

# Dunhill Subdivision POA

## 2026 Budget

|                              | YE Projected | 2025 Budget | 2026 Budget |
|------------------------------|--------------|-------------|-------------|
| Ordinary Income/Expense      |              |             |             |
| Income                       |              |             |             |
| Operating Income             |              |             |             |
| Assessment Income            | 34,200.00    | 34,200.00   | 34,200.00   |
| Developer Contribution       | 0.00         | 0.00        | 0.00        |
| Late Fees                    | 0.00         | 0.00        | 0.00        |
| Total Operating Income       | 34,200.00    | 34,200.00   | 34,200.00   |
| Total Income                 | 34,200.00    | 34,200.00   | 34,200.00   |
| Expense                      |              |             |             |
| Administration               |              |             |             |
| Audit & Tax Returns          | 240.00       | 300.00      | 275.00      |
| Insurance                    | 835.00       | 1,000.00    | 1,000.00    |
| Legal Fees- General          | 0.00         | 0.00        | 0.00        |
| Management Contract          | 6,900.00     | 6,900.00    | 7,200.00    |
| Miscellaneous                | 300.00       | 500.00      | 350.00      |
| Printing & Postage           | 200.00       | 500.00      | 200.00      |
| Total Administration         | 8,475.00     | 9,200.00    | 9,025.00    |
| Grounds & Landscaping        |              |             |             |
| BMP Contract Maintenance     | 5,119.00     | 6,000.00    | 5,600.00    |
| BMP Inspections              | 550.00       | 750.00      | 750.00      |
| Grounds Contract Maintenance | 6,240.00     | 6,900.00    | 6,900.00    |
| Grounds Extras               | 2,919.00     | 3,000.00    | 3,500.00    |
| Irrigation Maintenance       | 200.00       | 500.00      | 300.00      |
| Pond Inspections & Maint.    | 225.00       | 0.00        | 0.00        |
| Tree Maintenance             | 2,200.00     | 500.00      | 2,000.00    |
| Total Grounds & Landscaping  | 17,453.00    | 17,650.00   | 19,050.00   |
| Utilities                    |              |             |             |
| Electric - Duke              | 4,953.00     | 5,750.00    | 5,200.00    |
| Water- Cary                  | 661.00       | 1,000.00    | 700.00      |
| Total Utilities              | 5,614.00     | 6,750.00    | 5,900.00    |
| YE Operating to Reserves     | 2,658.00     | 600.00      | 225.00      |
| Total Expense                | 34,200.00    | 34,200.00   | 34,200.00   |
| Net Ordinary Income          | 0.00         | 0.00        | 0.00        |
| Other Income/Expense         |              |             |             |
| Other Income                 |              |             |             |
| Reserve Funding              |              |             |             |
| Operating Contributions      | 2,658.00     | 600.00      | 225.00      |
| Detention Pond               | 11,803.00    | 0.00        | 0.00        |
| Reserve Interest             | 1,233.00     | 1,200.00    | 1,500.00    |
| Total Reserve Funding        | 15,694.00    | 1,800.00    | 1,725.00    |
| Total Other Income           | 15,694.00    | 1,800.00    | 1,725.00    |
| Other Expense                |              |             |             |
| Reserve Expenses             |              |             |             |
| BMP Projects                 | 1,720.00     | 5,000.00    | 750.00      |
| Grounds & Landscaping        | 3,472.00     | 1,500.00    | 750.00      |
| Total Reserve Expenses       | 5,192.00     | 6,500.00    | 1,500.00    |
| Total Other Expense          | 5,192.00     | 6,500.00    | 1,500.00    |
| Net Other Income             | 10,502.00    | --4,700.00  | 225.00      |
| Net Income                   | 10,502.00    | --4,700.00  | 225.00      |