



Budget Summary - Operating
New Kent Village Association of Unit Owners, Inc.
2023

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
INCOME													
Income													
3040-001 Monthly Assessment	\$21,000.00	\$21,000.00	\$21,000.00	\$21,000.00	\$21,000.00	\$21,000.00	\$21,000.00	\$21,000.00	\$21,000.00	\$21,000.00	\$21,000.00	\$21,000.00	\$252,000.00
3696-001 Legal Fees Income	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.37	2,500.00
Total Income	\$21,208.33	\$21,208.33	\$21,208.33	\$21,208.33	\$21,208.33	\$21,208.33	\$21,208.33	\$21,208.33	\$21,208.33	\$21,208.33	\$21,208.33	\$21,208.37	\$254,500.00
Total OPERATING INCOME	\$21,208.33	\$21,208.33	\$21,208.33	\$21,208.33	\$21,208.33	\$21,208.33	\$21,208.33	\$21,208.33	\$21,208.33	\$21,208.33	\$21,208.33	\$21,208.37	\$254,500.00
EXPENSES													
Utilities													
4510-001 Electricity Expense	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
4512-001 Water Expense	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	45,000.00
Total Utilities	\$4,250.00	\$4,250.00	\$4,250.00	\$4,250.00	\$4,250.00	\$4,250.00	\$4,250.00	\$4,250.00	\$4,250.00	\$4,250.00	\$4,250.00	\$4,250.00	\$51,000.00
Maintenance & Repair													
4600-001 Exterior Lighting	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.37	1,000.00
4625-001 Maintenance & Repair	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	15,000.00
4644-001 Roofing	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
4646-001 Roofing - Gutter Clean/Repairs	297.75	297.75	297.75	297.75	297.75	297.75	297.75	297.75	297.75	297.75	297.75	297.75	3,573.00
4661-001 Plumbing	708.33	708.33	708.33	708.33	708.33	708.33	708.33	708.33	708.33	708.33	708.33	708.37	8,500.00
Total Maintenance & Repair	\$2,464.41	\$2,464.41	\$2,464.41	\$2,464.41	\$2,464.41	\$2,464.41	\$2,464.41	\$2,464.41	\$2,464.41	\$2,464.41	\$2,464.41	\$2,464.49	\$29,573.00
Landscaping													
4700-001 Landscaping Services	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	18,600.00
4702-001 Grounds Other	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	9,000.00
Total Landscaping	\$2,300.00	\$2,300.00	\$2,300.00	\$2,300.00	\$2,300.00	\$2,300.00	\$2,300.00	\$2,300.00	\$2,300.00	\$2,300.00	\$2,300.00	\$2,300.00	\$27,600.00
Property Services													
4802-001 Trash Removal	840.00	840.00	840.00	840.00	840.00	840.00	840.00	840.00	840.00	840.00	840.00	840.00	10,080.00
4803-001 Pest Control	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.63	5,000.00
4810-001 Snow Removal	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
4820-001 Fire Alarm & Safety	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	2,700.00
Total Property Services	\$1,606.67	\$1,606.67	\$1,606.67	\$1,606.67	\$1,606.67	\$1,606.67	\$1,606.67	\$1,606.67	\$1,606.67	\$1,606.67	\$1,606.67	\$1,606.63	\$19,280.00
Professional Services													
5002-001 Legal	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.63	5,000.00
5004-001 Audit & Accounting Fees	270.83	270.83	270.83	270.83	270.83	270.83	270.83	270.83	270.83	270.83	270.83	270.87	3,250.00
5005-001 Management Fees	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	16,800.00
Total Professional Services	\$2,087.50	\$2,087.50	\$2,087.50	\$2,087.50	\$2,087.50	\$2,087.50	\$2,087.50	\$2,087.50	\$2,087.50	\$2,087.50	\$2,087.50	\$2,087.50	\$25,050.00
Taxes & Insurance													
5210-001 Insurance - General	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.37	40,000.00
5219-001 Insurance Claims	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.37	10,000.00



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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Total Taxes & Insurance	\$4,166.66	\$4,166.66	\$4,166.66	\$4,166.66	\$4,166.66	\$4,166.66	\$4,166.66	\$4,166.66	\$4,166.66	\$4,166.66	\$4,166.66	\$4,166.74	\$50,000.00
General & Administrative													
5304-001 Other Gen. & Admin. Exp.	\$4.17	\$4.17	\$4.17	\$4.17	\$4.17	\$4.17	\$4.17	\$4.17	\$4.17	\$4.17	\$4.17	\$4.13	\$50.00
5307-001 Misc. Expenses	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.87	250.00
5309-001 Printing/Stationery Supp.	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.37	100.00
5310-001 Postage & Mailing	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.63	500.00
Total General & Administrative	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$900.00
Reserves & Special Projects													
5500-001 Reserve Transfer	4,258.08	4,258.08	4,258.08	4,258.08	4,258.08	4,258.08	4,258.08	4,258.08	4,258.08	4,258.08	4,258.08	4,258.12	51,097.00
Total Reserves & Special Projects	\$4,258.08	\$4,258.08	\$4,258.08	\$4,258.08	\$4,258.08	\$4,258.08	\$4,258.08	\$4,258.08	\$4,258.08	\$4,258.08	\$4,258.08	\$4,258.12	\$51,097.00
Total OPERATING EXPENSE	\$21,208.32	\$21,208.32	\$21,208.32	\$21,208.32	\$21,208.32	\$21,208.32	\$21,208.32	\$21,208.32	\$21,208.32	\$21,208.32	\$21,208.32	\$21,208.48	\$254,500.00
Net - Operating Totals	\$0.01	\$0.01	\$0.01	\$0.01	\$0.01	\$0.01	\$0.01	\$0.01	\$0.01	\$0.01	\$0.01	(\$0.11)	\$0.00



Budget Summary - Reserve

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2023

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
INCOME													
Total RESERVE INCOME	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
EXPENSES													
Maintenance & Repair													
4603-002 Exterior Painting	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	2,666.63	32,000.00
4604-002 Prep for Exterior Painting	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.37	2,500.00
4669-002 Retaining Wall - Capital Exp	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	21,000.00
Total Maintenance & Repair	\$4,625.00	\$4,625.00	\$4,625.00	\$4,625.00	\$4,625.00	\$4,625.00	\$4,625.00	\$4,625.00	\$4,625.00	\$4,625.00	\$4,625.00	\$4,625.00	\$55,500.00
Total RESERVE EXPENSE	\$4,625.00	\$4,625.00	\$4,625.00	\$4,625.00	\$4,625.00	\$4,625.00	\$4,625.00	\$4,625.00	\$4,625.00	\$4,625.00	\$4,625.00	\$4,625.00	\$55,500.00
Net - Reserve Totals													
	(\$4,625.00)	(\$4,625.00)	(\$4,625.00)	(\$4,625.00)	(\$4,625.00)	(\$4,625.00)	(\$4,625.00)	(\$4,625.00)	(\$4,625.00)	(\$4,625.00)	(\$4,625.00)	(\$4,625.00)	(\$55,500.00)