

Val d'Sol Homeowners Association

	2023 Budget	2023	2024 Budget
Ordinary Income/Expense			
Income	118,800.00	118,800.00	142,800.00 350/mo
Gross Profit	<u>118,800.00</u>	<u>118,800.00</u>	<u>142,800.00</u>
Expense			
ADMINISTRATION			
ACCOUNTING	620.00	330.00	650.00
MEETINGS	200.00	0.00	160.00
POSTAGE & OFFICE SUPPLY	275.00	279.47	250.00
TAXES- OPERATING FUND	10.00	10.00	10.00
Total ADMINISTRATION	<u>1,105.00</u>	<u>619.47</u>	<u>1,070.00</u>
INSURANCE			
COMMERCIAL LIABILTY	11,500.00	12,105.00	20,000.00
Total INSURANCE	<u>11,500.00</u>	<u>12,105.00</u>	<u>20,000.00</u>
LANDSCAPING EXPENSES			
Clean-up	1,200.00	1,344.00	1,450.00
FLOWERS	1,200.00	1,273.50	1,500.00
GROUNDS REPAIR	1,500.00	1,058.91	1,200.00
INSECTICIDE & FERTILIZER	250.00	319.44	350.00
IRRIGATION	3,500.00	1,294.00	1,200.00
LANDSCAPE MAINTENANCE	12,000.00	2,160.00	8,500.00
TREES	600.00	1,200.00	500.00
LANDSCAPING OTHER	200.00	0.00	0.00
Total LANDSCAPING EXPENSES	<u>20,450.00</u>	<u>8,649.85</u>	<u>14,700.00</u>
MANAGEMENT FEES	12,600.00	12,540.00	13,200.00
Merchant deposit fees	220.00	386.25	400.00
POOL EXPENSES	3,500.00	3,543.82	3,650.00
REPAIRS & MAINTENANCE			
Chimney cleaning	1,800.00	1,531.00	1,800.00
CHRISTMAS LIGHTS	1,200.00	4,400.00	500.00
COMMON AREA SUPPLIES	1,500.00	416.51	1,200.00
FENCES	2,500.00	2,349.21	2,000.00
Roofs	2,000.00	3,128.57	4,000.00
GUTTERS	2,200.00	1,750.00	1,800.00
PAINTING	2,500.00	0.00	0.00
PLUMBING	500.00	232.54	500.00
Total REPAIRS & MAINTENANCE	<u>14,200.00</u>	<u>13,807.83</u>	<u>11,800.00</u>
SNOW REMOVAL	24,250.00	26,773.22	25,000.00
Contingency	1,000.00	500.00	10,000.00
UTILITIES			
GAS	4,500.00	8,409.96	7,200.00
POWER	14,000.00	18,565.73	19,000.00
RUBBISH	11,000.00	12,295.50	13,000.00
WATER & SEWER	1,700.00	1,390.62	1,700.00
Total UTILITIES	<u>31,200.00</u>	<u>40,661.81</u>	<u>40,900.00</u>
Total Expense	<u>120,025.00</u>	<u>119,587.25</u>	<u>140,720.00</u>
Net Ordinary Income	<u>-1,225.00</u>	<u>-787.25</u>	<u>2,080.00</u>

Val d'Sol Homeowners Association

	<u>2023 Budget</u>	2023	2024 Budget
Other Income/Expense			
Other Income			
CAPITAL RESERVE FUND ASSESSMENT			
INTEREST INCOME	0.00	189.77	0.00
PAINTING - BUILDINGS	13,600.00	13,632.99	12,240.00 30./mo
PAVING - DRIVEWAY & PARKING LOT	2,720.00	2,727.01	8,160.00 20/mo
CAPITAL RESERVE ASSESSMENT	68,000.00	68,167.01	40,800.00 100/mo
Total CAPITAL RESERVE FUND ASSESSME	<u>84,320.00</u>	<u>84,716.78</u>	<u>61,200.00</u>
Total Other Income	84,320.00	84,716.78	61,200.00
Other Expense			
CAPITAL RESERVE FUND EXPENDTURE			
FENCE & DECK RAILS/meter covers	45,000.00	115,637.94	
PAINTING - BUILDINGS	22,000.00	0.00	28,000.00
Sealcoat driveways	0.00	0.00	9,000.00
ROOF	5,000.00	0.00	
Total CAPITAL RESERVE FUND EXPENDTU	<u>72,000.00</u>	<u>115,637.94</u>	<u>37,000.00</u>
Total Other Expense	72,000.00	115,637.94	37,000.00
Net Other Income	<u>12,320.00</u>	<u>-30,921.16</u>	<u>24,200.00</u>
	<u>11,095.00</u>	<u>-31,708.41</u>	<u>26,280.00</u>

Dues= \$500.00 per month per unit.