

**The Village at Alum Creek Homeowner's Association  
2019 Annual Budget Overview**

**INCOME**

Fees – Operating	\$ 97,900.00
Fees – Reserves	\$ 8,900.00
Legal Fees	\$ 0.00
Transfer Fees (home resales)	\$ 0.00
CK/SV Interest Income	\$ 36.00
Interest Income – RSRV Savings	\$ 24.00
Miscellaneous Other (fines)	\$ 0.00
Late Fees / NSF Fees	\$ 0.00
<b>Total Income</b>	<b>\$ 106,860.00</b>

**OPERATING EXPENSES**

Landscape Contract	\$ 45,682.80
Fertilizing & Aeration	\$ 10,352.20
Landscape – Trees & Shrubs	\$ 1,000.00
Landscape Misc. (work outside of contract)	\$ 500.00
Irrigation	\$ 1,000.00
Pond Maintenance	\$ 5,435.00
Property Maintenance	\$ 6,000.00
Common Electric	\$ 4,440.00
Water / Sewer (common)	\$ 1,850.00
Bad Debt	\$ 1,300.00
Management Fee	\$ 5,700.00
Real Estate Taxes	\$ 5,500.00
Legal Fees	\$ 3,500.00
Accounting Fees (tax prep)	\$ 160.00
Property & Liability Insurance	\$ 2,325.00
Contingency Fund	\$ 9,575.00
Office Expense – Supplies & Equipment	\$ 300.00
Office Expense - Postage	\$ 870.00
Office Expense – Copies	\$ 370.00
Office Expense – Other	\$ 0.00
<b>Total Operating Expenses</b>	<b>\$ 105,860.00</b>
<b>Net Operating Income</b>	<b>\$ -\$7,924.00</b>

Deferred Maintenance Expense (capital reserves)	<u>\$1,000.00</u>
<b>TOTAL RESERVE EXPENSES</b>	<b>\$1,000.00</b>

<b>TOTAL EXPENSES (Operating &amp; Capital Reserve Maint)</b>	<b>\$106,860.00</b>
<b>NET RESERVE INCOME</b>	<b>\$ 7,924.00</b>
<b>TOTAL NET</b>	<b>\$0.00</b>