

**KING CITY CIVIC ASSOCIATION
2026 BUDGET**

OPERATING INCOME

GENERAL OPERATING INCOME

4001	Regular Assessments (1720 X \$880)	\$1,513,600
4002	Apartment Assessments (230 X \$880)	\$202,400
4050	Merchant Fee Income	\$2,000
4100	Interest Income	\$32,000
4109	Facility Rental	\$8,000
4501	Late Charges	\$4,000
4511	Keys and Fobs	\$2,600

RESERVE INCOME

4901	Reserve Assessments	(\$156,000)
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TOTAL OPERATING INCOME \$1,608,600

OPERATING EXPENSES

GENERAL MAINTENANCE

5001	Repair/Replace – CH	\$29,000
5002	Repair/Replace – A&C	\$6,000
5003	Repair/Replace – Shuffleboard	\$4,000
5004	Repair/Replace – CC	\$10,000
5009	Janitorial Services – All Sites	\$70,000
5010	Janitorial Supplies – All Sites	\$7,500
5069	Fire/Safety Systems – All Sites	\$600
5162	Security/Monitoring – All Sites	\$15,700

LANDSCAPING

5201	Landscape Contract Services – CA	\$32,500
5202	Earth Materials – CA	\$9,800
5208	Pest/Disease Control – CA	\$2,500

UTILITIES

5301	Water – CH / A&C	\$14,000
5302	Sewer – CH / A&C	\$14,000
5303	Electricity – CH / A&C	\$21,000
5304	Natural Gas – CH / A&C	\$11,000
5305	Garbage / Recycling – CH / A&C	\$6,000
5306	Telephone – All Sites	\$15,000
5309	Internet – CH / A&C	\$2,500
5319	Water – Pool (Indoor)	\$12,000
5321	Electricity – Pool (Indoor)	\$18,000
5325	Electricity – CC / AC	\$2,500
5326	Natural Gas – CC / AC	\$11,000
5327	Garbage/Recycling – CC / AC	\$500

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ADMIN SERVICES

5401	Acctg Svcs Contract	\$60,000
5402	Mgmt Svcs Extra	\$2,500
5407	Dues/Memberships/Subscriptions	\$1,500
5410	Office Supplies/Printing/Postage	\$17,000
5413	Mileage/Training/Board/Admin Educ	\$3,090
5415	Newsletter Distribution	\$7,500
5419	Member Svcs (Online Voting)	\$7,000
5421	Hello Neighbors	\$14,500
5422	Reserve Study	\$1,700
5431	Library Expenses	\$4,500
5432	IT Mgmt Plan	\$30,000
5433	Assoc Software	\$9,600
5438	Legal/Collection Expenses	\$52,000
5446	Acctg/Tax Returns/Reviews	\$18,000
5450	Tax Expense	\$8,000
5454	Licenses/Annual Reports	\$100
5458	Insurance – Commercial	\$150,700
5479	Merchant Fees	\$5,300

EQUIPMENT LEASES & RENTALS

5491	Lease Liability & Interest	\$4,100
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MISCELLANEOUS CHARGES

5501	CAP Processing	\$1,500
5506	NSF Charges	
5508	Keys and Fobs	\$300
5520	Refunds – Assessments	\$5,000
6050	Contingency	\$50,000

POOLS

5607	Repair/Replace – Indoor Pool	\$25,000
5614	Repair/Replace – Outdoor Pool	\$25,000
5605	Pool Maintenance Contract	\$75,000
5608	Pool Deck Furnishings	\$1,200
5606	Swimming Pool Parts & Supplies	\$15,000
5609	Swimming Pool Licenses (4)	\$3,400
5611	Laundry Services	3,300

PAYROLL

6001	Benefits	\$25,000
6002	Wages	\$275,000
6004	ER Taxes	\$34,375
6005	WC Insurance	\$5,200
6006	Payroll Fees	\$7,200

TOTAL OPERATING EXPENSES \$1,263,665

**KING CITY CIVIC ASSOCIATION
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PRO SHOP & GOLF COURSE

PRO SHOP & GOLF COURSE INCOME

4103	Annual Unlimited Golf Pass	\$62,500
4104	Winter Golf Pass	
4105	Season Golf Pass	\$22,500
4106	Annual Golf Registration	\$7,000
4107	Club Storage	\$1,500
4108	Daily Green Fees	\$320,000
4110	Sales – Food	\$8,500
4111	Sales – Beer & Wine	\$19,000
4112	Sales – Merchandise	\$13,000
4113	Youth Golf Pass	\$4,000
4114	Daily Trail Pass	\$300
4115	Repair Income	\$800
4116	Power Cart Rentals	\$42,000
4117	Club & Push Cart Rentals	\$10,000
4122	Lessons	\$1,600
4601	Other Fees	

TOTAL PRO SHOP & GOLF COURSE INCOME \$512,700

PRO SHOP & GOLF COURSE EXPENSES

GENERAL MAINTENANCE

5014	Repair/Replace – Golf	\$10,500
5015	Repair/Replace – Pro Shop	\$5,000
5006	Tools & Small Equipment – Golf	\$2,500
5007	Equipment Parts – Golf	\$13,000
5008	Laundry Services – Golf	\$4,700
5011	Gas & Oil – Golf	\$12,000
5187	Supplies – Pro Shop	\$2,200
5185	Supplies – Club Repair	\$2,300
5188	Supplies – Golf	\$7,150

LANDSCAPING

5202	Earth Materials - Golf	\$1,000
5206	Drainage Repairs – Golf	\$500
5208	Pest /Disease Control – Golf	\$3,200
5209	Irrigation Repairs – Golf	\$5,000
5210	Sanding – Golf	\$6,500
5214	Fertilizer – Golf	\$15,000
5215	Chemicals – Golf	\$18,000

UTILITIES

5308	Cable TV – Pro Shop	\$25
5310	Water – Pro Shop / Pool	\$4,000
5311	Electricity – Pro Shop / Pool	\$10,000

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5312	Garbage / Recycling – Pro Shop / Pool	\$1,600
5313	Water – Golf	\$1,000
5314	Electricity – Golf	\$16,000
5315	Garbage / Recycling – Golf	\$3,000
5318	Sewer – Golf	\$3,000
5330	Effluent Water – Golf	\$21,000

ADMIN SERVICES

5403	Advertising & Promotion – Pro Shop	\$4,000
5412	Uniforms – Pro Shop	\$900
5407	Dues/Memberships/Subscriptions – Pro Shop	\$195
5423	Office Supplies – Pro Shop	\$1,000
5455	Licenses – Pro Shop	\$660
5478	Bank Fees	
5475	POS Contract Svcs – Pro Shop	\$3,300
5479	Merchant fees	

MISCELLANEOUS CHARGES

5481	COGS – Merchant Fees	\$13,500
5551	COGS – Beer & Wine	\$6,000
5552	COGS – Food	\$4,000
5553	COGS – Merchandise	\$9,000
5560	Golf Pass Refunds	

REC FACILITIES

5616	Cart Maintenance	\$5,000
5617	Lessons	\$1,280

PAYROLL

6008	Wages – Pro Shop	\$198,000
6009	Benefits – Pro Shop	\$6,000
6010	ER Taxes – Pro Shop	\$24,750
6012	Wages – Golf	\$343,000
6013	Benefits – Golf	\$26,000
6014	ER Taxes – Golf	\$42,875
6016	Temp Staff – Pro Shop	

TOTAL PRO SHOP & GOLF COURSE EXPENSES	\$857,635
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RESERVE INCOME

4901	Reserve Assessments	\$156,000
4902	Tfr Fees – Reserve	
4906	Reserve Interest	

RESERVE EXPENSES

8006	Concrete Flatwork & Paths	\$15,000
8002	Aquatic Center / Indoor Pool Repair/Replace	\$25,000
8009	Pool Greenspace & Plaza	\$30,000
8035	Trees: Replace/Maintain	\$36,000
8010	Equipment – Fitness Room	\$3,000
8021	Exterior Paint & Repair – Crown Center	\$6,900
8063	HVAC – Clubhouse	\$90,000
8003	Drainage – Golf Course	\$36,000
8062	GSP Irrigation – Golf Course	\$15,000
8005	Irrigation Design – Golf Course	\$25,000
8032	Well Pump – Golf Course	\$5,400
8034	Golf Carts – Repair / Replace	\$24,000
8036	Mower – 3150 Toro – Golf Course	\$55,000
8056	Security Camera System -All Sites	\$18,000
8065	Outdoor Pool Repair / Replace	\$25,000
8038	Exterior Paint – Pro Shop	\$11,000
8040	Renovation – Pro Shop	\$30,000
8044	Community Signage Package	\$10,000
5442	BECA – All Sites	\$6,500
TOTAL RESERVE EXPENSES		\$466,800