

KCHOA 2009 BUDGET

INCOME

Homeowner	Clubhouse Rental	\$100
	Disclosure Packets	\$1,500
\$315.00	Homeowners Dues	\$169,155
	Interest Bank Account	\$30
	Interest CDs	\$4,000
	Late Payments/Liens	\$0
	Miscellaneous Income	\$0
Total Homeowner		\$174,785
Pool	Pool Guest Fees	\$1,750
Publication	Crier Ads	\$4,000
Social Events	Adult Pool Party	\$2,000
	Teen Pool Party	\$100
Total Social Events		\$2,100
TOTAL INCOME		\$182,635

EXPENSES

Architectural	Administration	\$1,200
Review Committee	Award Spring	\$50
	Award Fall	\$50
	Mailbox Rental	\$90
	Postage	\$200
	Supplies	\$150
Total ARC		\$1,740
Buildings, Grounds & Maintenance	Heat Pump	\$300
	Repairs/Sign	\$300
	Snow Removal	\$300
	Tennis Court	\$250
Total BG & M		\$1,150
Landscape	Grass Mowing	\$7,000
	Planting/Removals	\$4,500
	Seed/Fertiliz/Mulch	\$2,000
	Trash Pickup	\$100
Total Landscape		\$13,600
Management	Accountant	\$2,640
	Administration	\$4,500
	President's Disc Fund	\$700
	Club house Cleaning	\$360
	Contrib Child Corner	\$200
	Contrib Swim Team	\$2,300
	Contrib Conserv Corps	\$500
	Electricity	\$1,500
	Engineering Study	\$0
	Insurance	\$4,000
	Legal Advice	\$8,000
	Mailbox Rental	\$120
	Meeting Expenses	\$100
	Club house phone	\$0
	Postage	\$1,000

Management costs, continued

	Supplies	\$1,000
	Taxes	\$3,000
	VA Corp Registration	\$25
	Water	\$100
	Web Site	\$1,320
Total Management		\$31,365
Pool Operations	Budgeted Repairs	\$3,500
	Durable Equipment	\$1,000
	Electricity	\$7,000
	Extra Open Hours	\$800
	Chemicals	\$700
	Management	\$56,900
	Electrical Permit Fee	\$120
	Phone	\$500
	Supplies/Equipment	\$1,000
	Toys	\$100
	Unbudgeted Repairs	\$2,000
	Water	\$1,300
Total Pool Ops		\$74,920

Publications	Labels/Supplies	\$100
	Postage	\$2,500
	Postal Fee	\$175
	Printing	\$6,600
	Typesetting	\$3,000
Total Publications		\$12,375
Social Events	Adult Pool Party	\$2,400
	Christmas Potluck	\$450
	Easter Egg Hunt	\$350
	Family Picnic	\$250
	Flea Market	\$50
	Fourth of July Parade	\$70
	Halloween	\$500
	Teen Pool Party	\$250
Total Social Events		\$4,320
Welcome	Copying/Supplies	\$50
	Gifts	\$50
Total Welcome		\$100

TOTAL EXPENSES

TOTAL EXPENSES	\$139,570
Excess Income over Expenses	\$43,065

PLANNED CAPITAL EXPENDITURES

Pool Drain Repairs	\$9,000
Reset Coping Stones Around Pool	\$1,000
Lighting for Path To New Development	\$4,000
Repair Pool House Awning	\$200
Concrete Sidewalk Replacement	\$8,000
Tennis Court Fence and Net Repair	\$1,100
Total Capital Expenditures	\$23,300
Amount sent to Capital Reserve	\$19,765