

Suncrest Village HOA		Total Checking & Savings Balance as of Sept 30, 2024: \$77,500+			
		Estimated	162 homes x \$528 Dues		
		2024 Year End	Adopted	Draft	
		Actuals	2024 Budget	2025 Budget	NOTES
Ordinary Income/Expense					To be 164 homes before end of 2025
Income					
	Assessment Income				
	Home Owner Assessments	85,536.00	85,536.00	85,536.00	
	Total Assessment Income	85,536.00	85,536.00	85,536.00	
	Other Income				
	Access FOBS		0.00		
	Late Fees & Interest	412.16	0.00		
	Total Other Income	412.16	0.00	0.00	
	Total Income	85,948.16	85,536.00	85,536.00	
Expense					
	Administration				
	Accounting CPA	235.00	230.00	250.00	Tax returns
	Community Management	11,460.00	11,460.00	11,460.00	
	Contingency	1,591.12	1,000.00	1,000.00	Quickbook Fees, non-collection legal fees
	Insurance (GL + D&O)	3,814.00	3,800.00	4,000.00	Renewed in July
	Legal Fees- Collections	0.00	500.00	500.00	
	Meetings & Socials	544.61	2,200.00	1,200.00	Annual Meeting Reservation & Social Events
	Total Administration	17,644.73	19,190.00	18,410.00	
	Grounds & Landscaping				
	BMP Maintenance Fees	8,352.85	7,000.00	8,500.00	Inspections & Clean Outs - Varies each year
	Grounds Extras	4,106.00	1,000.00	1,200.00	Storm clean up / tree removal / new signage / fence and tree work
	Grounds Maintenance Contract	11,190.00	11,190.00	11,575.00	Auto increase every March (\$925 to \$975)
	Irrigation / Backflow Maintenance	1,118.57	1,500.00	1,500.00	4 City certifications each year; plus any repairs found
	Mailbox Maintenance	72.39	1,000.00	1,000.00	
	Mulch & Pine Straw	2,281.75	2,500.00	2,500.00	Completed in July
	Total Grounds & Landscaping	27,121.56	24,190.00	26,275.00	
	Pool & Poolhouse				
	Pest Control	285.00	450.00	450.00	May - Sept pest treatments at pool plus Nov. termite inspection + Yellow Jackets
	Pool House Maintenance	5,178.52	1,500.00	2,000.00	bathroom cleanings / gutters/ new exhaust fan / lock changes; key reader, power washing
	Pool Maintenance Contract	13,380.00	13,380.00	15,229.50	
	Pool Permitting	675.00	1,500.00	1,000.00	
	Pool Repairs	7,389.66	5,000.00	3,500.00	\$1,466 Sand Filters; \$1700 Water main leak; \$610 chlorine injector repair + water fountains
	Pool Supplies / KeyCards	0.00	1,000.00	1,000.00	New signage / equipment (such as nets / floats)
	Total Pool & Poolhouse	26,908.18	22,830.00	23,179.50	
	Utilities				
	Electric	8,100.00	8,100.00	8,200.00	Duke rates increased
	Pool Phone & WiFi	2,516.00	2,016.00	2,016.00	New line was added for upgraded key card system
	Water	4,825.00	3,300.00	3,300.00	(Had a water main leak in June so higher than average price on I&E report)
	Total Utilities	15,441.00	13,416.00	13,516.00	
	YE Reserve (Savings) Contributions	--1,167.31	5,910.00	4,155.50	Savings Contribution = Income - All Expenses; must equal \$0 Net
	Total Expense	85,948.16	85,536.00	85,536.00	Should equal Assessment Income
	Net Ordinary Income	0.00	0.00	0.00	Should equal \$0 - HOA is non-profit
Other Income/Expense					
	Other Income				
	Capital Reserve Income				
	Capital Reserve Interest	0.00	0.00	0.00	
	Operating Contributions	--1,167.31	5,910.00	4,155.50	2024: Withdraw from Reserves
	Total Capital Reserve Income		5,910.00	4,155.50	2025: Expected year end savings deposit before any reserve projects
	Total Other Income	0.00	5,910.00	4,155.50	
Other Expense					
	Capital Reserve Projects				
	Pool Reserve Project	0.00	2,500.00	2,000.00	2024 Project #1-VBG Drain work (recorded in Pool Repairs); 2025: Bathroom Floors?
	Pool Reserve Project	0.00	2,000.00	2,000.00	Project #2- Hot Water Heater Replacement (done in 2023); 2025: Parking Lot Re-stripe?
	Pool Reserve Project	0.00	5,000.00	0.00	Project #3- Fence & Tree Paint (grounds extra)
	Total Capital Reserve Projects		9,500.00	4,000.00	
	Total Other Expense	0.00	9,500.00	4,000.00	
	Net Other Income	0.00	--3,590.00	155.50	- 2025 Savings Deposit (in 2024 withdraw from reserves)
	Net Income		--3,590.00	155.50	