

**DIAMOND BAY HOMEOWNERS ASSOCIATION  
2023 BUDGET**

4122 ASSESSMENTS - MONTHLY	\$	687,000.00 (\$173/Month)
<b>TOTAL OPERATING INCOME</b>	<u>\$</u>	<u>687,000.00</u>
4910 INTEREST INCOME	\$	3,490.00
4922 NSF CHECK FEES	\$	-
4928 LEGAL REIMBURSEMENTS	\$	-
4930 LATE CHARGES	\$	2,170.00
4932 FINES	\$	-
4985 INSURANCE PROCEEDS	\$	-
4995 OTHER MISCELLANEOUS	\$	-
<b>TOTAL MISCELLANEOUS INCOME</b>	<u>\$</u>	<u>5,660.00</u>
<b>TOTAL REVENUE</b>	<u>\$</u>	<u>692,660.00</u>
<b>ADMINISTRATIVE:</b>		
5010 MANAGEMENT FEE	\$	91,355.00
5020 POSTAGE	\$	2,085.00
5025 PRINTING	\$	1,955.00
5026 OFFICE EXPENSES	\$	415.00
5035 BANK SERVICE CHARGE	\$	935.00
5049 WEB PAGE	\$	450.00
5050 LEGAL	\$	2,445.00
5060 ACCOUNTING/ANNUAL REPORT	\$	2,710.00
5065 INSURANCE	\$	178,170.00
5092 INCOME TAXES	\$	1,700.00
5097 MISC ADMIN EXPENSES	\$	250.00
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<u>\$</u>	<u>282,470.00</u>
<b>BUILDINGS &amp; GROUNDS:</b>		
5202 ELECTRICITY	\$	1,385.00
5205 SALT	\$	3,615.00
5210 SNOW REMOVAL	\$	49,900.00
5290 LANDSCAPE EXTRAS	\$	20,000.00
5295 TREE MAINTENANCE/REPLACEMENT	\$	53,915.00
5320 LAWN CONTRACT	\$	75,000.00
5362 UNIT REPAIR	\$	21,430.00
5364 COMMON REPAIRS	\$	5,000.00
<b>TOTAL BUILDINGS &amp; GROUNDS EXPENSES</b>	<u>\$</u>	<u>230,245.00</u>
<b>PROGRAMMED MAINTENANCE:</b>		
5407 PAINTING	\$	50,630.00
5435 ASPHALT	\$	10,000.00
5436 CONCRETE	\$	5,000.00
5455 CARPENTRY	\$	44,195.00
<b>TOTAL PROGRAMMED MAINTENANCE EXPENSES</b>	<u>\$</u>	<u>109,825.00</u>
<b>RESERVES</b>		
FUTURE REPLACEMENT	\$	70,120.00
INTEREST ADJUSTMENT	\$	3,490.00
<b>TOTAL RESERVES</b>	<u>\$</u>	<u>73,610.00</u>
<b>TOTAL EXPENSES</b>	<u>\$</u>	<u>692,660.00</u>

2023 ASSESMENT INCREASED TO \$173.00.