

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

		<b>Total</b>	<b>Per Home</b>
<b>INCOME</b>			
DUES (657 HOMES X \$285)		<b>\$187,240</b>	<b>\$285</b>
Less-Estimated Bad Debts (5% Estimate)		<b>-\$9,000</b>	<b>-\$9</b>
Less-Discounts (\$20 for Early Payment - Est 325 owners)		<b>-\$6,500</b>	<b>-\$7</b>
NET DUE INCOME		<b>\$171,740</b>	<b>\$269</b>
ClubHouse Rental (Estimated 95 days per year)		<b>\$12,000</b>	<b>\$11</b>
Interest Income		<b>\$6,000</b>	<b>\$9</b>
TOTAL CASH GENERATED		<b>\$189,740</b>	<b>\$289</b>
<b>EXPENSES</b>			
Landscape		<b>\$37,500</b>	<b>\$57</b>
Management Expense		<b>\$53,500</b>	<b>\$81</b>
Salaries and On Site Cost		<b>\$27,500</b>	<b>\$42</b>
Utilities (Water and Electricity for Common Area		<b>\$14,000</b>	<b>\$21</b>
Other Contracts( Alarm Monitoring , Trash Removal, Pest Control)		<b>\$4,900</b>	<b>\$7</b>
Repairs and Maintenance			
Pool	\$3,700		
Tree Service	\$1,800		
Clean Clubhouse	\$1,500		
Maintenance Supplies	\$1,200		
Other	<u>\$5,300</u>	<b>\$13,500</b>	<b>\$21</b>
Insurance		<b>\$10,500</b>	<b>\$16</b>
Permits, Common Area RE TAX, G&A, LEGAL EXPENSES		<b>\$25,000</b>	<b>\$38</b>
TOTAL CASH EXPENSES		<b>\$186,400</b>	<b>\$284</b>
REVENUE LESS EXPENSES		<b>\$3,340</b>	<b>\$5</b>