

Kingston Chase HOA 2019 Budget

INCOME	Item	Amount
Homeowner (KC 537 @ \$358)	Disclosure Packets	\$1,500.00
	Homeowners Dues	\$192,246.00
	Interest Earned	\$500.00
	Late Payments/Liens	\$0.00
Total Homeowner		\$194,246.00
Pool (9 @ \$358)	Herndon Crossing	\$3,222.00
	Visitors	\$1,778.00
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		\$202,406.00

EXPENSES	Item	Amount
ARC	Meeting Expenses	\$250.00
Total Architectural Review Committee		\$250.00
BG&M	Clubhouse HVAC Maintenance	\$500.00
	Building Repairs	\$300.00
	Tennis Court	\$250.00
	Pest Control	\$765.00
Total Buildings, Grounds & Maintenance		\$1,815.00
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	\$500.00	
	Electricity and Water	\$1,600.00	
	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 Season	\$900.00	
	Software and File Mgmt	\$500.00	
	Grill	\$300.00	
	Trash Service	\$800.00	
			\$37,115.00

EXPENSES, cont.	Item	Amount
Pool Operations	Electricity	\$6,000.00
	Extra Open Hours	\$200.00
	Management	\$68,600.00
	Permit Fees	\$300.00
	Phone	\$550.00
	Supplies & Maintenance	\$12,000.00
	Toys	\$100.00
	Water	\$3,000.00
Total Pool Operations		\$90,750.00

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	\$4,200.00	
	4th of July Parade	\$25.00	
	Easter Egg Hunt	\$250.00	
	Halloween	\$350.00	
	Oktoberfest	\$900.00	
	Brew Fest	\$650.00	
	Teen Pool Party	\$250.00	
	Opening Day of Pool	\$225.00	
	Santa Drive-Thru	\$25.00	
	Yard Sale	\$25.00	
	Movie Nights	\$200.00	
	Equipment & Supplies	\$200.00	
	Total Social		\$7,300.00

TOTAL EXPENSES	\$167,830.00
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Budget Surplus Before Cap Ex	\$34,576.00
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CAPITAL EXPENDITURES	Amount	
Tennis Court Re-Painting	\$7,500.00	
Pool Re-Web Chairs	\$400.00	
Pool Fence Replacement	\$42,500.00	
Pole Light Replacement	\$1,600.00	
Main Pool Pump Replacement	\$3,600.00	
Guard Stand Refurbishment	\$1,200.00	
Paint Interior of Pool House	\$6,500.00	
Chlorine & Chemical Storage Container	\$2,500.00	
Pool Pump Room Piping Reconfiguration & Heating	\$3,000.00	
Total Capital Expenditures		\$68,800.00

Budget Deficit to Draw from Capital Reserve	(\$34,224.00)
Current Assets as of 10/31/2018	\$299,822.03
of which part of Capital Reserve Account	\$202,175.00