

Dutchess Village HOA				
2023 Approved Budget				
January 2022 through December 2023				
	Jan - Dec '22	Jan - Dec '22	Jan - Dec '23	
	YE Projected	Budget	Budget	Notes
Ordinary Income/Expense				
Income				
Assessment Income				
Assessment - Single Family	770.00	770.00	770.00	
Assessment - Townhomes	73,440.00	73,440.00	79,152.00	8% CPI Increase (2023) \$194 / month
Total Assessment Income	74,210.00	74,210.00	79,922.00	
Other Income				
Bank Interest	0.00	0.00	0.00	
Other Owner Fees	45.00	0.00	0.00	
Total Other Income	45.00	0.00	0.00	
Total Income	74,255.00	74,210.00	79,922.00	
Expense				
Administration				
Annual CPA Review / Taxes	225.00	225.00	225.00	
Community Management	6,960.00	6,960.00	7,200.00	3% Increase (2023)
Contingency	380.00	100.00	100.00	
General Liability Insurance	733.00	725.00	725.00	
Legal Fees	0.00	500.00	250.00	
Postage & Printing	196.19	150.00	0.00	
Socials & Meetings	0.00	200.00	200.00	
Total Administration	8,494.19	8,860.00	8,700.00	
Building Maintenance				
Building Repairs - General	14,500.00	6,000.00	6,000.00	Extensive Siding / Trim (2022)
Common Drainage / Plumbing	4,432.75	1,000.00	1,000.00	Major Common Sewer (2022)
Gutter Cleaning	3,660.00	4,400.00	3,300.00	
Roof Repairs	0.00	1,200.00	1,200.00	
Termite Contract	1,020.00	1,020.00	1,020.00	
Total Building Maintenance	23,612.75	13,620.00	12,520.00	Over Budget \$10k
Grounds Maintenance				
Grounds Maintenance Contract	16,030.00	14,688.00	16,956.00	5% Increase (2023)
Grounds Repairs & Improvements	0.00	2,000.00	2,000.00	
Tree Maintenance	5,495.00	3,000.00	4,500.00	Major Removals (2022)
Total Grounds Maintenance	21,525.00	19,688.00	23,456.00	
Utilities				
Area Lighting	877.00	900.00	888.00	
Total Utilities	877.00	900.00	888.00	
YE Operating Transfer	19,746.06	31,142.00	34,358.00	\$11k Under Budget (2022)
Total Expense	74,255.00	74,210.00	79,922.00	
Net Ordinary Income	0.00	0.00	0.00	
Other Income/Expense				
Other Income				
Capital Reserve Income				
Reserve Interest	0.00	0.00	0.00	
YE from Operating	19,746.06	31,142.00	34,358.00	\$11k Under Budget (2022)
Total Capital Reserve Income	19,746.06	31,142.00	34,358.00	
Total Other Income	19,746.06	31,142.00	34,358.00	
Other Expense				
Capital Reserve Expenses				
Capital Building Projects	21,500.00	40,500.00	20,250.00	Hold Over 1 Building (2022-23)
Capital Grounds Projects	0.00	0.00	0.00	
Total Capital Reserve Expenses	21,500.00	40,500.00	20,250.00	
Total Other Expense	21,500.00	40,500.00	20,250.00	
Net Other Income	--1,753.94	--9,358.00	14,108.00	
Net Income	--1,753.94	--9,358.00	14,108.00	