

STONE CREEK
HOMEOWNERS' ASSOCIATION, INC.
P.O. BOX 1268, PELHAM, AL 35124
PHONE: (205) 620-4203 FAX: (205) 620-4206

ANNUAL BUDGET AND HOA DUES

Dear Stone Creek Resident,

Enclosed you will find the Annual Budget that has been prepared for 2021. This budget provides an accounting of anticipated income and expenses for the upcoming year so that homeowners are aware of how their dues are used.

The annual dues remain at \$275 for each homeowner. Enclosed you will find an invoice for the annual dues. Payment is due by January 1, 2021. Due to the ongoing pandemic and its effect on the economy, late fees will not accrue so long as the dues are paid by February 28, 2021.

As a general reminder, fines for covenant violations remain at \$25 per violation. However, you will receive initial warning notices that describe the covenant violation and provide a picture of the cited violation; fines are not immediately issued. If you feel that the warning notice is in error, please contact the HOA Board so that we can discuss your concerns. The HOA Board can be reached at hoa@stonecreekcalera.org, and Rouland Management Services can be contacted at (205) 620-4203, or info@rmsmgmt.co (.co, not .com).

As always, please check our website (<https://stonecreekcalera.org>) to find relevant information, including documents, frequently asked questions, and contact information for Rouland Management Services and the HOA Board.

Best Regards,

Stone Creek Homeowners' Association

STONE CREEK HOMEOWNERS ASSOCIATION
2021 Budget

	Annual Budget
Income	
INCOME	
2020 Association dues	78,375.00
Bank Interest	0.00
Late Fees	600.00
Legal Reimbursement	0.00
Non compliance-Income	0.00
Pool Card	0.00
Prior Year Fees	0.00
Total INCOME	78,975.00
Total Income	78,975.00
Expense	
ADMINISTRATION	
Accountant	350.00
Foreclosure Loss	2,000.00
Insurance Expense	
Property	4,500.00
Legal	4,000.00
License & Permits	200.00
Management Fee Extra	3,500.00
Non Compliance	
Postage and Delivery	800.00
Printing	800.00
Property Management Fees	16,405.00
record storage	60.00
special services	1,500.00
Taxes	1,500.00
website	66.00
Total ADMINISTRATION	35,681.00
COMMON AREA	
Capital Improvement	0.00
Drainage Easement -houses(4x)	600.00
Drainage common area to Lake(4x)	1,500.00
LANDSCAPE CONTRACT	6,000.00
Landscaping and Groundskeeping	2,000.00
Repairs and Maintenance	2,000.00
Retention Pond Maintenance (4x)	1,500.00
Unscheduled Maintenance	1,000.00
Utilities	
electric	4,500.00
Water	1,200.00
Total COMMON AREA	20,300.00
Lake Maintenance (4x)	1,000.00
Maintain Back Parcels - SCW	1,000.00
POOL	
Pool House Roof Replacement	4,000.00
Pool Area Cleaning	3,500.00
Pool Contract	10,000.00
Pool Furniture	400.00
Pool repairs	1,000.00
Pool Supplies	1,500.00
Total POOL	20,400.00
Total Expense	78,381.00
Net Income	594.00