

<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>2024 Proposed Budget</b>				
	2023	Estimated Year End 2023	2024	
Estimated Year End Reserve Balance		\$44,000.00	\$45,350.00	
Estimated Year End Operating Balance Carry Over		\$10,213.69	\$10,000.00	
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	\$78,085.34	\$77,280.00	
				Difference from 2023
Expenses				
Administrative	\$1,000.00	\$511.06	\$631.60	-\$368.40
Community / Social Event	\$0.00	\$0.00	\$0.00	
Legal	\$1,500.00	\$0.00	\$500.00	-\$1,000.00
Accounting	\$650.00	\$576.00	\$650.00	
Lawn Mowing/Trimming/Treatments/Landscaping/Mulch/ Prune/Irrigation	\$13,756.00	\$15,406.00	\$14,500.00	\$744.00
Pond/Fountain	\$5,000.00	\$4,854.66	\$6,100.00	\$1,100.00
Shared Common Area Pool w/ Commons HOA*	\$27,216.00	\$27,216.00	\$31,298.40 *	\$4,082.40
Miscellaneous (landscaping replacement, parks, playground, debris clean up, monument work, sidewalk concrete repairs)	\$2,000.00	\$3,346.06	\$3,500.00	\$1,500.00
Snow Removal (estimates 10 pushes in 2023 & 6 in 2024)	\$2,750.00	\$825.00	\$1,650.00	-\$1,100.00
Utilities: Electric & Water	\$10,250.00	\$10,202.34	\$10,250.00	
Insurance	\$1,600.00	\$1,497.00	\$1,600.00	
Property Management	\$6,000.00	\$6,000.00	\$6,600.00	\$600.00
Reserve Transfer/Contingency	\$5,558.00	\$5,558.00	\$0.00	-\$5,558.00
TOTAL Expenses	\$77,280.00	\$75,992.12	\$77,280.00	
* Pending The Commons HOA amenities invoice for 2024. This amount may change, but can not increase by more than 15%.				