

Sundance Village Condominium Association, Inc.

2023 ANNUAL BUDGET- Approved

Monthly Dues: \$195 Effective April 1st

Monthly Garage Dues: \$15

32 Units & 50 Garages

	2021	2022	2023
	Actual	Actual	Proposed
INCOME			
Association Dues Income	\$71,958.00	\$71,040.00	\$74,880.00
Garage Dues	\$9,000.00	\$9,170.00	\$9,000.00
Buyer Capital Assessment Fee	\$2,550.00	\$3,550.00	\$1,500.00
Late & Violation Fees		\$105.39	
HOA Pet Fee		\$250.00	\$200.00
Interest Income	\$2.02	\$2.31	\$2.00
Total Income	\$83,510.02	\$84,117.70	\$85,582.00
EXPENSES			
Maintenance & Repairs	\$5,449.78	\$11,092.18	\$5,500.00
Painting		\$24,860.00	
Garage Repairs & Maintenance	\$805.00	\$2,104.00	\$700.00
Landscaping (Contract)	\$14,590.00	\$17,574.40	\$18,000.00
Landscaping, Irrigation, Repairs, Grounds	\$10,656.50	\$3,378.50	\$3,650.00
Pest Control	\$1,890.00	\$1,790.00	\$1,890.00
Snow Removal	\$1,125.00	\$3,842.00	\$3,000.00
Management	\$3,264.00	\$3,264.00	\$3,600.00
Insurance	\$9,462.37	\$11,254.03	\$11,275.00
Common Electric	\$3,031.46	\$2,939.59	\$3,000.00
Water & Sewer	\$22,670.10	\$20,227.55	\$22,700.00
Trash Service	\$7,290.00	\$7,590.00	\$7,700.00
Office Expense	\$192.18	\$156.76	\$160.00
Legal/Registrations	\$39.00	\$389.00	\$48.00
Bank Charges			
Accounting/Taxes	\$190.00	\$190.00	\$190.00
Capital Reserve	\$2,854.63		\$3,500.00
Total Expenses	\$83,510.02	\$110,652.01	\$84,913.00
NET INCOME	\$0.00	-\$26,534.31	\$669.00

Account Balances as of January 1, 2023

Operating Cash: \$3,603.84

Reserve Savings Account: \$1,648.46

Total Cash Assets: \$5,252.30

The HOA ran a deficit in 2022 by pulling money from Reserves to pay Painting expenses