

Operating Budget  
Kingsley Creek Homeowners Association, Inc.  
January 1, 2025 - December 31, 2025  
Buildout 189 Homes

Income	2025 Approved	2024 Approved
Assessments	\$ 227,060.00	\$ 202,154.00
Reserve Assessment	\$ 64,000.00	\$ 28,350.00
<b>Total Income:</b>	<b>\$ 291,060</b>	<b>\$ 230,504.00</b>

Administrative - Operating		
CPA Services	\$ 1,800.00	\$ 1,800.00
Bad Dept Expense	\$ 2,000.00	\$ 2,000.00
Bank Charges/Coupon Books	\$ 1,000.00	\$ 1,000.00
Taxes, Licenses, and Fees	\$ 450.00	\$ 450.00
Meeting and Community	\$ 3,000.00	\$ 3,000.00
Postage and copies	\$ 3,000.00	\$ 3,000.00
Professional & Legal Fees	\$ 10,000.00	\$ 3,800.00
Holiday/Amenity Decoration	\$ 500.00	\$ 1,000.00
Website Hosting	\$ 1,800.00	\$ 1,800.00
<b>Expenses:</b>	<b>\$ 23,550.00</b>	<b>\$ 17,850.00</b>

Contract Services - Operating		
Management	\$ 20,000.00	\$ 30,000.00
Janitorial Contract	\$ 12,500.00	\$ 10,800.00
Landscape Contract	\$ 63,000.00	\$ 55,000.00
Aquatic Contract	\$ 9,000.00	\$ 8,244.00
Termite Bond	\$ 640.00	\$ 640.00
Pool Services Contract	\$ 16,000.00	\$ 15,870.00
<b>Expenses:</b>	<b>\$ 121,140.00</b>	<b>\$ 120,554.00</b>

Maintenance		
Repair & Maintenance - Building	\$ 2,000.00	\$ 1,000.00
Repair & Maintenance - Pool	\$ 7,500.00	\$ 5,000.00
Repair & Maintenance - Common	\$ 6,370.00	\$ 6,000.00
Backflow Inspection	\$ 500.00	\$ 500.00
Maintenance for Pond Pipes	\$ 3,000.00	-
Irrigation Repair	\$ 1,000.00	\$ 750.00
<b>Expenses:</b>	<b>\$ 20,370.00</b>	<b>\$ 13,250.00</b>

Insurance		
Insurance	\$ 15,000.00	\$ 20,000.00
<b>Expenses:</b>	<b>\$ 15,000.00</b>	<b>\$ 20,000.00</b>

Utilities		
Electric - Common	\$ 13,500.00	\$ 8,000.00
Electric - Street lights	\$ 19,000.00	\$ 13,000.00
Telephone & Internet	\$ 2,500.00	\$ 2,000.00
Water & Sewer	\$ 12,000.00	\$ 7,500.00
<b>Expenses:</b>	<b>\$ 47,000.00</b>	<b>\$ 30,500.00</b>

**Total Expenses:** \$ 227,060.00 \$ 202,154.00

	Annual Per Household	Quarterly Per Household
Reserve assesement	\$ 338.62	\$ 84.66
Assesement	\$ 1,199.42	\$ 299.85
<b>Total</b>	<b>\$ 1,540.00</b>	<b>\$ 385.00</b>