

Val d'Sol Homeowners Association
Profit & Loss Budget vs. Actual
 January through December 2022

	Jan - Dec 22	Budget
Ordinary Income/Expense		
Income		
ASSOCIATION DUES	118,800.00	119,680.00
LATE CHARGES & PENALTY FEES	125.00	
Total Income	118,925.00	119,680.00
Gross Profit	118,925.00	119,680.00
Expense		
ADMINISTRATION		
ACCOUNTING	616.25	600.00
MEETINGS		
ANNUAL MEETING	142.75	70.00
Total MEETINGS	142.75	70.00
POSTAGE & OFFICE SUPPLY	255.86	125.00
TAXES- OPERATING FUND		
STATE	10.00	10.00
Total TAXES- OPERATING FUND	10.00	10.00
Total ADMINISTRATION	1,024.86	805.00
INSURANCE		
COMMERCIAL LIABILITY	10,692.49	11,500.00
Total INSURANCE	10,692.49	11,500.00
LANDSCAPING EXPENSES		
Clean-up	1,080.00	2,700.00
FLOWERS	490.46	
GROUNDS REPAIR/MAINTENANCE	1,108.45	3,200.00
INSECTICIDE & FERTILIZER	0.00	250.00
IRRIGATION	9,358.00	1,200.00
LANDSCAPE MAINTENANCE CONTRACT	11,205.00	11,000.00
TREES	5,335.00	1,500.00
LANDSCAPING EXPENSES - Other	140.00	
Total LANDSCAPING EXPENSES	28,716.91	19,850.00
MANAGEMENT FEES	12,593.91	12,540.00
Merchant deposit fees	201.00	225.00
POOL EXPENSES		
MAINTENANCE & REPAIR	2,244.68	2,200.00
POOL FURNITURE	162.50	450.00
SERVICING		
WINTERIZING	227.24	
Total SERVICING	227.24	
SUPPLIES	783.11	575.00
Total POOL EXPENSES	3,417.53	3,225.00
REPAIRS & MAINTENANCE		
CHIMNEY INSPECTIONS	392.00	850.00
CHRISTMAS LIGHTS	5,644.00	3,800.00
COMMON AREA SUPPLIES	254.37	2,000.00
FENCES	1,987.20	2,500.00
GENERAL	1,311.17	2,000.00
GUTTERS	1,965.00	2,000.00
PAINTING	200.00	
PLUMBING	214.81	1,200.00
REPAIRS & MAINTENANCE - Other	1,997.14	
Total REPAIRS & MAINTENANCE	13,965.69	14,350.00

Val d'Sol Homeowners Association
Profit & Loss Budget vs. Actual
 January through December 2022

	Jan - Dec 22	Budget
SNOW REMOVAL		
PLOWING	7,265.00	10,000.00
ROOFS	741.22	13,000.00
WALKWAYS		
HAND SHOVELING	292.50	500.00
SNOWMELT SYSTEM	93.87	750.00
WALKWAYS - Other	113.75	
Total WALKWAYS	500.12	1,250.00
SNOW REMOVAL - Other	1,595.00	
Total SNOW REMOVAL	10,101.34	24,250.00
Uncategorized Expenses	0.00	1,000.00
UTILITIES		
GAS	4,005.31	3,200.00
POWER	13,380.55	10,250.00
RUBBISH	10,749.38	9,200.00
WATER & SEWER	1,506.12	2,400.00
Total UTILITIES	29,641.36	25,050.00
Total Expense	110,355.09	112,795.00
Net Ordinary Income	8,569.91	6,885.00
Other Income/Expense		
Other Income		
CAPITAL RESERVE FUND ASSESSMENT		
INTEREST INCOME	96.75	
PAINTING - BUILDINGS	13,500.00	13,600.00
PAVING - DRIVEWAY & PARKING LOT	2,700.00	2,720.00
CAPITAL RESERVE FUND ASSESSMENT - Other	67,500.00	68,000.00
Total CAPITAL RESERVE FUND ASSESSMENT	83,796.75	84,320.00
Total Other Income	83,796.75	84,320.00
Other Expense		
CAPITAL RESERVE FUND EXPENDTURE		
FENCE & DECK RAILS	110,489.35	50,000.00
PAINTING - BUILDINGS	5,382.00	12,000.00
POOL EQUIPMENT	1,608.24	
ROOF	1,650.00	
Total CAPITAL RESERVE FUND EXPENDTURE	119,129.59	62,000.00
Total Other Expense	119,129.59	62,000.00
Net Other Income	-35,332.84	22,320.00
Net Income	-26,762.93	29,205.00