

Two Sunset Pointe Homeowners Association, Inc.

2023 Budget

Income

Assessment Revenue	\$2,175,360.00	Assessment income based on 3,296 homes paying \$165.00 per quarter and amortized over 12 months. This represents a 10% increase.
Other Income	\$67,926.00	Interest Earned on Investments, Gazebo/Pool Rental Income, Working Capital Contributions, Pool Card Revenue.
Total Income	\$2,243,286.00	

Expense

General and Administrative	\$607,374.00	Printing (Letters, Envelopes, Stationary, Coupon Books, Annual Meeting Notices, Late Fees, Demand Letters, Welcome Packets), Postage, Office Supplies (Copy Paper, Pens, File Folders, Meeting Supplies), Election Buddy, Constant Contact, Office 365, Adobe, Zoom, Copier, Ink, Shredding Services, Website Hosting, Permits, Committee Expenses, Social Events, Management Fee, Staff, Professional Consulting (Engineers, Architects), Board/Annual Meeting Expenses, Bad Debt Accrual for Delinquent Accounts, Attorney Fees, Training, Audit/Tax Preparation, Reserve Study, Etc.
Taxes	\$2,500.00	Estimated costs for property taxes on common areas.
Insurance	\$56,116.00	General Liability, Umbrella, D&O, Workers Comp, Cyber Liability.
Utilities	\$104,456.00	Telephone, Electric, Water, Trash.
Common Area Maintenance	\$109,620.00	Pest Control, Electrical, Plumbing, Equipment, Fencing, Masonry, Painting, Playground, Amenity, Recreation, Holiday Decorations, Cleaning, Event Equipment/Supplies, Etc.
Swimming Pool	\$295,350.00	Gate Access Software Contract, Maintenance Contract, Supplies, Chemicals, Cleaning Services/Porter, Equipment Repair, Furniture Repair, Emergency Phones, Permits, Pool Monitors, Etc.
Landscape Maintenance	\$439,194.00	Landscape , Minor Bed Enhancements, On-Site Porter, Tree Trimming, Seasonal Flowers, And General Landscape Improvements, Sorm Damage Repairs, Drainage, Chemicals, Pet Station Supplies, Playground Equipment Sanitizing, Etc.
Irrigation Maintenance	\$29,520.00	Irrigation Repairs to Spray Heads, Lateral & Main Lines, Controllers, Irrigation Clocks, Well Systems, Etc.
Fountain and Lake Maintenance	\$44,000.00	Maintenance Contract, Bathymetric Survey of Canal & 3 Lakes, Algae And Pondweed Other Unwanted Plant Treatments, Fountain Repairs (Motor Repairs, Electrical
Security Monitoring	\$8,640.00	Camera Lease, Cleaning, Repair.
Reserve Contributions	\$546,516.00	For Future Repairs and Replacements of Common Area Components.
Total Expenses	\$2,243,286.00	
Net Total (Income - Expense)	\$0.00	