

**KINGS DRIVE  
Budget Estimate**

**EXPENSE - BUILDINGS/GROUNDS**

Building Repairs	minor repairs to exterior	600	\$13
Electrical Repairs	lighting & electrical repairs	400	\$8
Electricity	gates, lighting and irrigation	1,000	\$21
Irrigation System	minor routine repairs	750	\$16
Landscape Contract	maintenance contract	4,800	\$100
Landscape Supplies	needles, flowers, mulch, plant replcmts	2,500	\$52
Miscellaneous		250	\$5
Water/Sewer	irrigation only	2,500	\$52
<b>TOTAL - Building/Grounds</b>		<u>12,800</u>	

**EXPENSES - ADMINISTRATIVE**

Accounting	tax return	300	\$6
Insurance	prop, liab, and D&O	4,500	\$94
Legal	general counsel	250	\$5
Management Fees		4,200	\$88
Office Expense		200	\$4
Postage		100	\$2
<b>TOTAL - Adminstrative</b>		<u>9,550</u>	

**TOTAL EXPENSES** 22,350

**RESERVE FUNDING**

		<u>yrs</u>		
Private Roads (drives + parking)	\$8,000	20	400	\$8
Roof	\$32,500	20	1,625	\$34
Water/ Sewer Lines	\$4,000	15	267	\$6
Painting	\$12,500	10	1,250	\$26
Perimeter Walls	\$10,000	20	500	\$10
<b>TOTAL - Reserve Funding</b>			<u>4,042</u>	

**TOTAL**

**26,392**  
**div by 4 homes per mo**      **\$550**      \$550