

Kinderton Village Residential Homeowners Master Association, Inc.				
	Account	Description	2022 Budget	2023 Budget
Operating Accounts				
Income Accounts				
Operating Income				
	30-30101-00	Regular Assessments	\$0.00	\$0.00
	30-30101-01	Townhome Assessments	\$4,620.00	\$5,610.00
	30-30101-02	Condominium Assessments	\$27,720.00	\$27,720.00
	30-30101-03	Single Family Assessments	\$136,620.00	\$137,604.00
	30-30101-04	Carriage Homes Assessments	\$2,640.00	\$2,640.00
	30-30151-00	Special Assessments - Operating	\$0.00	\$0.00
Misc. Operating Income				
	31-31101-00	Fines/Late Fees	\$0.00	\$0.00
	31-31102-00	CCR & ACC Violation Fines	\$1,000.00	\$1,000.00
	31-31151-00	Returned Check Fee Income	\$0.00	\$0.00
	31-32101-00	Clubhouse Rental Income	\$350.00	\$960.00
	31-32111-01	Pool Key Income	\$350.00	\$600.00
	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	\$0.00
New				
Income Accounts Total			\$173,700.00	\$176,134.00
Expense Accounts				
Repair & Maintenance Expenses				
	40-42101-00	Misc. Pool/Equipment Repairs	\$4,000.00	\$4,000.00
	40-42111-00	Pool Supplies & Chemicals	\$600.00	\$500.00
	40-42201-00	Contract Pool Maintenance	\$12,000.00	\$16,388.00
	40-42211-00	Pool Attendent	\$15,000.00	\$12,000.00
	40-42311-00	Clubhouse Cleaning & Supplies	\$1,500.00	\$2,000.04
	40-43001-00	General Maintenance & Materials	\$9,500.00	\$8,748.00
	40-43041-00	Exterior Building Cleaning	\$750.00	\$750.00
	40-43301-00	HVAC Service/Supplies	\$186.81	\$250.00
	40-43361-00	Fire Prevention Syst-Inspection	\$50.00	\$50.00
	40-43371-00	Fire System/Security-Monitoring	\$0.00	\$0.00
	40-43401-00	Security System Repairs	\$150.00	\$250.00
	40-43411-00	Security	\$250.00	\$120.00
	40-44011-00	Misc. Landscaping	\$8,000.00	\$8,000.00
	40-44151-00	Flowers	\$0.00	\$0.00
	40-44201-00	Pinestraw/Mulch	\$1,000.00	\$2,500.00
	40-44301-00	Contract Landscape Maintenance	\$60,000.00	\$60,000.00
	40-44321-00	Pond Maintenance	\$8,000.00	\$8,000.04
	40-44401-00	Plant & Tree Replacement	\$1,000.00	\$0.00
	40-44451-00	Irrigation Maintenance	\$500.00	\$0.00
	40-44501-00	Tree Removal/Maintenance	\$1,000.00	\$0.00
	40-45101-00	Pest Control	\$345.00	\$240.00
	40-45151-00	Termite Inspection/Contract	\$175.00	\$280.00
	40-49101-00	Snow Removal	\$0.00	\$0.00
	40-49901-00	Misc. Expense-Operating	\$2,250.00	\$2,250.00
General & Administrative Expenses				
	50-51001-00	Office Supplies	\$500.00	\$300.00

	50-51101-00	Printing/Copies	\$2,000.00	\$1,650.00
	50-51201-00	Postage	\$1,000.00	\$996.00
	50-52002-00	Legal Services	\$2,000.00	\$2,400.00
	50-52101-00	Accounting Services	\$0.00	\$975.00
	50-52201-00	Management Services	\$14,400.00	\$15,600.00
	50-52250-00	Community Website	\$1,815.00	\$1,999.80
	50-53001-00	Insurance Expense	\$6,000.00	\$6,700.00
	50-54001-00	BOD/Annual Meeting Expense	\$100.00	\$100.00
	50-54111-00	Residents Social Activities	\$200.00	\$200.00
Utilities				
	60-60001-01	Clubhouse Electric	\$10,500.00	\$10,500.00
	60-60011-00	Parking/Street Lighting	\$0.00	\$0.00
	60-60101-00	Water & Sewer	\$3,500.00	\$3,500.40
	60-60101-01	Clubhouse Water	\$1,000.00	\$930.00
	60-60301-00	Trash Removal	\$1,200.00	\$1,560.00
	60-60601-00	Telephone/Telephone Lines	\$1,050.00	\$1,080.00
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			\$172,971.81	\$174,817.28
Operating Accounts Net			\$728.19	\$1,316.72
Reserve Accounts				
Income Accounts				
Reserve Income				
	32-30152-00	Special Assessments - Reserves	\$0.00	\$0.00
	32-30201-00	Addition to Capital Reserves	\$46,800.00	\$47,340.00
	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	\$72.00
New				
Income Accounts Total			\$46,800.00	\$47,412.00
Expense Accounts				
General & Administrative Expenses				
	50-52302-00	Bank Charges - Reserves	\$0.00	\$0.00
Reserve Expenses				
	90-91012-00	Roof Replacement	\$0.00	\$0.00
	90-91022-00	Rotten Wood Repairs	\$0.00	\$0.00
	90-91032-00	Painting	\$0.00	\$0.00
	90-91042-00	Misc. Capital Repairs/Improvements	\$16,000.00	\$12,000.00
	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	\$0.00
	90-91082-00	Pool Repairs	\$10,000.00	\$10,000.00
	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	\$44,000.00	\$25,000.00
New				

Expense Accounts Total	\$70,000.00	\$47,000.00
Reserve Accounts Net	-\$23,200.00	\$412.00