


Stonecreek Neighbors:



Now is the time to review our budget for 2018. The dues remain the same at \$275.00 per household. Expect action on the main easement running through the subdivision to keep water flowing in a controlled manner, keep erosion in check and maintain appearances for property value.

The axiom "*out of sight, out of mind*" does not apply to the area beyond lot fences. The first action will be a clean-up effort by a contracted service prior to trimming weeds and bushes. This is your notice to expect activity limited to the easement during working hours.

The imposition of a \$25.00 fee for violations of covenants after the second notice will continue. Late or past due HOA dues will be turned over to collections through our attorney if the need arises for the financial health of the budget.

Stonecreek covenants and bylaws can be seen at

www.roulandmgmt.com/neighborhoods/stonecreek

Stonecreek HOA and Rouland Management Services

STONE CREEK 2018 BUDGET

Income

Assessments 281@\$275	\$ 77,275.00
Bank Interest	\$0.00
Late Fees	\$1,000.00
Legal Reimbursement	\$1,000.00
Pool Cards	\$0.00
Prior Year Fees	\$8,000.00
Total Income	\$88,275.00

Expenses

Administration	Accountant	\$350.00
	Foreclosure Loss	\$2,000.00
	Ins Expense	\$5,000.00
	Legal	\$5,500.00
	License and Permits	\$350.00
	Management Fee - extra	\$2,000.00
	Non Compliance	\$0.00
	Postage and Delivery	\$550.00
	Printing	\$750.00
	Property Management	\$16,200.00
	Records Storage	\$60.00
	Special Services	\$400.00
	Taxes	\$1,100.00
	Website	\$600.00
	Total Administration	\$34,860.00
Common Area	Capital Improvements	\$4,000.00
	Landscape Contract	\$6,300.00
	Landscape Extras	\$1,200.00
	Repairs and Maintenance	\$1,000.00
	Unscheduled Maintenance	\$1,000.00
	Retention Pond Repair	\$0.00
	Retention Pond Maintenance (4X)	\$3,200.00
	Drainage easement between house(4x)	\$1,600.00
	Drainage easement to Lake (1x)	\$1,800.00
	Drainage easement to Lake (Maint4X)	\$2,000.00
	Lake Maintenance (4x)	\$2,000.00
	Drainage easement (Moss Stone/StoneCreek Way)	\$11,000.00
	Maintain Parcels on StoneCreek Way	\$1,000.00
Utilities	Water	\$1,400.00
	Power	\$4,400.00
	Total Common Area	\$41,900.00
Pool	Pool Contract	\$7,500.00
	Pool Furniture Repair	\$300.00
	Pool Monitors	\$1,800.00
	Pool Supplies	\$2,000.00
	Total Pool	\$11,600.00
	<u>TOTAL EXPENSE</u>	\$88,360.00

2018 Projected Loss

\$85.00