

The Village at Alum Creek Homeowners' Association

2018 Annual Budget Overview

INCOME (uncertain income budgeted at \$0)

Fees - Operating -	\$ 97,900	
Fees - Reserves -	\$ 8,900	
Legal Fees	\$ 0	
Transfer Fees (home resales)	\$ 0	
CK/SV-Interest Income	\$ 36	minimum est.
Interest Income-RSRV Savings	\$ 24	minimum est.
Miscellaneous Other (fines)	\$ 0	
Late Fees / NSF Fees	\$ 0	
TOTAL INCOME:	\$106,860	

OPERATING EXPENSE

Landscape Contract	\$ 45,682.80
Fertilizing & Aeration	\$ 10,352.20
Landscape – Trees & Shrubs	\$ 1,000
Landscape Misc. (work outside of contract)	\$ 500
Irrigation	\$ 1,000
Pond Maintenance	\$ 5,435
Property Maintenance (common)	\$ 6,000
Common Electric	\$ 4,200
Water/Sewer (common)	\$ 3,700
Bad Debt	\$ 1,300
Management Fee	\$ 5,700
Real Estate Taxes	\$ 6,000
Legal Fees	\$ 3,100
Accounting Fees (tax prep)	\$ 160
Bank Fee Charges (e.g. NSF)	\$ 0
Property & Liability Insurance	\$ 2,234
Office Expense-Supplies & Equipment	\$ 300
Office Expense-Postage	\$ 772
Office Expense-Copies	\$ 300
Office Expense-Other	\$ 200
TOTAL OPERATING EXPENSES:	\$ 97,936
NET OPERATING INCOME:	\$ 0

DEFERRED MAINTENANCE EXPENSE (capital reserves)

Deferred Maint.-Misc (entrance signage)	\$ 12,000
TOTAL RESERVE EXPENSES:	\$ 12,000

TOTAL EXPENSES (Operating & Capital Reserve Maint): \$ 109,936

TOTAL NET: \$ -3,076

