

KIMBALL FARMS HOMEOWNERS ASSOCIATION BUDGET 2023					
			2022 Budget	Actual as of 9/30/22	2023 Budget
<b>Income</b>					
<b>2023</b>		<b>Annual Dues per Home (increase \$100)</b>			<b>\$ 1,300</b>
<b>Assessment Revenue</b>					
3000		Homeowner Fees	208,800.00	212,066.00	226,200.00
3020		Late Fees		2,750.55	
3030		Interest Income HO		245.18	
3060		New resident fees	7,500.00	8,400.00	
		<b>Total Assessment Revenue</b>	<b>216,300.00</b>	<b>223,461.73</b>	<b>226,200.00</b>
<b>Other Revenue</b>					
3200		Clubhouse Rental	500.00	2,150.00	
3240		Gate/Key Cards	15.00		
3900		Interest Reserves	20.00	109.69	
		<b>Total Other Revenue</b>	<b>535.00</b>	<b>2,259.69</b>	<b>-</b>
		<b>Total Income</b>	<b>216,835.00</b>	<b>225,721.42</b>	<b>226,200.00</b>
<b>Expense</b>					
<b>Administrative</b>					
4010		Insurance	6,500.00	6,264.00	6,264.00
4020		Management Expense	15,120.00	11,340.00	17,388.00
4030		Legal Fees	3,500.00	2,081.64	3,500.00
4031		Legal Exp Reimb		-1,827.50	
4040		Office & Admin Expense	7,020.00	1,965.66	2,700.00
4085		Website	590.00	1,869.00	1,068.00
4130		Tax/Audit/License	400.00	315.00	315.00
4400		Welcome Committee	500.00	226.91	500.00
4430		Social Activity Events	3,000.00	529.98	3,000.00
4801		Signs & Banners	500.00	521.04	600.00
		<b>Total Administrative</b>	<b>37,130.00</b>	<b>23,285.73</b>	<b>35,335.00</b>
<b>Grounds &amp; Landscaping</b>					
5015		Irrigation Water	600.00	0.00	
5029		Lighting Maintenance	250.00	600.00	250.00
5030		Grounds Contract	13,800.00	11,324.92	15,555.00
5035		Grounds Landscape Expense	2,500.00		2,500.00
5060		Pine Straw & Mulch	5,000.00	2,165.81	5,000.00
5061		Sod Expense	2,000.00		2,000.00
5064		Flowers	3,000.00	1,438.40	3,000.00
5070		Tree Removal Pruning	3,000.00	2,980.00	3,000.00
5109		Irrigation Maintenance	1,000.00	1,082.85	2,000.00
5145		Retention/Detention Pond Maintenan	2,500.00	400.00	2,500.00
5180		Field Clearing Expense	800.00		800.00
5690		Holiday Decorations	7,500.00	250.00	7,500.00
		<b>Total Grounds &amp; Landscaping</b>	<b>41,950.00</b>	<b>20,241.98</b>	<b>44,105.00</b>
<b>Recreation</b>					
6000		Pool Contract	25,925.00	22,568.50	32,850.00
6001		Pool Maintenance	4,200.00	3,547.05	4,200.00
6010		Pool Permit	1,024.00	1,024.00	1,024.00
6075		Tennis Court Lights Repairs	2,000.00		2,000.00
6100		Tennis Repair/Maintenance	1,000.00	1,193.23	1,500.00
6105		Tennis Court Supplies	750.00	515.10	750.00
6500		Playground Repair & Maint	750.00	4,242.87	2,200.00
6549		Clubhouse Repairs Maintenance	2,500.00	4,640.00	4,800.00
6550		Clubhouse Janitorial	5,250.00	91.51	5,250.00
6550		Clubhouse Supplies	600.00		600.00
		<b>Total Recreation</b>	<b>43,999.00</b>	<b>37,822.26</b>	<b>55,174.00</b>
<b>Repairs &amp; Maint</b>					
7205		Building Repair and Maintenance	1,200.00		1,200.00
7300		HVAC Maintenance	180.00		
7304		Termite Bond	700.00	699.00	700.00
7305		Pest Control	340.00	255.00	340.00
		<b>Total Repairs and Maint</b>	<b>2,420.00</b>	<b>954.00</b>	<b>2,240.00</b>

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			2022 Budget	Actual as of 9/30/22	2023 Budget
<b>Safety</b>					
7441		Gates Remotes/Clickers			
7456		Access System Maintenance	3,500.00	388.00	3,500.00
<b>Total Safety</b>			<b>3,500.00</b>	<b>388.00</b>	<b>3,500.00</b>
<b>Utility</b>					
8000		Utilities - Electric	13,605.00	11,032.47	13,605.00
8010		Utilities - Gas	750.00	469.02	750.00
8020		Utilities - Water / Sewer	3,100.00	1,548.30	2,400.00
8035		Trash	2,364.00	1,917.89	2,557.00
8045		Cable TV/Internet	1,950.00	1,702.89	2,300.00
8050		Phone	2,342.00	2,119.79	2,850.00
<b>Total Utility</b>			<b>24,111.00</b>	<b>18,790.36</b>	<b>24,462.00</b>
<b>Reserve</b>					
9000		Transfer to Reserves	56,225.00	42,168.78	53,884.00
9005		Reserve - Capital Transfer	7,500.00	7,200.00	7,500.00
9059		Reserve - Clubhouse			
9506		Reserve - Pool			
9507		Reserve - Tennis			
9600		Exp Pd fr Reserve			
<b>Total Reserve</b>			<b>63,725.00</b>	<b>49,368.78</b>	<b>61,384.00</b>
<b>Total Expense</b>			<b>216,835.00</b>	<b>150,851.11</b>	<b>226,200.00</b>
<b>Net Income/(Expense)</b>			<b>-</b>	<b>74,870.31</b>	<b>-</b>

Cash September 30, 2022

Estimate

Estimate

**Estimated Cash**

Operating & Reserves  
 Oct- Dec Operating Net Loss  
 Oct/Nov Retention pond work  
**Dec. 31, 2022**

\$	426,284	
\$	(22,500)	\$7,500/Mo
\$	(36,000)	
<b>\$</b>	<b>367,784</b>	

**Potential Cap X 2023**

Budgeted Reserves (Above)  
 Parking Lot - Clubhouse  
 Retention Pond Maint.  
 Excess

\$	61,384
\$	(32,000)
\$	(25,000)
<b>\$</b>	<b>4,384</b>