

Valstate Homeowners Association
2024 APPROVED Budget - \$100.00 a Year Increase

INCOME	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	
Assessments	151350	0	0	151350	0	0	151350	0	0	151350	0	0	605400
Total Income	151350	0	0	151350	0	0	151350	0	0	151350	0	0	605400
EXPENSES													
MAINTENANCE													
Landscape	13530	13530	13935	13935	13935	13935	13935	13935	13935	13935	13935	13935	166410
Re-Seeding Parks	0	0	0	0	0	0	0	17500	0	0	0	0	17500
Irrigation Maintenance	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	2400
Backflow Testing	0	0	0	0	0	1300	0	0	0	0	0	0	1300
Backflow Repairs	0	0	0	0	0	400	0	0	0	0	0	0	400
Roving Patrol	2507	2507	2507	2507	2507	2507	2507	2507	2507	2507	2507	2507	30084
Plates	0	0	0	0	0	0	0	0	0	0	0	250	250
Jantorial - Parks	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	4800
Other Sevices	700	700	700	700	700	700	700	700	700	700	700	700	8400
Total Maint	18517	18517	18922	18922	18922	20622	18922	36422	18922	18922	18922	19172	245704
PARTS & SUPPLIES													
Irrigation/Misc. Parts	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	1440
Total Parts/Sup	270	270	270	270	270	270	270	270	270	270	270	270	3240
Utilities													
Water	8500	8500	8500	8500	9500	9500	9500	9500	9500	8500	8500	8500	107000
Electric	175	175	175	175	175	175	175	175	175	175	175	175	2100
Total Utilities	8675	8675	8675	8675	9675	9675	9675	9675	9675	8675	8675	8675	109100
ADMINISTRATION													
Insurance	0	0	0	0	0	0	0	7100	0	0	0	0	7100
Management	8656	8656	8656	8656	8656	8656	8656	8656	8656	8656	8656	8656	103872
Permits/Fees/Taxes	0	0	60	0	0	0	0	0	0	180	0	0	240
Postage/Printing	500	800	2600	3400	2500	2600	1100	5200	6200	1800	1500	2700	30900
Supplies	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	320
Meetings	0	0	0	0	0	0	0	0	0	600	0	0	600
Legal/Accounting	1000	800	800	800	800	800	800	800	800	800	800	800	9800
Total Admin	10856	10796	12656	13396	12496	12756	11096	22296	16196	12576	11496	12696	159312
Total Operating													517356
										Net Before Reserves			88044
Reserve	4800	4800	4800	4800	4800	4800	4800	4800	4800	4800	4800	4800	57600
										Net After Reserves			30444

ASSUMPTIONS

Assessments collected at \$600.00 per year, quarterly at \$150.00, 1009 lots
Landscape Fees include post-emergent & pre-emergent
2024 overseeding
Reserve Items for 2024 \$122,700