

Kingsbury Greens Service District 2019/2020 Budget

		2019/2020	YTD	2020/2021	2020/2021	2020/2021
		BUDGET	3/31/2020	BUDGET	BUDGET	PER UNIT/ PER MONTH
INCOME						
4001	Assessments					
	\$54 x 12 x 45	\$29,160	\$15,829	\$29,160	\$2,430.00	\$54.00
4011	Interest		\$2			
	TOTAL INCOME	\$29,160	\$15,831	\$29,160	\$2,430.00	\$54.00
EXPENSES-						
5100 ADMINISTRATIVE EXPENSES						
5100089	Office Expense	\$60	\$0	\$60	\$5.00	\$0.11
5107114	Audit	\$3,200	\$300	\$1,000	\$83.33	\$1.85
5107117	C.R.W.C. Fees	\$2,500	\$2,954	\$3,000	\$250.00	\$5.56
5107118	Service Charge	\$50	\$0	\$50	\$4.17	\$0.09
5107123	NC Env. Permit	\$50	\$0	\$50	\$4.17	\$0.09
5107127	County Council	\$25	\$0	\$25	\$2.08	\$0.05
5100	Total Administrative Expenses	\$5,885	\$3,254	\$4,185	\$348.75	\$7.75
5200 UTILITIES EXPENSES						
5200009	Electricity	\$8,500	\$4,863	\$9,700	\$808.33	\$17.96
5207112	Sludge Removal	\$1,500	\$1,167	\$1,500	\$125.00	\$2.78
5207119	Contingencies	\$225	\$0	\$175	\$14.58	\$0.32
5207120	Capital Replacement	\$800	\$11,125	\$800	\$66.67	\$1.48
5207121	Lab Fee	\$3,150	\$1,349	\$2,800	\$233.33	\$5.19
5200	Total Utilities Expenses	\$14,175	\$18,504	\$14,975	\$1,247.91	\$27.73
5300 COMMON AREA EXPENSES						
5300099	Maintenance Contract	\$9,100	\$8,831	\$10,000	\$833.33	\$18.52
5300	Total Common Area Expenses	\$9,100	\$8,831	\$10,000	\$833.33	\$18.52
	Total Operating Expenses	\$29,160	\$30,589	\$29,160	\$2,429.99	\$54.00
	TOTAL EXPENSES	\$29,160	\$30,589	\$29,160	\$2,429.99	\$54.00

**KINGSBURY GREENS
C/O THE MANAGEMENT ALTERNATIVE
1932 W. ORANGEBURG AVE.
MODESTO, CA 95350 (209) 544-3422, FAX (209) 544-3421**

**BOARD OF DIRECTORS MEETING
JUNE 24, 2020**

BOARD MEMBERS PRESENT: Lynda Lapp – Association and Sewer District
Rodney Borges
Kristin Sylvia
Marcia Small – Sewer District

BOARD MEMBERS ABSENT: Mary Starr – Association and Sewer District
Margie Wagner

OTHER INDIVIDUALS PRESENT: Sonja Bachus, The Management Alternative
Community Members

- I. The Sewer District meeting was called to order at 5:10 p.m. by Lynda Lapp, Board President.
 - a. The financials were reviewed.
 - b. Maintenance was reviewed.
 - i. The Board directed management to follow up with Richard Beckley about when the system will be pumped.
 - c. Motion made by Marcia Small to approve the budget for the 20-21 fiscal year as presented. Lynda Lapp seconded, all agreed.
- II. The Association Board meeting was called to order at 5:25 p.m.
 - a. Motion made by Rod Borges to approve the minutes of the February 15, 2020 Board of Director's meeting. Lynda Lapp seconded, all agreed.
 - b. Motion made by Rod Borges to approve the financials for January through April 2020 Operating and Reserve accounts as presented. Lynda Lapp seconded, all agreed.
 - c. Sonja Bachus gave the manager's report.
- III. Building/Grounds Maintenance
 - a. The Board directed management to contact the landscapers about the following concerns:
 - i. Please provide less blowing and more trimming.
 - ii. Clear the weeds at the entrance and center circle.
 - iii. Irrigation at Building 7
 - iv. Remove the berry vine and pile of debris at the entrance.

- v. Remove the branch at the sewer building.
 - b. Motion made by Rod Borges to approve the bid from Extreme Roofing for roof replacement for Buildings 4, 5 and 6 at a cost of \$64,450. Lynda Lapp seconded, all agreed.
 - c. Motion made by Rod Borges to approve the deck inspection by B2R at a cost of \$10,000. Lynda Lapp seconded, all agreed.
- IV. Old Business
- a. Motion made by Rod Borges to approve the new election rules as presented. Lynda Lapp seconded, all agreed.
- V. An open forum period was held.

There being no further business, the meeting was adjourned at 5:58 a.m. by Lynda Lapp, Board President.

Respectfully submitted,

KINGSBURY GREENS

Sonja Bachus, CCAM
The Management Alternative