KIINGSWOOD VILLAGE PROPERTY OWNERS ASSOCIATION
Operating Fund Budget - Fiscal 2023

Description	Labor	Material	Contract	Fiscal 2023 Budget	Fiscal 2022 Projected Act	Fiscal 2022 Budget	Fiscal 2021 Actual
Total Dues				**$554**	$532	$532	$444
Per Unit Alloc – Reserv				**$93**	$90	$90	$84
Per Unit Alloc – Cap I,prov				**$12**	$12	$12	$11
Per Unit Monthly Dues – Operating				$449	$430	$430	$349
Total Hmwnr Dues-Operations				$1,282,344	$1,228,080	$1,228,080	$995,373
Late Charges				$2,000	$2,000	$2,000	$6,857
Operating Fund Interest				$300	$250	$250	$87
Service Calls & Other				$1,000	$800	$800	$3,457
Special Assessmnt				$0	$0	$0	$53,752
Total Revenues				$1,285,644	$1,231,130	$1,231,130	$1,059,526
Total Unit Rev Per Month				$450	$431	$431	$371
Payroll & Related Costs:							
Wages – Regular	$180,000			$180,000	$138,000	$187,157	$140,617
Wages – Summer Help	$15,000			$15,000	$12,000	$10,000	$4,099
Payrll Tax	$16,812			$16,812	$12,000	$17,890	$15,574
Workers Comp	$13,777			$13,777	$14,000	$18,216	$10,293
Emp Benefits – Hlth, Rtrmnt, Bon	$20,000			$20,000	$9,500	$27,036	$52,914
Total Payroll & Related	$245,589			$245,589	$185,500	$260,299	$223,497
Departments – Material/Contract:							
Management		$800	$1,000	$1,800	$2,500	$1,500	$2,650
Landscaping		$2,000	$2,500	$4,500	$2,800	$4,500	$4,576
Walkways		$700		$700	$1,500	$700	$1,891
Pool		$4,000	$600	$4,600	$3,500	$4,600	$2,126
Tennis Courts		$400	$600	$1,000	$1,000	$1,000	$217
Building Repairs		$7,000	$2,000	$9,000	$8,500	$9,000	$7,643
Window Cleaning			$11,000	$11,000	$15,600	$10,000	$1,500
Roof Clearing			$5,500	$5,500	$5,500	$12,000	$11,227
Fire Extinguisher Rechg				$0	$0	$500	$0
Chimney Sweeping			$13,000	$13,000	$13,000	$12,000	$12,027
Painting		$18,500	$70,000	$88,500	$88,500	$78,500	$4,072
Equipment/Tools Repairs		$2,000	$2,000	$4,000	$4,000	$4,000	$373
Trash Removal		$600	$77,000	$77,600	$65,000	$70,350	$73,781
Snow Removal		$1,600	$800	$2,400	$5,400	$2,400	$1,315
Maintenance Supplies & Tools		$2,000		$2,000	$2,000	$2,000	$1,285
Service Calls		$500		$500	$500	$500	$1,386
Brush Clearing		$5,000		$5,000	$5,000	$0	$78
Defensible Fire Space					$60,000		$58
Total Department Costs		$45,100	$186,000	$231,100	$284,300	$213,550	$126,147
Overhead Items:							
Electricity				$11,000	$9,000	$10,000	$9,573
Gas				$8,500	$7,500	$7,500	$6,228
Sewer & Water				$25,000	$22,500	$20,000	$32,768
Gasoline & Oil				$8,000	$5,000	$5,000	$2,328
Insurance				$700,000	$692,500	$630,000	$651,484
Telephone, Internet, TV				$4,500	$4,500	$4,500	$4,625
Accounting/Tax/Gov Reprts				$32,500	$28,000	$31,000	$29,672
Office Supplies				$500	$200	$900	$605
Legal Expense				$2,500	$3,520	$2,500	$4,515
Pstge, Copyng, Mailing Sup				$1,000	$1,000	$1,000	$1,222
Association Mtgs/Member				$2,500	$1,000	$9,000	$1,191
Taxes – State Income				$250	$170	$170	-$361
Taxes – Property				$2,700	$2,500	$2,500	$2,616
Vehicle Registration				$800	$800	$800	$726
Staff and Board Training Prgms				$4,000	$1,000	$4,000	$0
Contingency				$5,000	$2,000	$2,000	$0
Interest Expense – Reserve Fund					$0	$0	$977
Total Overhead Costs				$808,750	$781,190	$730,870	$747,192
Total Expenses				$1,285,439	$1,250,990	$1,204,719	$1,096,836
Excess Revenue (Expense)				$205	-$19,860	$26,411	-$37,310
Budgted Per Unit Monthly Opr				$450	$438	$422	$384
Working Capital – beginning				$82,830	$102,690	$102,690	$140,000
Transfer to Reserv/Capital Impr Funds				$0	$0	$0	$0
Working Capital – ending				$83,036	$82,830	$129,101	$102,690
Working Capital rqd for operations				$75,000	$75,000	$75,000	$75,000
Working Capital available				$8,036	$7,830	$54,101	$27,690
Possible transfer to Reserve or Capital Imp Fnd				$0	$0	$0	$0