


**Kingston
Plantation**
Master Association, Inc.

October 21, 2019

Dear Managing Agents,

Enclosed please find a copy of the approved 2020 KPMA Operating Budget. Payment coupons will be mailed to you in December.

Please be reminded that payments are due on the first (1st) day of the month and are past due if not received by the tenth (10th) day of the month. Delinquent assessment payments are subject to a \$25 per month late fee, as well as a LITUS* To Let administrative fee, starting at \$25. Returned checks are subject to a \$45 bank service charge.

Please remember that there is a charge to the Master Association for cable disconnect / reconnect requests. As a result, the individual Subordinate Association will be invoiced \$245 at the time of disconnection which will cover both the disconnection and reconnection of the cable for the specified unit.

If you have any questions regarding this mailing or any Association-related matters, please contact our office at (843) 848-2916.

On Behalf of the KPMA Board of Directors,

Leslie A. Styles

KPMA Assistant Property Manager
LITUS* To Let

Enclosures

KINGSTON PLANTATION MASTER ASSOCIATION
Approved Operating Budget for 2020

ACCT. Actual	REVENUES	2019 Budget	2020 Budget	Change
301	Regular Assessments	2,446,080	2,599,308	153,248
310	Operating Interest Income	300	400	100
335	CATV Income	303,114	315,000	11,886
372	Electricity Reimbursement Income	2,700	2,800	100
373	Decals/Stickers Income	35,000	45,000	10,000
new	Overnight Trailer Fees	-	16,000	16,000
313	Laurel Rental Income	18,900	19,845	945
	TOTAL INCOME	2,806,074	2,997,353	191,279
	EXPENSES			
	Repairs & Maintenance			
410	Maintenance Staff	224,000	210,000	(14,000)
419	Pool Supplies	12,000	12,000	-
421	Pool Equipment Maintenance	2,000	2,000	-
425	Minor Roadway Maint/Curb Repair	2,000	2,000	-
428	Lake Maintenance	9,540	9,540	-
430	General Maintenance & Materials	67,000	67,000	-
new	Electronic Gate Maintenance	-	5,000	5,000
440	Landscape Maintenance & Supply	23,000	-	(23,000)
new	Weed Control Chemicals	-	2,400	2,400
new	Seasonal Flowers	-	15,800	15,800
445	Landscape Replacement	5,000	30,000	25,000
new	Landscape Drainage	-	15,000	15,000
44510	Tree Maintenance	25,000	40,000	15,000
442	Irrigation Maintenance	10,000	16,000	6,000
443	Contract Landscape Maintenance	685,020	631,962	46,942
450	Pest Control Services	25,000	25,000	-
451	Termite Treatment/Bond	400	400	-
470	Janitorial Supplies	1,100	1,100	-
	Total Repairs & Maint.	1,281,080	1,355,002	93,942
	General & Administrative			
510	Office Supplies	6,100	6,100	-
511	Printing/Copies	13,000	14,000	1,000
512	Postage	2,000	2,000	-
520	Legal & Other Professional Services	3,000	5,000	2,000
521	Audit/Tax Preparation	4,500	4,500	-
	Landscape Architect Fees	-	30,000	30,000
522	Management Services	195,100	197,051	1,951
542	Meeting Expense	3,000	5,000	2,000
533	Insurance Expense	45,000	35,000	(10,000)
	Total General & Adm'n.	271,700	298,651	26,951
	Utilities			
600	Electricity	77,500	74,000	(3,500)
601	Water/Sewer & Irrigation Make Up	11,600	10,600	(900)
603	Trash Removal	20,000	22,500	2,500
605	Cable TV	303,114	315,000	11,886
608	Internet Access	400	400	-
606	Phone/Fax	5,500	5,000	(500)
	Total Utilities	418,014	427,500	9,486
	Other Expenses			
710	Security Services	430,300	435,000	4,700
714	Contingency/Storm Damage	10,000	10,000	-
715	Holiday Decorations	2,000	2,000	-
865	Security Equipment Rental / Repair / Gas	21,000	22,600	1,600
560	Maintenance Equipment / Repair / Gas	10,000	12,700	2,700
		473,300	482,200	8,900
9991	General Reserves	342,000	363,000	51,000
720	Taxes & Fees	10,000	11,000	1,000
	Total Other Expenses	352,000	404,000	52,000
	TOTAL OPERATING EXPENSES	\$ 2,806,074	\$ 2,997,353	\$ 191,279

Percent Increase 6%
Per Door/Per Month Increase \$ 8.49

2020 KPMA Approved Monthly Dues Breakdown:

Total #	Type	% of Total Units	2020 Monthly Maintenance Assessment	2020 Monthly Cable TV Assessment	Assmts & Fees Per Unit/Month	Cable TV Per Unit/Month	2020 Total Monthly Dues	2019 Total Monthly Dues	Per HOA Per Month Change	Per Door Per Month Change
201	Brighton	0.122337188	\$ 26,499.34	\$ 3,806.82	\$ 131.84	\$ 18.94	\$ 30,306.15	\$ 28,600.18	\$ 1,705.97	\$ 8.49
50	Canterbury Court	0.030432138	6,591.87	946.97	131.84	18.94	7,538.84	7,114.47	424.37	8.49
16	Canterbury Court III	0.009738284	2,109.40	303.03	131.84	18.94	2,412.43	2,276.63	135.80	8.49
72	Cumberland Terrace	0.043822276	9,492.30	1,363.84	131.84	18.94	10,855.94	10,244.84	611.09	8.49
24	Gloucester Terrace	0.014807425	3,164.10	454.55	131.84	18.94	3,618.05	3,414.95	203.70	8.49
2	Market Place	0.001217285	263.67		131.84		263.67	248.13	15.55	7.77
125	North Hampton	0.076080341	16,479.69	2,367.42	131.84	18.94	18,847.11	17,785.18	1,060.93	8.49
255	Kingston Lakes (Hotel)	0.155203895	33,618.56		131.84		33,618.56	31,638.50	1,982.06	7.77
237	Richmond Park	0.144248326	31,245.49	4,488.64	131.84	18.94	36,734.12	33,722.60	2,011.52	8.49
252	Margate	0.153377967	33,223.05	4,772.73	131.84	18.94	37,995.78	35,856.95	2,138.83	8.49
65	St. James Park	0.039561777	8,589.44	1,231.06	131.84	18.94	9,800.50	9,248.82	551.68	8.49
144	South Hampton	0.087644553	18,984.60	2,727.27	131.84	18.94	21,711.87	20,489.68	1,222.19	8.49
140	West Hyde Park	0.085209982	18,457.25	2,651.52	131.84	18.94	21,108.76	19,820.53	1,188.24	8.49
60	Windermere by the Sea	0.036518554	7,910.25	1,136.36	131.84	18.94	9,046.61	8,537.37	509.25	8.49
1,643			\$ 216,609.00	\$ 26,250.00			\$ 242,859.00	\$ 229,097.83		

1,386 cable units
\$ 2,599,306.00 \$ 315,000.00

227,815.19 32,727.27