

East Bend

Annual Maintenance and Operations Budget

FINAL
6/7/2022

<u>Income</u>		<u>Notes</u>
Units	92	Single Family Attached Duplex Units
O&M Mill Levy (22)	\$65,122.20	
SO Taxes	\$3,907.33	
Monthly District Fee	\$155.00	Annual Escalation of 3%
Annual District Fees	\$154,008.00	10% non-collected
Total District Fee Income	\$154,008.00	total of all units per year
Annual Capital Reserve Contribution	(\$40,149.19)	
Total Income	\$182,888.34	
<u>Administration</u>		
Accounting	\$25,000.00	
Audit	\$5,000.00	
Billing Services	\$6,458.40	\$5.85 per unit per month
County Treasurer's Fees	\$976.83	1.5% of O&M mill levy revenue
Directors Fees	\$2,000.00	\$100 per Board Member, quarterly meetings
Directors Insurance	\$1,000.00	
Dues and Memberships	\$350.00	SDA Membership
Election	\$2,000.00	Non Contested
Fees & Licenses	\$1,200.00	
Insurance	\$1,500.00	
Legal	\$20,000.00	General Counsel Estimate
Legal - Covenant Control	\$5,000.00	
Miscellaneous	\$1,500.00	
Sub-Total	\$71,985.23	
<u>Operations</u>		
Admin Management/Architectural Control	\$5,520.00	Design Review Process and Inspections
District Management	\$25,000.00	
Covenant Control	\$5,000.00	Covenant Inspections
Events	\$1,000.00	
Sub-Total	\$36,520.00	
<u>Maintenance</u>		
Irrigation Repairs	\$2,000.00	10% of Landscape Maintenance
Landscape Maintenance	\$20,000.00	Estimate based on like sized communities
Locates	\$1,200.00	Generally running \$100 per month
Maintenance and Repairs	\$10,500.00	Asphalt, CBU, Concrete, Detention Pond, Fencing, Monuments, Retaining Wall, Other
Mosquito Control	\$500.00	
Pest Control	\$500.00	
Plant Material Replacements	\$19,238.50	See plant material tab
Snow Removal Streets	\$8,940.00	\$105/hr Plow for 5 hours and \$110/hr for Hand Shoveling ramps for 2 hours
Street Sweeping	\$1,500.00	
Utilities - Electric	\$840.00	IRR Controller and 1 monuments
Utilities - Storm Drainage	\$500.00	
Utilities - Water	\$3,000.00	
Winter Watering	\$3,262.00	\$7 per tree, 2 events per year
Sub-Total	\$71,980.50	
Total Expenditures	\$180,485.73	
Ending Balance	\$2,402.61	