

**PLEASE READ CAREFULLY FOR  
2025 DUES INFORMATION FOR THE  
KENWICK PLACE HOMEOWNERS ASSOCIATION**

**EFFECTIVE JANUARY 1, 2025, DUES FOR OWNERS WILL REMAIN:**

**\$180.00 PER MONTH**

**MUST BE PAID MONTHLY BY THE 1<sup>ST</sup> OF EACH MONTH.**

**Based on the approved 2025 Operating Budget, the Board has unanimously voted to maintain the monthly dues of \$180.00 per home per month.**

**Enclosed is a copy of the approved 2025 budget.**

**Please note the new mailing address for management – P O Box 20468, Roanoke, VA 24018.**

**Thank you and Happy Holidays!**

**Kenwick Place Operating Budget - 2025**  
**Based on Dues Increasing to \$180 per Month**

<b>Account</b>	<b>Total</b>	<b>2024</b>	<b>Variance</b>
<b>INCOME</b>			
Association Dues	\$ 82,080	\$ 80,712	\$ 1,368
TOTAL INCOME	\$ 82,080	\$ 80,712	\$ 1,368
<b>EXPENSES</b>			
<b>REPAIRS &amp; MAINTENANCE</b>			
Repairs & Maintenance	\$ 600	\$ 600	\$ -
Exterminating	\$ 500	\$ 500	\$ -
TOTAL REPAIRS & MAINT	\$ 1,100	\$ 1,100	\$ -
<b>GROUNDS COSTS</b>			
Snow Removal	\$ 2,511	\$ 2,506	\$ 5
Grounds Maintenance	\$ 34,236	\$ 34,320	\$ (84)
Landscaping Misc.	\$ 10,008	\$ 12,176	\$ (2,168)
Irrigation	\$ 900	\$ 600	\$ 300
TOTAL GROUNDS COSTS	\$ 47,655	\$ 49,602	\$ (1,947)
<b>UTILITIES</b>			
Electricity	\$ 384	\$ 360	\$ 24
Water	\$ 740	\$ 655	\$ 85
TOTAL UTILITIES	\$ 1,124	\$ 1,015	\$ 109
<b>ADMINISTRATIVE EXP</b>			
Management Fees	\$ 10,332	\$ 10,332	\$ -
Committee Expenses	\$ 300	\$ 100	\$ 200
Insurance	\$ 1,932	\$ 1,800	\$ 132
Bank Charges	\$ 132	\$ 132	\$ -
HOA Meetings	\$ 100	\$ 150	\$ (50)
Legal Fees	\$ 600	\$ 600	\$ -
Register/Annual Report	\$ 70	\$ 70	\$ -
Tax Return Review	\$ 435	\$ 415	\$ 20
Miscellaneous Expense	\$ -	\$ 600	\$ (600)
TOTAL ADMINISTRATIVE	\$ 14,141	\$ 14,199	\$ (58)
<b>TRANSFER TO RESERVES</b>			
Capital Reserve HOA	\$ 17,004	\$ 14,796	\$ 2,208
Operating Reserve HOA	\$ 1,056	\$ -	\$ 1,056
TOTAL TRANSFER TO RESERVES	\$ 18,060	\$ 14,796	\$ 3,264
TOTAL OPERATING EXPENSES	\$ 82,080	\$ 80,712	\$ 1,368
NET INCOME	\$ -	\$ -	\$ -

This reflects withholding funding the Operating Reserve Account for another year, but funding the Capital Reserve Account based on the updated study. This reflects anticipated increases on grounds, the lawn treatments and insurance. Utilities based on prior year's actuals. No increase in management.