

**DALTON WOODS HOMEOWNERS ASSOCIATION, INC.**  
**APPROVED BUDGET**  
**YEAR ENDING DECEMBER 31, 2024**

160 Units at \$374.00 Semi-Annually **119,680.00**

**ASSESSMENT INCOME** **\$ 119,680.00**

**EXPENSES**

**GENERAL & ADMINISTRATIVE**

6020 - Accounting Fees / Tax Preparation	330.00
6040 - Legal Fees	3,000.00
6080 - Bank Fees / Coupon Books	640.00
6090 - Postage / Copies / Supplies	3,660.00
6110 - Insurance	6,000.00
6160 - Management Fees	16,500.00
6170 - Additional Meetings	300.00
6220 - Corporate Annual Report	122.50
6240 - Bad Debt	500.00
6260 - Community Website	1,450.00
6280 - Traffic Management	250.00
6310 - Community Events	500.00
6390 - Miscellaneous	325.50

**GENERAL & ADMINISTRATIVE TOTAL** **\$ 33,578.00**

**GROUNDS MAINTENANCE**

6510 - Grounds Maintenance	15,420.00
6550 - Tree Trim/ Removal/ Replacement	3,000.00
6560 - Landscaping Replacement/Enhancement	3,000.00
6610 - Irrigation - Repairs / Maintenance	200.00
6700 - Pressure Washing	1,575.00
6790 - General Repairs / Maintenance	700.00
6791 - Front Entrance - Maintenance/Repairs	1,000.00
6793 - Storm Water System - Maintenance/Repair	1,000.00

**GROUNDS MAINTENANCE TOTAL** **\$ 25,895.00**

**RECREATIONAL AMENITIES**

7320 - Playground Community Park	300.00
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**RECREATIONAL AMENITIES TOTAL** **\$ 300.00**

**UTILITIES**

7810 - Electric - Common Areas	10,820.00
7850 - Utilities - Irrigation System	4,300.00

**UTILITIES TOTAL** **\$ 15,120.00**

**RESERVE EXPENSES**

8005 - Reserves - Pooled	16,500.00
8010 - Reserves - Roads	26,750.00
8020 - Reserves - Entrance / Common Areas	412.00
8030 - Reserves - Reserve Study	1,125.00

**RESERVE EXPENSES TOTAL** **\$ 44,787.00**

**TOTAL EXPENSES** **\$ 119,680.00**

**RESERVE CALCULATIONS**

Description	Estimated Life Expectancy	Estimated Remaining Life	Estimated Replacement Cost	Estimated Reserve Balance as of 12/31/23	Annual Reserve Amount
Reserves - Pooled	15 to 85	5 to 24	263,710.00	15,656.57	16,500.00
Reserves - Roads	3 to 20	1 to 6	518,126.82	387,776.82	26,750.00
Reserves - Entrance / Common Areas	15 to 20	5	8,100.00	6,040.62	412.00
Reserves - Reserve Study	2	1	2,250.00	1,125.00	1,125.00

**THE BUDGET AND FIGURES ARE, IN GOOD FAITH, ESTIMATES ONLY AND REPRESENT AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACT AND CIRCUMSTANCES EXISTING AT THE TIME OF PREPARATION. ACTUAL COST OF SUCH ITEMS MAY EXCEED THE ESTIMATED COSTS.**