

Village at Alum Creek Homeowners Association, Inc. 2009 Annual Budget

History of dues since HOA inception	Dues for 2005:	\$154.00
	Dues for 2006:	\$160.00
Number of Homes: 445	Dues for 2007:	\$176.00
	Dues for 2008:	\$185.00
	Dues for 2009:	\$185.00

<u>Budget Category</u>	<u>2009 Budget</u>	<u>Comments</u>
<i>Administrative Expenses:</i>		
Storage Facility	\$430.00	
Computer S/W and office supplies	\$500.00	software costs/improvements
Postage/Delivery	\$380.00	
Printing Costs	\$700.00	printing costs offset by advertising
Miscellaneous Costs	\$500.00	
V A C Events (seed money) & Block Watch	\$300.00	seed money only
Meeting Expenses	\$50.00	
Collection Agency Fees	\$700.00	most fees recouped from homeowners
Bank Fees	\$50.00	
Computer/Web Hosting/Internet Fees	\$300.00	web hosting
Insurance	\$1,500.00	price stayed the same as last year
Legal Costs	\$500.00	
Total Administrative Expenses	\$5,910.00	
<i>Landscape & Maintenance</i>		
Landscape Expense	\$56,500.00	assuming 8% increase for next year
Pond Maintenance	\$6,000.00	ponds and fountains
Fountain Repair/Replacement	\$7,800.00	fountain repair/improvements
Irrigation Maintenance	\$440.00	annual testing
Sprinkler System	\$200.00	no major ongoing costs
Total Landscape Maintenance	\$70,940.00	
<i>Property Upkeep</i>		
Bulb Replacement (lights)	\$500.00	entrance lighting
Fence Repair	\$200.00	posts and rails replaced as needed
Entrance sign upkeep	\$250.00	painting and repairs
Tree Repair/Replacement	\$4,500.00	tree pruning/replacement
Bench & Sign upkeep	\$600.00	pond signs /bench repair
Miscellaneous Repair costs	\$200.00	Equipment Rental for clean up
Total Upkeep	\$6,250.00	
Total Common Area Upkeep	\$77,190.00	
Real Estate Taxes	\$5,000.00	upcoming increase in tax rates 2009
Utilities		
Water	\$1,800.00	irrigation costs for both entrances
Sewer	\$0.00	
Electric	\$3,700.00	signs and fountain electric
Total Utilities	\$5,500.00	
Other	\$0.00	
Reserve Accumulation	\$3,500.00	emergency reserve

Total Expenses	\$97,100.00
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<u>Projected Revenue:</u>	<u>2009</u>
430 out of 445 Homeowners @ 185.00 dues	79,550.00 assume same # paid as in 2008
Directory Ads	1,000.00
Web Site Ads	100.00
Golf Outing revenue	0.00
Interest Income	450.00 more funds in higher return ING account
Returned Check income	0.00 to offset bank charges
Transfer fees	1,000.00 increase transfer fee to \$100
Past due Revenue from Collections and 2006-08 homeowners	1,000.00
Carry over from 2008	14,000.00 approximate remainder funds 2007

Total Income:	\$97,100.00
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Net Income:	\$0.00
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Total homes in VAC	445
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Actual dues paying households in 2008	430	as of December 31st, 2008
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