

Valencia HOA
Profit & Loss Budget Overview
January through December 2017

2017 Proposed Budget Overview	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL Jan - Dec 17
Ordinary Income/Expense													
Income													
HOA Dues	199,583.73	99,791.86	33,263.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	332,639.55
Total Income	199,583.73	99,791.86	33,263.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	332,639.55
Gross Profit	199,583.73	99,791.86	33,263.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	332,639.55
General Expense													
Bank charges	57.25	43.75	9.50	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	35.00	161.50
Signage	0.00	0.00	60.00	0.00	0.00	60.00	0.00	0.00	60.00	0.00	0.00	0.00	180.00
Insurance	0.00	0.00	0.00	0.00	0.00	9,142.00	0.00	0.00	0.00	0.00	0.00	0.00	9,142.00
Office Supplies	0.00	157.90	0.00	0.00	0.00	0.00	0.00	0.00	186.42	0.00	0.00	0.00	344.32
Postage and Delivery	716.00	200.00	75.00	0.00	150.00	0.00	716.00	0.00	0.00	0.00	0.00	0.00	1,857.00
Printing and Reproduction	450.00	0.00	0.00	0.00	150.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	750.00
Total General Expense	1,223.25	401.65	144.50	2.00	302.00	9,204.00	718.00	152.00	248.42	2.00	2.00	35.00	12,434.82
HOA Maintenance													
Playground/Amenities	0.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	0.00	1,500.00
Fence Maintenance	0.00	0.00	10000**	0.00	0.00	1,500.00	0.00	0.00	1,500.00	0.00	0.00	1,500.00	4,500.00
Tree & Landscape Maintenance	1,500.00	0.00	1,500.00	1,500.00	0.00	0.00	1,500.00	0.00	0.00	1,500.00	0.00	0.00	7,500.00
Pond Maintenance	0.00	0.00	0.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	0.00	0.00	10,500.00
Monthly Lawn Maintenance	16,520.83	16,520.83	16,520.83	16,520.83	16,520.83	16,520.83	16,520.83	16,520.83	16,520.83	16,520.83	16,520.83	16,520.83	198,249.96
Total HOA Maintenance	18,020.83	16,520.83	18,520.83	19,520.83	18,020.83	20,020.83	19,520.83	18,020.83	20,020.83	19,520.83	16,520.83	18,020.83	222,249.96
Filing Fees													
Lien Filing/Release Fees													
County Filing Fees	0.00	0.00	100.00	0.00	0.00	100.00	0.00	0.00	100.00	0.00	0.00	100.00	400.00
Lien Filing/Release Fees	-13.00	0.00	-65.00	-26.00	-13.00	0.00	-13.00	0.00	-13.00	-26.00	117.00	0.00	-52.00
Total Lien Filing/Release Fees	-13.00	0.00	35.00	-26.00	-13.00	100.00	-13.00	0.00	87.00	-26.00	117.00	100.00	348.00
Professional Fees													
Accounting	0.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Compliance & Enforcement	0.00	0.00	0.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	0.00	0.00	1,750.00
Legal Fees	0.00	0.00	1,000.00	0.00	0.00	1,000.00	0.00	0.00	1,000.00	0.00	0.00	1,000.00	4,000.00
Total Professional Fees	0.00	0.00	1,000.00	550.00	250.00	1,250.00	250.00	250.00	1,250.00	250.00	0.00	1,000.00	6,050.00
Repairs													
Landscape Repairs	0.00	0.00	1,100.00	0.00	0.00	0.00	1,100.00	0.00	0.00	1,100.00	0.00	0.00	3,300.00
Irrigation	0.00	886.89	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	0.00	0.00	12,000.00
Common Area Repair	0.00	0.00	0.00	1,100.00	0.00	0.00	1,100.00	0.00	0.00	1,100.00	0.00	0.00	3,300.00
Total Repairs	0.00	0.00	2,600.00	2,600.00	1,500.00	1,500.00	3,700.00	1,500.00	1,500.00	3,700.00	0.00	0.00	18,600.00
Social Events & Meetings													
Meeting Expense	0.00	0.00	500.00	0.00	0.00	500.00	0.00		7,500.00	0.00	0.00	500.00	9,000.00
Total Social Events & Meetings	0.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	7,500.00	0.00	0.00	500.00	9,000.00
Taxes													
Property	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	850.00	0.00	850.00
Total Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	850.00	0.00	850.00
Utilities													
Electric	641.53	613.74	729.00	635.56	811.28	819.84	849.38	1,147.35	1,047.26	922.79	986.87	961.62	10,166.22
Water	306.45	653.25	373.36	366.22	1,319.45	2,499.54	4,306.18	8,381.94	7,288.15	5,753.13	4,302.08	1,605.39	37,155.14
Total Utilities	947.98	1,266.99	1,102.36	1,001.78	2,130.73	3,319.38	5,155.56	9,529.29	8,335.41	6,675.92	5,288.95	2,567.01	47,321.36
Website													
Development & Hosting	251.64	0.00	0.00	0.00	350.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	851.64
Total Website	251.64	0.00	0.00	0.00	350.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	851.64
Reserve Pool													
License Fees	0.00	0.00	0.00	0.00	0.00	0.00	75.00	0.00	0.00	0.00	0.00	0.00	75.00
Repairs	0.00	750.00	0.00	178.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	928.65
Telephone	86.11	111.94	103.03	0.00	203.92	0.00	201.85	114.17	0.00	220.19	110.08	111.11	1,262.40
Insurance	0.00	0.00	0.00	0.00	0.00	1,537.00	0.00	0.00	0.00	0.00	0.00	0.00	1,537.00
Alarm	24.95	24.95	24.95	0.00	49.90	24.95	24.95	24.95	0.00	49.90	24.95	24.95	299.40
Maintenance	0.00	0.00	0.00	0.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	0.00	0.00	0.00	8,500.00
Total Reserve Pool	111.06	886.89	127.98	178.65	1,953.82	3,261.95	2,001.80	1,839.12	1,700.00	270.09	135.03	136.06	12,602.45
Total Expense	20,541.76	19,076.36	19,930.67	20,677.26	22,744.38	35,906.16	27,383.19	29,541.24	30,391.66	26,442.84	22,313.81	20,858.90	330,308.23
Net Ordinary Income	179,041.97	80,715.50	13,333.29	-20,677.26	-22,744.38	-35,906.16	-27,383.19	-29,541.24	-30,391.66	-26,442.84	-22,313.81	-20,858.90	2,331.32
Total Net Income													\$2,331.32

** The Association plans to replace a portion of the common area fence. More information will be sent out prior to work being performed.