

<p>The Landing at Valley Lakes Homeowners Association,  Inc.  C/O Hart Consulting Inc.  www.landingatvalleylakes.com  P.O. Box 2332 West Lafayette, IN 47996  Telephone &amp; Text: 765-404-4765  Email: <a href="mailto:cheryl@harthoamgmt.com">cheryl@harthoamgmt.com</a></p>			
<b>2023 Proposed Budget</b>			
	2022	2023	
Estimated Year End Reserve Balance	\$37,767.00	\$43,325.00	
Estimated Year End Operating Balance	\$8,000.00	\$9,000.00	
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	
			Difference from 2022
Expenses			
Administrative	\$1,000.00	\$1,000.00	
Community / Social Event	\$300.00	\$0.00	-\$300.00
Legal	\$1,500.00	\$1,500.00	
Accounting	\$450.00	\$650.00	\$200.00
Lawn Mowing/Trimming/Treatments/Landscaping/Mulch/ Prune/Irrigation	\$13,000.00	\$13,756.00	\$756.00
Pond/Fountain	\$2,500.00	\$5,000.00	\$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)	\$2,000.00	\$2,000.00	
Snow Removal (estimates 10 pushes)	\$2,390.00	\$2,750.00	\$360.00
Utilities: Electric & Water	\$9,750.00	\$10,250.00	\$500.00
Insurance	\$1,600.00	\$1,600.00	
Property Management	\$5,100.00	\$6,000.00	\$900.00
Reserve Transfer/Contingency	\$10,474.00	\$5,558.00	-\$2,976.00
TOTAL Expenses	\$77,280.00	\$77,280.00	
* Pending The Commons HOA amenities invoice for 2023. This amount may change, but can not increase by more than 15%.			