

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

<b><u>Budget Category</u></b>	<b><u>2010 Budget</u></b>	<b><u>Comments</u></b>
<b><i>Administrative Expenses:</i></b>		
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	
<b><i>Total Administrative Expenses</i></b>	<b>\$7,230.00</b>	
<b><i>Landscape &amp; Maintenance</i></b>		
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
<b><i>Total Landscape Maintenance</i></b>	<b>\$74,200.00</b>	
<b><i>Property Upkeep</i></b>		
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	
<b><i>Total Upkeep</i></b>	<b>\$4,550.00</b>	
<b>Total Common Area Upkeep</b>	<b>\$85,980.00</b>	
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
<b>Total Utilities</b>	<b>\$5,200.00</b>	
Reserve Accumulation	\$2,000.00	contingency fund
<b>Total Expenses</b>	<b>\$98,180.00</b>	
<b><u>Projected Revenue:</u></b>		
<b><u>2010</u></b>		
<b><u>Dues Revenue:</u></b>		
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	
<b>Total Income:</b>	<b>\$123,035.00</b>	
<b>Net Income:</b>	<b>\$24,855.00</b>	
Total homes in VAC	<b>445</b>	431 homes paid in 2009
*at least partially paid		
Dues per household:	<b>\$180.18</b>	Expenses minues \$ carryover divided by #of homes