

**Kensington Preserve of St. Andrews East Association, Inc.**  
**Approved Budget**  
**January 1, 2025- December 31, 2025**

	2024 Approved Budget	2025 Approved Budget
<b>INCOME</b>		
5010 - Operating Assessment	179,091	205,350
5011 - Reserve Assessment	52,911	51,770
5030 - Sales & Lease Fees	400	500
5035 - Late Fees	50	0
5040 - Miscellaneous Income	0	10,000
5050 - Operating Interest	15	0
5055 - Reserve Interest	12,000	0
5070 - Surplus Rollover from 2023 S/A	63,243	0
<b>TOTAL INCOME</b>	<b>307,710</b>	<b>267,620</b>
<b>EXPENSE</b>		
<b>GROUNDS</b>		
7010 - Grounds Contract	23,504	24,209
7011 - Lawn & Grounds Supplies	3,250	2,000
7013 - Tree Trimming/Landscaping	20,000	6,000
7015 - Mulch	5,500	5,000
7016 - Hurricane Storm Cleanup	1,000	1,000
<b>TOTAL GROUNDS</b>	<b>53,254</b>	<b>38,209</b>
<b>IRRIGATION</b>		
7114 - Irrigation Supplies	1,950	2,000
<b>TOTAL IRRIGATION</b>	<b>1,950</b>	<b>2,000</b>
<b>BUILDING MAINTENANCE</b>		
7201 - Repairs & Maintenance	11,300	4,500
7211 - Pressure Washing	1,800	3,000
7212 - Building Painting	30,000	0
<b>TOTAL BUILDING MAINTENANCE</b>	<b>43,100</b>	<b>7,500</b>
<b>PEST CONTROL</b>		
7214 - Pest Control	2,520	2,000
7215 - Termite Renewal	0	2,520
<b>TOTAL PEST CONTROL</b>	<b>2,520</b>	<b>4,520</b>
<b>UTILITIES</b>		
7510 - Water/Sewer	20,900	23,124
7520 - Electric	3,225	3,100
7530 - Cable TV	32,190	37,000
7550 - Fire Alarms Monitor/Repairs	2,500	3,000
7570 - Fire Sprinkler/Ext Inspect/Rpr	2,000	2,500
<b>TOTAL UTILITIES</b>	<b>60,815</b>	<b>68,724</b>
<b>ADMINISTRATION</b>		
7810 - Insurance-Property	57,156	47,872
7821 - Legal/Professional	1,000	1,000
7822 - Accounting Services	300	300
7830 - Division Fees	248	320
7835 - Master Dues SAE	19,360	27,401
7840 - Income Tax	0	2,500
7860 - Management Contract	11,796	12,504
7862 - Office Expenses	3,300	3,000
<b>TOTAL ADMINISTRATION</b>	<b>93,160</b>	<b>94,897</b>
<b>RESERVES/OTHER</b>		
7995 - Reserve Contribution	52,911	51,770
7996 - Reserve Interest	0	0
<b>TOTAL OTHER</b>	<b>52,911</b>	<b>51,770</b>
<b>TOTAL EXPENSES</b>	<b>307,710</b>	<b>267,620</b>

ASSESSMENT - QUARTERLY	2024	2025
MAINTENANCE	\$ 1,119.32	\$ 1,283.44
RESERVES	\$ 330.69	\$ 323.56
<b>TOTAL</b>	<b>\$ 1,450.00</b>	<b>\$ 1,607.00</b>

Total Units           40  
Times Paid Per Year   4

**Kensington Preserve of St. Andrews East Association, Inc.**  
**APPROVED BUDGET FOR THE PERIOD**  
**January 1, 2025 - December 31, 2025**  
**DESIGNATED RESERVES**

PERCENT  
FUNDING  
100.00%

		1	2	3	4	5	6	7	8	9	10	11
		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 1/1/2024	ASSESSMENTS COLLECTED 2024	ESTIMATED EXPENDITURES 2024	ESTIMATED TRANSFERS 2024	ESTIMATED BALANCE 12/31/2024	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	COST/ UNIT/ QTR
ACCT#	ASSET											
3502	Roof Replacement	35	34	750,000	128,114	16,755	0	18,852	163,721	586,279	17,244	107.77
3504	Painting	8	8	100,000	71,715	22,286	105,825	12,818	994	99,006	12,376	77.35
3505	Stairwells	15	7	120,000	36,804	10,400	9,415	0	37,789	82,211	11,744	73.40
3506	Walkways/Driveways	30	16	100,000	21,335	4,627	0	0	25,962	74,038	4,627	28.92
3507	Garage Doors	20	7	117,485	69,945	15,847	0	0	85,792	31,693	4,528	28.30
3598	Deferred Maintenance	5	3	42,984	36,234	2,996	0		39,230	3,754	1,251	7.82
3599	Interest				18,852	12,818	0	-31,670	0	0	0	0.00
				1,230,469	382,998	85,729	115,240	0	353,487	876,982	51,770	323.56

These reserves are computed using the straight line method.

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.