

## DEER CREEK VILLAGE OWNERS ASSOCIATION (DCVOA)

	<u>2023 Budget</u>	<u>COMMENTS</u>
<b><u>Income</u></b>		
Assessments		
IL-DCV (102)	52,360.00	Added 12 new homes currently under construction + 5 new homes in 2023; Total = 119 improved lots @ \$440/year Previous manager budgeted for 123 improved lots
IL-SBTH Lots (34)	14,960.00	34 lots @ \$440.00/year
VL-DCV Lots (107)	9,900.00	Reduced 12 new homes currently under construction + 5 new homes in 2023; Total = 90 vacant lots @ \$110.00/year Previous manager budgeted for 125 vacant lots
VL-SBTH Lots (12)	<u>1,320.00</u>	12 lots @ \$110.00/year
<b>Total Assessments (255)</b>	<b>78,540.00</b>	Increase in assessments from 2022 = \$24,990.00
Fees		
Resubmittal Fee	-	
Submittal Fee for plans	2,500.00	Estimate of 5 new homes @ \$500/plan in 2023
<b>Total Fees</b>	<b>2,500.00</b>	
Other Income		
Interest Income	115.00	Based on 2022
Storage Lot (32)	6,400.00	At capacity (\$200.00/year/lot)
Title Transfer Fee	1,500.00	10 builds in 2022 with CO issued in 2023 + 5 new homes in 2023
<b>Total Other Income</b>	<b>8,015.00</b>	
<b>TOTAL INCOME</b>	<b><u><u>89,055.00</u></u></b>	
<b><u>Expenses</u></b>		
Administrative Expensives		
Accounting	3,600.00	Based on 2022 plus projected actuals
HOA Office Management	26,000.00	\$2K per month plus \$2K for additional support
Insurance	735.00	Based on 2022
Legal & Collection Costs	8,000.00	Based on 2022 actuals and projected costs
Licenses & Permits	110.00	Based on 2022
Office Supplies	1,000.00	Based on 2022

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		Est. for mailings to approx. 134 people quarterly \$0.55/owner = \$294.80
Printing & Postage	1,500.00	Annual meeting \$5.00/owner = \$458.00 plus printer ink & paper
PayHOA	2,148.00	\$179.00/month
Office Phone	996.00	Est. \$85/month
Professional Services	500.00	Est. for 5 new homes @ \$100.00/plan
Quickbooks Subscription	960.00	\$80.00/month
Income Tax--State	2.00	Based on 2022
Income Tax--Federal	13.00	Based on 2022
<b>Total Administrative Expenses</b>	<b>45,564.00</b>	

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	<b>2023 Budget</b>	<b>COMMENTS</b>
Common Area		
Mowing and Trimming	1,960.00	Based on 2022 actuals and projected costs
Snow Removal	250.00	Estimated cost over 4 months
Property Taxes	750.00	Based on 2022 actuals
Office Lease	6,000.00	\$500/month
Replace Mailbox on Pinyon	3,000.00	Estimated cost based on current prices
Storage Lot Maintenance	900.00	\$120.00/year for Camera SIM card, warning signs; etc.
<b>Total Common Area</b>	<b>12,860.00</b>	
Utilities		
Electricity (Stonebridge Sign)	200.00	Based on 2022 *
Trash Removal (improved lots)	30,961.56	\$17.98 per improved lot per month + est. 5 new homes in 2023 for 6 months
Water (Stonebridge Sign)	465.00	Based on 2022 *
<b>Total Utilities</b>	<b>31,626.56</b>	
<b>TOTAL EXPENSES</b>	<b>90,050.56</b>	
<b>NET OPERATING INCOME</b>	<b>(995.56)</b>	

\* These charges may go away as the Stonebridge Sign will be maintained by the Townhomes per James Brodderick, SB BOD