



Dear Steeplechase CSA Unit Owner:

Please find enclosed the 2024 budget approved by the Executive Board. Please read it carefully so you will understand the Association's operational plans, as we often receive calls from Homeowners asking, "What do I get for the fees I pay?"

The Board is announcing that there will be no increase in the dues amount for the coming year. **Your monthly Association dues for 2024 will remain \$87.36 for A class units and \$77.01 for B & C class units.** If you pay by personal check, be assured that your coupon book **has been ordered and should arrive to you by December 30th.** If it does not, you may at that time email the management office at [support@cmamgt.com](mailto:support@cmamgt.com) to inquire further. (Note: late charges will not be assessed in January if your coupon booklet is delayed in getting to you.)

If paying by check when paying your association dues/fees, it is *imperative* that the coupon be included with your payment. Please be sure all payments are mailed to the address listed on your coupons.

Thank you very much for your attention and anticipated compliance. And on behalf of all of us at CMA, we wish you the best of holiday seasons!

Sincerely,

Community Management Advisors, Inc.  
Tammy Mersing  
For the Board of Directors  
Steeplechase CSA

200 Commerce Drive, Suite 206  
Moon Township, PA 15108  
PHONE (412) 269-7800  
FAX (412) 269-7780

**Community Associations Institute, Accredited Association Management Company**

# Steeplechase Community Services Association

## Fiscal Year 2024 Annual Budget Comparison

	FY 2022		FY 2023		FY 2024
	1/1/2022 - 12/31/2022		1/1/2023 - 10/31/2023		1/1/2024 ~
	Budget	Actual	Budget	Actual (YTD)	Final Budget
<b>Operating Fund</b>					
<b>Income</b>					
40030 - Transfer to Replacement Account	-	-	-	-	(65,600.00)
41100 - Operating Assessments	261,849.96	261,599.00	261,840.96	218,192.69	327,440.96
44110 - Interest	200.00	308.49	300.00	1,321.45	1,000.00
47100 - Resale Certificates	2,200.00	2,500.00	1,500.00	1,375.00	750.00
47250 - Late Fees	1,000.00	920.00	1,000.00	500.00	-
<b>Total Income</b>	<b>265,249.96</b>	<b>265,327.49</b>	<b>264,640.96</b>	<b>221,389.14</b>	<b>263,590.96</b>
<b>Total Income</b>	<b>265,249.96</b>	<b>265,327.49</b>	<b>264,640.96</b>	<b>221,389.14</b>	<b>263,590.96</b>
<b>Expense</b>					
<b>Administrative</b>					
50400 - Social Functions	8,000.00	8,004.53	8,000.00	6,036.90	9,000.00
50410 - Welcome Committee	1,000.00	349.33	800.00	347.31	700.00
50420 - Annual Owners' Meeting	4,500.00	2,837.38	3,000.00	-	3,150.00
50430 - Contributions	1,500.00	1,460.00	1,500.00	1,430.00	1,500.00
50900 - Misc. Assn. Expenses	300.00	504.97	516.00	2,255.93	220.00
50910 - Web Site Expenses	2,000.00	700.00	2,300.00	1,500.00	940.00
51000 - Taxes	100.00	96.00	100.00	96.00	100.00
52000 - Insurance	4,200.00	2,896.00	3,500.00	5,436.97	3,800.00
53010 - Insurance	-	-	-	676.50	-
53800 - Stenographic	600.00	700.00	600.00	400.00	600.00
53850 - Collection Costs	900.00	(734.00)	1,000.00	(370.00)	1,000.00
53900 - Other Office Services	1,900.00	4,161.49	1,900.00	1,230.17	2,500.00
53910 - Newsletter Copies	1,000.00	4,001.19	3,600.00	2,308.03	4,600.00
54200 - Postage	1,600.00	2,644.27	1,600.00	464.52	1,500.00
54210 - Newsletter Postage	200.00	834.26	1,000.00	482.94	900.00
54300 - Stationery/Printing	2,500.00	3,791.18	2,500.00	2,460.00	3,000.00
55100 - Accountant	5,000.00	-	5,000.00	4,000.00	6,000.00
55300 - Attorney Fees	1,000.00	-	1,000.00	3,624.40	2,000.00
55400 - Management Fees	51,000.00	51,000.00	51,000.00	42,500.00	51,000.00
55900 - Other Professional Services	-	-	-	250.00	-
<b>Total Administrative</b>	<b>87,300.00</b>	<b>83,246.60</b>	<b>88,916.00</b>	<b>75,129.67</b>	<b>92,510.00</b>
<b>Employee Wages/Benefits</b>					
61100 - Detention/Retention Pond Maintenance	-	-	-	4,813.96	-
<b>Total Employee Wages/Benefits</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,813.96</b>	<b>-</b>
<b>Landscaping</b>					
68200 - Lawn Maintenance	65,000.00	72,091.69	66,000.00	57,064.81	77,260.00
68400 - Shrub Purchase/Care	30,000.00	28,189.90	45,000.00	25,645.78	21,747.00
68410 - Landscape Improvements	8,000.00	2,732.65	5,000.00	1,275.00	-
68420 - Annual Flowers	2,500.00	2,917.95	2,500.00	2,505.10	2,500.00
68440 - Chemical Applications	13,500.00	16,116.40	14,000.00	11,330.46	15,000.00
68900 - Other Landscaping Svcs.	3,000.00	4,530.45	2,000.00	731.78	11,530.00
<b>Total Landscaping</b>	<b>122,000.00</b>	<b>126,579.04</b>	<b>134,500.00</b>	<b>98,552.93</b>	<b>128,037.00</b>

# Steeplechase Community Services Association

## Fiscal Year 2024 Annual Budget Comparison

	FY 2022		FY 2023		FY 2024
	1/1/2022 - 12/31/2022		1/1/2023 - 10/31/2023		1/1/2024 ~
	Budget	Actual	Budget	Actual (YTD)	Final Budget
<b>Maintenance</b>					
72000 - Roads/Parking/Drives	2,500.00	-	-	-	1,000.00
73000 - Utility Repairs	200.00	-	-	-	-
73200 - Utility Repairs-Electric	1,500.00	1,259.00	2,000.00	6,856.50	5,000.00
74100 - Snow Removal	18,000.00	18,800.00	18,000.00	11,280.00	24,000.00
77050 - Holiday Decorations	6,400.00	3,702.75	6,400.00	(3,027.75)	1,200.00
77500 - Contingency	24,750.00	-	12,175.00	(21,211.17)	-
<b>Total Maintenance</b>	<b>53,350.00</b>	<b>23,761.75</b>	<b>38,575.00</b>	<b>(6,102.42)</b>	<b>31,200.00</b>
<b>Utilities</b>					
76100 - Electric	2,000.00	2,303.66	2,000.00	2,144.84	2,500.00
76300 - Water	600.00	662.19	650.00	590.20	650.00
<b>Total Utilities</b>	<b>2,600.00</b>	<b>2,965.85</b>	<b>2,650.00</b>	<b>2,735.04</b>	<b>3,150.00</b>
<b>Total Expense</b>	<b>265,250.00</b>	<b>236,553.24</b>	<b>264,641.00</b>	<b>175,129.18</b>	<b>254,897.00</b>
<b>Operating Fund Net Total</b>	<b>(.04)</b>	<b>28,774.25</b>	<b>(.04)</b>	<b>46,259.96</b>	<b>8,693.96</b>
<b>Replacement Fund</b>					
<b>Income</b>					
84110 - Replace/Repair Assess.	50,000.00	50,000.00	65,600.00	54,666.61	65,600.00
84420 - Interest/Dividends	10,000.00	10,810.77	9,000.00	3,684.58	8,000.00
84440 - Gain on Investment	15,000.00	(65,261.27)	-	3,413.17	-
84710 - Transfer Fee	15,000.00	14,450.00	12,750.00	10,200.00	6,000.00
84760 - Comcast Commission	3,000.00	2,468.53	3,500.00	2,650.05	3,500.00
<b>Total Income</b>	<b>93,000.00</b>	<b>12,468.03</b>	<b>90,850.00</b>	<b>74,614.41</b>	<b>83,100.00</b>
<b>Total Income</b>	<b>93,000.00</b>	<b>12,468.03</b>	<b>90,850.00</b>	<b>74,614.41</b>	<b>83,100.00</b>
<b>Expense</b>					
<b>Expenses</b>					
85070 - Financial Instit. Charges	75.00	-	-	-	-
85100 - Income Taxes	15,000.00	14,856.00	14,000.00	-	15,000.00
86410 - Landscape Improvements	15,000.00	37,795.11	-	-	29,000.00
87200 - Roads/Parking/Drives	60,000.00	166,998.00	-	11,217.00	-
87500 - Misc. Maintenance	350.00	-	2,000.00	-	-
<b>Total Expenses</b>	<b>90,425.00</b>	<b>219,649.11</b>	<b>16,000.00</b>	<b>11,217.00</b>	<b>44,000.00</b>
<b>Total Expense</b>	<b>90,425.00</b>	<b>219,649.11</b>	<b>16,000.00</b>	<b>11,217.00</b>	<b>44,000.00</b>
<b>Replacement Fund Net Total</b>	<b>2,575.00</b>	<b>(207,181.08)</b>	<b>74,850.00</b>	<b>63,397.41</b>	<b>39,100.00</b>
<b>Net Total</b>	<b>2,574.96</b>	<b>(178,406.83)</b>	<b>74,849.96</b>	<b>109,657.37</b>	<b>47,793.96</b>