

DELMONICO TOWNHOMES

	2025		CPI for 2023 is 3.2%
OPERATING INCOME:			Board can do 10% with no vote
RESIDENTIAL ASSESSMENTS	386,280		
<i>SPECIAL ASSESSMENTS</i>	<i>TBD</i>		
GARAGE & PARKING ASSESS.	12,960		
DELINQUENCY PROCESSING FEES	1,850		
LATE FEES & INTEREST	1800		
ATTORNEY FEES - COLLECTIONS	1800		
COMPLIANCE PROCESSING FEES	400		
RECOVERY OF BAD DEBT	4,000	x	Provides for 3 Units (Super Lien)
GROSS INCOME:	\$409,090		
OPERATING EXPENSE:			
GENERAL ADMINISTRATION	3,250	x	
DELINQUENCY FEE EXPENSE	1,850		
COMPLIANCE FEE EXPENSE	400		
BAD DEBT	10,000	x	
PROPERTY & D&O LIAB. INSU.			\$24,261,641 \$25k but 5% W&H (October 9)
	Gen/Liab 155,942		\$155,942.00
	Crime 1,484		\$1,484.00
	D&O 3,339		\$3,339.00
	W/C 460		\$460.00
	161,225		161,225
ELECTRICITY	1,400		
WATER & SEWER	29,075		
TRASH REMOVAL SERVICE	16,380		5% - Carefree Disposal
** Summer Roll-Off	675		
** Left items removal	2,200		
STORMWATER FEES	2,750	x	Included with Water for 2023 / using actuals
PEST CONTROL	200		
SAFETY & SECURITY	3,804		patrols x3/week at 25 mins.
LANDSCAPING CONTRACT	22,154		3% for 2025 (bid it out)
LANDSCAPING OTHER	2,000		
TREE MAINTENANCE	3,050		Chemical: \$1.8k / Work Orders
SNOW REMOVAL	23,500	x	
IRRIGATION REP. & MTC.	3,500		
ELECTRICAL SUPP/REP. & MTC.	2,000	x	
GENERAL REP. & MTC.	6,000	x	
GUTTER RRP. & MTC.	5,550		2 cleanings / repairs & carports
<i>SPECIAL ASSESSMENT EXPENSE</i>	<i>TBD</i>		<i>Final Phase for 2025</i>
ROOF REPAIR & MTC.	500		
SIGNAGE REPAIR & MTC.	150		
STREET REPAIR & MTC.	2,000	x	1 pothole run until paving the North
AUDIT & TAX SERVICES	350		Returns for 2024
LEGAL SVCS. - COLLECTIONS	1,800	x	Spent for Collections
LEGAL SVCS. - GEN. COUNCIL	1,800	x	for Board use
MANAGEMENT FEES	28,710		
OTHER EXP./OPER CONT.	2,000		
TOTAL OPS EXPENSE:	\$338,273		
RESERVES:			Dues History:
CONTRIBUTION EXPENSE	70,817		2009-2012: \$110
			2013-2014: \$120
YEARLY RESERVE REQ:	\$70,817		2015-2016: \$132
			2017: \$136
TOTAL BUDGET REQ:	\$409,090		2018-2020: \$144
Surplus / (Shortage):	\$0		2021: \$156 / 2022: \$167
Per Unit	\$0.00		2023: \$202