ValdSol Home Owners Assoc

	2024 Cash Total		2024 Budgeted		2025 Budgeted
Income					
ASSOCIATION DUES	116,156.92		142,800.00		153,000.00
Chimney Cleaning Reimburse	1,344.00				
Unapplied Cash Payment Income	3,000.00				
Total Income	**$ 120,500.92**		142,800.00		153,000.00
Gross Profit	**$ 120,500.92**		142,800.00		153,000.00
Expenses					
ADMINISTRATION					
ACCOUNTING	350.00		650.00		650.00
POSTAGE & OFFICE SUPPLY	262.80		410.00		250.00
TAXES- OPERATING FUND					
FEDERAL	24.00				90.00
STATE	10.00		10.00		10.00
Total TAXES- OPERATING FUND	**$ 34.00**		10.00		100.00
Total ADMINISTRATION	**$ 646.80**		1,070.00		1,000.00
INSURANCE					
COMMERCIAL LIABILTY	13,420.66		20,000.00		20,050.00
Total INSURANCE	**$ 13,420.66**		20,000.00		20,050.00
LANDSCAPING EXPENSES					
CLEAN-UP	934.15		1,450.00		
FLOWERS	1,686.92		1,500.00		
GROUNDS REPAIR/MAINTENANCE	600.04		1,200.00		
INSECTICIDE & FERTILIZER	317.68		350.00		
IRRIGATION	240.00		1,200.00		
LANDSCAPE MAINTENANCE CONTRACT	10,292.00		8,500.00		
TREES	0.00		500.00		
Total LANDSCAPING EXPENSES	**$ 14,070.79**		14,700.00		16,000.00
MANAGEMENT FEES	19,687.89		13,200.00		14,400.00
MERCHANT DEPOSIT FEES	1,471.59		400.00		1,500.00
POOL EXPENSES					
MAINTENANCE & REPAIR	3,781.97				
POOL FURNITURE	150.00				
SERVICING					
WINTERIZING	177.00				
Total SERVICING	**$ 177.00**				
Total POOL EXPENSES	**$ 4,108.97**		3,650.00		5,000.00

REPAIRS & MAINTENANCE			
BOILER SERVICE	805.20	0.00	1,000.00
CHIMNEY INSPECTIONS	1,584.00	1,800.00	1,600.00
CHRISTMAS LIGHTS	4,691.00	500.00	500.00
COMMON AREA SUPPLIES	767.39	1,200.00	1,000.00
FENCES	318.75	2,000.00	2,000.00
GENERAL	1,715.46	4,000.00	3,850.00
GUTTERS	318.75	1,800.00	2,000.00
LIGHTS	238.11	0.00	1,000.00
PLUMBING	190.00	500.00	500.00
Total REPAIRS & MAINTENANCE	**$ 10,628.66**	11,800.00	13,450.00
SNOW REMOVAL			
PLOWING	4,575.00		
WALKWAYS	998.27		
SNOWMELT SYSTEM	150.00		
Total WALKWAYS	**$ 1,148.27**		
Total SNOW REMOVAL	**$ 6,721.54**	25,000.00	25,000.00
Contingency	**$ 0.00**	10,000.00	12,100.00
UTILITIES			
GAS	2,644.80	7,200.00	7,500.00
POWER	12,453.68	19,000.00	19,000.00
RUBBISH	11,453.86	13,000.00	13,000.00
WATER & SEWER	4,791.07	1,700.00	5,000.00
Total UTILITIES	**$ 31,343.41**	40,900.00	44,500.00
Total Expenses	**$ 102,100.31**	140,720.00	153,000.00
Net Operating Income	**$ 18,400.61**	2,080.00	0.00
Other Income			
CAPITAL RESERVE FUND ASSESSMENT	66,000.21	61,200.00	51,000.00
INTEREST INCOME	143.78		0.00
PAINTING - BUILDINGS	13,198.54		0.00
PAVING - DRIVEWAY & PARKING LOT	2,641.21		0.00
Total Other Income	**$ 81,983.74**	61,200.00	51,000.00
Other Expenses			
CAPITAL RESERVE FUND EXPENDTURE			
ELECTRICAL PANEL UPGRADES	66,643.76	0.00	0.00
PAINTING - BUILDING	35,756.00	28,000.00	40,000.00
Sealcoat		9,000.00	
Total CAPITAL RESERVE FUND EXPENDTURE	**$ 102,399.76**	37,000.00	40,000.00
Total Other Expenses	**$ 102,399.76**	37,000.00	40,000.00
Net Other Income	**-$ 20,416.02**	24,200.00	11,000.00
Net Income	**-$ 2,015.41**	26,280.00	11,000.00
		Monthly Dues	$ 375.00
		CR dues	$ 125.00
			$500.00