

	Actuals 9/30/23	Est. October- Dec 23	Estimated 23	2022 Actuals	Budget 23	*B*Budget 24	24 Bdg't v 23 Est.Bdgt	*B* Discussion Items
Ordinary Income/Expense								
Income								
Revenues								
Assessments, Owners	115,000.00	0.00	115,000.00	115,000.00	115,000.00	138,000.00	23,000.00	20% increase dues
Early Payment Credit	-1,950.00	0.00	-1,950.00	-3,000.00	-3,000.00	-1,000.00	-1,050.00	
Assessments, Water, Vela	480.00	0.00	480.00	480.00	480.00	480.00	0.00	
Penalties, Owners	23.31	0.00	23.31	24,850.00	0.00	0.00	-23.31	
RETA	0.00	9,750.00	9,750.00	16.09	0.00	10,000.00	250.00	
Interest, Bank	223.67	8.10	227.67	46.54	0.00	0.00	-227.67	
Total Revenues	113,786.38	9,758.10	123,530.98	137,392.63	112,480.00	145,480.00	21,949.02	
Total Income	113,786.38	9,758.10	123,530.98	137,392.63	112,480.00	145,480.00	21,949.02	
Gross Profit	113,786.38	9,758.10	123,530.98	137,392.63	112,480.00	145,480.00	21,949.02	
Expense								
WWTP Repairs	0.00	0.00	0.00	3,771.65	0.00	0.00	0.00	
Operating Expenditures								
Accounting/Office/Legal								
HDA Meetings	0.00	0.00	0.00	3,130.35	1,000.00	500.00	500.00	BYOB/Potluck
Bank Service Charges	304.00	0.00	304.00		0.00	100.00	-204.00	
Corporate Filing	0.00		45.00	10.00	45.00	45.00	0.00	
Legal & Consulting	19,324.50	3,000.00	22,324.50	4,472.00	2,000.00	4,000.00	-18,324.50	3-8k range
Management/ Accounting Fees	7,695.00	6,065.00	13,760.00	11,837.50	11,000.00	21,600.00	7,840.00	95% increase
Copies/Postage/Printing	36.40	0.00	36.40	238.58	100.00	100.00	63.60	
Accounting/Website								
Tax Preparation	0.00	500.00	500.00	1,500.00	500.00	650.00	150.00	
Accounting/Website - Other	3,040.50	345.00	3,385.50	2,132.59	2,750.00	1,380.00	-2,005.50	Web site completed
Total Accounting/Website	3,040.50	845.00	3,885.50	3,632.59	3,250.00	2,030.00	-1,855.50	
Total Accounting/Office/Legal	30,400.40	9,950.00	40,350.40	23,321.02	17,455.00	30,405.00	-9,950.40	
Common Area Maintenance							0.00	
Tree Clearing/Weed Control							0.00	
Tree Clearing/Weed Control - Other	1,272.00	0.00	1,272.00	0.00	2,500.00	2,500.00	1,228.00	
Total Tree Clearing/Weed Control	1,272.00	0.00	1,272.00	0.00	2,500.00	2,500.00	1,228.00	
Total Common Area Maintenance	2,544.00	-1,272.00	1,272.00	0.00	2,500.00	2,500.00	1,228.00	
Road Maintenance	11,302.84	0.00	11,302.84	10,740.00	25,000.00	10,000.00	-1,302.84	\$15,000- Capital Improvements
Sewer System Operation								
Sewer Plant Roof	0.00	0.00	0.00	0.00	7,033.84	0.00	0.00	\$7,500- Capital Improvements
Lift Station repairs	0.00	0.00	0.00	0.00	6,000.00	0.00	0.00	\$6,000- Capital Improvements
Internet Expense for communicat	510.71	47.95	558.66	531.95	638.88	550.00	-8.66	
Control Systems Subscription	0.00	0.00	0.00	296.80	550.00	0.00	0.00	
Annual permit	630.00	0.00	630.00	632.00	700.00	700.00	70.00	
Sewer System Operator	23,221.52	2,700.00	25,921.52	13,891.87	26,000.00	29,250.00	3,318.48	75% of \$39,000 per contract
Supplies, Materials & Other	309.81	0.00	309.81	4,404.19	5,500.00	1,000.00	690.19	
WWTP Training, Other	0.00	0.00	0.00		3,000.00	2,363.05	2,363.05	
Tests - Sewer	1,009.00	692.00	1,701.00	1,248.00	2,100.00	1,820.00	118.00	
Utilities - Sewer	8,808.00	2,381.00	11,189.00	10,244.00	12,250.00	11,972.23	783.23	
Sewer System Operation Other	0.00	0.00	0.00	2,500.00				
Total Sewer System Operation	34,499.04	5,820.95	40,319.99	33,748.81	63,752.72	47,655.28	7,338.29	
Water System								
Dues--CRWA	200.00	0.00	200.00	200.00	200.00	200.00	0.00	
Repairs & Maintenance - Water	2,110.69	0.00	2,110.69	0.00	960.00	1,000.00	-1,110.69	
Supplies & Materials - Water	1,008.57	400.15	1,408.72	481.24	650.00	1,408.72	0.00	
Tests - Water	2,598.00	660.00	3,258.00	3,234.00	3,000.00	3,258.00	0.00	
Utilities- Valley View Well	909.00	303.00	1,212.00	1,089.00	1,100.00	1,212.00	0.00	
Utilities - Water-PO Well	231.40	108.60	340.00	354.60	350.00	350.00	10.00	
Water System Operator	6,010.51	1,200.00	6,010.51	7,144.46	10,000.00	9,790.00	1,739.49	25% of \$39,000 per contract
Total Water System	13,868.17	2,671.75	16,539.92	12,503.30	16,260.00	17,178.72	638.80	
Insurance								
Insurance-D&O	0.00	590.00	590.00	569.75	590.00	590.00	0.00	
Insurance - Liability	5,488.00	0.00	5,488.00	0.00	4,250.00	5,488.00	0.00	
Workers Comp	279.00	0.00	279.00	0.00	500.00	500.00	121.00	
Total Insurance	5,965.00	590.00	6,455.00	569.75	5,340.00	6,578.00	121.00	
Trash								
Trash Subcontract	5,478.91	2,070.45	7,549.36	8,058.00	7,250.00	7,250.00	-299.36	
Total Trash	5,478.91	2,070.45	7,549.36	8,058.00	7,250.00	7,250.00	-299.36	
Snow Removal	21,165.00	2,550.00	23,715.00	15,410.00	21,200.00	23,715.00	0.00	
Taxes								
Property Taxes	7,163.25	-7,000.00	163.25	263.96	295.00	200.00	-36.75	
Total Taxes	7,163.25	-7,000.00	163.25	263.96	295.00	200.00	-36.75	
Total Operating Expenditures	122,289.41	15,386.15	147,675.56	106,614.94	159,052.72	146,480.00	-2,120.56	
Total Expense	122,289.41	15,386.15	147,675.56	109,286.49	159,052.72	146,480.00	-2,120.56	
Net Ordinary Income	-18,503.03	-5,641.55	-24,142.58	29,000.14	-46,572.72	0.00	24,142.58	
Other Income/Expense								
Other Expense								
Construction Loan Expense								
WWTP Site Work	-970.78	0.00	-970.78	0.00	0.00	0.00	970.78	
Total Construction Loan Expense	-970.78	0.00	-970.78	0.00	0.00	0.00	970.78	
Total Other Expense	-970.78	0.00	-970.78	0.00	0.00	0.00	970.78	
Net Other Income	970.78	0.00	970.78	0.00	0.00	0.00	-970.78	
Net Income	-17,502.93	-5,641.55	-23,170.86	29,000.14	-46,572.72	0.00	23,170.86	