

	A	B	C	D
1			2023	2022
2			Budget	Actual
3		Number of Homes	427	427
4		Quarterly Assessment of	\$100.00	\$100.00
5	General Ledger Code	Description	no increase in assessment	no increase in assessment
6				
7	3010	Owner Assessments (includes paid past due assessments)	\$ 170,800.00	\$ 170,687.78
8	3020	Late Fees & Interest	\$ -	\$ 3,737.00
9	3070	Fines	\$ -	\$ 3,060.00
10	3180	Interest	\$ -	\$ 23.27
11	3990	Prepaid	\$ -	\$ (482.43)
12		Total Operating INCOME	\$ 170,800.00	\$ 177,025.62
13		Administrative Expenses		
14	4705	Accounting/Tax Preparation	\$ 400.00	\$ 386.00
15	4710	Management Fees	\$ 41,480.16	\$ 41,480.16
16	4713	Cadden Mileage (eff 9/2022)	\$ 420.00	\$ 221.75
17	4715	Postage	\$ 1,835.00	\$ 1,323.66
18	4720	Copies	\$ 808.00	\$ 1,020.69
19	4730	Assessment Statements	\$ 2,700.00	\$ 3,541.54
20	4735	Legal Expense	\$ 2,000.00	\$ (518.17)
21	4736	Collection Expense	\$ -	\$ -
22	4745	Office Supplies	\$ 940.00	\$ 701.73
23	4751	Banking Fees	\$ 10.00	\$ (10.00)
24	4755	Meeting Expenses	\$ -	\$ 36.00
25	4760	Updates/Printing	\$ 400.00	\$ 552.00
26	4765	Fax Service	\$ 5.00	\$ -
27	4775	Annual Meeting Mailer	\$ 1,600.00	\$ 1,985.19
28	4780	Website (domain name & web host)	\$ 158.00	\$ 108.00
29	4791	Storage	\$ 168.00	\$ 168.00
30		Total Administrative Expense	\$ 52,924.16	\$ 50,996.55
31		Committee Expenses		
32	4805	National Night Out	\$ -	\$ -
33	4810	Holiday Committee/Contest	\$ -	\$ -

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34		Total Committee Expense	\$ -	\$ -
35		Fixed Expenses		
36	4010	Property Taxes	\$ 25.00	\$ 20.82
37	4011	Transfer to Reserve for Annual Contribution @\$3,022.17/mo	\$ 36,266.00	\$ 34,871.00
38	4015	ACC Reporting	\$ 10.00	\$ 10.00
39	4020	AZ Corp, Incorporation Tax	\$ 50.00	\$ 50.00
40	4027	Gas Well Monitoring	\$ 3,980.00	\$ 3,980.00
41	4030	Liability/D&O Insurance	\$ 4,350.00	\$ 2,052.00
42	4045	Backflow Testing	\$ 325.00	\$ 285.00
43		Total Fixed Expenses	\$ 45,006.00	\$ 41,268.82

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44		Landscaping Expenses		
45	4605	Landscaping Maintenance (2.5% fuel surcharge ends 2/1/20	\$ 63,978.48	\$ 63,588.36
46	4610	Plant & Tree Replacement	\$ -	\$ -
47	4615	Irrigation Repair	\$ 434.00	\$ 1,168.91
48	4660	Non-contract Landscaping	\$ -	\$ (184.00)
49	4665	Sanitation Services	\$ 1,440.00	\$ 1,420.00
50		Total Landscaping Expense	\$ 65,852.48	\$ 65,993.27
51		General Repair & Maintenance		
52	4305	General Maintenance	\$ 400.00	\$ 175.00
53	4310	Painting & Supplies	\$ -	\$ -
54	4315	Sign Maintenance	\$ -	\$ -
55	4325	Vandalism	\$ -	\$ -
56	4336	Community Dumping and Fees	\$ 100.00	\$ 150.00
57		Total General Repair & Maintenance Expense	\$ 500.00	\$ 325.00
58		Utilities		
59	4120	Water	\$ 6,500.00	\$ 7,302.74
60		Total Utilities Expense	\$ 6,500.00	\$ 7,302.74
61				
62		Total Operating EXPENSES	\$ 170,782.64	\$ 165,886.38
63		Operating INCOME / (LOSS) includes reserve transfer	\$ 17.36	\$ 11,139.24
64				

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65		RESERVE FUND		
66		Major Repair & Funding of Reserve Account		
67		OPENING BALANCE OF RESERVE Jan 1, 2023	\$ 170,483.76	\$ 126,605.79
68		2023 Contribution of @ \$3,022.17/mo		
69	5001	Reserve Interest		\$ 331.97
70	5005	Regular Yearly Reserve Contribution/Income (\$36,266)	\$ 36,266.00	\$ 34,871.00
71	5006	Reserve Fund (Owner's Capital Improvement 1xFee) \$100		\$ 2,700.00
72	5007	Transfer Fees (From sales of homes 1xFee) \$275		\$ 7,425.00
74		Total Reserve INCOME	\$ 36,266.00	\$ 45,327.97
75		Reserve Fund Before Expenses	\$ 206,749.76	\$ 171,933.76
77		Reserve Expenses		
78	6012	Well Maintenance and Repairs		\$ -
79	6016	Multiport Upgrade		\$ -
80	6018	Metal Benches		\$ -
81	6019	Sidewalks (common Area Only)		\$ -
82	6020	Sign(s) and Maintenance		\$ -
83	6021	Erosion Control		\$ -
84	6027	Streets - Red Curb Painting		\$ -
85	6055	Decomposed Granite		\$ -
86	6067	Irrigation		\$ -
87	6069	Tree Thinning and Work	\$ 10,000.00	\$ 1,450.00
88	6070	Homeless Cleanup		\$ -
89	6071	Landscape		\$ -
90	6072	Irrigation Timers		\$ -
91	6074	Monuments/Walls @ Front Entrance		\$ -
92	6076	Repair of CMU Walls & Graffiti	\$ 1,050.00	\$ -
93	6077	Fences/Gates/Railings		\$ -
94	6078	Reserve Study	\$ 1,700.00	\$ -
95	6079	Speed Humps - One-Time Expense (safety)	\$ 22,000.00	\$ -

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96	6080	Speed Humps Maintenance (backup)		\$ -
97	6081	Legal Contingencies	\$ 1,500.00	\$ -
98		Total Reserve EXPENSES	\$ 36,250.00	\$ 1,450.00
99		Total Reserve Fund - after expenses	\$ 170,499.76	\$ 170,483.76
100		Increase (Reduction) of Reserve - for period	\$ 16.00	\$ 43,877.97
101				
102		Total NET INCOME (Loss)	\$ 33.36	\$ 55,017.21