

Dear Residents of Locust Creek,

In the world's history book, 2020 will go down as a year of tragedy and turmoil. But in the annals of Locust Creek, this past year has been a tremendous success! The Community Association board is proud of the work that has been accomplished in the neighborhood and looks forward to building on this strong foundation.

As we develop the 2021 budget, we are excited to share how we were able to improve operating costs in 2020 and build our reserve for large projects in the future. During the past year, we continued to allocate funds toward projects that truly needed investments. Examples include completing the renovation of the pool, resurfacing the tennis courts, replacing the equipment in the exercise room, building our community website, and adding/replacing security cameras at our entrances. We were also able to begin building a reserve fund for major projects, such as the clubhouse roof and HVAC system.

Because of effective budgeting this past year, the board is pleased to announce a reduction in dues for Locust Creek residents, from \$1350 to \$1300. (Dues for residents of The Villas and The Park will be reduced to \$600.)

In addition to routine maintenance costs, this budget will include an allocation for a property management company. Up to this point, the Community Association has been operated by volunteers. However, the number of hours required to keep this neighborhood operating at the prestigious level our residents expect and deserve far exceeds what can be expected from our association board members. Therefore, the board voted at the November 2020 meeting to hire Paragon Management Group.

The 2021 budget also includes improved landscaping services, paint refresh on poles and fire hydrants, a membership program for pool admittance, playground upgrades, and new pool furniture.

Nominations and voting will be coming up soon and we encourage everyone to consider running for the board to bring fresh ideas to the team. Please feel free to email us if you have questions about being a part of this group.

Please continue to send any questions to hoa@locustcreek.org and any requests to rent the clubhouse to locustcreekch@gmail.com so we can best serve the community of Locust Creek. Please watch the newsletter and website for updates regarding the annual homeowners meeting in March.

Sincerely,

The Locust Creek Community Association Board of Directors

**Locust Creek Community Association
Operations and Budget**

	Budget 2020	ESTIMATED 2020	Budget 2021
HOA Dues	\$561,950	581,119	563,660
Clubhouse Rental	14,000	1,971	4,000
Other Income	0	0	0
Interest Income	2,500	502	250
Total Income	578,450	583,592	567,910
Cable	1,092	1,088	1,100
Capital/Contingency	40,000	34,733	15,000
Christmas	4,000	3,033	4,000
Clubhouse	16,000	8,591	15,000
Electric	75,000	68,271	70,000
Function exp	0	0	0
Gas	2,500	2,042	2,500
Legal & Bookkeeping	18,000	16,560	18,000
Insurance	12,000	10,395	12,000
Landscape maintenance:	200,000	193,899	200,000
Office Expense/ Postage	1,000	464	1,000
Newsletter	1,400	953	1,400
Permits	0		0
Pool	112,000	112,282	100,000
Property Manager	0	0	18,000
Security Expense	3,500	22,455	18,000
Snow/salt	25,000	0	25,000
Telephone/Internet	1,800	2,047	1,800
Website	5,000	5,366	1,500
Water	60,000	60,686	60,000
Total Expense	578,292	542,865	564,300
Net Income	\$158	\$40,727	3,610

Checking account beginning of year 1/1/20	68,010
Net Income	40,727 Estimated
Transfer to Reserve	-75,000
Checking Account End of Year 12/31/20	33,737 estimated - due to printing prior to end of year.
Money Market 12/31/20 - Reserved Funds	75,000
Total Retained Earnings at 12/31/20	108,737 Estimated

Pool expense includes budget for replacement of pool furniture.

Capital Contingency and Landscaping budget includes upgrades to playground.