

**CREEKSIDE CROSSING LLC
2019 PROPOSED BUDGET**

202 Units Currently Paying

		Approved	Proposed
	HOA Expenses:	2018 Budget	2019 Budget
8502	Management Fee	\$13,200.00	\$13,200.00
8501	Office Expense	\$3,500.00	\$3,500.00
8505	Audit	\$350.00	\$350.00
8504	Legal	\$3,500.00	\$3,500.00
8606	Insurance	\$4,000.00	\$4,000.00
8506	Bank	\$1,000.00	\$1,000.00
	Total	\$25,550.00	\$25,550.00
	Landscaping		
7801	Maintenance Contract - HOA	\$18,676.00	\$18,676.00
7802	Incidental landscape	\$27,000.00	\$27,000.00
7807	Tree Care	\$4,000.00	\$4,000.00
7813	Pond Restoration (formerly maintenance)	\$7,100.00	\$7,100.00
7811	Pond Maintenance (algae, weeds, etc.)	\$3,795.00	\$3,795.00
	Irrigation (wish list)	\$0.00	\$0.00
7814	Fountain Maintenance	\$990.00	\$990.00
	Total	\$61,561.00	\$61,561.00
	Utilities		
7201	Electric	\$1,000.00	\$7,100.00
7605	Monument Maintenance	\$2,000.00	\$1,000.00
8512	Bad Debt	0	0
8513	Community Activities	\$2,000.00	\$2,000.00
	Total	\$5,000.00	\$10,100.00
9100	Replacement Reserve	\$11,320.00	\$11,320.00
Monthly Community Assessment For All Residents		\$47.60	\$47.60

	<u>Duplex Expense</u>		
	Snow Removal & Landscape Maintenance- Duplex Assessment		
7803	7 mo summer landscaping	\$21,070.00	\$21,070.00
7804	5 mo winter snow removal	\$15,050.00	\$15,050.00
7805	Additional	\$4,285.00	\$4,285.00
	Total Duplex	\$40,405.00	\$40,405.00
	Total monthly Duplex Assessment Per Duplex	\$39.15	\$39.15
Total Monthly Assessment including Community		\$86.75	\$86.75
2019 = \$86.75 per month			
Assessments are due on the first, \$25 late fee after last day of month.			

10.07.2018

Any surplus may be added to the reserve account to establish a reasonable reserve as required by Illinois law or left in the operating account to cover future expenses. Please contact Sharon Gomez at sgomez@fosterpremier.com if you would like a year-end balance sheet and income statement sent to you after the end of the 2018 year.

