

Kingston Chase HOA 2020 Budget

INCOME	Item	Amount
Homeowner (KC 537 @ \$361) *	Disclosure Packets	\$1,500.00
	Homeowners Dues	\$193,857.00
	Interest Earned	\$500.00
	Late Payments/Liens	\$0.00
Total Homeowner		\$195,857.00
Pool (8 @ \$361)	Herndon Crossing	\$2,888.00
	Visitors	\$2,112.00
Total Pool Membership and Guest Fees		\$5,000.00
Publication	Crier Ads	\$1,500.00
Social	Adult Pool Party	\$1,600.00
	Teen Pool Party	\$60.00
Total Social		\$1,660.00

TOTAL INCOME \$204,017.00

EXPENSES	Item	Amount
ARC	Administrative Services	\$2,000.00
	Meeting Expenses	\$250.00
	Total Architectural Review Committee	
BG&M	Clubhouse HVAC Maintenance	\$500.00
	Building Repairs	\$300.00
	Tennis Court	\$250.00
	Pest Control	\$765.00
	Total Buildings, Grounds & Maintenance	
Landscape	Grass Mowing	\$7,000.00
	Planting/Removals	\$7,000.00
	Snow Removal	\$400.00
	Seed/Fertilizer/Mulch	\$3,500.00
Total Landscape		\$17,900.00
Management	Tax & Accounting Services	\$2,500.00
	Administrative Services	\$10,000.00
	President's Disc Fund	\$700.00
	Clubhouse Cleaning	\$1,000.00
	Neighborhood Watch	\$100.00
	Playgroup	\$300.00
	Swim Team	\$2,900.00
	Conservation Corps	\$100.00
	Electricity and Water	\$1,200.00
	Insurance	\$4,300.00
	Legal Services	\$5,000.00
	Mailbox Rental	\$220.00
	Mileage Reimbursement	\$100.00
	Board Mtg Expenses	\$250.00
	Postage	\$1,200.00
	Supplies	\$700.00
	Taxes/Registration	\$2,500.00
	Welcome Supplies	\$200.00
	Bank Service Charges	\$20.00
	Website Hosting (Online Payments)	\$525.00
	Wi-Fi & Pool Phone	\$1,750.00
	Software and File Mgmt	\$500.00
	Grill	\$300.00
Trash Service	\$3,600.00	
Camera Monitoring	\$120.00	
		\$40,085.00

EXPENSES, cont.	Item	Amount
Pool Operations	Electricity	\$6,000.00
	Extra Open Hours	\$600.00
	Management	\$72,950.00
	Permit Fees	\$300.00
	Supplies & Maintenance	\$12,000.00
	Toys	\$100.00
	Water	\$3,000.00
Total Pool Operations		\$94,950.00
Publications	Labels/Supplies	\$100.00
	Postage/Fees	\$2,700.00
	Printing	\$6,600.00
	Layout/Editing	\$3,300.00
Total Publications		\$12,700.00

Social	Adult Pool Party	\$4,300.00	
	Easter Egg Hunt	\$300.00	
	Halloween	\$350.00	
	Oktoberfest	\$900.00	
	Brew Fest	\$650.00	
	Teen Pool Party	\$300.00	
	Opening Day of Pool	\$225.00	
	Last Day of School	\$220.00	
	Santa Drive-Thru	\$75.00	
	Movie Nights	\$200.00	
	Equipment & Supplies	\$200.00	
	Total Social		\$7,720.00

TOTAL EXPENSES \$177,420.00

Budget Surplus Before Cap Ex \$26,597.00

CAPITAL EXPENDITURES	Amount
Tennis Court Re-Painting/Resurfacing/Power Washing	\$7,500.00
Pool Re-Web Chairs	\$400.00
Pool Lap Lanes	\$1,000.00
Pool Fence Repair	\$4,150.00
Main Pool Pump Replacement	\$6,418.00
Cameras for Pool Area	\$796.00
Pool Hair Strainer	\$3,058.62
Outdoor Pavillion	\$90,000.00

Total Capital Expenditures \$113,322.62

Budget Deficit to Draw from Capital Reserve (\$86,725.62)

Current Assets as of 10/31/2019 \$357,491.82
of which part of Capital Reserve Account \$229,401.00

* Estimated based on CPI. 2020 Official HOA Dues amount to be set January 1, 2020