

**Kensington Preserve of St. Andrews East Association, Inc.**  
**Approved Budget**  
**January 1, 2026- December 31, 2026**

	2025 Approved Budget	2026 Approved Budget
<b>INCOME</b>		
5010 - Operating Assessment	205,350	221,087
5011 - Reserve Assessment	51,770	53,953
5030 - Sales & Lease Fees	500	500
5035 - Late Fees	0	0
5040 - Miscellaneous Income	10,000	0
5045 - Special Assessment Income	0	0
5050 - Operating Interest	0	0
5055 - Reserve Interest	0	0
<b>TOTAL INCOME</b>	<b>267,620</b>	<b>275,540</b>
<b>EXPENSE</b>		
<b>GROUNDS</b>		
7010 - Grounds Contract	24,209	24,693
7011 - Lawn & Grounds Supplies	2,000	2,100
7013 - Tree Trimming/Landscaping	6,000	10,000
7015 - Mulch	5,000	4,000
7016 - Hurricane Storm Cleanup	1,000	1,000
NEW - Downspout Underground Project	0	5,000
<b>TOTAL GROUNDS</b>	<b>38,209</b>	<b>46,793</b>
<b>IRRIGATION</b>		
7114 - Irrigation Supplies	2,000	2,000
<b>TOTAL IRRIGATION</b>	<b>2,000</b>	<b>2,000</b>
<b>BUILDING MAINTENANCE</b>		
7201 - Repairs & Maintenance	4,500	6,000
7211 - Pressure Washing	3,000	2,500
<b>TOTAL BUILDING MAINTENANCE</b>	<b>7,500</b>	<b>8,500</b>
<b>PEST CONTROL</b>		
7214 - Pest Control	2,000	2,000
7215 - Termite Renewal	2,520	0
<b>TOTAL PEST CONTROL</b>	<b>4,520</b>	<b>2,000</b>
<b>UTILITIES</b>		
7510 - Water/Sewer	23,124	23,848
7520 - Electric	3,100	3,400
7530 - Cable TV	37,000	40,560
7550 - Fire Alarms/Monitoring & Repairs	3,000	3,000
7570 - Fire Sprinklers & Extinguishers	2,500	2,500
<b>TOTAL UTILITIES</b>	<b>68,724</b>	<b>73,308</b>
<b>ADMINISTRATION</b>		
7810 - Insurance-Property	47,872	45,895
7821 - Legal/Professional	1,000	450
7822 - Accounting Services	300	300
7830 - Division Fees	320	300
7835 - Master Dues SAE	27,401	24,000
7840 - Income Tax	2,500	2,500
7860 - Management Contract	12,504	13,041
7862 - Office Expenses	3,000	2,500
<b>TOTAL ADMINISTRATION</b>	<b>94,897</b>	<b>88,986</b>
<b>RESERVES/OTHER</b>		
7995 - Reserve Contribution	51,770	53,953
7996 - Reserve Interest	0	0
<b>TOTAL OTHER</b>	<b>51,770</b>	<b>53,953</b>
<b>TOTAL EXPENSES</b>	<b>267,620</b>	<b>275,540</b>

ASSESSMENT - QUARTERLY	2025	2026
MAINTENANCE	\$ 1,283.44	\$ 1,381.79
RESERVES	\$ 323.56	\$ 337.21
<b>TOTAL</b>	<b>\$ 1,607.00</b>	<b>\$ 1,719.00</b>

Total Units            40  
Times Paid Per Year    4

**Kensington Preserve of St. Andrews East Association, Inc.**  
**APPROVED BUDGET FOR THE PERIOD**  
**January 1, 2026 - December 31, 2026**  
**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 1/1/2025	ASSESSMENTS COLLECTED 2025	ESTIMATED EXPENDITURES 2025	ESTIMATED TRANSFERS 2025	ESTIMATED BALANCE 12/31/2025	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	COST/ UNIT/ QTR
ACCT#	ASSET											
3502	Roof Replacement	35	33	750,000	163,721	17,244	0	0	180,965	569,035	17,243	107.77
3504	Painting	8	7	100,000	-33,524	12,376	0	19,236	-1,912	101,912	14,559	90.99
3505	Stairwells	15	6	120,000	37,789	11,744	0	0	49,533	70,467	11,745	73.40
3506	Walkways/Driveways	30	15	100,000	25,962	4,627	0	0	30,589	69,411	4,627	28.92
3507	Garage Doors	20	6	117,485	85,792	4,528	0	0	90,320	27,165	4,528	28.30
3598	Deferred Maintenance	5	2	42,984	39,230	1,251	0	0	40,481	2,503	1,251	7.82
3599	Interest				14,004	5,232	0	-19,236	0	0	0	0.00
				1,230,469	332,973	57,002	0	0	389,975	840,494	53,953	337.21

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.

- Note 1: Exterior Painting was completed in May 2024 by Munyan Painting
- Note 2: Move all reserve interest into 3504 Painting to help off-set overspend