

DUNNS CROSSING 2&3 HOMEOWNERS ASSOCIATION, INC.

2024 APPROVED OPERATING BUDGET

Based on 283 Homes

January 1, 2024 through December 31, 2024

Total Number of Homes in Community

283

COMMON EXPENSES	2023 Approved	2024 PROPOSED	
		MONTHLY	ANNUALLY
GENERAL & ADMINISTRATIVE			
Management Fees	\$ 14,800	\$ 1,233	\$ 14,800
Accounting Fees & Tax Preparation	\$ 1,000	\$ 83	\$ 1,000
Professional & Legal Fees	\$ 1,500	\$ 125	\$ 1,500
Insurance Liability / D&O /GL	\$ 12,000	\$ 1,000	\$ 12,000
Office Expenses	\$ 4,000	\$ 333	\$ 4,000
Corporate Annual Report	\$ 61	\$ 5	\$ 61
Copies/Printing	\$ 1,250	\$ 104	\$ 1,250
Meeting Room Rental	\$ 1,000	\$ 83	\$ 1,000
Miscellaneous	\$ 250	\$ 21	\$ 248
Community Events and Decorations	\$ 1,000	\$ 83	\$ 1,000
Total General & Administrative		\$ 3,072	\$ 36,859
COMMON AREA GROUNDS MAINTENANCE			
Landscape Maintenance	\$ 42,500	\$7,083	\$ 85,000
Landscape Contingency	\$ 2,500	\$208	\$ 2,500
Irrigation Repairs & Maintenance	\$ 2,000	\$167	\$ 2,000
Lake Maintenance	\$ 15,000	\$1,250	\$ 15,000
Total Common Area Grounds Maintenance		\$8,708	\$ 104,500
GENERAL REPAIRS			
General Repairs & Maintenance	\$1,000.00	\$ 83	\$ 1,000
Signage Repairs & Maintenance	\$1,000.00	\$ 83	\$ 1,000
Mailbox Repairs	\$1,000.00	\$ 83	\$ 1,000
Total General Repairs		\$ 250	\$ 3,000
UTILITIES			
Electricity	\$ 4,000	\$ 333	\$ 4,000
Water	\$ 6,000	\$ 500	\$ 6,000
Bulk Internet	\$ 169,200	\$ 150	\$ 169,200
Total Utilities		\$ 983	\$ 179,200
		\$ -	\$ -
		\$ -	\$ -
Reserves		\$ 83	\$ 1,000
Total Operating Costs		\$ 9,638	\$ 324,559
Total Operating Costs Per Home			
Master Association Operating Costs Per Home		\$ -	\$ -
TOTAL ASSESSMENTS PER HOME			\$ 1,147
Quarterly Assessment per home			\$300

Joan P. Lewis 12/4/2023

RESERVE SCHEDULE FOR ALL HOMES		MONTHLY	ANNUALLY				
Reserve Item		Monthly Reserve Funding	Annual Reserve Funding	Estimated Replacement Cost	Estimated Life	Remaining life	Balance
Sign		\$ 67	\$ 800	\$ 16,000	20	20	\$ -
Mailboxes		\$ 17	\$ 200	\$ 4,000	20	20	\$ -
Total Reserves		\$ 83	\$ 1,000	\$ 20,000			\$ -
Total Reserves Per Home		\$ 0	\$ 4	\$ 71			