

**PROPOSED KCHOA
FY 2005 BUDGET**

The KCHOA Board will address the following proposed 2005 budget at the next Board meeting scheduled for Monday, December 13th, at 7:30 PM in the clubhouse located adjacent to the pool. All homeowners are invited to present their comments and/or questions.

INCOME:

HOA

Clubhouse Rental	210.00
Disclosure Packets	3,000.00
Homeowner Dues (\$270.00)	144,990.00
Interest, F&M	125.00
Total HOA	\$148,325.00

Pool Guest Fees	\$2,000.00
-----------------	------------

Newsletter Advertisements	\$1,200.00
---------------------------	------------

Social

Adult Pool Party	1,500.00
Teen Pool Party	175.00
Total Social	\$1,675.00

TOTAL INCOME	\$153,200.00
---------------------	---------------------

EXPENSES:

Architectural Review Committee

Administration	1,000.00
Award, Spring	50.00
Award, Fall	50.00
Mailbox Rental	70.00
Postage	200.00
Supplies	400.00
Total Architectural Review Committee	\$1,770.00

Buildings and Maintenance

Heat Pump	165.00
Repairs	800.00
Snow Removal	300.00
Tennis Court	0.00
Total Buildings and Maintenance	\$1,265.00

Capital Reserve	\$38,240.00
-----------------	-------------

Engineering Study	\$5,000.00
-------------------	------------

Landscape

Grass Cutting	8,000.00
Planting/Removals	2,500.00
Seed/Fertilize/Mulch	2,000.00
Trash Pickup	500.00
Total Landscape	\$13,000.00

Management

Accountant	2,640.00
Administration	5,000.00
President's Discretionary Fund	500.00
Charitable Contribution	200.00
Cleaning	360.00
Contribution Children's Corner	200.00
Contribution Swim Team	800.00
Electricity	1,400.00
Insurance	5,500.00
Legal	5,000.00
Mailbox Rental	120.00
Meeting	100.00
Phone	400.00
Postage	800.00
Supplies	1,000.00
Taxes	1,000.00
VA Corporation Registration	25.00
Water	100.00
Web Site	1,250.00
Total Management	\$26,345.00

Pool Operations

Capital Expenditures	2,000.00
Durable Equipment	700.00
Electricity	5,000.00
Extra Hours/Test Kit	100.00
Lane Lines	2,100.00
Management Contract	38,400.00
Payphone	360.00
Supplies/Equipment	500.00
Toys	100.00
Unbudgeted Repairs	2,000.00
Water	750.00
Total Pool Operations	\$52,010.00

Publications

2006/2008 Directory	2,000.00
Labels/Supplies	100.00
Postage and Postal Fee	2,175.00
Printing	4,200.00
Typesetting	2,700.00
Total Publications	\$11,175.00

Social

Adult Pool Party	2,000.00
Christmas Potluck	450.00
Easter Egg Hunt	350.00
Family Picnic	250.00
Flea Market	225.00
Fourth of July Parade	70.00
Halloween Parade/Party	500.00
Teen Pool Party	400.00
Total Social	\$4,245.00

Welcome (copying/supplies/gifts)	\$150.00
----------------------------------	----------

TOTAL EXPENSES	\$153,200.00
-----------------------	---------------------