

Kinderton Village Residential Homeowners Master Association, Inc.

Account	Description	2021 Budget	2022 Budget
Operating Accounts			
Income Accounts			
Operating Income			
30-30101-01	Townhome Assessments	\$2,640.00	\$4,620.00
30-30101-02	Condominium Assessments	\$27,720.00	\$27,720.00
30-30101-03	Single Family Assessments	\$130,350.00	\$136,620.00
30-30101-04	Carriage Homes Assessments	\$2,640.00	\$2,640.00
30-30111-00	Developer Assessments	\$0.00	\$0.00
30-30151-00	Special Assessments - Operating	\$0.00	\$0.00
30-30301-00	Developer Contributions	\$0.00	\$0.00
Misc. Operating Income			
31-31101-00	Fines/Late Fees	\$0.00	\$0.00
31-31102-00	CCR & ACC Violation Fines	\$0.00	\$1,000.00
31-31151-00	Returned Check Fee Income	\$0.00	\$0.00
31-32101-00	Clubhouse Rental Income	\$200.00	\$350.00
31-32111-01	Pool Key Income	\$0.00	\$350.00
31-33001-00	Legal Fee Income	\$0.00	\$0.00
31-34001-00	Misc. Income - Operating	\$0.00	\$0.00
31-34101-00	Interest Income - Operating	\$400.00	\$400.00
New			
Income Accounts Total		\$163,950.00	\$173,700.00
Expense Accounts			
Repair & Maintenance Expenses			
40-42101-00	Misc. Pool/Equipment Repairs	\$4,000.00	\$4,000.00
40-42111-00	Pool Supplies & Chemicals	\$400.00	\$600.00
40-42201-00	Contract Pool Maintenance	\$11,124.00	\$12,000.00
40-42211-00	Pool Attendant	\$7,500.00	\$15,000.00
40-42311-00	Clubhouse Cleaning & Supplies	\$1,500.00	\$1,500.00
40-42321-00	Clubhouse Equipment	\$1,000.00	\$500.00
40-43001-00	General Maintenance & Materials	\$9,000.00	\$9,500.00
40-43041-00	Exterior Building Cleaning	\$1,000.00	\$750.00
40-43301-00	HVAC Service/Supplies	\$350.00	\$186.81
40-43361-00	Fire Prevention Syst-Inspection	\$0.00	\$50.00
40-43371-00	Fire System/Security-Monitoring	\$150.00	\$0.00
40-43401-00	Security System Repairs	\$150.00	\$150.00
40-43411-00	Security	\$0.00	\$250.00
40-44011-00	Misc. Landscaping	\$7,500.00	\$8,000.00
40-44151-00	Flowers	\$0.00	\$0.00
40-44201-00	Pinestraw/Mulch	\$1,000.00	\$1,000.00
40-44301-00	Contract Landscape Maintenance	\$55,000.00	\$60,000.00
40-44321-00	Pond Maintenance	\$6,000.00	\$8,000.00
40-44401-00	Plant & Tree Replacement	\$2,000.00	\$1,000.00
40-44451-00	Irrigation Maintenance	\$1,000.00	\$500.00
40-44501-00	Tree Removal/Maintenance	\$1,000.00	\$1,000.00
40-45101-00	Pest Control	\$280.00	\$345.00
40-45151-00	Termite Inspection/Contract	\$175.00	\$175.00
40-49101-00	Snow Removal	\$250.00	\$0.00
40-49901-00	Misc. Expense-Operating	\$275.00	\$2,250.00

General & Administrative Expenses				
	50-51001-00	Office Supplies		
	50-51101-00	Printing/Copies	\$500.00	\$500.00
	50-51201-00	Postage	\$2,000.00	\$2,000.00
	50-52002-00	Legal Services	\$1,000.00	\$1,000.00
	50-52101-00	Accounting Services	\$2,000.00	\$2,000.00
	50-52201-00	Management Services	\$950.00	\$950.00
	50-52250-00	Community Website	\$14,400.00	\$14,400.00
	50-53001-00	Insurance Expense	\$2,000.00	\$1,815.00
	50-54001-00	BOD/Annual Meeting Expense	\$6,000.00	\$6,000.00
	50-54111-00	Residents Social Activities	\$100.00	\$100.00
			\$200.00	\$200.00
Utilities				
	60-60001-01	Clubhouse Electric		
	60-60101-00	Water & Sewer	\$10,500.00	\$10,500.00
	60-60101-01	Clubhouse Water	\$3,000.00	\$3,500.00
	60-60301-00	Trash Removal	\$1,000.00	\$1,000.00
	60-60311-00	Dumpster Rental	\$0.00	\$1,200.00
	60-60601-00	Telephone/Telephone Lines	\$0.00	\$0.00
			\$1,200.00	\$1,050.00
Reserve Expenses				
	90-99001-00	Federal Income Tax	\$0.00	\$0.00
	90-99101-00	State Income Tax	\$0.00	\$0.00
New				
Expense Accounts Total			\$158,954.00	\$172,971.81
Operating Accounts Net			\$4,996.00	\$728.19

Reserve Accounts

Income Accounts

Reserve Income

	32-30152-00	Special Assessments - Reserves	\$0.00	\$0.00
	32-30201-00	Addition to Capital Reserves	\$44,550.00	\$46,800.00
	32-30251-00	Working Capital Assessments	\$0.00	\$0.00

Misc. Reserve Income

	33-34002-00	Misc. Income - Reserves	\$0.00	\$0.00
	33-34151-00	Interest Income - Reserves	\$0.00	\$0.00

New

Income Accounts Total			\$44,550.00	\$46,800.00
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Expense Accounts

General & Administrative Expenses

	50-52302-00	Bank Charges - Reserves	\$0.00	\$0.00
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Reserve Expenses

	90-91002-00	Carpet Replacement	\$0.00	\$0.00
	90-91012-00	Roof Replacement	\$0.00	\$0.00
	90-91022-00	Rotten Wood Repairs	\$0.00	\$0.00
	90-91032-00	Painting	\$5,000.00	\$0.00
	90-91042-00	Misc. Capital Repairs/Improvements	\$15,000.00	\$16,000.00
	90-91052-00	Parking Repairs & Replacement	\$0.00	\$0.00
	90-91062-00	Sidewalk/Steps Repairs & Replacement	\$0.00	\$0.00
	90-91072-00	Pond Repairs	\$0.00	\$10,000.00
	90-91082-00	Pool Repairs	\$0.00	\$0.00
	90-91092-00	Walking Trail	\$0.00	\$0.00

	90-91102-00	Pool Equipment & Furniture	\$0.00	\$0.00
	90-91112-00	Clubhouse Furniture/Exercise Equipment	\$0.00	\$0.00
	90-91113-00	Playground Equipment	\$0.00	\$44,000.00
	90-94002-00	Depreciation Expense	\$0.00	\$0.00
	90-99999-00	Year End Suspense	\$0.00	\$0.00
New				
Expense Accounts Total			\$20,000.00	\$70,000.00
Reserve Accounts Net			\$24,550.00	-\$23,200.00