

Kensington Preserve of St. Andrews East Assn, Inc.
Approved Budget
January 1, 2022 - December 31, 2022

	2021 Approved Budget	2022 Approved Budget
INCOME		
5010.00 Operating Assessment	154,720	162,109
5011.00 Reserve Assessment	37,280	34,692
5030.00 Sales & Lease Fees	300	600
5050.00 Operating Interest	0	0
5050.05 Reserve Interest	0	750
TOTAL INCOME	192,300	198,151
EXPENSE		
GROUND		
7110.00 Grounds Contract	22,373	22,156
7110.01 Lawn & Grounds Supplies	5,140	5,130
7110.04 Tree Trimming	1,686	2,000
7110.05 Mulch	4,675	5,140
TOTAL GROUND	33,874	34,426
IRRIGATION		
7114.01 Irrigation Supplies	1,275	1,275
TOTAL IRRIGATION	1,275	1,275
BUILDING MAINTENANCE		
7210.00 Repairs & Maintenance	14,400	10,000
7210.01 Pressure Washing	6,650	5,500
TOTAL BUILDING MAINTENANCE	21,050	15,500
PEST CONTROL		
7213.01 Pest Control	1,900	2,000
7213.04 Termite Renewal	1,500	1,650
TOTAL PEST CONTROL	3,400	3,650
UTILITIES		
7510.01 Water/Sewer	18,000	18,500
7520.01 Electric	2,000	1,700
7530.00 Cable TV	27,340	29,573
7550.00 Fire Alarms Monitor/Repairs	2,400	2,400
7550.10 Fire Sprinkler/Ext Inspect/Rpr	2,100	2,400
TOTAL UTILITIES	51,840	54,573
ADMINISTRATION		
7810.00 Insurance-Property	18,000	25,087
7820.01 Legal/Professional	1,200	1,000
7820.02 Accounting Services	350	350
7830.01 Division Fees	221	214
7830.05 Master Dues	15,360	15,360
7860.01 Management Contract	7,479	11,124
7860.02 Printing & Postage	971	900
TOTAL ADMINISTRATION	43,581	54,035
RESERVES/OTHER		
7999.95 Reserve Contribution	37,280	34,692
7999.96 Reserve Interest/Other	0	0
TOTAL OTHER	37,280	34,692
TOTAL EXPENSES	192,300	198,151

ASSESSMENT - QUARTERLY	2021	2022
MAINTENANCE	\$ 967.00	\$ 1,013.18
RESERVES	\$ 233.00	\$ 216.82
TOTAL	\$ 1,200.00	\$ 1,230.00

Total Units 40
Times Paid Per Year 4

SCHEDULE B

Kensington Preserve of St. Andrews East Assn, Inc.
 APPROVED BUDGET FOR THE PERIOD
 January 1, 2022 - December 31, 2022
 DESIGNATED RESERVES

PERCENT	PERCENT
FUNDING	FUNDING
100.00%	69.97%

		1	2	3	4	5	6	7	8	9	10	11
		ESTIMATED	ESTIMATED	ESTIMATED	BEGINNING	ASSESSMENTS	ESTIMATED		ESTIMATED	ADDITIONAL	ANNUAL	PARTIAL
		LIFE	REMAINING	REPLACEMENT	BALANCE	COLLECTED	EXPENDITURES	TRANSFERS	BALANCE	RESERVE	RESERVE	FUNDING
		EXPECTANCY	LIFE	COST	1/1/2021	2021	2021	2021	12/31/2021	REQUIREMENT	REQUIRED	OPTION
ACCT#	ASSET											
3502	Roof Replacement	35	23	485,000	100,027	13,375	0	0	113,402	371,598	16,156	11,305
3504	Painting	7	2	74,000	56,794	5,500	0	0	62,294	11,706	5,853	4,096
3505	Stairwells	15	10	120,000	19,929	3,075	0	0	23,004	96,996	9,700	6,787
3506	Walkways/Driveways	30	19	100,000	13,024	2,000	0	0	15,024	84,976	4,472	3,129
3507	Garage Doors	15	5	117,485	40,516	9,975	0	0	50,491	66,994	13,399	9,375
3598	Deferred Maintenance	1	1	33,435	30,080	3,355	0	0	33,435	0	0	0
3599	Interest				0	753	0	0	753	0	0	0
		929,920			260,368	38,033	0	0	298,401	632,272	49,581	34,692

Note 1: These reserves are computed using the straight line method.

Note 2: Estimated Life Expectancy, Estimated Remaining Life, and Estimated Replacement Cost are based on information secured from contractors and on information obtained from experience gained from similar replacements. These figures may be adjusted each year using current available data. The accuracy of and items required should be supported by an independent Reserve Study.