

DUNNS CROSSING 2&3 HOMEOWNERS ASSOCIATION, INC.

2023 DRAFT OPERATING BUDGET

Based on 235 Homes

January 1, 2023 through December 31, 2023

Total Number of Homes in Community

235

COMMON EXPENSES	Estimated end of year Actuals	2023 PROPOSED		2022	
		MONTHLY	ANNUALLY		
<b>GENERAL &amp; ADMINISTRATIVE</b>					
Management Fees	\$10,925	\$ 1,233	\$ 14,800	\$	14,100.00
Accounting Fees & Tax Preparation	250	\$ 83	\$ 1,000	\$	\$1,000
Professional & Legal Fees	0	\$ 125	\$ 1,500	\$	\$1,000
Insurance Liability / D&O /GL	6405.71	\$ 1,000	\$ 12,000	\$	\$9,000
Office Expenses	1000	\$ 333	\$ 4,000	\$	4,000.00
Corporate Annual Report	75	\$ 5	\$ 61	\$	75.00
Copies/Printing	750	\$ 104	\$ 1,250	\$	500.00
Meeting Room Rental	250	\$ 83	\$ 1,000	\$	500.00
Miscellaneous	0	\$ 21	\$ 250	\$	-
Community Events and Decorations	800	\$ 83	\$ 1,000	\$	-
<b>Total General &amp; Administrative</b>		<b>\$ 3,072</b>	<b>\$ 36,861</b>		
<b>COMMON AREA GROUNDS MAINTENANCE</b>					
Landscape Maintenance	11750	\$ 3,542	\$ 42,500	\$	30,000.00
Landscape Contingency	0	\$ 208	\$ 2,500	\$	2,000.00
Irrigation Repairs & Maintenance	0	\$ 167	\$ 2,000	\$	2,000.00
Lake Maintenance	5758	\$ 1,250	\$ 15,000	\$	15,000.00
<b>Total Common Area Grounds Maintenance</b>		<b>\$ 5,167</b>	<b>\$ 62,000</b>		
<b>GENERAL REPAIRS</b>					
General Repairs & Maintenance	0	\$ 83	\$ 1,000	\$	1,500.00
Signage Repairs & Maintenance	0	\$ 83	\$ 1,000	\$	300.00
Mailbox Repairs	0	\$ 83	\$ 1,000	\$	200.00
<b>Total General Repairs</b>		<b>\$ 250</b>	<b>\$ 3,000</b>		
<b>UTILITIES</b>					
Electricity	24851.54	\$ 333	\$ 4,000	\$	3,000.00
Water	0	\$ 500	\$ 6,000	\$	5,000.00
Bulk Internet	11050	\$ 150	\$ 169,200	\$	169,200.00
<b>Total Utilities</b>		<b>\$ 14,933</b>	<b>\$ 179,200</b>		
		\$ -	\$ -		
		\$ -	\$ -		
<b>Reserves</b>		<b>\$ 83</b>	<b>\$ 1,000</b>		
<b>Total Operating Costs</b>		<b>\$ 23,505</b>	<b>\$ 282,061</b>		
<b>Total Operating Costs Per Home</b>		<b>\$ 100</b>	<b>\$ 1,200</b>		
Master Association Operating Costs Per Home		\$ -	\$ -		
<b>TOTAL ASSESSMENTS PER HOME</b>		<b>\$ 100</b>	<b>\$ 1,200</b>		

Industry increase, a lot of lakes

industry rising price, a lot of lakes

Quarterly Assessment per home		\$	300
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RESERVE SCHEDULE FOR ALL HOMES		MONTHLY	ANNUALLY	Estimated Replacement Cost	Estimated Life	Remaining life	Balance
Reserve Item		Monthly Reserve Funding	Annual Reserve Funding				
Sign		\$ 67	\$ 800	\$ 16,000	20	20	\$ -
Mailboxes		\$ 17	\$ 200	\$ 4,000	20	20	\$ -
<b>Total Reserves</b>		<b>\$ 83</b>	<b>\$ 1,000</b>	<b>\$ 20,000</b>			<b>\$ -</b>
<b>Total Reserves Per Home</b>		<b>\$ 0</b>	<b>\$ 4</b>	<b>\$ 85</b>			

*Yous P. Leung 11/16/22*