

Dalton Woods Homeowners' Association of Ocala, Inc.

C/O Leland Management
2685 SW 32nd Place, Suite 300, Ocala, FL 34471
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BOARD OF DIRECTORS ZOOM MEETING

Pursuant to the **Dalton Woods HOA** recorded Documents and the Florida Statutes, notice is hereby given that a Board of Directors meeting will be held on Thursday, October 3, 2024, at 6:30pm via ZOOM.

Join Zoom Meeting

<https://us06web.zoom.us/j/81583669097?pwd=IXuSbh3LXB5wYLVpjkBDAnZBFXVVUU.1>

Meeting ID: 815 8366 9097

Passcode: 863259

NOTICE AND AGENDA

I. Call to Order

II. Establish Quorum

III. Proof of Meeting Notice

IV. Approval of Meeting Minutes

- A. Approval of the BOD meeting minutes dated 9/19/24

V. New Business

- A. Approval of the 2025 Operating Budget and assessments

VI. Owner Forum – *limited to 3 minutes on agenda items only*

VII. Adjournment

DALTON WOODS HOMEOWNERS ASSOCIATION, INC.
PROPOSED BUDGET
YEAR ENDING DECEMBER 31, 2025

	2024 Approved	2025 Proposed
160 Units at \$415.00 Semi-Annually	119,680.00	132,800.00
ASSESSMENT INCOME	\$ 119,680.00	\$ 132,800.00
EXPENSES		
GENERAL & ADMINISTRATIVE		
6020 - Accounting Fees / Tax Preparation	330.00	350.00
6040 - Legal Fees	3,000.00	3,200.00
6050 - Tax Expense	0.00	1,360.00
6080 - Bank Fees / Payment processing	640.00	700.00
6090 - Postage / Copies / Supplies	3,660.00	3,660.00
6110 - Insurance	6,000.00	5,580.00
6160 - Management Fees	16,500.00	17,700.00
6170 - Additional Meetings	300.00	300.00
6220 - Corporate Annual Report	122.50	61.25
6540 - Bad Debt	500.00	500.00
6260 - Website	1,450.00	1,900.00
6280 - Traffic Management	250.00	250.00
6310 - Community Events	500.00	500.00
6390 - Miscellaneous	325.50	151.75
GENERAL & ADMINISTRATIVE TOTAL	\$ 33,578.00	\$ 36,213.00
GROUNDS MAINTENANCE		
6510 - Grounds Maintenance	15,420.00	16,196.00
6550 - Tree Trim/ Removal/ Replacement	3,000.00	8,000.00
6560 - Landscaping Replacement/Enhancement	3,000.00	3,000.00
6610 - Irrigation - Repairs / Maintenance	200.00	200.00
6700 - Pressure Washing	1,575.00	1,000.00
6790 - General Repairs / Maintenance	700.00	700.00
6791 - Front Entrance - Maintenance/Repairs	1,000.00	1,000.00
6793 - Storm Water System - Maintenance/Repair	1,000.00	1,000.00
GROUNDS MAINTENANCE TOTAL	\$ 25,895.00	\$ 31,096.00
RECREATIONAL AMENITIES		
7320 - Playground Community Park	300.00	300.00
RECREATIONAL AMENITIES TOTAL	\$ 300.00	\$ 300.00
UTILITIES		
7810 - Electric - Common Areas	10,820.00	10,800.00
7850 - Utilities - Irrigation System	4,300.00	4,000.00
UTILITIES TOTAL	\$ 15,120.00	\$ 14,800.00
RESERVE EXPENSES		
8005 - Reserves - Pooled	16,500.00	30,000.00
8010 - Reserves - Roads	26,750.00	20,000.00
8020 - Reserves - Entrance / Common Areas	412.00	391.00
8030 - Reserves - Reserve Study	1,125.00	0.00
RESERVE EXPENSES TOTAL	\$ 44,787.00	\$ 50,391.00
TOTAL EXPENSES	\$ 119,680.00	\$ 132,800.00

DALTON WOODS HOMEOWNERS ASSOCIATION, INC.
PROPOSED BUDGET
YEAR ENDING DECEMBER 31, 2025

RESERVE CALCULATIONS					
Description	Estimated Life Expectancy	Estimated Remaining Life	Estimated Replacement Cost	Reserve Balance 12/31/2024	Annual Reserve Amount
Reserves - Pooled	15 to 85	4 to 24	\$263,710.00	\$32,372.65	\$30,000.00
Reserves - Roads	3 to 20	5	\$518,126.82	\$419,879.70	\$20,000.00
Reserves - Entrance / Common Areas	15 to 20	4	\$8,100.00	\$6,536.01	\$391.00
Reserves - Reserve Study Update	2	0	\$2,250.00	\$2,265.53	\$0.00
Total			\$792,186.82	\$410,599.01	\$50,391.00

THE BUDGET AND FIGURES ARE, IN GOOD FAITH, ESTIMATES ONLY AND REPRESENT AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACT AND CIRCUMSTANCES EXISTING AT THE TIME OF PREPARATION. ACTUAL COST OF SUCH ITEMS MAY EXCEED THE ESTIMATED COSTS.