

Kipling Klub Townhouses Association

Budget 2025 (Dues \$670.00/ Then \$620 5-12 Monthly)

	Jan - Dec 25
Income	
Income	
Assessments	672,320.00
Comcast Incentive Program	4,000.00
Total Income	676,320.00
Total Income	676,320.00
Gross Profit	676,320.00
Expense	
Grounds	
Recreational Facilities	
Pool Repairs	2,400.00
Pool Chemicals	1,710.00
Pool Contract	14,100.00
Total Recreational Facilities	18,210.00
Front Range Patrol	2,400.00
Grounds Maintenance	28,000.00
Gutter Cleaning	4,800.00
Landscaping/trees	1,200.00
Pest Management	538.00
Snow Removal	8,000.00
Total Grounds	63,148.00
Insurance	
Liability Insurance	414,500.00
Total Insurance	414,500.00
Licenses and Permits	53.00
Postage and Delivery	219.00
Printing and Reproduction	200.00
Professional Fees	
Tax Return	300.00
Total Professional Fees	300.00
Property Management	18,000.00
Repairs	
Fence Repairs	600.00
Gutters	900.00
Asphalt Repairs	4,800.00
Building Repairs	7,200.00
Lighting	1,200.00
Plumbing Repairs	900.00
Roof Repairs	1,200.00
Sprinkler Repairs	2,800.00
Total Repairs	19,600.00
Reserves	72,000.00
Utilities	
Gas and Electric	6,300.00
Trash Removal	18,000.00
Water and Sewer	64,000.00
Total Utilities	88,300.00
Total Expense	676,320.00
Net Income	0.00