

VILLAGE AT ALUM CREEK HOMEOWNER'S ASSOCIATION 2021 ANNUAL BUDGET

Property: ALUM
 Year: 2021
 Annual Dues: \$115,700.00
 Reserve/Annual: \$8,900.00

Operating Component per Unit Per Month: \$240.00
 Reserve Component per Unit Per Month: \$20.00
 Total Monthly Fee per Unit: \$260.00
 Total Units: 445

Income		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Notes
5110	Owner Dues	\$ -	\$ -	\$ 115,700.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115,700.00	
5111	Reserve Dues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,900.00	\$ 8,900.00	
Total Income		\$ -	\$ -	\$ 115,700.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,900.00	\$ 124,600.00	

Expenses		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Notes
6110	Common Electric	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 4,800.00	Anticipated 3% increase
6130	Water/Sewer	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 1,500.00	50% decrease based on 2020 YTD w/cushion
6210	Lawn Contract	\$ -	\$ -	\$ 6,382.00	\$ 6,382.00	\$ 6,382.00	\$ 6,382.00	\$ 6,382.00	\$ 6,382.00	\$ 6,382.00	\$ 6,382.00	\$ -	\$ -	\$ 51,056.00	Increase based on US Lawn 2020 rates + 5% increase per JL
6220	Fert/Aeration	\$ -	\$ -	\$ -	\$ 3,000.00	\$ -	\$ 3,000.00	\$ -	\$ 3,000.00	\$ -	\$ 3,000.00	\$ -	\$ -	\$ 12,000.00	Increase based on TruGreen 3yr contract + 2020 YTD
6230	Pond Exp	\$ 692.58	\$ 692.58	\$ 692.58	\$ 5,692.58	\$ 692.58	\$ 692.58	\$ 692.58	\$ 692.58	\$ 692.58	\$ 692.58	\$ 692.58	\$ 692.58	\$ 13,310.96	Increase based on OH AquaMaster contract + anticipated fountain maint. (\$7500 in April)
6240	Irrigation	\$ -	\$ -	\$ -	\$ 200.00	\$ -	\$ 200.00	\$ -	\$ 200.00	\$ -	\$ 200.00	\$ -	\$ -	\$ 800.00	Decrease based on Sprinkler Dr 2020 rates & YTD
6260	Trees/Shrubs	\$ -	\$ -	\$ -	\$ -	\$ 5,000.00	\$ 1,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500.00	Increase based on 2020 YTD
6295	Landscape-Misc	\$ -	\$ -	\$ -	\$ -	\$ 500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500.00	Decrease based on 2020 YTD
6305	Pet Waste	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 1,800.00	Increase based on 2020 YTD
6310	Building/Fence Maint	\$ 500.00	\$ -	\$ -	\$ 500.00	\$ -	\$ 500.00	\$ -	\$ -	\$ -	\$ 500.00	\$ -	\$ -	\$ 2,000.00	Decrease based on 2020 YTD w/cushion
6720	Mgmt Fee	\$ 556.00	\$ 556.00	\$ 556.00	\$ 556.00	\$ 556.00	\$ 556.00	\$ 556.00	\$ 556.00	\$ 556.00	\$ 556.00	\$ 556.00	\$ 556.00	\$ 6,672.00	No change
6725	RE Taxes	\$ 5,100.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,100.00	Decrease based on 2020 YTD w/cushion
6730	Legal Fees	\$ 375.00	\$ 375.00	\$ 375.00	\$ 375.00	\$ 375.00	\$ 375.00	\$ 375.00	\$ 375.00	\$ 375.00	\$ 375.00	\$ 375.00	\$ 375.00	\$ 4,500.00	Increase based on 2020 YTD
6732	Accounting Fees	\$ 195.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 195.00	No change
6740	Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,860.00	\$ -	\$ 2,860.00	Based on 2020-21 Nationwide Renewal + 3% anticipated increase
6910	Supplies/Equip	\$ 300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300.00	No change based on 2020 YTD
6930	Postage	\$ 250.00	\$ 250.00	\$ 55.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 870.00	No change based on 2020 YTD
6940	Copies	\$ 100.00	\$ -	\$ -	\$ 100.00	\$ -	\$ -	\$ 100.00	\$ -	\$ -	\$ 100.00	\$ -	\$ -	\$ 400.00	No change based on 2020 YTD
6952	Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
6990	Reserve Contr	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,900.00	\$ 8,900.00	
7099	Deferred Maint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Expenses		\$ 8,743.58	\$ 2,548.58	\$ 8,735.58	\$ 17,515.58	\$ 14,215.58	\$ 13,415.58	\$ 9,315.58	\$ 11,915.58	\$ 8,715.58	\$ 12,515.58	\$ 5,193.58	\$ 11,233.58	\$ 124,063.96	
Net Income		\$ (8,743.58)	\$ (2,548.58)	\$ 106,964.42	\$ (17,515.58)	\$ (14,215.58)	\$ (13,415.58)	\$ (9,315.58)	\$ (11,915.58)	\$ (8,715.58)	\$ (12,515.58)	\$ (5,193.58)	\$ (2,333.58)	\$ 536.04	