

**KIRBY CREEK VILLAGE HOA
SUMMARY OF 2018 BUDGET**

	Total	Per Home
INCOME		
DUES (657 HOMES X \$285)	\$187,240	\$285
Less-Estimated Bad Debts (5% Estimate)	-\$9,000	-\$9
Less-Discounts (\$20 for Early Payment - Est 325 owners)	-\$6,500	-\$7
NET DUE INCOME	\$171,740	\$269
ClubHouse Rental (Estimated 95 days per year)	\$12,000	\$11
Interest Income	\$6,000	\$9
TOTAL CASH GENERATED	\$189,740	\$289
EXPENSES		
Landscape	\$37,500	\$57
Management Expense	\$53,500	\$81
Salaries and On Site Cost	\$27,500	\$42
Utilities (Water and Electricity for Common Area	\$14,000	\$21
Other Contracts(Alarm Monitoring , Trash Removal, Pest Control)	\$4,900	\$7
Repairs and Maintenance		
Pool	\$3,700	
Tree Service	\$1,800	
Clean Clubhouse	\$1,500	
Maintenance Supplies	\$1,200	
Other	\$5,300	\$21
Insurance	\$10,500	\$16
Permits, Common Area RE TAX, G&A, LEGAL EXPENSES	\$25,000	\$38
TOTAL CASH EXPENSES	\$186,400	\$284
REVENUE LESS EXPENSES	\$3,340	\$5