

**Kings Cove 2019 Budget
With Assessment of \$250**

	2017	2018	2019	
	Budget	Budget	Budget	Notes
<u>INCOME</u>				
Assessment Income	24,000	24,000	24,000	96 houses x 250 per house
Other Income	0	0	0	none - this will be where we will record late fee income
TOTAL INCOME	24,000	24,000	24,000	
 <u>EXPENSES</u>				
General & Administrative				
Accounting Fees	950	950	650	Includes taxes, year-end financial complication
Legal Fees	0	0	1,000	HOA Attorney
Postage	300	300	300	Includes postage and PO Box renewal
Office Supplies & Printing	200	200	200	Misc office Supplies & Printing
Insurance	1,700	1,700	1,700	D&O/General Liab
Taxes & Fees	75	75	75	Divison of Corporations (Annual Report)
Social Activities	1,000	1,000	100	Only for the holiday social - summer social isn't likely
Misc. General & Administrative	200	200	400	Church Donation Board Meetings/Annual Meeting); Domain Renewal/Web Page (kings_cove.org)
Total	4,425	4,425	4,425	
 Utilities				
Electricity	4,600	4,600	5,045	Based on prior years charges; Electric for Pond Fountians.
 Maintenance				
Grounds Maintenance	1,000	1,000	2,800	Based on prior years charges, Pressure Washing/Sidewalks & Wall Landscape upgrades/plant replacements, tree trimming around ponds. Landscape contract
Landscaping	14,100	14,100	17,000	(Lewis Outdoor) Includes mulch & flowers (Qtrly)
Pond Maintenance	1,956	1,956	1,956	Monthly Contract for Lake Doctors
Irrigation System Repairs	0	0	1,200	Repairs, replacements outside contract
Bench Replacement (2)	0	0	500	benches upfront need replacing
Total	17,056	17,056	23,456	
 TOTAL EXPENSES				
	26,081	26,081	32,926	
 Income Less Expenses				
	-2,081	-2,081	-8,926	Projected NI
Cash Carry Forward	33,000	35,000	30,000	Projected cash CF

Projected Reserves

30,919 32,919 21,074 Projected CF Cash