

Approved - 2023 Budget - Suncrest Village HOA					
					162 @ \$480
		2021 Budget	2022 Budget	2023 Budget	NOTES
Income					
	Assessments	\$75,840	77,760.00	77,760.00	
	Late & Misc Fees	\$300			
	Reserve Interest	\$200			
Total Income		\$76,340	77,760.00	77,760.00	
Expense					
Administration					
	Accounting & Taxes	\$275.00	\$225.00	\$225.00	Decrease
	General Liability Insurance	\$2,000.00	\$3,417.00	\$3,417.00	ERIE Carrier
	Legal Fees	\$750.00	\$500.00	\$500.00	Varies each year; depending on collection efforts; 2022/2023 builder transition fees.
	Management Contract	\$13,728.00	\$11,040.00	\$11,040.00	No Increase for 2023
	Meetings	\$200.00	\$200.00	\$200.00	
Committees					
	Committees - Socials	\$2,000.00	\$2,000.00	\$2,000.00	Socials - Easter, Pool Party, etc.
Grounds					
	Maintenance Contract	\$9,600.00	\$9,240.00	\$10,830.00	US Lawns - Vendor; \$895 until Sept 2023; Oct 2023 increases to \$925
	Grounds Extras	\$1,500.00	\$1,500.00	\$1,500.00	Seasonal Flowers
	Bare Area Repair		\$620.00		(April 2022)
	Mulch	\$1,500.00	\$1,500.00	\$2,500.00	(May not need until 2024; last application 2022)
	Irrigation	\$2,000.00	\$2,000.00	\$2,000.00	(Repairs vary each year - may use none, some or all each year)
	BMP Devices	\$500.00	\$500.00	\$1,500.00	Kris Bass Engineering - Vendor; Went from one device in 2021, two three devices in 2022.
	BMP Devices Repair Saving		-	\$2,000.00	Funds to Save for vac truck services; services depends on annual engineer inspection report each year.
	Rec Center Device Vac Truc		1,500.00	\$1,750.00	Annual Clean Out - (2022 Water Worx)
	Extermination	\$450.00	\$450.00	\$450.00	
	Mailbox Maintenance	\$1,000.00	\$1,000.00	\$1,000.00	
Pool					
	Pool Contract	\$10,500.00	\$10,500.00	\$10,500.00	North State
	Pool House Equipment / Bar	\$1,500.00	\$1,500.00	\$1,500.00	Random repairs
	Camera System Service Fee				Monthly fees for remote monitoring (optional)
	Supplies & Chemicals	\$1,000.00	\$1,000.00	\$1,000.00	Should be included in contract
	Pool Repairs	\$5,000.00	\$5,000.00	\$5,000.00	Repair Savings
	Pool Licenses & Permits	\$1,000.00	\$1,000.00	\$1,000.00	
Utilites					
	Telephone / Communication	\$1,760.00	\$1,760.00	\$1,760.00	
	Electricity (Pool/Street Light)	\$6,600.00	\$6,600.00	\$6,600.00	Duke Energy
	Water & Sewer	\$4,500.00	\$4,500.00	\$4,500.00	City of Raleigh
Total Expense		\$67,363.00	\$67,552.00	\$72,772.00	
Total Income		\$76,340.00	\$77,760.00	\$77,760.00	
Total Expense		\$67,363.00	\$67,552.00	\$72,772.00	
Net Income		\$8,977.00	\$10,208.00	\$4,988.00	Put into Reserves (long term savings)
Reserve projects for 2023					
	Pool Funiture Replacement		\$7,000		
	Pool Camera System Upgrades		\$4,000		