

**CREEKSIDE CROSSING LLC
2018 PROPOSED BUDGET**

198 Units Currently Paying

		Approved	Approved
	HOA Expenses:	2017 Budget	2018 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	\$4,550.00	\$3,500.00
8606	Insurance	\$4,500.00	\$4,000.00
8506	Bank	\$1,000.00	\$1,000.00
	Landscaping		
7801	Maintenance Contract	\$18,130.00	\$18,676.00
7802	Incidental landscape	\$32,800.00	\$27,000.00
7807	Tree Care		\$4,000.00
7813	Pond Restoration (formerly maintenance)	\$11,500.00	\$7,100.00
7811	Pond Maintenance (algae, weeds, etc.)	\$0.00	\$3,795.00
	Irrigation (wish list)	\$0.00	\$0.00
7814	Fountain Maintenance		\$990.00
	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
9100	Replacement Reserve	\$14,000.00	\$11,320.00
	Total	\$108,530.00	\$108,531.00
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	\$20,440.00	\$21,070.00
7804	5 mo winter snow removal	\$14,600.00	\$15,050.00
7805	Additional	\$5,365.00	\$4,285.00
	Total Duplex	\$40,405.00	\$40,405.00
	Total monthly Duplex Assessment Per Duplex Home	\$39.15	\$39.15
Total Monthly Assessment including Community		\$86.75	\$86.75
2017 = \$86.75 per month			
Assessments are due on the first, \$25 late fee after last day of month.			

Any surplus may be added to the respective reserve account to establish a reasonable reserve as required by Illinois law or left in the operating account to cover any 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 2017 year.