

**Verada View at Providence HOA
CY 2023 Budget - Operating Account**

REVENUE:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
Homeowner Assessment	\$7,680.00	\$7,680.00	\$7,680.00	\$7,680.00	\$7,680.00	\$7,680.00	\$7,680.00	\$7,680.00	\$7,680.00	\$7,680.00	\$7,680.00	\$7,680.00	\$92,160.00
Interest	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$75.00
Total Revenue:	\$7,686.25	\$7,686.25	\$7,686.25	\$7,686.25	\$7,686.25	\$7,686.25	\$7,686.25	\$7,686.25	\$7,686.25	\$7,686.25	\$7,686.25	\$7,686.25	\$92,235.00
EXPENSES:													
Administrative:													
Audit & Tax Prep	0.00	0.00	250.00	1,750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$2,000.00
Bank Charges	0.00	0.00	10.00	0.00	0.00	10.00	0.00	0.00	10.00	0.00	0.00	10.00	\$40.00
Corporate Filings	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	0.00	\$50.00
Federal Taxes	0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$50.00
HOA Management Fees	1,895.00	1,895.00	1,895.00	1,895.00	1,895.00	1,895.00	1,895.00	1,895.00	1,895.00	1,895.00	1,895.00	1,895.00	\$22,740.00
Insurance - D/O & G/L & WC	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	\$6,300.00
Legal Services	0.00	0.00	250.00	0.00	0.00	250.00	0.00	0.00	250.00	0.00	0.00	250.00	\$1,000.00
Portal Fee (One-Time Set up)	550.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$550.00
Portal Fee (Software)	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	\$300.00
Total Administrative:	\$2,995.00	\$2,445.00	\$3,005.00	\$4,195.00	\$2,445.00	\$2,705.00	\$2,445.00	\$2,495.00	\$2,705.00	\$2,445.00	\$2,445.00	\$2,705.00	\$33,030.00
Common Area Maintenance:													
Gate Repairs	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$1,800.00
Gate Remotes	\$0.00	\$606.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$606.90
Graffiti Removal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Janitorial Service	\$338.00	\$338.00	\$338.00	\$338.00	\$338.00	\$338.00	\$338.00	\$338.00	\$338.00	\$338.00	\$338.00	\$338.00	\$4,056.00
Landscape Maint - Contracted	\$1,025.00	\$1,025.00	\$1,025.00	\$1,025.00	\$1,025.00	\$1,025.00	\$1,025.00	\$1,025.00	\$1,025.00	\$1,025.00	\$1,025.00	\$1,025.00	\$12,300.00
Landscape Repairs	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$1,500.00
Lighting Repairs/Bulbs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Pool Service - Contracted	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$7,200.00
Pool Service - Main & Repairs	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$4,800.00
Pool/Spa Permit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$900.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$900.00
Utilities - Gas	\$150.00	\$150.00	\$200.00	\$200.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$225.00	\$225.00	\$225.00	\$3,125.00
Utilities - Power	\$275.00	\$300.00	\$300.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$320.00	\$320.00	\$4,140.00
Utilities - Telephone	\$95.00	\$95.00	\$95.00	\$95.00	\$95.00	\$95.00	\$95.00	\$95.00	\$95.00	\$95.00	\$95.00	\$95.00	\$1,140.00
Utilities - Water	\$425.00	\$425.00	\$450.00	\$450.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$625.00	\$500.00	\$500.00	\$6,875.00
Utilities - Sewer	\$105.00	\$105.00	\$105.00	\$105.00	\$105.00	\$105.00	\$105.00	\$105.00	\$105.00	\$105.00	\$105.00	\$105.00	\$1,260.00
Total Common Area Maint:	\$3,688.00	\$4,319.90	\$3,788.00	\$3,863.00	\$4,263.00	\$4,263.00	\$5,163.00	\$4,263.00	\$4,263.00	\$4,063.00	\$3,883.00	\$3,883.00	\$49,702.90
Total Expenses:	\$6,683.00	\$6,764.90	\$6,793.00	\$8,058.00	\$6,708.00	\$6,968.00	\$7,608.00	\$6,758.00	\$6,968.00	\$6,508.00	\$6,328.00	\$6,588.00	\$82,732.90
Less: Reserve Contribution	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Income (Loss):	\$1,003.25	\$921.35	\$893.25	(\$371.75)	\$978.25	\$718.25	\$78.25	\$928.25	\$718.25	\$1,178.25	\$1,358.25	\$1,098.25	\$9,502.10

\$40 per home per month