

**Kinderton Village Residential Master Homeowners Association
2013 Budget**

		<u>Actual Income & Expenses 2012</u>	<u>2013 Budget</u>
Operating Income			
6310	Association Dues	160,625.00	127,518.00
6320	Interest Income	16.65	-
6330	Interest Repl Fund Money Mkt	71.83	-
6340	Clubhouse Rentals	1,625.00	-
6350	Misc. Income	60.00	-
6360	Pool Key Income	300.00	-
6900	Insurance Refund	2,760.00	-
6910	Interest on CD's	1,406.08	-
		166,864.56	127,518.00
Excess funds transfer to 2013 Budget			28,260.00
Total Income			155,778.00
Expenses			
Administrative			
7010	Management Cont.	4,694.88	5,400.00
7020	Accounting Fees (Tax Prep)	250.00	250.00
7260	Admin. Costs	1,339.60	1,500.00
7280	Insurance	6,053.00	5,051.00
7430	Taxes	445.00	445.00
7450	Agent Fee	-	100.00
7500	Reserve Studies	2,950.00	-
7890	Miscellaneous	82.15	500.00
7160	Attorney Fees	105.00	-
7140	Audit	2,000.00	2,000.00
	CAI Membership		400.00
		17,919.63	15,646.00
Mailbox Kiosks			
8010	Electricity-Mailbox Kiosk	1,063.32	-
8020	Repairs-Mailbox Kiosk	2,568.81	1,000.00
		3,632.13	1,000.00
Pool & Clubhouse			
8210	Pool Operation & Management	8,510.00	8,500.00
	Pool Attendant	-	8,260.00
8220	Pool Repairs	276.00	1,000.00
8240	Pool Supplies	451.82	800.00
8250	Pool Telephone	623.87	758.00
8280	Pool Misc.	1,568.54	1,500.00
8310	Clubhouse Electricity	8,222.39	8,200.00
8320	Clubhouse Repairs	1,396.13	1,000.00
8330	Clubhouse Maintenance	150.00	-
8340	Clubhouse Supplies	1,010.23	1,200.00
8350	Clubhouse Security	852.00	852.00
8360	Clubhouse Trash	469.20	-
8370	Clubhouse Water & Sewer	966.42	1,100.00

8380	Clubhouse Cleaning	502.50	600.00
		24,999.10	33,770.00
Grounds Maintenance			
9010	Landscape Contract	24,274.49	27,500.00
9020	Grounds Other	17,517.00	2,000.00
9030	Tree Maintenance	781.41	-
9090	Snow Removal	-	-
9110	Miscellaneous Maint.	362.94	500.00
9120	Irrigation Sys. Repair	318.60	1,500.00
9135	Gazebo Maint.	-	1,000.00
9140	Entrance Feature	180.65	-
9150	Lake Maintenance	13,255.21	8,000.00
	USDA (Geese)	-	5,000.00
	Pine Needles	-	12,500.00
		56,690.30	58,000.00
Site Improvements			
	TBD	-	20,000.00
		-	20,000.00
Utilities			
8910	Elec. Streetlights	25,538.17	3,362.00
8930	Water-Irrigation	3,345.58	2,000.00
		28,883.75	5,362.00
Contingency			
9610	Contingency	1,338.84	-
		1,338.84	-
Replacement Funds			
9910	Trans. Replacement	23,292.00	22,000.00
9915	Trans. Replacement Interest	1,458.57	-
		24,750.57	22,000.00
Total Expenses		158,214.32	155,778.00
Single Family = 303			
Townhomes = 8			
Quad/Condos = 84			
Carriage Homes = 6			
Total =		401	at \$26.50/month