

DELMONICO TOWNHOMES

| | 2026 | | 2025 | Delta |
|-----------------------------------|------------------|---|------------------|----------------|
| OPERATING INCOME: | | | | |
| RESIDENTIAL ASSESSMENTS | 405,420 | x | 386,280 | 19,140 |
| <i>SPECIAL ASSESSMENTS</i> | 109,820 | | | |
| GARAGE & PARKING ASSESS. | 13,200 | x | 12,960 | 240 |
| DELINQUENCY PROCESSING FEES | 1,850 | x | 1,850 | 0 |
| LATE FEES & INTEREST | 1800 | x | 1800 | 0 |
| ATTORNEY FEES - COLLECTIONS | 2400 | x | 1800 | 600 |
| COMPLIANCE PROCESSING FEES | 400 | x | 400 | 0 |
| RECOVERY OF BAD DEBT | 3,996 | x | 4,000 | (4) |
| GROSS INCOME: | \$538,886 | | \$409,090 | |
| OPERATING EXPENSE: | | | | |
| GENERAL ADMINISTRATION | 2,200 | x | 3,250 | (1,050) |
| DELINQUENCY FEE EXPENSE | 1,850 | x | 1,850 | 0 |
| COMPLIANCE FEE EXPENSE | 400 | x | 400 | 0 |
| BAD DEBT | 10,000 | x | 10,000 | |
| PROPERTY & D&O LIAB. INSU. | | | | |
| | | USI - Travelers / 10-9-25 renewal | | |
| Gen. Liab | 147,500 | Actuals: \$155,942 | 155,942 | |
| Mgmt. Liab | 3,100 | Actuals: \$3,339 | | |
| Comm. Liab | 1,425 | Actuals: \$1,484 | | |
| Crime | 473 | Actuals: \$450 | 1,484 | |
| D&O | 1,091 | Actuals: \$1,039 | 3,339 | |
| W/C | 455 | Actuals: \$455 | 460 | |
| | 154,043 | | 161,225 | (7,182) |
| ELECTRICITY | 1,550 | x | 1,400 | 150 |
| WATER & SEWER | 31,250 | x | 29,075 | 2,175 |
| | | CSU: 6.5% year 1 of 5 | | |
| | | CSU: 6.5% and 9% wastewater - year 1 of 5 | | |
| TRASH REMOVAL SERVICE | 16,380 | | 16,380 | 0 |
| | | Carefree Disposal \$1.3k in 2024 | | |
| | | #8302 / 1 year term - renews: 9-18-25 | | |
| ** Summer Roll-Off | 450 | x | 675 | (225) |
| ** Left items removal | 2,200 | x | 2,200 | 0 |
| STORMWATER FEES | 2,750 | x | 2,750 | 0 |
| PEST CONTROL | 200 | x | 200 | 0 |
| SAFETY & SECURITY | 4,044 | x | 3,804 | 240 |
| LANDSCAPING CONTRACT | 22,819 | x | 22,154 | 664 |
| LANDSCAPING OTHER | 3,500 | x | 2,000 | 1,500 |
| TREE MAINTENANCE | 3,050 | x | 3,050 | 0 |
| SNOW REMOVAL | 23,500 | x | 23,500 | 0 |
| IRRIGATION REP. & MTC. | 4,750 | x | 3,500 | 1,250 |
| ELECTRICAL SUPP/REP. & MTC. | 2,000 | x | 2,000 | 0 |
| GENERAL REP. & MTC. | 6,000 | x | 6,000 | 0 |
| GUTTER RRP. & MTC. | 5,500 | x | 5,550 | (50) |
| <i>SPECIAL ASSESSMENT EXPENSE</i> | 109,820 | | TBD | |
| ROOF REPAIR & MTC. | 500 | x | 500 | 0 |
| SIGNAGE REPAIR & MTC. | 150 | x | 150 | 0 |
| STREET REPAIR & MTC. | 3,650 | x | 2,000 | 1,650 |
| AUDIT & TAX SERVICES | 350 | x | 350 | 0 |
| LEGAL SVCS. - COLLECTIONS | 2,400 | x | 1,800 | 600 |
| LEGAL SVCS. - GEN. COUNCIL | 900 | x | 1,800 | (900) |
| MANAGEMENT FEES | 28,710 | x | 28,710 | 0 |
| OTHER EXP./OPER CONT. | 12,970 | x | 2,000 | 10,970 |
| TOTAL OPS EXPENSE: | \$457,886 | | \$338,273 | |
| RESERVES: | | | | |
| CONTRIBUTION EXPENSE | 81,000 | | 70,817 | 10,183 |
| | | Dues History: | | |
| | | 2009-2012: \$110 | | |
| | | 2013-2014: \$120 | | |
| YEARLY RESERVE REQ: | \$81,000 | | \$70,817 | 10,183 |
| | | 2015-2016: \$132 | | |
| | | 2017: \$136 | | |
| TOTAL BUDGET REQ: | \$538,886 | | \$409,090 | |
| Surplus / (Shortage): | \$0 | | \$0 | |
| Per Unit | \$0.00 | | \$0.00 | |
| | | 2021: \$156 / 2022: \$167 | | |
| | | 2023: \$202 / 2024 - 2025: \$222 | | |
| | | 2026: \$233 | | |