

Village at Alum Creek Homeowners Association, Inc. 2010 Annual Budget

<u>Budget Category</u>	<u>2010 Budget</u>	<u>Comments</u>
<i>Administrative Expenses:</i>		
Storage Facility	\$430.00	
Computer S/W and office supplies	\$500.00	
Postage/Delivery	\$600.00	
Printing Costs	\$700.00	Directory printing costs offset by advertising
Miscellaneous Costs	\$200.00	
V A C Events (seed money) & Block Watch	\$300.00	
Meeting Expenses	\$50.00	
Collection Agency Fees	\$700.00	
Bank Fees	\$50.00	nsf fees etc.
Computer/Web Hosting/Internet Fees	\$300.00	
Insurance	\$2,900.00	increased d/t lawsuit coverage
Legal Costs	\$500.00	
<i>Total Administrative Expenses</i>	\$7,230.00	
<i>Landscape & Maintenance</i>		
Landscape Expense	\$55,000.00	
Pond Maintenance/Fountain Repair/Replacement	\$18,000.00	maintenance 5k fountain replacement 12k
Irrigation Maintenance	\$550.00	
Sprinkler System	\$650.00	replace sprinkler control 2010
<i>Total Landscape Maintenance</i>	\$74,200.00	
<i>Property Upkeep</i>		
Bulb Replacement (lights)	\$400.00	
Fence Repair	\$200.00	
Entrance sign upkeep	\$500.00	Painting
Tree Repair/Replacement	\$2,500.00	replace damaged trees
Bench & Sign upkeep	\$750.00	
Miscellaneous Repair costs	\$200.00	
<i>Total Upkeep</i>	\$4,550.00	
Total Common Area Upkeep	\$85,980.00	
Real Estate Taxes	\$5,000.00	rates increase 2009/10
Utilities		
Water	\$1,800.00	irrigation
Sewer	\$0.00	
Electric	\$3,400.00	lights and fountains
Total Utilities	\$5,200.00	
Reserve Accumulation	\$2,000.00	contingency fund
Total Expenses	\$98,180.00	
<u>Projected Revenue:</u>		
<u>2010</u>		
<u>Dues Revenue:</u>		
431 out of 445 Homeowners	\$79,735.00	assume same # paid
Directory Ads	\$1,000.00	new directory 2010
Web Site Ads	\$100.00	
Interest Income	\$550.00	more funds in ING savings account
Transfer fees	\$1,000.00	
Past due Revenue from Collections and 2006-09 homeowners	\$1,000.00	
Approximate Reserves and Carry over	\$18,000.00	
Misc. Revenue	\$21,650.00	
Total Income:	\$123,035.00	
Net Income:	\$24,855.00	
Total homes in VAC	445	431 homes paid in 2009
*at least partially paid		
Dues per household:	\$180.18	Expenses minues \$ carryover divided by #of homes