

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

Account	Total	2024	Variance
INCOME			
Association Dues	\$ 82,080	\$ 80,712	\$ 1,368
TOTAL INCOME	\$ 82,080	\$ 80,712	\$ 1,368
EXPENSES			
REPAIRS & MAINTENANCE			
Repairs & Maintenance	\$ 600	\$ 600	\$ -
Exterminating	\$ 500	\$ 500	\$ -
TOTAL REPAIRS & MAINT	\$ 1,100	\$ 1,100	\$ -
GROUNDS COSTS			
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)
UTILITIES			
Electricity	\$ 384	\$ 360	\$ 24
Water	\$ 740	\$ 655	\$ 85
TOTAL UTILITIES	\$ 1,124	\$ 1,015	\$ 109
ADMINISTRATIVE EXP			
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)
TRANSFER TO RESERVES			
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	\$ -	\$ -	\$ -