KINGS CREEK VILLAGE ASSOCIATION, Inc.

APPROVED BUDGET (APPROVED 21 Oct 2026)

JANUARY 1, 2027 THROUGH DECEMBER 31, 2027

		2026			2027	INCREASE (DECREASE) FROM
		BUDGET	PROJECTED RESULTS	OVER (UNDER)	ANNUAL BUDGET	2026 BUDGET
	REVENUES					
1	MAINTENANCE FEES	$ 654,898	$654,898	$0	$ 679,429	$24,531
2	MISCELLANEOUS	5,000	4,856	(144)	5,000	-
3	COMMUNITY BUILDING RENTAL	10,000	2,442	(7,558)	4,710	(5,290)
4	I.D.\REGISTRATION	870	330	(540)	330	(540)
5	TOWNHOUSE OFFICE RENT	3,600	3,600	-	3,600	-
	SUB-TOTAL	$ 674,368	$ 666,126	$ (8,242)	$ 693,069	$ 18,701
	GENERAL AND ADMINISTRATIVE					
6	INSURANCE	$ 111,862	$ 110,471	$ (1,391)	$ 107,620	$ (4,242)
7	LICENSES & PERMITS	309	959	650	988	679
8	PRINTING / SUPPLIES / EQUIP.	8,002	2,171	(5,831)	4,000	(4,002)
9	POSTAGE	2,482	-	(2,482)	2,000	(482)
10	WEBSITE/IT	11,263	5,241	(6,022)	8,546	(2,717)
11	BAD DEBT	2,400	2,082	(318)	2,240	(160)
	SUB-TOTAL	136,318	120,924	(15,394)	125,394	(10,924)
	MAINTENANCE & SERVICE					
12	MAINT. EQUIP. MATERIALS & SUPPLIES	15,000	23,445	8,445	18,000	3,000
13	LAWN & LANDSCAPE MAINT.	15,000	16,163	1,163	15,500	500
14	JANITORIAL SUPPLIES	2,600	1,952	(648)	2,500	(100)
15	STREET LIGHT MAINT.	2,500	2,055	(445)	2,500	-
16	POOL MAINT. & REPAIRS	6,600	13,133	6,533	7,000	400
17	PEST CONTROL	500	-	(500)	500	-
18	TRUCK MAINT. & EXP.	200	-	(200)	600	400
	SUB-TOTAL	42,400	56,748	14,348	46,600	4,200
	PERSONNEL					
19	SALARIES	158,046	156,209	(1,837)	169,692	11,646
20	PAYROLL TAXES	32,448	31,764	(684)	13,240	(19,208)
21	PAYROLL PROCESSING	4,150	3,975	(175)	4,590	440
	SUB-TOTAL	194,644	191,948	(2,696)	187,522	(7,122)
	SERVICES					
22	SECURITY	145,000	156,519	11,519	158,320	13,320
23	TRASH COLLECTION	8,910	5,190	(3,720)	5,400	(3,510)
24	AUDIT	5,871	5,700	(171)	5,900	29
25	LEGAL	5,000	19,923	14,923	30,000	25,000
26	ACCOUNTING	9,500	9,500	-	9,833	333
	SUB-TOTAL	174,281	196,832	22,551	209,452	35,171
	UTILITIES					
27	ELECTRICITY	22,192	20,540	(1,652)	22,200	8
28	TELEPHONE & INTERNET	5,410	5,211	(199)	5,250	(160)
29	WATER & SEWER	3,872	2,286	(1,586)	3,900	28
	SUB-TOTAL	31,474	28,037	(3,437)	31,350	(124)
30	OPERATING CONTINGENCY	5,000	225	(4,775)	2,500	(2,500)
31	RESERVES	90,251	90,251	-	90,251	0
	TOTAL EXPENSES	$674,368	$684,965	$10,597	$693,069	$18,701
	SURPLUS/(DEFICIT)		$ (18,839)			

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DESCRIPTION	ESTIMATED USEFUL LIFE	AVAIL. LIFE	ESTIMATED COST	AVAIL. FUNDS 31-12-26	2027 ANNUAL FUNDING
COMMUNITY BUILDING	16	3	$ 569,000	$ 189,388	$ 38,270
ROOF	25	8	67,000	47,734	728
PARKING AND RECREATIONAL AREAS	15	5	277,000	66,317	12,744
POOL	8	1	49,000	39,314	2,929
TENNIS COURT	18	6	266,000	36,098	11,589
TREES AND LANDSCAPING	3	2	32,000	17,923	2,129
TRUCK	22	1	37,000	31,813	1,569
STREET LIGHTING	5	1	83,000	30,415	15,904
CONTINGENCY	16	7	260,000	158,407	4,389
TOTAL			$ 1,640,000	$ 617,409	$ 90,251
				Funding ratio --->>>	30.2%

MONTHLY MAINTENANCE FEE CALCULATION		2026	2027	PERCENT CHANGE	CHANGE
CAMINO CIRCLE	95	$ 27.00	$ 28.00	3.7%	$ 1.00
CAMINO COURT	70	$ 27.00	$ 28.00	3.7%	1.00
VILLAGE OF K.C.	1,067	$ 27.00	$ 28.00	3.7%	1.00
TOWNHOUSES	234	$ 54.00	$ 56.00	3.7%	2.00
SINGLE FAMILY	127	$ 54.00	$ 56.00	3.7%	2.00
K.C. PLAZA	35	$ 54.00	$ 56.00	3.7%	2.00

ANNUAL MAINTENANCE FEE CALCULATION			
CAMINO CIRCLE	95		$ 31,920
CAMINO COURT	70		23,520
VILLAGE O K.C.	1,067		358,512
TOWNHOUSES	234		157,248
SINGLE FAMILY	127		85,344
K.C. PLAZA	35		23,520
		TOTAL	$ 680,064