

Kenwick Place Operating Budget - 2026
Based on Dues Increasing to \$185 per Month

Account	Total
INCOME	
Association Dues	\$ 84,360
TOTAL INCOME	\$ 84,360
EXPENSES	
REPAIRS & MAINTENANCE	
Repairs & Maintenance	\$ 480
Exterminating	\$ -
TOTAL REPAIRS & MAINT	\$ 480
GROUNDS COSTS	
Snow Removal	\$ 2,512
Grounds Maintenance	\$ 36,072
Landscaping Misc.	\$ 9,600
Irrigation	\$ 700
TOTAL GROUNDS COSTS	\$ 48,884
UTILITIES	
Electricity	\$ 396
Water	\$ 845
TOTAL UTILITIES	\$ 1,241
ADMINISTRATIVE EXP	
Management Fees	\$ 10,848
Committee Expenses	\$ 200
Insurance	\$ 1,980
Bank Charges	\$ 144
HOA Meetings	\$ 150
Legal Fees	\$ 600
Register/Annual Report	\$ 70
Tax Return Review	\$ 455
Miscellaneous Expense	\$ -
TOTAL ADMINISTRATIVE	\$ 14,627
TRANSFER TO RESERVES	
Capital Reserve HOA	\$ 19,008
Operating Reserve HOA	\$ 120
TOTAL TRANSFER TO RESERVES	\$ 19,128
TOTAL OPERATING EXPENSES	\$ 84,360
NET INCOME	\$ -
	\$ -

This reflects keeping the funding of the Operating Reserve Account down for another year, but funding the Capital Reserve Account based on the updated study. This reflects anticipated increases on grounds, the lawn treatments, insurance and 5% increase in management (no increase since 2014). Utilities based on prior year's actuals.