

The Landing at Valley Lakes Homeowners Association, Inc.

C/O Hart Consulting Inc.
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2022 Proposed Budget

	2021	2022
Estimated Year End Reserve Balance	\$24,987.00	\$37,454.00
Estimated Year End Balance	\$6,800.00	\$8,000.00
Income		
Annual Assessment 168 units @ \$460.00 per unit	\$77,280.00	\$77,280.00
Other Income	\$0.00	\$0.00
TOTAL Income	\$77,280.00	\$77,280.00
Expenses		
Administrative	\$1,200.00	\$1,000.00
Community / Social Event	\$300.00	\$0.00
Legal	\$1,500.00	\$1,500.00
Accounting	\$450.00	\$450.00
Lawn Mowing/Trimming/Treatments/Landscaping/Mulch/Prune	\$13,000.00	\$13,000.00
Pond/Fountain	\$2,500.00	\$2,500.00
Shared Common Area Pool w/ Commons HOA	\$27,216.00	\$27,216.00
Miscellaneous (landscaping replacement, parks, playground, debris clean up, monument work, sidewalk concrete repairs) Concrete 1875.00 in 2021)	\$2,375.00	\$2,000.00
Snow Removal (estimates 12 pushes & 5 ice melts)	\$2,390.00	\$2,390.00
Utilities: Electric & Water	\$9,750.00	\$9,750.00
Insurance	\$1,600.00	\$1,600.00
Property Management	\$5,100.00	\$5,100.00
Reserve Transfer/Contingency	\$9,899.00	\$10,774.00
TOTAL Expenses	\$77,280.00	\$77,280.00