

Kinderton Village Master
2012 Budget

	<u>2011</u> <u>BUDGET</u>	<u>12/31/2011</u> <u>Actual</u>	<u>2012</u> <u>BUDGET</u>	
				\$41.50 per mon
				299 SF + 84 Condo/Citi + 8 TH = 391
				(SF @ 299 by the END of 2012 - projected)
REVENUES				
4000 Association Dues	\$ 186,252.00	\$ 191,481.00	\$ 192,602.00	
4010 Interest	\$ -	\$ 774.19	\$ -	
4015 Interest- MM	\$ -	\$ 93.62	\$ -	
4040 Clubhouse Rentals	\$ -	\$ 1,100.00	\$ -	
4055 Pool Key income	\$ -	\$ 50.00	\$ -	
4050 Miscellaneous Income	\$ -	\$ 238.40	\$ -	
4080 Interest on CD's	\$ -	\$ -	\$ -	
TOTAL REVENUES	\$ 186,252.00	\$ 193,737.21	\$ 192,602.00	
EXPENSES				
Grounds				
6000 Landscaping Contract	\$ 24,799.00	\$ 25,338.07	\$ 25,477.20	\$2123.10 per month (includes fuel surcharge)
6010 Grounds - Other	\$ 8,150.00	\$ 13,887.00	\$ 13,000.00	Pine Needles 2x plus misc.
6015 Tree Maint/Removal/Replacement	\$ 2,500.00	\$ 1,250.00	\$ 2,000.00	Common Area Trees
6030 Snow Removal	\$ 1,850.00	\$ 1,105.50	\$ 1,850.00	Clubhouse/Around Lake
6040 Mailbox Kiosk	\$ 2,000.00	\$ 1,999.47	\$ 1,800.00	Maintenance, Pressure Wash, Paint, Etc.
6060 Miscellaneous Maintenance	\$ -	\$ 4,204.31	\$ 5,000.00	Street sign maint., bench maint., Flag maint, etc.
6080 Irrigation Maintenance/Repair	\$ 5,000.00	\$ 1,096.00	\$ 1,500.00	Common Area Irrigation Maintenance
6100 Building Maintenance	\$ 150.00	\$ 270.00	\$ 250.00	A/C Maint. Agreement/Misc. Repairs
6105 Gazebo Maint	\$ 1,000.00	\$ -	\$ 500.00	Maintenance of Gazebos
6145 Entrance Feature Maint	\$ 1,500.00	\$ 1,150.93	\$ 4,000.00	Lighting, Signs
6400 Lake Maint	\$ 12,000.00	\$ 220.00	\$ 8,000.00	As needed
	\$ 58,949.00	\$ 50,521.28	\$ 63,377.20	
Utilities & Services				
6500 Electricity Clubhouse	\$ 6,000.00	\$ 6,737.71	\$ 6,700.00	
6510 Electricity Street Light	\$ 38,000.00	\$ 38,291.27	\$ 38,000.00	
6520 Electricity Mailbox Kiosk	\$ 600.00	\$ 492.44	\$ 600.00	
6540 Water Irrigation	\$ 4,000.00	\$ 7,023.70	\$ 4,200.00	Common areas
6550 Water Clubhouse Pool	\$ 1,500.00	\$ 1,025.66	\$ 1,100.00	
6560 Telephone	\$ 300.00	\$ 306.36	\$ 300.00	
6570 Clubhouse Tras Removal	\$ 500.00	\$ 938.40	\$ 750.00	
Total Utilities & Services	\$ 50,900.00	\$ 54,815.54	\$ 51,650.00	
Clubhouses & Pool				
6800 Clubhouse Repairs	\$ 4,500.00	\$ 7,504.51	\$ 4,500.00	Power wash, Paint, Bathroom repairs, etc.
6810 Clubhouse Cleaning	\$ 2,820.00	\$ 996.72	\$ 1,800.00	Avg. \$150 per month
6820 Clubhouse Supplies	\$ 1,500.00	\$ 403.97	\$ 750.00	Signs, Bathroom Supplies, etc.
6830 Pool Maintenance	\$ 8,500.00	\$ 8,500.00	\$ 8,500.00	Contract (Pool Professionals)
6840 Pool Supplies	\$ 1,000.00	\$ 595.75	\$ 800.00	Signs, Etc.
6850 Pool Misc	\$ 2,000.00	\$ 589.00	\$ 1,150.00	Pool Permit, Keys, Gen. Maint., Etc.
Total Administrative	\$ 20,320.00	\$ 18,589.95	\$ 17,500.00	
Administrative				
7000 Management	\$ 3,168.00	\$ 3,168.00	\$ 3,389.76	\$282.48/mo. (7% inc. for 2012 - add weekly visits)
7010 Admin Supplies - Printing/Postage	\$ 800.00	\$ 1,694.69	\$ 1,500.00	Mailings, Postage (annexation mailings)
7020 Insurance	\$ 3,731.00	\$ 5,883.12	\$ 5,051.00	property + D&O (raise in D&O premium)
7030 Tax Return	\$ 250.00	\$ 250.00	\$ 250.00	
7040 Legal	\$ -	\$ 1,350.00	\$ -	
7045 Taxes	\$ 1,400.00	\$ 1,034.00	\$ 1,200.00	
7060 Registered Agent	\$ 100.00	\$ 100.00	\$ 100.00	
7060 Misc	\$ 500.00	\$ 460.00	\$ 500.00	Annual Meeting Room Fee, Etc.
Total Administrative	\$ 9,949.00	\$ 13,939.81	\$ 11,990.76	
7200 Contingency	\$ 1,134.00	\$ 425.00	\$ 1,500.00	Social Exp., Etc.
	\$ 1,134.00	\$ 425.00	\$ 1,500.00	

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Replacement Fund Expenditures/Reimb.

7800 Replacement Fund Expenditures	\$ 5,000.00	\$ 10,957.74	\$ -	2nd Card Reader/Pool furniture/Etc - 2011
7850 Reimb. Replace. Fund Expenditures	\$ -	\$ (10,957.74)	\$ -	
	<u>\$ 5,000.00</u>	<u>\$ -</u>	<u>\$ -</u>	

Replacement Fund

8010 Transfer to Replacement Fund	\$ 40,000.00	\$ 40,000.00	\$ 46,584.04
8020 Transfer Int. to Replacement Fund	\$ -	\$ 93.62	\$ -
	<u>\$ 40,000.00</u>	<u>\$ 40,093.62</u>	<u>\$ 46,584.04</u>

TOTAL OPERATING EXPENSES	<u>\$ 186,252.00</u>	<u>\$ 178,385.20</u>	<u>\$ 192,602.00</u>
CURRENT YEAR NET INCOME/(LOSS)	<u>\$ -</u>	<u>\$ 15,352.01</u>	<u>\$ (0.00)</u>

Adopted 11/17/11