

**KENSINGTON MANOR
HOMES ASSOCIATION**
9901 West 123rd Street
Overland Park, Kansas 66213

2025 Homes Association Dues

INVOICE - \$600
Due February 28, 2025

Dear Kensington Manor Resident,

The budget was reviewed and approved at the annual meeting, which was held at Oak Hill Elementary School on Monday, November 18th, 2024. A recap of the 2024 budget is on the back of this invoice.

The 2025 annual assessment for Kensington Manor has been set at \$600 per home.

- The board has approved a **\$25.00** per household discount if payment is **POSTMARKED** by December 31, 2024.
- Payments are due no later than February 28th, 2025.
- Payments postmarked after February 28, 2025 will be considered late and subject to a late charge of \$30.00 per month.
- There will be no payment plans and no exceptions for late payment fees. If payment is late and does not include late fees, we will cease trash pickup until we receive full payment.

Please mail a check and the resident information sheet to the address on the invoice (do not attempt to hand deliver to this address).

- Postmarked by 12/31/24 -- \$575.00 (\$600 – \$25 discount)
- Postmarked by 02/28/25 -- \$600.00
- Postmarked by 03/31/25 -- \$630.00 (\$600 + \$30 late payment fee)
- Additional \$30 to above amount for each month payment is late.

Guidelines for collecting unpaid dues will be as follows:

1. A penalty of \$30.00 per month will be assessed for each month past due – **absolutely no exceptions**.
2. If payment **PLUS** late fees are not received by April 30, 2025, trash service will be suspended.
3. If payment **PLUS** late fees are not received by June 30, 2025, a lien will be placed on the property in the amount of dues owed plus any applicable attorney fees.

Thank you for your continued support of our neighborhood.

Kensington Manor Homes Association Board of Directors

| Description | 2024 Budget | 2024 Forecast | 2025 Budget | % of Total Cost/Home (i) | Cost/Home (i) | Cost/Home/Month (i) |
|--------------------------------------|----------------|------------------|----------------|-----------------------------|---------------|---------------------|
| Trash Service (a) | 111,880.00 | 111,840.00 | 115,206.00 | 43.80% | 262.82 | 21.90 |
| Pool Operations (b) | 36,500.00 | 42,516.00 | 40,000.00 | 15.21% | 91.25 | 7.60 |
| Capital Improvement expenses (c) (d) | 55,000.00 | 52,169.00 | 44,000.00 | 16.73% | 100.38 | 8.36 |
| Landscaping (e) | 33,000.00 | 32,925.00 | 36,800.00 | 13.99% | 83.95 | 7.00 |
| Utilities (f) | 18,000.00 | 18,212.00 | 19,000.00 | 7.22% | 43.35 | 3.61 |
| Other (g) | 8,000.00 | 6,958.00 | 8,000.00 | 3.04% | 18.25 | 1.52 |
| Total Expenses | 262,380.00 | 264,620.00 | 263,006.00 | 100.00% | 600.00 | 50.00 |
| Dues Income | 265,200.00 | 265,200.00 | 265,200.00 | | | |
| Dues Discounts | -7,800.00 | -6,975.00 | -7,200.00 | | | |
| Other income (h) | 5,800.00 | 5,360.00 | 5,100.00 | | | |
| Total Income | 263,200.00 | 263,585.00 | 263,100.00 | | | |
| Pool reserves used from prior years | 0.00 | 0.00 | 0.00 | | | |
| Excess (shortfall) | 820.00 | -1,035.00 | 94.00 | | | |

- (h) Trash service increases from KC Disposal's annual increase of \$3,326 per year.
- (h) Pool operations had higher than expected budgeted expenses in 2024. So, there is an increase in the budget for 2025.
- (h) 2024 capital improvement expenses include capital improvements actually done to the pool in 2024
- (h) 2025 budget includes pool capital anticipated to be spent in 2025.
- (h) Landscaping increases from Lawngevity's annual increase of \$2,267 plus a \$1,533 increase for other landscaping expenses.
- (h) Utilities include pool water/heating/lighting and watering of common areas and lighting of signs. Utilities continue to rise, so an increase of \$1,000 is added.
- (h) Other expenses include insurance, legal, social activities and communications. Other expenses are forecast to total \$6,958 for 2024. The budget was unchanged for 2025.
- (h) Other income includes late fees, advertising and transfer fees.
- (h) Shows a breakdown on the annual and monthly cost for each 2025 budget line item

Mail dues check to

Kensington Manor HOA, 9901 West 123rd Street, Overland Park, KS 66213

To make changes to your directory listing, please go to <https://www.kensingtonmanor.org/directory> and complete the form there.