

# Kingston Chase HOA 2022 PROPOSED Budget

INCOME	Item	Amount
Homeowner (KC 537 @ \$381) <sup>1</sup>	Disclosure Packets	\$1,740.00
	Homeowners Dues	\$204,597.00
	Interest Earned	\$500.00
	Late Payments/Liens	\$0.00
Total Homeowner		\$206,837.00
Pool (7 @ \$381)	Herndon Crossing	\$2,667.00
	Visitors	\$1,333.00
Total Pool Membership and Guest Fees		\$4,000.00
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>\$213,997.00</b>

EXPENSES	Item	Amount
ARC	Administrative Services	\$2,400.00
	Meeting Expenses	\$250.00
Total Architectural Review Committee		\$2,650.00
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	\$13,000.00
	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	\$6,054.00
	Legal Services	\$6,000.00
	Mailbox Rental	\$246.00
	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	\$4,400.00	
Camera Monitoring	\$106.00	
		\$49,483.00

<sup>1</sup> Estimated based on CPI 4.5% increase over the year

EXPENSES, cont.	Item	Amount
Pool Operations	Electricity	\$6,000.00
	Extra Open Hours	\$600.00
	Management	\$91,000.00
	Chemicals	\$300.00
	Permit Fees	\$300.00
	Supplies & Maintenance	\$12,000.00
	Toys	\$100.00
	Water	\$3,000.00
Total Pool Operations		\$113,300.00

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	\$4,700.00
	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>\$206,068.00</b>
-----------------------	---------------------

Budget Surplus Before Cap Ex \$7,929.00

CAPITAL EXPENDITURES	Amount
Pool Re-Web Chairs	\$1,120.08
Signs & Monuments	\$6,000.00
Pool Pavillion Repairs	\$3,200.00
Parking Lot Overlay (full amount only if both lots)	\$27,560.00
New Pavillion (early planning)	\$90,000.00
Playground (within a few years)	\$45,000.00

Total Capital Expenditures \$172,880.08

<b>Budget Deficit to Draw from Capital Reserve</b>	<b>(\$164,951.08)</b>
--	-----------------------

Current Assets as of 10/31/2021 \$388,135.13  
of which part of Capital Reserve Account \$257,871.29