

Kinderton Single Family

Proposed Budget 2019

	2018 Budget	2018 YTD Actuals	2019 Budget	Notes
Revenues				
General Assessments - Operating	\$227,040.00	\$210,410.64	\$235,620.00	\$55.00/mth x 357 units
Late Fees	\$0.00	\$930.00	\$0.00	
Returned Check Fees	\$0.00	\$75.00	\$0.00	
Fines	\$0.00	(\$110.00)	\$0.00	
Interest Income - Reserves	\$0.00	\$4.66	\$0.00	
Misc. Income	\$0.00	\$100.00	\$0.00	
Total Revenue	\$227,040.00	\$211,410.30	\$235,620.00	

Expenses				
General Maintenance	\$600.00	\$0.00	\$0.00	
Security	\$200.00	\$210.00	\$210.00	Halloween Security
Misc. Landscaping	\$2,500.00	\$95.00	\$10,000.00	Kilbourne Drive Common Area
Landscaping Contract	\$29,496.00	\$26,629.54	\$29,496.00	Blakely Contract - No increase
Misc. Expense - Operating	\$500.00	\$0.00	\$0.00	
Office Supplies	\$1,000.00	\$0.00	\$0.00	Grouped as admin charges
Printing/Copies	\$1,600.00	\$0.00	\$0.00	Grouped as admin charges
Postage	\$800.00	\$0.00	\$0.00	Grouped as admin charges
Legal Service - Collections	\$2,900.00	\$0.00	\$2,000.00	
Accounting Services	\$800.00	\$325.00	\$400.00	Tax Filing
Management Contract	\$11,424.00	\$11,516.10	\$12,000.00	New Contract/Transition Fee
Insurance	\$4,000.00	\$3,817.83	\$4,000.00	
BOD/Annual Meeting	\$500.00	\$200.00	\$400.00	Annual/Budget Meeting Donation
Social Activities	\$700.00	\$570.44	\$1,000.00	4th of July/Summer Social
Holiday Decorations	\$300.00	\$426.53	\$500.00	Wreaths
Master Association Dues	\$132,096.00	\$120,896.00	\$137,088.00	No increase in dues per Master Board
Bad Debts/Uncollectable	\$1,000.00	\$2,523.43	\$1,000.00	(2) Foreclosures
General & Administrative	\$2,000.00	\$5,888.91	\$6,000.00	Includes postage, copies, printing and supplies
Water & Sewer	\$3,000.00	\$3,591.81	\$4,000.00	
Contribution to reserves	\$21,832.00	\$20,009.00	\$27,526.00	1819 per mth per 2018 Budget
Capital Repairs	\$5,000.00	\$0.00	\$0.00	
Total Expense	\$222,248.00	\$196,699.59	\$235,620.00	

Net Income	\$4,792.00	\$14,710.71	\$0.00	
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