

Arizona Valencia II HOA  
2023 Operating Budget DRAFT

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
	<b>INCOME</b>													
5000	Residential Assmnt	8,034	8,034	8,034	8,034	8,034	8,034	8,034	8,034	8,034	8,034	8,034	8,034	96,408
5001	Delinquent Income	140	140	140	140	140	140	140	140	140	140	140	140	1,680
5070	Transfer Fees	382	382	382	382	382	382	382	382	382	382	382	382	4,584
5080	Working Capital	100	100	100	100	100	100	100	100	100	100	100	100	1,200
	<b>TOTAL INCOME</b>	8,174	8,174	8,174	8,174	8,174	8,174	8,174	8,174	8,174	8,174	8,174	8,174	98,088
	<b>MAINT &amp; REPAIR</b>													
8010	Landscape Maintenance	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	17,280
8016	Weed Control	0	0	0	0	0	0	0	0	0	0	0	0	0
8019	Storm Damage	0	0	0	0	0	0	0	0	900	0	0	0	900
	Parking Patrol	290	290	290	290	290	290	290	290	290	290	290	290	3,480
8025	Pest Control	50	50	50	50	50	50	50	50	50	50	50	50	600
8035	Street Sweeping	160	0	0	0	160	0	0	140	0	0	140	0	600
8000	Playground Cleaning	100				100			105			105		410
8070	Irrigation/Sprinkler rep/parts	100	100	100	100	100	100	100	100	100	100	100	100	1,200
8078	Tree trimming	0	0	0	1,250	0	0	0	0	0	0	0	0	1,250
8080	Contract Services	200	200	200	200	200	200	200	200	200	200	200	200	2,400
	<b>TOTAL</b>	2,340	2,080	2,080	3,330	2,340	2,080	2,080	2,325	2,980	2,080	2,325	2,080	28,120
	<b>PARTS &amp; SUPPLIES</b>													
8271	Landscape Supplies	0	0	0	0	0	0	0	0	0	0	0	0	0
8280	Fertilizer/Seed	0	0	0	0	700	0	0	0	0	1,900	0	0	2,600
8281	Plants & Shrubs	0	600	0	0	0	0	0	0	600	0	0	0	1,200
8290	Misc.	50	50	50	50	50	50	50	50	50	50	50	0	550
	<b>TOTAL</b>	50	650	50	50	750	50	50	50	650	1,950	50	0	4,350
	<b>UTILITIES</b>													
8410	Electricity	670	670	670	670	670	670	670	670	670	670	670	670	8,040
8460	Water	708	571	995	1,230	1,058	1,621	2,971	3,841	750	800	800	500	15,845
	<b>TOTAL</b>	1,378	1,241	1,665	1,900	1,728	2,291	3,641	4,511	1,420	1,470	1,470	1,170	23,885

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<b>ADMINISTRATIVE</b>													
8610 Legal	130	130	130			130	130		130	130	130	130	1,170
8611 Collection Costs	155	155	155	155	155	155	155	155	155	155	155	155	1,860
8612 Lein Expenses		120				120		120					360
8641 Website	300												300
8640 Insurance	0	0	0	0	0	0	2,500	0	0	0	0	0	2,500
8660 Management	895	895	895	895	895	895	895	895	895	895	895	895	10,740
8661 Statements	140	140	140	140	140	140	140	140	140	140	140	140	1,680
8664 Copies	30	30	30	30	30	30	30	30	30	30	30	30	360
8665 Community Notices	0	0	150	0	0	45	0	0	45	0	0	45	285
8666 Postage	20	20	20	20	20	20	20	20	20	20	20	20	240
8680 Property Taxes	0	0	0	0	0	0	0	0	0	0	50	0	50
8681 Income Taxes	0	60	0	0	0	0	0	0	0	0	0	0	60
8683 Box Storage	28	28	28	28	28	28	28	28	28	28	28	28	336
8682 Audit & Tax Prep & AZ Corp	0	275	100	50	0	0	0	0	600	0	0	0	1,025
<b>TOTAL</b>	<b>1,698</b>	<b>1,853</b>	<b>1,648</b>	<b>1,318</b>	<b>1,268</b>	<b>1,563</b>	<b>3,898</b>	<b>1,388</b>	<b>2,043</b>	<b>1,398</b>	<b>1,448</b>	<b>1,443</b>	<b>20,966</b>
<b>TOTAL OPERATING</b>	<b>5,466</b>	<b>5,824</b>	<b>5,443</b>	<b>6,598</b>	<b>6,086</b>	<b>5,984</b>	<b>9,669</b>	<b>8,274</b>	<b>7,093</b>	<b>6,898</b>	<b>5,293</b>	<b>4,693</b>	<b>77,321</b>
<b>RESERVE</b>													
9500 Reserve Contribution	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	2,067	20,767
9525 Reserve Expense	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL RESERVE</b>	<b>1,700</b>	<b>1,700</b>	<b>1,700</b>	<b>1,700</b>	<b>1,700</b>	<b>1,700</b>	<b>1,700</b>	<b>1,700</b>	<b>1,700</b>	<b>1,700</b>	<b>1,700</b>	<b>2,067</b>	<b>20,767</b>
<b>Total Operating &amp; Reserve</b>	<b>7,166</b>	<b>7,524</b>	<b>7,143</b>	<b>8,298</b>	<b>7,786</b>	<b>7,684</b>	<b>11,369</b>	<b>9,974</b>	<b>8,793</b>	<b>8,598</b>	<b>6,993</b>	<b>6,760</b>	<b>98,088</b>
<b>TOTAL INCOME/DEFICIT</b>	<b>1,008</b>	<b>650</b>	<b>1,031</b>	<b>-124</b>	<b>388</b>	<b>490</b>	<b>-3,195</b>	<b>-1,800</b>	<b>-619</b>	<b>-424</b>	<b>1,181</b>	<b>1,414</b>	<b>0</b>

Total Homeowners                    103  
Monthly Assessments                **\$78**  
    \$8,034

Assessments calculated at \$71.00 per month. **Increased \$7**