

# Kingston Chase HOA 2023 PROPOSED Budget

INCOME	Item	Amount
Homeowner (KC 537 @ \$408) <sup>1</sup>	Disclosure Packets	\$1,740.00
	Homeowners Dues	\$219,096.00
	Interest Earned	\$500.00
	Late Payments/Liens	\$0.00
Total Homeowner		\$221,336.00
Pool (7 @ \$408)	Herndon Crossing	\$2,856.00
	Visitors	\$1,600.00
Total Pool Membership and Guest Fees		\$4,456.00
Publication	Crier Ads	\$1,000.00
Social	Adult Pool Party	\$1,400.00
	Teen Pool Party	\$90.00
Total Social		\$1,490.00
<b>TOTAL INCOME</b>		<b>\$228,282.00</b>

EXPENSES	Item	Amount
ARC	Administrative Services	\$2,568.00
Total Architectural Review Committee		\$2,568.00
BG&M	Clubhouse HVAC Maintenance	\$500.00
	Building Repairs	\$300.00
	Playground	\$500.00
	Pest Control	\$765.00
Total Buildings, Grounds & Maintenance		\$2,065.00
Landscape	Grass Mowing	\$5,500.00
	Planting/Removals	\$7,500.00
	Snow Removal	\$900.00
	Seed/Fertilizer/Mulch	\$4,200.00
Total Landscape		\$18,100.00
Management	Tax & Accounting Services	\$4,000.00
	Administrative Services	\$13,910.00
	President's Disc Fund	\$700.00
	Clubhouse Cleaning	\$2,400.00
	Neighborhood Watch	\$100.00
	Playgroup	\$300.00
	Swim Team	\$2,900.00
	Conservation Corps	\$0.00
	Electricity and Water	\$1,200.00
	Insurance	\$6,100.00
	Legal Services	\$6,000.00
	Mailbox Rental	\$276.00
	Mileage Reimbursement	\$100.00
	Board Mtg Expenses	\$200.00
	Postage	\$1,000.00
	Supplies	\$1,200.00
	Taxes/Registration	\$2,500.00
	Welcome Supplies	\$450.00
	Bank Service Charges	\$20.00
	Website Hosting (Online Payments)	\$350.00
	Wi-Fi & Pool Phone	\$2,800.00
	Software and File Mgmt	\$800.00
Trash Service	\$4,500.00	
Camera Monitoring	\$106.00	
		\$51,912.00

EXPENSES, cont.	Item	Amount
Pool Operations	Electricity	\$5,000.00
	Management	\$95,750.00
	Specific Maintenance	\$15,000.00
	Permit Fees	\$500.00
	Supplies & Maintenance	\$6,300.00
	Toys	\$100.00
	Water	\$4,500.00
Total Pool Operations		\$127,150.00

Publications	Labels/Supplies	\$100.00
	Postage/Fees	\$2,700.00
	Printing	\$3,000.00
	Layout/Editing	\$3,300.00
Total Publications		\$9,100.00

Social	Adult Pool Party	\$4,700.00
	Easter Egg Hunt	\$300.00
	Halloween	\$350.00
	Oktoberfest	\$900.00
	Brew Fest	\$650.00
	Teen Pool Party	\$400.00
	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	

<b>TOTAL EXPENSES</b>	<b>\$219,115.00</b>
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Budget Surplus Before Cap Ex \$9,167.00

CAPITAL EXPENDITURES	Amount	
Pool Re-Web Chairs	\$2,435.56	
Signs & Monuments	\$6,000.00	
Pool Water Cooler	\$3,388.34	
Pool Whitecoat	\$69,500.00	
Cameras for Pool Area	\$500.00	
Computer for Check In	\$500.00	
Pool Vacuum	\$6,179.97	
JOOLA NOVA - Outdoor Table Tennis	\$750.00	
Pool Basketball Hoop	\$1,500.00	
Total Capital Expenditures		\$90,753.87

**Budget Deficit to Draw from Capital Reserve (\$81,586.87)**

Current Assets as of 10/31/2022 \$367,017.00  
of which part of Capital Reserve Account \$257,871.29

<sup>1</sup> Estimated based on CPI 6.6% increase over the year