

Expenses	YTD Expense 12-12-22	2023 BUDGET FINAL	NOTES
Water/Sewer Mgr (Clearwater)	\$ 13,461	\$ 13,000	monthly fee \$600/meter reading/vault labor repairs/pumphouse monitoring repairs
Sewer Pump Maintenance	\$ 2,732	\$ 2,000	sludge hauling/APE service if required/mission controller
Back-up Sewer Pump Generator Service Contract	\$ 38,446	\$ 2,600	generator service contract/diesel/gen offloading/Lucey electric install
Pump house addition	\$ 400	\$ -	
Electric Power (Fall River)	\$ 1,414	\$ 2,100	Pumphouse electricity
City of Victor (sewage)	\$ 30,156	\$ 31,200	City of victor monthly charge/\$600/yr/house
Valley Vista water	\$ 25,691	\$ 27,000	Valley Vista water/water samples
Road Repairs	\$ 8,113	\$ 70,000	Chip seal road
Engineering	\$ -	\$ -	
Snow Removal	\$ 6,000	\$ 6,600	Annual snow removal
Weed Control & mowing	\$ 10,899	\$ 6,000	weed control /water meters for common areas
Pasture Improvements	\$ 1,255	\$ -	no pasture improvements defer
Accounting Fees	\$ 3,600	\$ 4,000	accounting and administrative costs
Audit , Filing taxes	\$ -	\$ 300	CPA charges tax filing fees
Insurance	\$ 1,345	\$ 1,400	annual insurancce
Taxes	\$ 308	\$ 600	Annual taxes
Legal	\$ 4,708	\$ 500	if needed
Speed Bumps	\$ 1,941	\$ -	
	\$ 150,469	\$ 167,300	
Current Bank Balance 12/12/22			
Checking		\$ 38,199	
Reserve		\$ 652	
Income			
Projected 2023 Dues		\$ 126,996.58	CPI Increase of 7.1% for HOA dues(HOA dues increase \$3.34/mo form \$47.10 to \$50.44)
Water +5k(avg \$8500yr21/22)		\$ 8,500.00	
Total Income		\$ 135,496.58	
2022 year end checking balance		\$ 38,199.00	
Total Income + 2022 Year end Checking Balance		\$ 173,695.58	
Total Expense		\$ 167,300.00	
Difference/Projected 2023 year end balance		\$ 6,395.58	
2022 year end reserve balance		\$ 652.00	
Reserve collected 2023		\$ 1,920.00	
Projected reserve balance year end 2023		\$ 2,572.00	