

SOVEREIGN OAKS BUDGET INFORMATION FOR 2023 ANNUAL HOA MEETING	2024 Proposed Budget	2023 Proposed Budget	2023 YTD 1/1-9/7	2022 Proposed Budget	Full Year 2022 (actual)
INCOME					
Annual Dues	148,500.00	148,500.00	148,500.00	148,500.00	148,500.00
AR - Architectural Review Fee	6,000.00	15,000.00	2,250.00	15,000.00	3,750.00
CI - Construction Impact Fee	10,000.00	25,000.00	0.00	25,000.00	7,500.00
Fines and Charges	0.00	0.00	160.00	0.00	0.00
Interest Income	0.00	0.00	2,367.00	0.00	0.00
Total Income	164,500.00	188,500.00	153,277.00	188,500.00	159,750.00
EXPENSES					
Administrative Fees	700.00	200.00	200.00	100.00	803.00
Bank Service Charges	0.00	50.00	0.00	50.00	0.00
Computer, Software, Internet Expenses	1,300.00	1,000.00	1,026.88	1,000.00	1,229.20
Donations (1)	5,500.00	5,500.00	6,000.00	5,500.00	5,000.00
Facilities Repairs and Maintenance (2)	30,000.00	14,000.00	5,685.00	18,000.00	16,285.82
Pavilion Concept (was a new line item for 2023) (3)	0.00	30,000.00	0.00	NA	NA
Insurance Expense (4)	6,000.00	6,000.00	0.00	6,000.00	5,622.93
Landscaping and Groundskeeping	25,000.00	25,000.00	17,168.00	32,000.00	18,029.14
Trail Maintenance	5,000.00	8,500.00	851.00	3,500.00	0.00
Legal Fees	13,000.00	13,000.00	6,707.00	10,000.00	21,038.18
Office Supplies	200.00	200.00	0.00	200.00	0.00
Meals and Entertainment (social committee)	1,500.00	1,500.00	0.00	1,500.00	425.00
Postage, P.O Box, Delivery	150.00	160.00	41.13	160.00	166.00
Professional Fees - DRC and Accounting (5)	28,000.00	34,500.00	13,535.00	33,000.00	28,712.62
Road Maintenance and Repair (6) and (7)	20,000.00	10,000.00	0.00	10,000.00	
Taxes Paid (8)	1,200.00	NA	185.00	NA	0.00
Uncategorized Expense/Misc.	0.00	0.00	0.00	NA	-2.00
Utilities	1,000.00	1,200.00	622.00	1,200.00	919.84
TOTAL EXPENSES	138,550.00	150,810.00	52,021.01	122,210.00	98,229.73
TOTAL INCOME TO ADD TO FUTURE ROAD REPAIRS	25,950.00	37,690.00	101,255.99	66,290.00	61,520.27

1. Donations: The annual donation of \$500 to the Volunteer Fire Dept was not made in 2022, so a double donation was made in 2023.
2. Facilities: A portion of the \$30k formerly earmarked for the pavilion concept has now been moved to facilities to help cover the cost of: fence repair/replacement around SO entrance, replacement of gate at entrance of bamboo trail (above Denton lot), culling of bamboo, cleaning of retention ponds.
3. Nothing allocated toward what was conceptually a pavilion. Space has been/will be improved for community use and enjoyment, including seeding, a firepit, and adirondack chairs.
4. Insurance Expense: The bill is paid at the end of September each year. It's just under \$6,000.
5. Professional/DRC/Accounting: Fewer house builds possible for 2024, so the estimated budget is going back to a 2022 full year/paid level.
6. Road Repair/Maintenance: Additional patching and road maintenance slated for 2024. None was done this year.
7. As of bank statement dated 8/31/23 HOA currently has \$928k in savings that is earmarked for a road replacement fund. Roads will need to be replaced some years from now, so the HOA is saving for this eventuality.
8. The HOA did not (but should have) paid taxes in years 2020 and 2022. The checks for Federal have been sent but have not cleared. These account for \$1,738 (2020) and \$484 (2022). What has cleared is NC taxes, as seen in 2023 YTD.