

Val d'Sol Homeowners Association

	<u>Jan - Dec 22</u>	<u>Budget</u>	<u>2023</u>
Ordinary Income/Expense			
Income			
Income	118,925.00	118,800.00	118,800.00
Gross Profit	118,925.00	118,800.00	118,800.00
Expense			
ADMINISTRATION			
ACCOUNTING	616.25	600.00	620.00
MEETINGS	142.75	70.00	200.00
POSTAGE & OFFICE SUPPLY	255.86	125.00	275.00
TAXES- OPERATING FUND	10.00	10.00	10.00
Total ADMINISTRATION	1,024.86	805.00	1,105.00
INSURANCE			
COMMERCIAL LIABILITY	10,692.49	11,500.00	11,500.00
Total INSURANCE	10,692.49	11,500.00	11,500.00
LANDSCAPING EXPENSES			
Clean-up	1,080.00	2,700.00	1,200.00
FLOWERS	490.46		1,200.00
GROUNDS REPAIR/MAINTENANCE	1,108.45	3,200.00	1,500.00
INSECTICIDE & FERTILIZER	0.00	250.00	250.00
IRRIGATION	9,358.00	1,200.00	3,500.00
LANDSCAPE MAINTENANCE	11,205.00	11,000.00	12,000.00
TREES	5,335.00	1,500.00	600.00
LANDSCAPING EXPENSES - Other	140.00		200.00
Total LANDSCAPING EXPENSES	28,716.91	19,850.00	20,450.00
MANAGEMENT FEES	12,593.91	12,540.00	12,600.00
Merchant deposit fees	201.00	225.00	220.00
POOL EXPENSES	3,417.53	3,225.00	3,500.00
REPAIRS & MAINTENANCE			
CHIMNEY INSPECTIONS	392.00	850.00	550.00
CHRISTMAS LIGHTS	5,644.00	3,800.00	1,200.00
COMMON AREA SUPPLIES	254.37	2,000.00	1,500.00
FENCES	1,987.20	2,500.00	2,500.00
GENERAL	1,311.17	2,000.00	2,000.00
GUTTERS	1,965.00	2,000.00	2,200.00
PAINTING	2,197.14		2,500.00
PLUMBING	214.81	1,200.00	500.00
Total REPAIRS & MAINTENANCE	13,965.69	14,350.00	12,950.00
SNOW REMOVAL	10,101.34	24,250.00	24,250.00
Uncategorized Expenses	0.00	1,000.00	1,000.00
UTILITIES			
GAS	4,005.31	3,200.00	4,500.00
POWER	13,380.55	10,250.00	14,000.00
RUBBISH	10,749.38	9,200.00	11,000.00
WATER & SEWER	1,506.12	2,400.00	1,700.00
Total UTILITIES	29,641.36	25,050.00	31,200.00
Total Expense	110,355.09	112,795.00	118,775.00
Net Ordinary Income	8,569.91	6,005.00	25.00

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Other Income/Expense			
Other Income			
CAPITAL RESERVE FUND ASSESSMENT			
INTEREST INCOME	96.75		0.00
PAINTING - BUILDINGS	13,500.00	13,600.00	13,600.00
PAVING - DRIVEWAY & PARKING LOT	2,700.00	2,720.00	2,720.00
CAPITAL RESERVE ASSESSMENT	67,500.00	68,000.00	68,000.00
Total CAPITAL RESERVE FUND ASSESSMENT	<u>83,796.75</u>	<u>84,320.00</u>	<u>84,320.00</u>
Total Other Income	83,796.75	84,320.00	84,320.00
Other Expense			
CAPITAL RESERVE FUND EXPENDTURE			
FENCE & DECK RAILS/meter covers	110,489.35	50,000.00	45,000.00 Covers
PAINTING - BUILDINGS	5,382.00	12,000.00	22,000.00
POOL EQUIPMENT	1,608.24		0.00
ROOF	1,650.00		5,000.00
Total CAPITAL RESERVE FUND EXPENDTURE	<u>119,129.59</u>	<u>62,000.00</u>	<u>72,000.00</u>
Total Other Expense	119,129.59	62,000.00	72,000.00
Net Other Income	<u>-35,332.84</u>	<u>22,320.00</u>	<u>12,320.00</u>
Net Income	<u>-26,762.93</u>	<u>28,325.00</u>	<u>12,345.00</u>