

Sundance Crossing Owners Association, Inc.

2024 ANNUAL BUDGET- Approved

Monthly Dues Increase: \$185/Month Effective Jan. 1st, 2024

Previous Dues: \$125/Month
105 Units Completed to Date

	2021	2022	2023	2023	2024
	Actuals	Actuals	YTD	Budget	Proposed
INCOME					
Dues	\$87,055.00	\$146,420.00	\$94,890.00	\$157,500.00	\$233,100.00
Capital Improvement Buyer Assessment	\$1,200.00	\$900.00	\$600.00	\$7,200.00	\$1,200.00
Pet Maintenance Fees	\$1,040.00	\$1,000.00	\$630.00	\$1,000.00	\$1,000.00
Violation & Misc. Fees/Fines	\$310.00	\$268.51	\$343.64		
Interest	\$4.34	\$7.40	\$7.29	\$3.00	\$3.00
Total Income	\$89,609.34	\$148,595.91	\$96,470.93	\$165,703.00	\$235,303.00
EXPENSES					
*Repair & Maintenance	\$5,562.79	\$283.54	\$344.03	\$35,000.00	\$35,000.00
Landscape (Contract)	\$11,860.00	\$20,672.00	\$21,934.40	\$22,032.00	\$23,000.00
Trees Trimming/Removal/Care				\$1,500.00	\$1,500.00
Irrigation System/Landscaping Maintenance/Repairs	\$18,925.60	\$21,680.44	\$6,807.37	\$15,500.00	\$15,000.00
Grounds, Parking Lot & Roof Repairs			\$3,848.32	\$2,600.00	\$3,500.00
Snow Removal	\$635.00	\$5,691.50	\$2,246.50	\$5,500.00	\$5,500.00
Pest Control	\$1,884.00	\$1,649.00	\$689.00	\$750.00	\$1,700.00
Irrigation Water	\$747.83	\$777.29	\$656.04	\$750.00	\$800.00
Management	\$8,736.00	\$10,464.00	\$7,848.00	\$10,464.00	\$11,000.00
Insurance	\$16,010.10	\$19,308.63	\$11,356.31	\$16,560.00	\$19,468.00
Electricity	\$519.70	\$412.81	\$199.26	\$742.00	\$600.00
Water/Sewer	\$29,022.01	\$26,898.90	\$18,183.11	\$28,750.00	\$29,000.00
Trash	\$17,837.60	\$19,603.16	\$14,829.90	\$17,878.00	\$18,500.00
Office Expense	\$523.44	\$483.71	\$385.31	\$350.00	\$550.00
Legal/State Licensing/DORA/SOS/Professional Services	\$155.06	\$39.00	\$340.00	\$48.00	\$48.00
Reserve Study			\$4,100.00		
Tax Preparation/Filing	\$190.00	\$190.00	\$190.00	\$190.00	\$250.00
Capital Reserve				\$7,000.00	\$69,000.00
Total Expenses	\$112,609.13	\$128,153.98	\$93,957.55	\$7,000.00	\$234,416.00
NET INCOME	-\$22,999.79	\$20,441.93	\$2,513.38	\$158,703.00	\$887.00

Accounts as of Sept., 2023:

Operating Cash: \$24,762.47

Reserve Account: \$12,518.55

Total Cash Assets: \$37,281.02

*Repair & Maintenance: Projected for 2024--Concrete repairs on driveways with the worst spalling