

Sunset Ridge North- Master

2025 Board Approved Budget 10-6-2025
January through December 2025

Member Lots: 599 Total

49 Alleyway, 54 Condos, 407 Single Family, 89 Townhomes

<u>2025 Approved Budget</u>		
Ordinary Income/Expense		
Income		
Revenues		
Alleyway Reserve Fees	6,818.35	(49) Homes @ \$139.15 per Home ("Alleyway Homes")
Annual Assessments	150,504.74	(599) Homes @ \$251.26 per Home (Alleyway, Condos, Single Family, Townhomes)
Collections Fees	0.00	
Late Fees	0.00	
Other Home Owner Fees	0.00	
Total Revenues	157,323.09	
Total Income	157,323.09	
Expense		
Administration		
Annual Review & Tax Prep	500.00	
General Administration	12,000.00	
Insurance	5,500.00	
Legal Fees- Collections	5,000.00	
Legal Fees- General	3,000.00	
Management Contract	34,800.00	
Meetings & Socials	1,000.00	
Taxes	0.00	
Website	3,600.00	
Total Administration	65,400.00	
Grounds & Landscaping		
Fountain Contract	1,200.00	
Fountain Maintenance	500.00	
General Maintenance & Repairs	10,000.00	
Grounds Maintenance Contract	36,600.00	
Grounds Other	3,000.00	
Irrigation Maintenance	1,500.00	
Mulch & Pine Straw	5,000.00	
Pet Stations	500.00	
Tree Maintenance	1,500.00	
Total Grounds & Landscaping	59,800.00	
Utilities		
Electric- Area Lights	3,480.00	
Water- Fountain & Irrigation	2,500.00	
Total Utilities	5,980.00	
YE Reserve Contributions		
Alleyway Contribution	6,818.35	This amount will be deposited in the Alleyway Reserve Fund.
Operating Surplus Contribution	19,324.74	This amount will be deposited in the Master Reserve Fund.
Total YE Reserve Contributions	26,143.09	
Total Expense	157,323.09	
Net Ordinary Income	0.00	
Other Income/Expense		
Other Income		
Capital Reserve Revenues		
Alleyway Contribution	6,818.35	
Operating Surplus Contribution	19,324.74	
Reserve Interest	0.00	
Total Capital Reserve Revenues	26,143.09	
Total Other Income	26,143.09	
Other Expense		
Capital Reserve Expenses		
Capital Entrance Renovations	0.00	
Capital Grounds Renovations	0.00	
Capital Paving Projects	0.00	
General Capital Projects	0.00	
Total Capital Reserve Expenses	0.00	
Total Other Expense	0.00	
Net Other Income	26,143.09	
Net Income	26,143.09	This represents the total increase to the Alleyway and Master Reserve Funds.