

ValdSol HOA			
	Jan to Dec 2025	2025 Budgeted	2026 Budget
Income			
ASSOCIATION DUES	154,226.58	153,000.00	153,000.00
Chimney Cleaning Reimburse	0.00		
Late charges and penalties	680.00		
Total Income	154,906.58	153,000.00	153,000.00
Gross Profit	154,906.58	153,000.00	153,000.00
Expenses			
ADMINISTRATION			
ACCOUNTING	491.00	650.00	500.00
MANAGEMENT FEES	14,625.00	14,400.00	14,400.00
MEETINGS	85.00		
MERCHANT DEPOSIT FEES	1,743.21	1,500.00	2,500.00
POSTAGE & OFFICE SUPPLY	347.17	250.00	325.00
TAXES- OPERATING FUND			
FEDERAL	42.43	90.00	50.00
STATE	10.00	10.00	10.00
Total TAXES- OPERATING FUND	52.43	100.00	60.00
Total ADMINISTRATION	17,343.81	16,900.00	17,785.00
INSURANCE			
COMMERCIAL LIABILTY	21,933.61	20,050.00	28,598.00 *
Total INSURANCE	21,933.61	20,050.00	28,598.00
LANDSCAPING EXPENSES			
FLOWERS	1,040.00		2,000.00
GROUNDS REPAIR/MAINTENANCE	225.00		225.00
INSECTICIDE & FERTILIZER	0.00		0.00
IRRIGATION	1,637.95		1,650.00
LANDSCAPE HOURLY	13,805.00		10,000.00
TREES	2,100.00		2,000.00
Total LANDSCAPING EXPENSES	18,807.95	16,000.00	15,875.00
POOL EXPENSES			
MAINTENANCE & REPAIR	3,274.96		4,500.00
SUPPLIES	0.00		50.00
POOL FURNITURE& CLEAN	1,720.00		0.00
Total POOL EXPENSES	4,994.96	5,000.00	4,550.00
REPAIRS & MAINTENANCE			
BOILER SERVICE	683.00	1,000.00	1,000.00
CHIMNEY INSPECTIONS	1,588.00	1,600.00	1,600.00
CHRISTMAS LIGHTS	150.00	500.00	500.00
COMMON AREA SUPPLIES	231.40	1,000.00	500.00
FENCES	3,090.00	2,000.00	1,000.00
GENERAL	966.86	3,850.00	500.00
GUTTERS	617.18	2,000.00	1,200.00
LIGHTS	188.14	1,000.00	300.00

ROOFS SMALL REPAIRS		239.64			
PAVING		2,750.00			
PLUMBING		886.25	500.00	500.00	

Total REPAIRS & MAINTENANCE	11,390.47	13,450.00	7,100.00
SNOW REMOVAL			
PLOWING	11,030.55		
WALKWAYS	495.72		
SNOWMELT SYSTEM	296.64		
Total WALKWAYS	792.36		
Total SNOW REMOVAL	11,822.91	25,000.00	25,000.00
Contingency	0.00	12,100.00	15,092.00
UTILITIES			
GAS	3,104.87	7,500.00	6,000.00
POWER	13,804.11	19,000.00	15,000.00
RUBBISH	11,004.17	13,000.00	13,000.00
WATER & SEWER	5,636.64	5,000.00	5,000.00
Total UTILITIES	33,549.79	44,500.00	39,000.00
Total Expenses	119,843.50	153,000.00	153,000.00
Net Operating Income	35,063.08	0.00	0.00
Other Income			
CAPITAL RESERVE FUND ASSESSMENT	71,183.42	71,400.00	71,400.00
INTEREST INCOME	5,149.78	0.00	
PAINTING - BUILDINGS	866.58	0.00	
PAVING - PARKING LOT	173.42	0.00	
Late fee income	680.00		
Total Other Income	78,053.20	71,400.00	71,400.00
Other Expenses			
EXPENDTURE			
ELECTRICAL PANEL UPGRADES		0.00	
LANDSCAPE UPGRADES	3,692.00		
PAINTING - BUILDING	17,500.00	40,000.00	
ROOF	43,486.58		
SEALCOAT			
WATER AND SEWER LINES	6,392.41		
Total CR EXPENDTURE	71,070.99	40,000.00	0.00
Total Other Expenses	71,070.99	40,000.00	0.00
Net Other Income	6,982.21	31,400.00	71,400.00
Net Income	42,045.29	31,400.00	71,400.00
	Monthly Dues	\$ 375.00	
	CR dues	\$ 175.00	