

# Kingston Chase HOA 2021 Budget

INCOME	Item	Amount
Homeowner (KC 537 @ \$365) <sup>1</sup>	Disclosure Packets	\$1,500.00
	Homeowners Dues	\$196,005.00
	Interest Earned	\$500.00
	Late Payments/Liens	\$0.00
Total Homeowner		\$198,005.00
Pool (8 @ \$365)	Herndon Crossing	\$2,920.00
	Visitors	\$2,080.00
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
<b>TOTAL INCOME</b>		<b>\$206,165.00</b>

EXPENSES	Item	Amount
ARC	Administrative Services	\$2,200.00
	Meeting Expenses	\$250.00
Total Architectural Review Committee		\$2,450.00
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	\$11,000.00
	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	\$0.00
	Electricity and Water	\$1,200.00
	Insurance	\$5,000.00
	Legal Services	\$6,000.00
	Mailbox Rental	\$220.00
	Mileage Reimbursement	\$100.00
	Board Mtg Expenses	\$400.00
	Postage	\$1,200.00
	Supplies	\$1,000.00
	Taxes/Registration	\$2,500.00
	Welcome Supplies	\$200.00
	Bank Service Charges	\$20.00
	Website Hosting (Online Payments)	\$525.00
	Wi-Fi & Pool Phone	\$2,832.00
	Software and File Mgmt	\$500.00
	Grill	\$300.00
Trash Service	\$3,600.00	
Camera Monitoring	\$100.00	
		\$44,197.00

<sup>1</sup> Estimated based on CPI 1.2% increase over the year

EXPENSES, cont.	Item	Amount
Pool Operations	Electricity	\$6,000.00
	Extra Open Hours	\$600.00
	Management	\$69,600.00
	Permit Fees	\$300.00
	Supplies & Maintenance	\$12,000.00
	Toys	\$100.00
	Water	\$3,000.00
Total Pool Operations		\$91,600.00
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	\$4,600.00
	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	

<b>TOTAL EXPENSES</b>	<b>\$178,682.00</b>
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Budget Surplus Before Cap Ex	\$27,483.00
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CAPITAL EXPENDITURES	Amount
Tennis Court Resurfacing/Pickleball lines	\$14,000.00
Pool Re-Web Chairs	\$400.00
Signs & Monuments	\$6,000.00
Chlorine/Chemical Storage (Wading pool chlorine to shed)	\$901.45
Pool Showers	\$2,982.41
Ventilation for Pump Room	\$1,000.00
Pool Skimmer Repair	\$3,752.77
Pool Filter Media	\$3,560.01
Pool Games	\$750.00
Outdoor Pavillion	\$90,000.00

Total Capital Expenditures	\$123,346.64
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<b>Budget Deficit to Draw from Capital Reserve</b>	<b>(\$95,863.64)</b>
Current Assets as of 10/31/2020	\$339,734.44
of which part of Capital Reserve Account	\$234,289.84