

Sunset Ridge North- Townhomes

2025 Board Approved Budget 10-6-25

January through December 2025

	2025 Approved Budget	
Ordinary Income/Expense		
Income		
Revenues		
Annual Assessments	261,296.88	(89) Townhomes @ \$244.66 per TH (Includes Master Assessments)
Collections Fees	0.00	
Late Fees	0.00	
Other Home Owner Fees	0.00	
Total Revenues	261,296.88	
Total Income	261,296.88	
Expense		
Administration		
CPA Review & Tax Prep	0.00	
General Administration	500.00	
Insurance	0.00	
Legal Fees- Collections	0.00	
Legal Fees- General	0.00	
Management Contract	6,180.00	
Taxes	0.00	
Total Administration	6,680.00	
Building Maintenance		
Deck Maintenance	5,000.00	
Exterior Repairs	30,000.00	
Gutter Cleaning	4,370.00	
Roof Repairs	2,500.00	
Termite Contract	3,250.00	
Total Building Maintenance	45,120.00	
Grounds & Landscaping		
Grounds Maintenance Contract	23,360.00	
Grounds Other	2,000.00	
Mulch & Pine Straw	4,000.00	
Tree Maintenance	2,000.00	
Total Grounds & Landscaping	31,360.00	
SSRN- Master Fees	22,362.14	(89) Townhomes @ \$251.26 Paid to SSRN Master HOA
YE Operating Surplus	155,774.74	2025 Contribution to Reserves
Total Expense	261,296.88	
Net Ordinary Income	0.00	
Other Income/Expense		
Other Income		
Capital Reserve Income		
Reserve Interest	0.00	
YE Operating Surplus	155,774.74	
Total Capital Reserve Income	155,774.74	
Total Other Income	155,774.74	
Other Expense		
Capital Reserve Projects		
Capital Landscape Renovations	0.00	
Capital Painting & Repairs	0.00	
Capital Roof Replacement	0.00	
General Capital Projects	0.00	
Total Capital Reserve Projects	0.00	
Total Other Expense	0.00	
Net Other Income	155,774.74	
Net Income	155,774.74	