

**Valstate Homeowners Association**  
**2023 APPROVED Budget - \$15 Quarterly Increase**

<b>INCOME</b>	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec		
Assessments	127639		0	0	127639	0	0	127639	0	0	127639	0	0	510554
<b>Total Income</b>	<b>127639</b>		<b>0</b>	<b>0</b>	<b>127639</b>	<b>0</b>	<b>0</b>	<b>127639</b>	<b>0</b>	<b>0</b>	<b>127639</b>	<b>0</b>	<b>0</b>	<b>510554</b>

**EXPENSES**

**MAINTENANCE**

Landscape	13135	13135	13135	13135	13135	13135	13135	13135	13135	13135	13135	13135	13135	157620
Re-Seeding Parks	0	0	0	0	0	0	0	17500	0	0	0	0	0	17500
Irrigation Maintenance	800	800	800	800	800	800	800	800	800	800	800	800	800	9600
Other Landscaping	200	200	200	200	200	200	200	200	200	200	200	200	200	2400
Backflow Testing	0	200	0	0	0	300	400	100	400	100	100	100	100	1700
Backflow Repairs	0	0	0	0	0	200	0	200	0	0	0	0	0	400
Roving Patrol	2730	2730	2730	2730	2730	2730	2730	2730	2730	2730	2730	2730	2730	32760
Plates	0	0		0		0		0		0		0	500	500
Jantorial - Parks	380	380	380	380	380	380	380	380	380	380	380	380	380	4560
Maintenance	400	400	400	400	400	400	400	400	400	400	400	400	400	4800
Other Sevices	700	700	700	700	700	700	700	700	700	700	700	700	700	8400
<b>Total Maint</b>	<b>18345</b>	<b>18545</b>	<b>18345</b>	<b>18345</b>	<b>18345</b>	<b>18845</b>	<b>18745</b>	<b>36145</b>	<b>18745</b>	<b>18445</b>	<b>18445</b>	<b>18945</b>	<b>18945</b>	<b>240240</b>

**PARTS & SUPPLIES**

Irrigation/Misc. Parts	150	150	150	150	150	150	150	150	150	150	150	150	150	1800
Lighting Supplies	120	120	120	120	120	120	120	120	120	120	120	120	120	1440
<b>Total Parts/Sup</b>	<b>270</b>	<b>270</b>	<b>270</b>	<b>270</b>	<b>270</b>	<b>270</b>	<b>270</b>	<b>270</b>	<b>270</b>	<b>270</b>	<b>270</b>	<b>270</b>	<b>270</b>	<b>3240</b>

**Utilities**

Water	6500	2000	2000	3000	3000	6500	6500	6500	6500	8000	2000	2000	2000	54500
Electric	160	160	160	160	160	160	160	160	160	160	160	160	160	1920
<b>Total Utilities</b>	<b>6660</b>	<b>2160</b>	<b>2160</b>	<b>3160</b>	<b>3160</b>	<b>6660</b>	<b>6660</b>	<b>6660</b>	<b>6660</b>	<b>8160</b>	<b>2160</b>	<b>2160</b>	<b>2160</b>	<b>56420</b>

**ADMINISTRATION**

Insurance	0	0	0	0	0	0	0	7176	0	0	0	0	0	7176
Management	8315	8315	8315	8315	8315	8315	8315	8315	8315	8315	8315	8315	8315	99780
Permits/Fees/Taxes	0	0	60	0	0	0	0	0	0	180	0	0	0	240
Postage/Printing	500	800	2600	3400	2500	2600	1100	5200	6200	1800	1500	2700	2700	30900
Supplies	540	540	540	540	540	540	540	540	540	540	540	540	540	6480
Website	160	0	0	0	0	160	0	0	0	0	0	0	0	320
Meetings	45	45	45	45	45	45	45	45	45	45	45	45	45	540
Legal/Accounting	1000	800	800	800	800	800	800	800	800	800	800	800	800	9800
<b>Total Admin</b>	<b>10560</b>	<b>10500</b>	<b>12360</b>	<b>13100</b>	<b>12200</b>	<b>12460</b>	<b>10800</b>	<b>22076</b>	<b>15900</b>	<b>11680</b>	<b>11200</b>	<b>12400</b>	<b>12400</b>	<b>155236</b>

**Total Operating**

**455136**

<b>Reserve</b>	<b>4400</b>	<b>4400</b>	<b>4400</b>	<b>4400</b>	<b>4400</b>	<b>4400</b>	<b>4400</b>	<b>4400</b>	<b>4400</b>	<b>4400</b>	<b>4400</b>	<b>4400</b>	<b>4000</b>	<b>52400</b>
													<b>Net</b>	<b>3018</b>
													<b>Net Before Reserves</b>	<b>55418</b>

**ASSUMPTIONS**

**Operating Costs are over the amount of Income**

Assessments collected at \$500.00 per year, quarterly at \$125.00, 1009 lots  
 Landscape Fees include post-emergent & pre-emergent  
 2023 overseeding of all grass areas is no longer included  
 Reserve Items for 2023  
 \$43,242