

**KINLOCH PROPERTY OWNERS ASSOCIATION**

3901 Westerre Parkway, Suite 100  
Richmond, VA 23233  
Telephone: (804) 270-1800 / Fax: (804) 346-8640

**2019 Unaudited Budget Variance Report**

February 27, 2020

Dear Kinloch Property Owners:

Please find enclosed a comparison of the actual versus budgeted income and expenses for Kinloch Property Owners Association. The Association ended 2019 with a surplus of \$23,363.38, primarily due to the fact that the Declarant for Section 9 has been paying the full assessment for the un-developed lots. As these lots develop, cost to maintain Section 9 will eventually incur. An explanation of the significant variances is given below:

**Income:** This category was over budget by \$20,844.24. **Assessment Income** was over budget by \$19,548.20. **Residential Assessments** were over budget by \$9,049.47 due to additional revenue received that was not budgeted. This condition is not uncommon for a developing community. The **Builder Assessments** and **Declarant Assessments** were under budget by \$2,519.19. **Interest income** had a surplus of \$1,296.04 primarily due to the better return on investments than anticipated.

**Administrative /Insurance and Utilities Expenses:** **Administrative** was over budget by \$974.99, **Utilities** were \$454.16 over budget due to higher water usage than budgeted.

**Landscape/Maintenance Expenses:** Total landscaping expenses were over budget by \$7,695.77 primarily due to higher than anticipated **Grounds Improvements** with an additional contract signed with VA Green to provide turf care to the common area on Long Pond Road.

**Irrigation and Lighting:** These categories were under budget by \$2,807.67.

**Professional Services:** These categories were over budget by \$1,099.76 for the year.

**Reserves:** Allocations to **Reserve Expenses** were made for 4 quarters of 2019 as budgeted.

The Associations President, Bill Derusha, will give a full review of the 2019 financial statement at the 2020 Annual Meeting of Homeowners. In the meantime, should you have questions, please contact me.

Sincerely,

Gabe Crouch, CMCA  
Community Manager