,200.00	* Awaiting new contract \$ to ensure proper maintenance
Misc. Landscaping	\$4,000.00	\$3,082.52	\$6,000.00	\$2,992.09	\$20,000.00	* Irrigation for Kilbourne + Power box cover + Junipers
Alley Repair (Special Expense)	\$84,917.00	\$0.00	\$75,000.00	\$87,250.00	\$0.00	*Ruston – Curb & Gutter Repair
Master Association Assessment	\$165,900.00	\$197,995.00	\$174,300.00	\$174,610.00	\$174,720.00	
Master Association Violations (defunct)	\$0.00	\$0.00	\$3,500.00	\$0.00	\$0.00	
Office Supplies/Postage	\$200.00	\$0.00	\$1,800.00	\$1,530.67	\$1,600.00	
Legal Services	\$1,000.00	\$0.00	\$1,000.00	\$630.00	\$7,500.00	*increase expense to amend Doc's (rentals) & E-Voting
Accounting Services	\$550.00	\$0.00	\$520.00	\$0.00	\$4,315.00	*Funds for Audit
Management Services	\$14,832.00	\$15,177.00	\$15,600.00	\$15,536.00	\$17,160.00	*2023 Cost of Business Increase
Insurance	\$3,500.00	\$3,544.00	\$4,000.00	\$3,394.00	\$3,500.00	
Bad Debt Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
General & Admin Expenses	\$5,000.00	\$3,001.77	\$1,000.00	\$4,571.32	\$5,000.00	
Printing/Copies	\$0.00	\$20.34	\$0.00	\$0.00	\$0.00	*part of Admin costs
Water & Sewer	\$6,000.00	\$7,658.65	\$8,000.00	\$9,234.15	\$12,000.00	
Holiday Decorations	\$500.00	\$0.00	\$500.00	\$500.00	\$1,000.00	
Meeting Expense	\$400.00	\$0.00	\$500.00	\$500.00	\$500.00	
Late fees paid to Management (defunct)	\$350.00	\$700.00	\$1,000.00	\$270.00	\$0.00	* why would we be paying late fees??
Taxes		\$340.00		\$365.00	\$365.00	
Bank Fees		\$36.00		\$250.00	\$250.00	
Social Activities	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00	
Charitable Donations				\$250.00	\$250.00	
Contribution to Reserves			\$0.00	\$0.00	\$35,710.00	* Goal of 15% of revenue = \$48,672
<b>Total Expense</b>	<b>\$327,549.00</b>	<b>\$345,309.03</b>	<b>\$329,220.00</b>	<b>\$331,213.23</b>	<b>\$329,570.00</b>	

<b>Net Income</b>	<b>\$63,590.00</b>	<b>(\$21,012.72)</b>	<b>\$0.00</b>	<b>(\$2,548.22)</b>	<b>\$0.00</b>	
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