

Sagebrook HOA  
Final Budget 2025

October 29, 2024

				Actual	Actual	Budget	Projected	Budget	Explanation
				2022	2023	2024	2024	2025	
Operating Income/Expense									
	Income								
		Bank Interest		\$1	\$1	\$1	\$1		
		Late Fee		\$350	\$600	\$100			
		Other Income (Fines, interest charges, reimbursed legal fees)		\$0	\$80	\$0			
		Assessments (84 lots x \$330/lot)		\$25,200	\$25,200	\$25,200	\$25,200	\$27,720	2008 - \$264, 2020 - \$300, 2025 \$330/lot
	Total Income			\$25,551	\$25,881	\$25,301	\$25,201	\$27,720	
	Expense								
		Insurance		\$668	\$668	\$670	\$669	\$700	Renews in April
		Landscaping							
		Miscellaneous		\$100	\$125	\$1,800	\$239	\$2,000	trimming and dead tree removal, mulch on islands???
		Monthly Landscaping		\$5,964	\$5,479	\$6,000	\$6,023	\$6,000	Rate last increased in 2022
		Sprinkler Repair		\$0	\$3,520	\$500	\$6,500	\$500	2023 - new meter Fairview, master valves both streets. 2024 - New RPZ Fairview. Replace RPZ Kingsford
				\$6,064	\$9,124	\$8,300	\$12,762	\$8,500	
		Administrative							
		Lien Fees		\$0	\$120	\$0			
		Management Fee		\$7,800	\$7,800	\$7,800	\$7,800	\$7,800	Fees at \$650/mo since 2008
		Meeting Costs		\$0	\$0	\$0			
		Miscellaneous		\$193	\$21	\$300	\$100	\$200	State Corporation Renewal, Meeting Room Rental
		Office Supplies		\$10		\$20			
		Postage and Delivery		\$217	\$268	\$240	\$216	\$250	PO Box Rental
		Printing and Reproduction			\$0	\$40			
				\$8,220	\$8,209	\$8,400	\$8,116	\$8,250	
		Professional Fees							
		Accounting		\$100	\$225	\$100	\$300	\$300	
		Legal Fees		\$892	\$0	\$200			2022 - Bylaws Amended
		Total Professional Fees		\$992	\$225	\$300	\$300	\$300	
		Snow Removal (Nov - April)		\$744	\$1,762	\$1,500	\$1,620	\$1,700	Increase in 2023
		Utilities							
		Electric for Sprinklers		\$263	\$265	\$300	\$264	\$300	
		Water		\$8,724	\$4,508	\$6,000	\$8,150	\$8,000	
		Total Utilities		\$8,987	\$4,773	\$6,300	\$8,414	\$8,300	
		Website		\$0	\$270	\$200	\$200	\$200	Website Hosting
	Total Operating Expense			\$25,675	\$25,031	\$25,670	\$32,081	\$27,950	
	Net Operating Income			-\$124	\$850	-\$369	-\$6,880	-\$230	
		Reserve Fund		\$0	\$0	\$0	\$0	\$0	HOA Policy is to fund landscape repairs from operating account