



committee will consider other options to slow traffic approaching the intersection and will refresh the cross walk.

- iii. New radar gun is in and is being used.

b. Infrastructure Committee –

- i. Seawall – The project is completed in lake 17 with the exception of sod. A letter will be sent to every homeowner on lake 17 so that they can adjust their irrigation to water the new sod. The contractors are beginning to stage for lake 16 and estimate that it will take four to five months to complete.
- ii. Cane Toads – The program is proceeding and has been effective. See attached report.
- iii. Light Posts – a replacement light post has been ordered
- iv. Sidewalk Repairs – See attached report. January 2<sup>nd</sup>/3<sup>rd</sup> Blackmagic will begin the repairs, the repairs will start in Ashley Grove and will move counter clockwise. There was a motion by Mr. Horne seconded Dr. Swartz by to spend up to 22,000.00 on sidewalk repairs in 2019 and accept the quote from Black Magic. The motion passed unanimously.

c. Landscape Committee – Report Attached

- i. Some projects are being delayed into 2019 so they are in the 2019 budget year.

d. Architectural Review Board – No changes to report.

- i. Shutters – The ARB is not recommending any change to the current rules regarding the use of shutters. The board will form a question which will be distributed to the community.
- ii. ARB revisions – See attached proposed additional revisions including an elimination of stamped concrete and language for utility easements and requirement for utility locates.

e. Financial Committee – Mr. Ryan gave a report on the short form financials, (see attached). The LED installation is reducing the electrical usage. The board restructured some internal expense lines.

f. Communications –

5. Management Report

- a. Potential Vendors for Long term Capital Plan
- b. FPL Gardens

6. Old Business

a. Wish List –

- i. Toads (In Progress)
- ii. Stop Signs – 842.70 for signs requiring replacement
- iii. Street Gutters - \$400,000.00 to repair all areas
- iv. Storm water system - \$15,000 to immediate need, \$25,000 for watch/clean
- v. Gatehouse Generator - \$12,000 plus operating and repair

- vi. Front Entrance
- vii. Website \$4,000 initial 1,000 after
- viii. Speed Limit Sign \$4,500.00
- ix. Capital Study \$8,000.00

7. New Business

- a. Safe Community Vendor ID program – The association will not be implementing the program in Kensington.

8. Adjournment

There was a motion by Mr. Horn seconded by Dr. Shofer to adjourn, the motion passed unanimously. The meeting adjourned at 5:17PM

Respectfully submitted by:  
NEWELL PROPERTY MANAGEMENT

**Adoni Kokkinos**  
Adoni Kokkinos



## MEETING OF THE BOARD OF DIRECTORS

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### KENSINGTON PARK MASTER ASSOCIATION

Time: 3:00 pm  
Date: December 17<sup>th</sup> 3:00PM  
Place: Kensington Clubhouse  
2700 Pine Ridge Road  
Naples FL 34105

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### AGENDA:

1. Determination of a quorum of Directors, and verification of notice of meeting
2. Approval of Minutes of previous Board Meeting
3. Members' opportunity to speak on any issue (up to five minutes)
4. Committee Reports:
  - a) Access & Patrol Committee
    - i. Food Truck
    - ii. Stop Sign
  - b) Infrastructure Committee
    - i. Seawall
  - c) Landscape Committee
  - d) Architectural Review Board (Ms. Mirena)
  - e) Financial Committee
  - f) Communications
5. Management Report
  - a) Potential Vendors for Long Term Capital Plan
6. Old Business
  - a) Wish List
    1. Toads (In Progress)
    2. Stop Signs - \$842.70 for signs requiring replacement
    3. Street Gutters – \$400,000 to repair all areas
    4. Storm Water System - \$15,000 for immediate need \$25,000 for “watch/clean”
    5. Gatehouse Generator - \$12,000 plus operating and repair
    6. Front Entrance
    7. Website - \$4,000 initial, \$1,000 per year after
7. New Business
  - i. Safe Community Vendor ID program
  - ii. Additional Stop Signs at Finchley Lane on Kensington High Street

## Sidewalk repairs

Since May 2018 the sidewalks have been “walked” 3 times to identify major repair areas. The following information addresses the areas presently requiring repair however there will continue be significant repairs arising over the coming years due mainly to the damage caused by our Oak trees’ roots. Historically we have spent the following on sidewalk repairs: 2014 \$7,663; 2015 \$11,262; 2016 \$14,734; 2017 \$35,870; current year \$2,198. We must therefore treat the expenditure as an Operating expense and not a charge against the Reserves.

Attempts were made to have service providers quote on the project however Black Magic (BM), who we have used in the past with good results, was the only company who would examine and provide a quote.

BM has provided a quote of \$19,744 to grind 79 identified areas of sidewalk and 42 areas where they will remove, dispose of & replace the sidewalk, this is 1720 sq. Ft. of concrete.

BM has stated that some of the replacement areas will require root removal/grinding services. They identified 22 such areas. We believe many of these areas are within the capabilities of BM and therefore form part of their quote. The others will require another contractor. Crawford has done such work in the past and Adoni estimates this cost to be \$120.00 per 5-foot section. WE need to have this number firmed up. Therefore if we were to assume ½ of the areas identified required Crawford their cost would be estimated to be \$1,320, say \$1,500.

The total cost would then be \$21,244, say \$22,000. Our budget is \$10,000 (the 11/30/18 F/S incorrectly report pressure cleaning \$17,508 as sidewalks but it is as separate line item budgeted for \$17,000)

BM has advised that they can start work Jan 2 or 3, 2019 and the project will take 2 weeks to complete. There will be a coordination issue when BM has removed the existing concrete and determines that they cannot remove the roots. Accordingly, if we proceed, we will have to ensure Crawford can root grind where needed as soon as they are all identified. (Ann can you work with us on this issue?)

Another issue we will want to address is communication with the residents affected. They may have to ensure their driveways are unencumbered in order for BM/Crawford to do their work.

# BLACK MAGIC ASPHALT, INC

"FLORIDA'S LEADER IN ASPHALT MAINTENANCE"

QUOTE:  
113018

PO BOX 65

BONITA SPRINGS, FL 34133

Phone 239-465-2325 Fax 239-303-4043

Email: [blackmagicasphalt@hotmail.com](mailto:blackmagicasphalt@hotmail.com)

DATE: NOV. 30, 2018

KENSINGTON

c/o Newell Property Management Corp.

5435 Jaeger Road #4

Naples, FL. 34109

**JOB LOCATION: KENSINGTON-High St. & The Gardens**

DESCRIPTION	AMOUNT
<p><b>CONCRETE SIDEWALKS:</b></p> <ul style="list-style-type: none"><li>• <b>GRIND SEVENTY-NINE (79) AREAS</b> on Kensington/High St. &amp; The Gardens.</li><li>• <b>FOURTY-TWO AREAS (42) REMOVE SIDEWALKS/REPLACE.</b> PREP, FORM AND POUR 3000 P.S.I. CONCRETE WITH FIBER MESH AT DESIGNATED MARKED AREAS. SAW CUT CONCRETE WHEN COMPLETE.</li></ul> <p><b>NOTE: WORK AREA WILL BE MARKED OFF FOR SAFETY OF ALL RESIDENTS!</b></p> <p>ALL AREAS WERE MARKED BY BETH, GORDON, JOLEN AND DAVID.</p> <p><b>TERMS: BY SIGNING AND 30% DEPOSIT OF \$5923.20; THIS DOCUMENT BECOMES A CONTRACTURAL AGREEMENT BETWEEN BOTH PARTIES AND THE BUYER AGREES TO THESE TERMS AND CONDITIONS.</b></p> <p><b>FINAL PAYMENT TERMS: FIFTEEN DAYS AFTER COMPLETION OF JOB &amp; RECEIPT OF FINAL INVOICE.</b></p> <p style="text-align: center;"><i>I</i></p> <p style="text-align: center;"><b>THANK YOU FOR YOUR BUSINESS</b></p>	<p><b>\$19,744.00</b></p>
<b>TOTAL</b>	<b>\$19,744.00</b>

## Landscape

We are completing the landscape replacement and additions that were previously scheduled. The ficus bushes have been cut back and trimmed. Crawford will be trimming behind Ashley Grove and Canterbury Green next week. A few more areas are in need of replacement plants and sod and those will be completed after the first of the year.

We proposed a plan to the Club to improve their landscaping near the entrance. They chose to use their own people and are in the process. We suggested that they use boulders like the ones that are in the berm and similar plantings, however, they are doing their own design.

The railroad tie replacement with stone pavers, at the entrance has been scheduled.

The trimming of the palm trees should be completed this next week.

December 17, 2018  
Access and Patrol Report

For month November 2018 the following violations were reported:

Resident Speeding violations: 12 speeds range from 36 to 42 mph  
Stop Sign violations: non reported. Resident.. Parking violations: On driveway 12  
On street 6  
Club house lot violations 0

1 Vendor Parking violations: No cones- 10 speeding -13 wrong side 4 Parking  
on grass 1

0 lights out reported over the month.

We continue our program to make all residents aware of the need to obey speed  
signs and drive cautiously

Discuss Stop signs at Finchley as requested by the Yorktown Board.

Soffit at gate house needs to be evaluated

We have the new radar gun

Suggest we pass out letters to all vendors in English and Spanish advising of  
speed limits and parking regulations

Michael Swartz  
Chairman



Date: 11/28/2018  
Estimate # : 27182  
Created By:  
Sharon Johnson  
239-777-5616  
sharon@lykins-signtek.com



5935 Taylor Rd.  
Naples FL. 34109  
PHONE 239-777-5616  
FAX 239-591-3940

**Estimate/Contract**

Address: c/o NEWELL PROPERTY MANAGEMENT NAPLES FL 34109

Prepared By Lykins Signtek, Inc. for : NEWELL PROPERTY MANAGEMENT

To: Nancy Phillips Phone: 514-1199  
From: Sharon Johnson Fax: 514-0636

Quote Description: Installation of Replacement Stop Sign Inserts at Kensington CC

Item Description	Quantity	@	Price
1) Installation of Replacement Stop Sign Inserts at Kensington CC x5) 30" DOT Spec Stop Signs installed on existing posts located at Kensington High Street/Finchley Kensington High Street south/Dover Ct Kensington High Street north/ Dover Ct Inside Dover near 4425 Dover Ct Kensington High Street/ Eatonwood	5	\$140.00	\$700.00
2) Reset Street sign at Kensington High Street/High Court	1	\$95.00	\$95.00
<b>Sub Total:</b>			<b>\$795.00</b>
<b>Sales Tax:</b>			<b>\$47.70</b>
<b>Total:</b>			<b>\$842.70</b>

**\*\*NOTE :**

Signs are custom produced to your specifications.  
All orders of \$250.00 or less require pre-payment unless prior credit arrangements are in place.

I accept the above proposal and agree to pay for said work promptly upon completion of same.

Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Deposit Amount: \_\_\_\_\_ CHECK/CC # \_\_\_\_\_

**Terms and Conditions:**

Prices on this estimate are valid for 30 days.

A deposit of 60% is required for CBU's and 50% on other products with the balance due upon completion.

Signing of this document constitutes a legal and binding contract between parties named on this agreement.

Customer is responsible for landscape amenities within install area or as required for permitting

Lykins Signtek is NOT responsible for Irrigation or Private Underground Lines.

Goods sold remain the property of seller until paid in full.

Customer agrees to provide necessary information to obtain permit, electrical supply to sign or fixture location, and/or provide color and logo information where specified.

Customer is responsible for any cap rock, lime rock or unforeseen digging conditions

1.5 % Monthly Late Fee applied to all past due invoices

**Warranties:**

Workmanship: All signs or fixtures fabricated and installed by Lykins Signtek and its affiliates are warranted against defects in material and workmanship for one year. parts and labor.

# BLACK MAGIC ASPHALT, INC

"FLORIDA'S LEADER IN ASPHALT MAINTENANCE"

QUOTE:  
113018

PO BOX 65  
BONITA SPRINGS, FL 34133  
Phone 239-465-2325 Fax 239-303-4043  
Email: [blackmagicasphalt@hotmail.com](mailto:blackmagicasphalt@hotmail.com)

DATE: NOV. 30, 2018

KENSINGTON  
c/o Newell Property Management Corp.  
5435 Jaeger Road #4  
Naples, FL. 34109

## JOB LOCATION: KENSINGTON-High St. & The Gardens

DESCRIPTION	AMOUNT
<p><b>CONCRETE SIDEWALKS:</b></p> <ul style="list-style-type: none"><li>• <b>GRIND SEVENTY-NINE (79) AREAS</b> on Kensington/High St. &amp; The Gardens.</li><li>• <b>FOURTY-TWO AREAS (42) REMOVE SIDEWALKS/REPLACE.</b> PREP, FORM AND POUR 3000 P.S.I. CONCRETE WITH FIBER MESH AT DESIGNATED MARKED AREAS. SAW CUT CONCRETE WHEN COMPLETE.</li></ul> <p><b>NOTE: WORK AREA WILL BE MARKED OFF FOR SAFETY OF ALL RESIDENTS!</b></p> <p>ALL AREAS WERE MARKED BY BETH, GORDON, JOLEN AND DAVID.</p> <p><b>TERMS: BY SIGNING AND 30% DEPOSIT OF \$5923.20; THIS DOCUMENT BECOMES A CONTRACTURAL AGREEMENT BETWEEN BOTH PARTIES AND THE BUYER AGREES TO THESE TERMS AND CONDITIONS.</b></p> <p><b>FINAL PAYMENT TERMS: FIFTEEN DAYS AFTER COMPLETION OF JOB &amp; RECEIPT OF FINAL INVOICE.</b></p> <p style="text-align: center;"><i>I</i></p> <p style="text-align: center;"><b>THANK YOU FOR YOUR BUSINESS</b></p>	<p><b>\$19,744.00</b></p>
<b>TOTAL</b>	<b>\$19,744.00</b>

# BLACK MAGIC ASPHALT, INC

"FLORIDA'S LEADER IN ASPHALT MAINTENANCE"

QUOTE: 113018-  
KENSINGTON

PO BOX 65  
BONITA SPRINGS, FL 34133  
Phone 239-465-2325 Fax 239-303-4043  
Email: [blackmagicasphalt@hotmail.com](mailto:blackmagicasphalt@hotmail.com)

DATE: NOV. 30, 2018

KENSINGTON  
c/o Newell Property Management Corp.  
5435 Jaeger Road #4  
Naples, FL. 34109

## JOB LOCATION: KENSINGTON (sidewalk damaged by FPL)

DESCRIPTION	AMOUNT
<p><b>CONCRETE SIDEWALK; REMOVE SIDEWALK/REPLACE PREP, FORM AND POUR 3000 P.S.I. CONCRETE WITH FIBER MESH AT AREA DAMAGED BY FPL. SAW CUT CONCRETE WHEN COMPLETE.</b></p> <p><b>NOTE: WORK AREA WILL BE MARKED OFF FOR SAFETY OF ALL RESIDENTS!</b></p> <p><b>TERMS: BY SIGNING THIS DOCUMENT BECOMES A CONTRACTURAL AGREEMENT BETWEEN BOTH PARTIES AND THE BUYER AGREES TO THESE TERMS AND CONDITIONS.</b></p> <p><b>FINAL PAYMENT TERMS: FIFTEEN DAYS AFTER COMPLETION OF JOB &amp; RECEIPT OF FINAL INVOICE.</b></p> <p style="text-align: center;"><i>I</i></p> <p style="text-align: center;"><b>THANK YOU FOR YOUR BUSINESS</b></p>	<p><b>\$1,530.00</b></p>
<b>TOTAL</b>	<b>\$1,530.00</b>

## Adoni Kokkinos

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**From:** Mark Elliott <mwelby2003@yahoo.com>  
**Sent:** Sunday, December 2, 2018 4:39 PM  
**To:** Adoni Kokkinos  
**Subject:** Fwd: Yorktown requesting stop signs on Kensington High Street @ Finchley Lane

Please put this on our agenda

Sent from my iPad  
Cell 914-548-8026  
Mark Elliott

Begin forwarded message:

**From:** <dennis@abilityteam.com>  
**Date:** December 1, 2018 at 7:43:15 AM EST  
**To:** "Mark Elliott" <mwelby2003@yahoo.com>  
**Cc:** "Gorton Evans" <gortonevans@aol.com>, Michael O'Kane <mokane13@aol.com>, "Paul Buma" <pbuma@aol.com>  
**Subject:** Yorktown requesting stop signs on Kensington High Street @ Finchley Lane

Hi Mark: Below is a request that the Yorktown Board asked me to send to you.

Dear Mark:

As you are aware, there have been several car accidents in Kensington lately, due to speeding or inattention by the driver. The Yorktown residents are aware daily of the dangerously high speed of many vehicles driving north from the Finchley Lane intersection on Kensington High Street.

The Yorktown Board is respectfully requesting that KPMA consider the installation of 3 (or 4) stop signs at the intersection of Finchley Lane and Kensington High Street. (The 4<sup>th</sup> would be for drivers exiting the Finchley Lane cul-de-sac, which is very wide.) The goal is to have stop signs on Kensington High Street in both directions at the Finchley Lane intersection.

Any consideration that the KPMA Board will give to this request will be greatly appreciated.

Respectfully,  
The Yorktown Board of Directors  
Paul Buma  
Buck Evans  
Mike O'Kane

Thanks!

Dennis Lively  
Ability Management, Inc.  
6736 Lone Oak Blvd  
Naples, FL 34109-6834  
Phone: 239-591-4200  
Fax: 239-596-1919

Web: [www.AbilityTeam.com](http://www.AbilityTeam.com)  
email: [Dennis@AbilityTeam.com](mailto:Dennis@AbilityTeam.com)





## Pesky Varmints, LLC

4310 28<sup>th</sup> Ave SE  
Naples, FL. 34117  
Office 239-353-PEST (7378)  
[www.peskyvarmintsFL.com](http://www.peskyvarmintsFL.com)

November 28, 2018

Kensington CC  
2700 Pine Ridge Rd,  
Naples, FL 34109

Ref: Second Cane Toad Clean-Out/ Kensington Country Club

The second Cane Toad removal at Kensington Country Club took place on the night of Monday, November 26<sup>th</sup> going into Tuesday, November 27<sup>th</sup>. Between 160 and 180 toads were removed from property ranging from juveniles to large adults. The lakes were checked as well as a thorough inspection of the HOA.

Recommendations: The cooler weather will make these toads not as active. **In order to have these visits be most beneficial, we recommend holding off on the next visit that is scheduled for tonight.** The weather will be too cold and we would like to complete the visit when we know we will be able to remove the most toads.

We suggest that we monitor the weather and complete the visits when it is warmer during nighttime hours.

See attached for the invoice for the second visit.

Below are pictures of Cane toads for identification purposes;



**Above:** Juvenile Cane Toad



**Above Picture:** Poison from Cane Toads



**Above Picture:** Adult Cane Toads

*Bringing Wildlife Back to the Wild*

## Adoni Kokkinos

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**From:** a.m.swartz@comcast.net  
**Sent:** Wednesday, November 28, 2018 9:26 AM  
**To:** Adoni Kokkinos  
**Subject:** Re: Securitas

Sounds like you did a great job.

Ok with me. But, does this need to go to the board where it is a contract?

Sent from my iPhone

> On Nov 28, 2018, at 7:36 AM, Adoni Kokkinos <adoni@newellpropertymanagement.com> wrote:

>

> Securitas came to me requesting a 3% increase. I explained we cannot do that. I did not tell them we had budgeted 395,000.00. We have now negotiated to 390,775.00 (so about 5,000.00 less than what we thought). May I go ahead and let them know that we will accept those terms?

>

>

>

>

> Adoni Kokkinos

> Chief Executive Officer

> NEWELL PROPERTY MANAGEMENT CORPORATION

> 5435 Jaeger Road #4

> Naples FL 34109

> (239) 514-1199 Extension 237

> (239) 331-7178 Fax

> Adoni@newellpropertymanagement.com<mailto:Adoni@newellpropertymanageme  
> nt.com>

> www.newellpropertymanagement.com<http://www.newellpropertymanagement.c  
> om/>

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> <winmail.dat>

Kensington Park Master Association, Inc.  
Proposed ARB Manual Revisions Catalog Update  
(Revised 12/16/2018)

The following is a list of new proposed revisions to the ARB Manual since the last proposed manual draft was communicated to the Kensington Community in October.

Material Changes				
Change	Section	Current Proposed Manual	Revision	Rationale / Comments
Eliminate color/patterned concrete as an approved material for use in construction of driveways and walkways.	Architectural Planning Criteria Section 3.A.11.b. Driveways and Walkways	Enriched, decorative surfaces such as interlocking pavers, brick, or color/patterned concrete, etc., are required in all Neighborhoods. <b>Check neighborhood covenants for specific information</b>	Driveway and walkway surfaces must be constructed of enriched decorative surfaces consisting of interlocking pavers or brick. No asphalt, loose gravel or unpaved surfaces will be permitted. <b>Check neighborhood covenants for specific information.</b>	Color/patterned concrete is not currently used for any driveway or walkway in Kensington. This material is subject to eventual cracking and is not aesthetically appropriate for driveways or walkways within Kensington.  Note that the sentence regarding asphalt, loose gravel, and unpaved surfaces was moved from Section 5.B.c.(10) in procedures as this is an Architectural Control Criteria and should not be located in the procedures section.
Hurricane Storm Shutters	Section 4.A.9.a Hurricane Storm Shutter Maintenance	Hurricane shutters may be installed or lowered after May 1st and must be removed or retracted before November 30 <sup>th</sup> of the same year.	??? To be discussed and determined by Board	There have been requests that this provision be revised to permit the use and extension of hurricane shutters during season for various reasons (security, protection of furniture, cleanliness, etc.)



**Material Changes**

<b>Change</b>	<b>Section</b>	<b>Current Proposed Manual</b>	<b>Revision</b>	<b>Rationale / Comments</b>
Landscaping Design Requirements	3.C.8 Utility Devices	Utility devices, such as backflow preventers, electrical boxes, cable pods, and telephone boxes should be planted. This will make the Owner's property and the overall community more attractive. Be sure to allow access to the utilities. See Drawing 10, Plantings around Utility Devices.	<p>1. Utility devices, such as backflow preventers, electrical boxes, cable pods, and telephone boxes should be planted. This will make the Owner's property and the overall community more attractive.</p> <p>Note that the utility companies have easements for access to these devices and specific clearance requirements. Owners should allow access to these devices in accordance with these requirements. Failure to do so may result in the removal of landscaping by the utility companies at any time.</p> <p>See Drawing 10, Plantings around Utility Devices</p> <p>2. Utility companies should be contacted prior to the installation or modification of any landscaping to mark any underground lines or pipes. This will reduce the possibility of damage to any existing utilities.</p>	We have received a suggestion from a resident in Kensington that this additional language regarding utilities should be included in the proposed ARB manual.

## Housekeeping Changes

Change	Section	Current Proposed Manual	Revision	Rationale / Comments
Section Title	3.C.8	Utility Devices	Change the title of this section to "Utilities"	To reflect added paragraph addressing underground lines and pipes in addition to devices.
Section Title	4.A.3	Driveways and Sidewalks	Driveways and Walkways	Change "sidewalks" to "walkways" to be consistent with the heading in section 3.A.11.
Maintenance Requirements Driveways and Sidewalks	4.A.3	d. Driveways and sidewalks may be sealed with a clear solution without ARB approval.	d. Driveways and walkways may be sealed with a clear solution without ARB approval. Driveway and walkway pavers or bricks shall not be tinted or painted without the prior approval of the ARB.	Change "sidewalks" to "walkways" to be consistent with the heading in section 3.A.11.  Add the second sentence to clarify that ARB approval is required to change the color of a driveway or walkway as it is for any other modification to the exterior appearance of a property.
Driveways and Sidewalks	Section 5.B.2.c.(10) Procedures for Building a New Structure or Total Reconstruction of an existing Structure.	Driveways, Patios, and Parking Areas – all hard surface exterior materials (driveways, patios, sidewalks, pools or decks, etc.) must be noted by type, color manufacturer's specifications or other descriptive detail (these specifications may be included in the landscape plan). <b>All driveways shall have enriched, decorative surfaces such as interlocking pavers, brick, or color/patterned concrete. No asphalt, loose gravel or unpaved surfaces will be permitted.</b>	Driveways, Walkways, Patios, and Parking Areas – all hard surface exterior materials (driveways, patios, walkways, pools or decks, etc.) must be noted by type, color manufacturer's specifications or other descriptive detail (these specifications may be included in the landscape plan).	"Sidewalks" changed to "Walkways" for consistency.  Remove the last two sentences as they relate to Architectural Control Criteria rather than procedures. Move the first sentence of the two to Section 3.A.11.b., Driveways and Walkways in the Architectural Control Criteria. Delete the second sentence of the two as it is already addressed in that section.

KPMA	2016	2017 FINAL	17 SEVEN	Estimate	Estimate 2	2019	2019	
	BUDGET	BUDGET	MONTHS	2018	2018 Prelim	Final	Final	
<b>INCOME</b>								
FINES	0	2000	3000	2500	4000	4286	3500	4000
BARCODES	3500	3000	2250	2220	4000	3805	3500	3500
KGCC SUBSIDY	23750	23750	27940	16298	27940	27939	27940	28000
LATE FEES	0	300	300	554	950	950	500	500
TRANSFER FEES	0	60000	60000	53296	91364	91364	68000	68000
MAINTENANCE FEES	1616496	1842896	1888176	1101436	1888176	1888176	1913080	1924400
	714/qtr	814/Qtr	834/qtr				845/QTR	850/qtr
<b>TOTAL INCOME</b>	<b>1640246</b>	<b>1931946</b>	<b>1981666</b>	<b>1181405</b>	<b>2025268</b>	<b>2016520</b>	<b>2023520</b>	<b>2028400</b>
<b>EXPENSE</b>								
<b>ACCESS &amp; PATROL</b>								
CONTRACT	360000	390000	390000	186356	385000	385000	385000	395000
GATEHOUSE MAINT/SUPPLIES	8000	6000	8000	13234	22686	22686	23040	15000
GATES REPAIRS	12000	20000	15000	3036	5204	10200	15000	10000
IT FEES	10400	4000	4000	120	120	4000	4000	4000
VEHICLE EXPENSE	9600	10000	10000	3339	5724	8800	10000	8000
<b>TOTAL A&amp;P</b>	<b>400000</b>	<b>430000</b>	<b>427000</b>	<b>205965</b>	<b>418734</b>	<b>430686</b>	<b>437040</b>	<b>432000</b>
<b>ADMINISTRATION</b>								
AUDIT	6000	10000	5000	2700	4628	5000	5000	6000
DOCS	3000	0						
BANK CHARGES	400	500	500	174	300	299	500	350
INSURANCE	30000	31000	31000	980	37000	42417	48800	42500
LEGAL	25000	10000	15000	2742	4700	4700	15000	5000
LICENSES & FEES	100	100	100	0	50	70	100	50
MANAGEMENT/ACCTG	49200	51000	51600	30100	51600	51600	51600	51600
MEETINGS & COMMUNICATIONS	5000	1500	6000	355	609	1600	4000	2000
OFFICE	8000	8000	10000	11775	20185	18000	12000	6000
TAXES	3000	1000	1000	32	32	32	1000	1000
<b>TOTAL ADMIN</b>	<b>129700</b>	<b>113100</b>	<b>120200</b>	<b>53808</b>	<b>119104</b>	<b>123718</b>	<b>138000</b>	<b>114500</b>
<b>GROUNDS</b>								
ANNUALS	12000	12000	12000	10517	18000	18028	12000	12000
BASIC	210000	210000	200000	116789	200000	200210	200000	207000
IRRIGATION REPAIRS	12000	9000	12000	6462	11000	11078	12000	12000
LANDSCAPE ENHANCEMENT	2500	2500	0	2610	4500	4474	0	0
LIGHTING	2000	2000	0					0
MAINTENANCE BY CLUB	25000	25000	21000	6887	12000	11805	21000	22000
MULCH	25000	25000	25000	23614	24000	40481	25000	24000
PEST CONTROL	15000	10000	15000	9316	16000	15970	15000	16000
PLANT REPLACEMENT	30000	32500	35000	20417	35000	35000	35000	35000
KGCC SUPERVISION	16000	16000	16000	10961	35000	18792	18000	19000
TREE TRIMMING	47000	50000	45000	26250	30000	16581	45000	35000
HOLIDAY DECOR	3848	6000	9000	3950	9000	9000	9000	8000
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>400348</b>	<b>400000</b>	<b>390000</b>	<b>197218</b>	<b>394500</b>	<b>381419</b>	<b>392000</b>	<b>390000</b>
<b>INFRASTRUCTURE</b>								
SIGNAGE	3000	2000	2000	2696	3000	4621	5000	5000
STREET LIGHTS	10000	13000	20000	7085	12000	12146	20000	20000
FENCES	1200	1200	1000	0	0	0	1000	1000
IRRIGATION	15000	12000	12000	7173	12000	12194	12000	12000
WALKS & ROADS	20000	18000	10000	20016	34000	34313	10000	8000
PRESSURE CLEANING			17000	0	0	17000	20000	20000
<b>TOTAL INFRASTRUCTURE</b>	<b>49200</b>	<b>46200</b>	<b>62000</b>	<b>36910</b>	<b>61000</b>	<b>80274</b>	<b>68000</b>	<b>66000</b>
<b>LAKES &amp; PRESERVES</b>								
BUKHEADS	1000							
PRESERVE & WEED CONTROL	32000	30000	27200	7354	12000	12607		
WATER CONTROL	42000	34000	45000	28450	49000	48771		
<b>TOTAL LAKES &amp; PRESERVES</b>	<b>75000</b>	<b>64000</b>	<b>72200</b>	<b>35804</b>	<b>71000</b>	<b>61378</b>	<b>72000</b>	<b>72000</b>
<b>UTILITIES</b>								
TELEPHONE	3998	4000	4000	2536	4500	4347	4500	4400
ELECTRICITY	35000	33000	36000	17970	31000	30806	36000	31000

CABLE TV	319000	303000	297000	169956	290000	290736	297000	309000
TOTAL UTILITIES	357998	340000	337000	190103	325500	325889	337500	344400
TOTAL EXPENSE	1412246	1393300	1408400	719164	1389838	1403364	1444540	1418900
CONTINGENCY		41146	46016	0	0	0	46110	37500
TO TRANSFER FEE RESERVE		60000	60000	53529	90000	91763	68000	68000
TO GENERALRESERVES		438000	468000	273000	468000	468000	468000	504000
NET INCOME		-500	-750	135713	77430	53393	-3130	0

CAPITAL EXPENSE Budget	30-Nov	12/15/2018	2018	2019	2020	2021	2022	2023	2024	2025	2026
RESERVE		\$228,496	\$287,496	\$222,067	\$176,967	\$171,125	\$266,906	\$259,687	\$264,852	\$1,272,797	
ADDITIONS											
BUDGET SURPLUS		\$90,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000
INTEREST INCOME		\$5,000	\$68,000	\$69,700	\$71,443	\$73,229	\$75,059	\$76,936	\$78,859	\$80,831	\$80,831
REAL ESTATE XFER 40 sales			\$504,000	\$516,600	\$529,515	\$542,753	\$556,322	\$570,230	\$584,485	\$599,098	\$599,098
RESERVE BUDGET											
PLUS \$20/QUARTER--56600		\$3,000	\$35,851	\$56,600	\$113,200	\$169,800	\$226,400	\$283,000	\$339,600	\$396,200	\$396,200
LAKES PROJECT RECEIVABLES											
IRMA			\$1,356								
TOTAL		\$326,496	\$936,703	\$904,967	\$931,125	\$996,906	\$1,164,687	\$1,229,852	\$1,307,797	\$2,398,925	\$2,398,925
CREDIT LINE		\$200,000	\$500,000	\$2,000,000							
TOTAL RECEIPTS		\$526,496	\$1,436,703	\$2,904,967	\$931,125	\$996,906	\$1,164,687	\$1,229,852	\$1,307,797	\$2,398,925	\$2,398,925
EXPENDITURES											
BULKHEADS	\$1,595,383	\$200,000	\$700,000	\$2,500,000							\$1,200,000
LAKES PROJECT											
REPAVING		\$4,000	\$45,000	\$93,000	\$125,000	\$96,000	\$70,000	\$30,000			
INTEREST @ 4.65%											
FEES											
REPAY LOAN		\$35,000	\$434,636	\$100,000	\$600,000	\$600,000	\$800,000	\$900,000	\$900,000	\$35,000	\$35,000
MISC			\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000
TOTAL EXPENDITURES		\$239,000	\$1,214,636	\$2,728,000	\$760,000	\$730,000	\$905,000	\$965,000	\$965,000	\$35,000	\$1,235,000
FINAL RESERVES	\$150,496	\$287,496	\$222,067	\$176,967	\$171,125	\$266,906	\$259,687	\$264,852	\$1,272,797	\$1,163,925	\$1,163,925
MISC TO INCLUDE THESE ITEMS THAT ARE HARD TO FORECAST TIMING											
MAJOR MECH EQUIP REPLACEMENT											
MAJOR CONSTRUCTION REPAIRS											
SIDEWALK REPLACEMENT											
TO BE ADDED WHEN TIMING KNOWN											
LOAN BALANCE	\$734,636	\$934,636	\$1,000,000	\$2,900,000	\$2,300,000	\$1,700,000	\$900,000	\$800,000	\$0	\$0	\$0

SUMMARY	FINANCIAL REPORT			2018		BUD GET	
	MONTH BUDGET	MONTH ACTUAL	YTD BUDGET	YTD ACTUAL	OVER	UNDER	
INCOME	\$165,201	\$164,034	\$1,817,215	\$1,847,326			\$26,643 CONTRACT
EXPENSE	\$140,785	\$120,394	\$1,334,131	\$1,245,219			\$7,433 LEGAL
SURPLUS	\$24,416	\$43,640	\$483,084	\$602,107		\$799	TREES
ADDED TO RESERVES	\$39,000	\$39,000	\$429,000	\$429,000		\$8,892	SIDEWALKS STREETLIGHTS 10K under
XFER FEES	\$5,000	\$5,004	\$55,000	\$78,549			
SURPLUS	-\$19,584	-\$364	-\$916	\$94,558			\$13,279
CURRENT ASSETS							\$42,182
CHECKING				\$304,857			
RESERVES				\$115,761			\$9,068 ELECTRIC CABLE
RECEIVABLES OTHER				-\$920			
				\$4,425			\$88,913
TOTAL ASSETS				\$424,123			
LIABILITIES							
PREPAID HOA FEES				\$159,676			
Bank Loan				\$734,636			
RESERVES				\$948,794			
XFER FEES				\$134,724			
INTEREST				-\$1,364			
BULKHEADS				-\$1,595,383			
IRMA ASSESS				\$679,200			
INSURANCE				\$99,152			
STREET LITES				-\$53,000			
IRMA				-\$788,709			
GATEHOUSE				-\$42,289			
TOTAL							\$275,437
TOTAL LIABILITIES							\$275,437
SURPLUS NET INCOME EQUITY				\$54,126			\$148,685
				\$94,559			\$424,122
TOTAL LIABILITIES AND EQUITY							
AVAILABLE CASH							
RESERVES				\$75,555			
PLUS SURPLUS AND INCOME PREPAIDS				\$148,685			
PREPAID RESERVES							
TOTAL				\$224,240			

TOTAL \$19,744.00

**BLACK MAGIC ASPHALT, INC**

"FLORIDA'S LEADER IN ASPHALT MAINTENANCE"

QUOTE: 113018-  
KENSINGTON

PO BOX 65  
BONITA SPRINGS, FL 34133  
Phone 239-465-2325 Fax 239-303-4043  
Email: [blackmagicasphalt@hotmail.com](mailto:blackmagicasphalt@hotmail.com)

DATE: NOV. 30, 2018

KENSINGTON  
c/o Newell Property Management Corp.  
5435 Jaeger Road #4  
Naples, FL. 34109

FPL

**JOB LOCATION: KENSINGTON (sidewalk damaged by FPL)**

DESCRIPTION	AMOUNT
<p><b>CONCRETE SIDEWALK; REMOVE SIDEWALK/REPLACE PREP, FORM AND POUR 3000 P.S.I. CONCRETE WITH FIBER MESH AT AREA DAMAGED BY FPL. SAW CUT CONCRETE WHEN COMPLETE.</b></p> <p><b>NOTE: WORK AREA WILL BE MARKED OFF FOR SAFETY OF ALL RESIDENTS!</b></p> <p><b>TERMS: BY SIGNING THIS DOCUMENT BECOMES A CONTRACTURAL AGREEMENT BETWEEN BOTH PARTIES AND THE BUYER AGREES TO THESE TERMS AND CONDITIONS.</b></p> <p><b>FINAL PAYMENT TERMS: FIFTEEN DAYS AFTER COMPLETION OF JOB &amp; RECEIPT OF FINAL INVOICE.</b></p> <p style="text-align: center;">I</p> <p style="text-align: center;"><b>THANK YOU FOR YOUR BUSINESS</b></p>	<p><b>\$1,530.00</b></p>
<b>TOTAL</b>	<b>\$1,530.00</b>