

## 2008 KCHOA Calendar Year Budget

The following table represents the proposed Kingston Chase CY 2008 budget as suggested by the Board of Directors. Anyone interested in discussing the budget should attend the Board meeting on Monday, November 12, at 7:30 p.m. The Board meets at the clubhouse adjacent to the pool and welcomes homeowner participation at all meetings.

<b>KCHOA FY 2008 Budget</b>	
<b>INCOME:</b>	
Clubhouse Rental	100.00
Disclosure Packets	1,500.00
Homeowner Dues (\$290.00)	160,563.00
Interest, BB&T	30.00
Interest, CDs, liens, proffer	0.00
<b>Total HOA</b>	<b>162,193.00</b>
Newsletter Advertisements	4,000.00
Pool Guest Fees	1,500.00
<b>Social</b>	
Adult Pool Party	2,000.00
Teen Pool Party	100.00
<b>Total Social</b>	<b>2,100.00</b>
<b>TOTAL INCOME:</b>	<b>\$169,793.00</b>
<b>EXPENSES:</b>	
<b>Architectural Review Committee</b>	
Administration	1,750.00
Award, Spring	50.00
Award, Fall	50.00
Mailbox Rental	80.00
Database	0.00
Postage	600.00
Supplies	150.00
<b>Total Architectural Review Committee</b>	<b>2680.00</b>
<b>Buildings, Grounds, Maintenance</b>	
Heat Pump	165.00
Repairs	300.00
Snow Removal	300.00
Tennis Court	250.00
<b>Total Buildings, Grounds, Maintenance</b>	<b>1,015.00</b>
Capital Reserve	50,938.00
Engineering Study	0.00
<b>Landscape</b>	
Grass Cutting	11,000.00
Planting/Removals	3,000.00
Seed/Fertilize/Mulch	2,000.00
Trash Pickup	100.00
<b>Total Landscape</b>	<b>16,100.00</b>
<b>Management</b>	
Accountant	2,640.00
Administration	4,500.00
President's Discretionary Fund	500.00
Charitable Contribution	200.00
Cleaning	360.00

<b>Management (continued)</b>	
Contribution Children's Corner	200.00
Contribution Swim Team	2,300.00
Electricity	1,500.00
Insurance	5,500.00
Legal	8,000.00
Mailbox Rental	120.00
Meeting	100.00
Phone	500.00
Postage	1,000.00
Property Taxes	0.00
Supplies	1,000.00
Taxes	1,000.00
VA Corporation Registration	25.00
Water	100.00
Web Site	1,320.00
<b>Total Management</b>	<b>\$30,865.00</b>
<b>Pool Operations</b>	
Budgeted Repairs	3,000.00
Durable Equipment	700.00
Electricity	5,400.00
Management Contract	38,400.00
Payphone	500.00
Supplies/Equipment/Toys	600.00
Unbudgeted Repairs	2,000.00
Water	1,200.00
<b>Total Pool Operations</b>	<b>\$51,800.00</b>
<b>Publications</b>	
Labels/Supplies	100.00
Postage	2,500.00
Postal Fee	\$175.00
Printing	6,600.00
Typesetting	3,000.00
<b>Total Publications</b>	<b>\$12,375.00</b>
<b>Social</b>	
Adult Pool Party	2,000.00
Christmas Potluck	450.00
Easter Egg Hunt	350.00
Family Picnic	250.00
Yard Sales	50.00
Fourth of July Parade	70.00
Halloween Parade/Party	500.00
Teen Pool Party	250.00
<b>Total Social</b>	<b>3,920.00</b>
Welcome (copying/supplies/gifts)	\$100.00
<b>TOTAL EXPENSES:</b>	<b>\$169,793.00</b>

*(continued)*

CAPITAL EXPENDITURES:	
Pool House Interior Refurbish	20,000.00
Reset Coping Stones	1,000.00
Lighting for New Path	4,000.00
Repair Awning(s)	200.00
Concrete Replacement	10,000.00
Tennis Court	800.00
Sum Total:	36,000.00
Budget 2008	50,938.00
Excess Capital Reserve	14,938.00

If you have any questions, please contact Kara Rider at 703-437-7850 or via e-mail at [krider1@cox.net](mailto:krider1@cox.net).