

# CAMBRIDGE CROSSINGS HOA BUDGET

JANUARY 1, 2023 THRU DECEMBER 31, 2023

Consumer Price Index 9.6%

Page 1 of 2

## REVENUE

Homeowner Dues	
<b>89 Units</b>	\$ 421,667
<b>Two Story Units</b>	\$ 271,286
<b>One Story Units</b>	\$ 150,381
<b>Jan &amp; Feb Shortfall</b>	\$ 6,387
<b>Net Income From Dues</b>	<b>\$ 415,280</b>

MONTHLY
\$ 403.70
\$ 379.75

Estimated Rates		
Monthly Assessments		
2 Story	1 Story	
56	33	89 # of Units
\$ 36.70	\$ 34.50	\$ increase
\$ 367.00	\$ 345.25	1/1/2022 Assessment
\$ 403.70	\$ 379.75	\$ 3,194 2 Months
\$ 271,286	\$ 150,381	
10.0%	10.0%	% Increase

## GENERAL & ADMIN & PROF FEES

			% of Budget
Professional Fees	\$ 5,886	general expenses and outside 2022 actual CPA Financial Review	
Committee Funding	\$ 600	500 Social, 100 all other committees	
Beautification	\$ 1,000	Front Entrance by vendor, Garden Club decorations,kiosks & special areas	
Management Fee Owners	\$ 14,118	CPI cap @4%	
Master Association Dues	\$ 49,555	\$46.40 per month with \$6.40/per m	
Office Supplies-LRES	\$ 889	CPI cap @ 4%	
<b>Sub-Total - General &amp; Administrative</b>	<b>\$ 72,048</b>		17.35%

## INSURANCE

Property/GL/WH/Fidelity	\$ 186,853	\$2,100 per unit industry projections	
D & O Insurance	\$ 731	CPI	
<b>Sub-Total - General &amp; Administrative</b>	<b>\$ 187,584</b>		45.17%

## UTILITIES,EXTERMINATION & TAXES

Electric-Street Lights, Irrigation,etc.	\$ 9,050	estimated against last year actual	
Pest Control - Quarterly	\$ 6,400	\$50 per bldg per qtr	
Termite Booster	\$ 1,750	1 building due 2022	
Termite Bond - Annually	\$ 2,720	\$85 per bldg	
<b>Sub-Total -Extermination</b>	<b>\$ 19,920</b>		4.80%

**CAMBRIDGE CROSSINGS HOA BUDGET**  
**JANUARY 1, 2023 THRU DECEMBER 31, 2023**  
Consumer Price Index 9.6%

Page 2 of 2

**MAINTENANCE / REPAIRS**

Building Maintenance	\$	5,000	roofs, roads, etc.	
Pond Maintenance	\$	5,000	current contract + compliance expenses	
Landscape Contract	\$	85,000	estimated 2023 contract	
Landscape - Additional	\$	8,500	grass/shrub/tree maintenance	
Irrigation	\$	2,500	head replacements, other leaks and adjs	
Power Washing	\$	9,728	All units power Washing 2023	
<b>Sub-Total -Maintenance / Repairs</b>	<b>\$</b>	<b>115,728</b>		<b>27.87%</b>

**RESERVE FUNDING**

Reserve - Pool Funding	\$	20,000	capital spending from reserve forecast-threshold contribution reserve study	
<b>Sub-Total -Reserve Funding</b>	<b>\$</b>	<b>20,000</b>		<b>4.82%</b>

**TOTAL EXPENSES**

	\$	415,280		
	<b>\$</b>	<b>415,280</b>		<b>100.00%</b>
	<b>\$</b>	<b>-</b>	<b>Balanced Budget</b>	