

2022-2023 Proposed Budget (7/1/25 - 6/30/26)
Sugar Hill Property Owners Association, Inc.

Ordinary Income/Expense

Income

Maintenance Fees (Assessment)	\$ 67,900.00
Interest-Operating Account	\$ 25.00
Total Income	\$ 67,925.00

Expense

Administration

Management Fees (Accounting/Bookkeeping)	\$ 4,800.00
Attorney/Legal Fees	\$ 2,000.00
Accounting/Tax Preparation	\$ 450.00
Licenses	\$ 100.00
Storage	\$ 700.00
Insurance	\$ 2,300.00
Postage/Printing/Mailings	\$ 150.00
Media Communications	\$ 250.00
Total Administration	\$ 10,750.00

Grounds

Landscaping	\$ 6,000.00
Irrigation Maintenance	\$ 540.00
Additional Landscape/Tree Trim	\$ 600.00
General Repairs/Maintenance	\$ 1,500.00
Drainage Normal Maintenance	\$ 2,000.00
Common Area Improvements	\$ 909.00
Entrance and Street Sign Improvements	\$ 4,000.00
Tennis Court Improvement	\$ 50.00
Contingency	\$ 3,120.00
Total Grounds	\$ 18,719.00

Utilities

Electric	\$ 250.00
Total Utilities	\$ 250.00

Reserve Funding

Streets	\$ 29,206.00
Tennis Courts	\$ 1,000.00
Drainage	\$ 8,000.00
Total Reserve Funding	\$ 38,206.00

Total Expense	\$ 67,925.00
----------------------	---------------------

Understanding The Budget Categories

Maintenance Fees (Assessment)	This is the money collected every year when you pay your Association Maintenance fee.
Management Fees (Accounting/ Bookkeeping)	This is the cost of hiring our Bookkeeping Service to accurately control the money of the Association through bookkeeping, billing, bill paying, and creating monthly reports.
Attorney/Legal Fees	This is the possible costs of using our HOA attorney to review items like covenant changes and possible disputes.
Accounting/Tax Preparation	This is the annual cost of having the corporation's taxes prepared. This is different from our bookkeeping service charges.
Licenses	This is the fee the State requires to maintain a not-for-profit corporation.
Storage	Smallest storage space at Ferrell Storage for our records.
Insurance	Liability and indemnification Insurance required by bylaws.
Postage/Printing/Mailing	Mostly paper voters costs and required mailed notifications.
Media Communications	Cost of hosting (only) the website.
Landscaping	Cost of mowing and trimming the common grounds.
Irrigation Maintenance	Maintaining the well, pump, and sprinkler system for the front sign area.
General Repairs/ Maintenance	Repairing things that break on all common grounds like gates, fences, entrance signs, electrical, and painting and repair of street signs.
Drainage Normal Maintenance	This includes clearing of drainage canals, drainage swales, and under the road culverts and their gratings.
Common Area: Tennis Court, Entrance Walls, & Street Signs Improvement	This is budgeted for the potential of improvements to the entrance and the street signs along with any incidental expenses to the tennis/pickleball court.
Contingency	This is budgeted for possible unforeseen expenses.
Reserve Annual Add For Street Paving	Money held in reserve and built up year-to-year for repaving of our streets.
Reserve Annual Add For Tennis Court Re-surfacing or Fence	Money held in reserve and built up year-to-year for resurfacing, and fence and net replacement or repair of our tennis court.
Reserve Annual Add For Drainage Maintenance	Money held in reserve and built up year-to-year for maintaining our surface water (flood) drainage system.