

# 2023 Budget (enclosed) & Notice of Assessment Increase



November 1, 2022

Dear Cd'A Place Homeowner(s):

As the season changes, it's time again to finalize the Association's financial plan for the year ahead. With support from Rockwood Property Management (RPM), your Board of Directors have adopted the enclosed 2023 Budget for your consideration.

Like most consumers, the Association is experiencing the financial impact of recent market fluctuations and interruptions. To continue the current level of service, an assessment increase is necessary to cover the rising cost of goods and services. A detailed account of anticipated income and expenses is included for your consideration.

Raising dues is never an easy decision but as a not-for-profit corporation, the budget provides little room to negotiate lower rates without sacrificing services. In this situation, the Board's only options are to raise rates and/or reduce services.

## **Effective January 1, 2023, assessments will increase as follows:**

**Main Association** dues will increase from \$23 to \$25.30/month. Main association dues are levied semi-annually on January 1 and July 1 in the amount \$151.80.

**Parkside** dues will increase from \$294 to \$339.90/quarter, levied on Jan 1, April 1, July 1 and Oct 1.

**Sorbonne Townhomes & Cottages** dues will increase from \$113 to \$132.30/month.

**Village** dues will increase from \$114 to \$129.90/ quarter, levied on Jan 1, April 1, July 1 and Oct 1.

**Parc Rose** dues will increase from \$123 to \$135.30/month.

**Soleil Park** dues will increase from \$123 to \$142.30/month.

**Vigne Blanc** dues will be \$135.30/month.

In December, an assessment payment coupon book will be sent to all homeowners *except those enrolled in Auto Pay through the Portal*. Aside from the forthcoming payment coupon book, no additional notice will be sent regarding the 2023 assessment increase. To avoid an underpayment, please make arrangements now to remit the new amount in January. Please refer to the enclosed document titled "Assessment Payment Methods" for remittance instructions.

\* \* If you are enrolled in Portal AutoPay, nothing further is required from you. The monthly debit amount will be adjusted on your behalf beginning in January 2023.

As always, we thank you for your continued faith and partnership in maintaining a high quality of life at Cd'A Place Master Association. We look forward to continued community success and wish you the very best in the New Year.

In partnership,

Cd'A Place Master Association  
c/o Rockwood Property Management

Phone: (509) 321-5921

Email: [cdaplacehoa@rockwoodpm.com](mailto:cdaplacehoa@rockwoodpm.com)

# Cd'A Place Master Association

## ASSESSMENT PAYMENT METHODS



For the remittance of assessments, your HOA accepts the payment methods detailed below. To ensure your payment is received as intended, please review the instructions for your preferred payment method carefully prior to remitting payment.

### Helpful Links:

Your HOA's homepage: [www.cdaplacehoa.com](http://www.cdaplacehoa.com)

Your HOA's website is updated regularly with relevant information and important links.

[Owner Access Portal](#) (also linked to your HOA website)

The Portal is our new online platform where owners may login to view their assessment account balance, review enforcement actions and pay assessments using a variety of online payment methods including FREE recurring ACH. If you don't have a login, please request an invite via the HOA's website homepage (see above link).

**ONLINE PAYMENTS:** Through the Portal, we offer FREE recurring ACH payments ("AutoPay") for the remittance of HOA assessments. Visa, MasterCard and one-time ACH payments are offered for a nominal fee as follows:

- AutoPay – FREE Recurring ACH payments (must enroll before assessment due date)
- One-time ACH payments are \$2.95 each
- Visa and MasterCard transactions are \$2.95 + 3.5% each

To enroll in AutoPay, you must first register for the Portal. Visit your HOA's homepage to complete the form "*Request an Invite to the Owner Access Portal*". Once registered, login to your Portal account then follow the prompts to create a payment method then enroll in AutoPay.

### Please read prior to AutoPay enrollment:

- ❖ Once enrolled, your first AutoPay payment will be debited from your checking account on the next assessment due date. You must be enrolled BEFORE the assessment due date in order to pay by AutoPay.
- ❖ The Portal does not take into account any outstanding balances or credits remaining on your account with the HOA at the time of AutoPay enrollment. This means that an outstanding balance (if any) must be paid another way, either a check sent by mail or one-time Portal payment.
- ❖ Conversely, any credits that exist on your account with the HOA will not be taken into account when the AutoPay is debited on the next assessment due date; the exact assessment amount will be debited from your checking account regardless of the balance due or lack thereof. Please take this into consideration when enrolling in AutoPay.
- ❖ Once enrolled in AutoPay, the rate will be automatically updated if/when assessments change from year to year. The exact assessment amount will be debited on each due date until the homeowner cancels or amends their AutoPay enrollment via the Portal

# Cd'A Place Master Association

## ASSESSMENT PAYMENT METHODS

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### US MAIL PAYMENTS:

1. Payment remittance coupons for the following year are distributed to all owners (except those enrolled in Portal AutoPay) prior to January 1st. To ensure your payment is applied to the correct account, please include a payment remittance coupon with each check and mail using the windowed envelopes provided.

***Include the following information on each payment to ensure proper application:***

- a. Your Management Company ID: **7794**
- b. Association ID, which is: **CDA**
- c. Your Property Account Number has not changed and can be found on your remittance coupons or the Portal.

Example: **7794 – CDA – CDA001001**

2. Please mail all payments to the following remittance address:

Cd'A Place Master Association  
c/o Rockwood Property Management  
P.O. Box 94804  
Las Vegas, NV 89193-4804

3. If you are paying for multiple properties, please send a separate coupon and check for each property.

**BANK BILL PAY SERVICES:** If you currently utilize or want to pay through the bill payment service provided by your bank, please do the following:

1. **VERY IMPORTANT:** Delete any existing payment profile and create a new one. Enter the payee and mailing address as follows:

**Payee:** Cd'A Place Master Association  
**Address Line 1:** c/o Rockwood Property Management  
**Address Line 2:** P.O. Box 94804  
**City, State, Zip:** Las Vegas, NV 89193-4804

2. Make payable to Cd'A Place Master Association and include the Management Company ID, Association ID and your account number on the check memo line. See above for an example. ***This must be included on each payment to ensure proper application.***

Coeur d'Alene Place Master Association  
**2023 Budget - Main Assessment**

INCOME		2022 Budget	2022 Actuals*	2023 Budget
5010	Dues	\$ 473,340.00	\$ 471,624.57	\$ 539,730.41
5011	Dues - Apartment Rockwood Lodge	\$ 33,120.00	\$ 33,120.00	\$ 36,432.00
5011	Dues - Apartment Northern	\$ 40,572.00	\$ 40,572.00	\$ 44,629.20
<i>Projected % of Delinquent Dues</i>		\$ (4,733.40)		\$ (5,397.30)
5012	Dues - Builder	\$ 14,490.00	\$ 14,265.00	\$ 10,474.20
<b>Total Assessments</b>		<b>\$ 556,788.60</b>	<b>\$ 559,581.57</b>	<b>\$ 625,868.51</b>

5014	Transfer Fee	\$ -	\$ -	\$ -
5020	Late Charges	\$ 9,000.00	\$ 13,429.76	\$ 12,000.00
5021	Late Interest	\$ 1,560.00	\$ 1,367.04	\$ 1,560.00
5025	NSF Income	\$ -	\$ 20.00	\$ -
5026	Fine Income	\$ 3,600.00	\$ 2,531.96	\$ 2,400.00
5032	Lien income	\$ 500.00	\$ 2,763.35	\$ -
5045	Initiation Fees	\$ -	\$ -	\$ -
5050	Interest Income	\$ 80.00	\$ 81.12	\$ 84.00
5100	Misc. Income	\$ -	\$ 269.80	\$ -
<b>Total Income</b>		<b>\$ 571,528.60</b>	<b>\$ 580,044.60</b>	<b>\$ 641,912.51</b>

Landscaping Expenses		2022 Budget	2022 Actuals*	2023 Budget
6615	Snow Removal	\$ 11,000.00	\$ 8,710.00	\$ 11,000.00
6810	Mowing - Commons/Fall Leaf	\$ 161,000.00	\$ 175,500.00	\$ 184,300.00
6820	Fertilize - Commons	\$ 20,400.00	\$ 20,030.00	\$ 23,814.00
6830	Turf Spray - Commons	\$ 15,499.97	\$ 22,163.93	\$ 19,506.00
6843	Master Tree Program	\$ 17,870.15	\$ 24,870.15	\$ 23,000.00
6850	Flowers (Planting, Maintenance, Cleanup)	\$ 3,578.00	\$ 3,091.69	\$ 3,678.00
6860	Sprinkler Turn On & Blow Out	\$ 8,518.00	\$ 8,518.00	\$ 10,221.00
6880	Landscape Labor ( Irrigation Maintenance)	\$ 24,500.00	\$ 16,838.00	\$ 24,500.00
6890	Misc. Landscape(planter Beds)	\$ 4,824.04	\$ 6,037.64	\$ 5,726.56
6891	Swale Maintenance	\$ 1,000.00	\$ 500.00	\$ 1,000.00
<b>Total Landscaping</b>		<b>\$ 268,190.16</b>	<b>\$ 286,259.41</b>	<b>\$ 306,745.56</b>

Other Expenses		2022 Budget	2022 Actuals*	2023 Budget
6120	Community Events	\$ 8,500.00	\$ 10,198.89	\$ 11,000.00
6135	Board & Annual Meetings	\$ 110.00	\$ 191.26	\$ 196.00
6305	Accounting	\$ 300.00	\$ 400.00	\$ 3,950.00
6306	Legal	\$ 170.00	\$ 70.00	\$ -
6307	Code Enforcement	\$ -	\$ -	\$ -
6308	Lien Filing Expense		\$ 2,050.00	\$ -
6310	Insurance Expense	\$ 12,724.00	\$ 14,977.00	\$ 15,600.00
6330	Bank Charges	\$ 1,900.00	\$ 504.00	\$ -
6415	Electricity	\$ 5,976.00	\$ 6,013.74	\$ 6,360.00
6420	Water	\$ 144,300.00	\$ 130,055.13	\$ 144,300.00
6625	Supplies	\$ -	\$ -	\$ -
6626	Postage	\$ 13,300.00	\$ 17,380.97	\$ 18,250.00
6630	Repairs & Maintenance- hard scape/Dogi Pot	\$ 7,305.00	\$ 9,834.69	\$ 7,800.00
6631	Fence Repair & Maintenance	\$ 500.00	\$ -	\$ 500.00
6635	Special Projects	\$ -	\$ -	\$ -
6900	Web Fees	\$ 180.00	\$ 178.67	\$ 178.67
7505	Management Fee	\$ 102,855.00	\$ 102,950.75	\$ 117,232.50
7508	Property Taxes	\$ 2,000.00	\$ -	\$ 2,300.00
7515	Income Tax	\$ 208.09	\$ 244.00	\$ 279.21
6220?	Capital Reserve Funding	\$ 7,000.00	\$ 7,000.00	\$ 10,000.00
<b>Total Other</b>		<b>\$ 307,328.09</b>	<b>\$ 302,049.10</b>	<b>\$ 337,946.38</b>

**TOTAL EXPENSES** \$ 575,518.25 \$ 588,308.51 \$ 644,691.94  
**NET CASH FLOW** \$ (3,989.65) \$ (8,263.91) \$ (2,779.44)

Capital Improvements \$ (15,391.63)  
**BEGINNING CASH BALANCE** \$ 152,122.63 \$ 152,122.63 \$ 135,467.09  
**ENDING CASH BALANCE** \$ 155,132.98 \$ 128,467.09 \$ 142,687.65

\* The column titled "2022 Actuals" represents the actual income or expense incurred through 9/30/22 plus the remaining budget for the given line item.

## 2023 Budget - Parkside

INCOME	2022 Budget	2022 Actuals*	2023 Budget
5010 Dues	59,400.00	61,742.75	\$ 69,696.00
<i>Projected % of Delinquent Dues</i>	\$ -		\$ -
<b>Total Income</b>	<b>\$ 59,400.00</b>	<b>\$ 61,742.75</b>	<b>\$ 69,696.00</b>

Landscaping Expenses	2022 Budget	2022 Actuals*	2023 Budget
6615 Snow Removal	\$ 4,500.00	\$ 6,017.50	\$ 6,500.00
6810 Mowing/Fall Leaf, Entire Site	\$ 25,449.10	\$ 33,648.50	\$ 38,251.00
6820 Fertilize - Entire Site	\$ 3,231.00	\$ 3,051.00	\$ 3,204.00
6830 Turf Spray - Entire Site	\$ 4,500.00	\$ 3,008.00	\$ 4,269.00
6843 Master Tree Program	\$ 2,000.00	\$ 375.00	\$ 2,000.00
6850 Flowers (Planting, Maintenance, & Fall Cleanup)/Planter Beds	\$ 700.00	\$ 636.91	\$ 700.00
6860 Sprinkler Turn On & Blow Out	\$ 315.00	\$ 315.00	\$ 378.00
6880 Landscape Labor/Materials (Irrigation)	\$ 1,525.00	\$ 1,861.38	\$ 1,650.00
6890 Planter Bed Maintenance	\$ 540.00	\$ 470.00	\$ 670.00
<b>Total Landscaping</b>	<b>\$ 42,760.10</b>	<b>\$ 49,383.29</b>	<b>\$ 57,622.00</b>

Other Expenses	2022 Budget	2022 Actuals*	2023 Budget
6415 Common Area Electricity	\$ 1,860.00	\$ 1,878.93	\$ 1,968.00
6420 Common Area Water	\$ 1,440.00	\$ 879.73	\$ 1,440.00
6590 Gate Operations/Maintenance	\$ 1,600.00	\$ 1,012.87	\$ 1,038.00
6630 Repairs and Maintenance ( hardscape)	\$ 250.00	\$ -	\$ -
6631 Fence Repair & Maintenance	\$ 500.00	\$ -	\$ -
7505 Management Fee	\$ 3,960.00	\$ 3,960.00	\$ 4,356.00
Reserve Funding	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
<b>Total Other</b>	<b>\$ 12,610.00</b>	<b>\$ 10,731.53</b>	<b>\$ 11,802.00</b>

<b>TOTAL EXPENSES</b>	<b>\$ 55,370.10</b>	<b>\$ 60,114.82</b>	<b>\$ 69,424.00</b>
<b>NET CASH FLOW</b>	<b>\$ 4,029.90</b>	<b>\$ 1,627.93</b>	<b>\$ 272.00</b>
<b>BEGINNING CASH BALANCE</b>	<b>\$ 47,830.31</b>	<b>\$ 47,830.31</b>	<b>\$ 52,458.24</b>
<b>Ending Cash Balance With Reserve Funding</b>	<b>\$ 54,860.21</b>	<b>\$ 52,458.24</b>	<b>\$ 55,730.24</b>

\* The column titled "2022 Actuals" represents the actual income or expense incurred through 9/30/22 plus the remaining budget for the given line item.

## 2023 Budget - Sorbonne Townhomes

INCOME		2022 Budget	2022 Actuals*	2023 Budget
5010	Dues	\$ 59,920.00	\$ 62,150.39	\$ 71,904.00
5100	Misc. Income	\$ 180.00	\$ 140.00	\$ 180.00
<i>Projected % of Delinquent Dues</i>		\$ -		\$ -
<b>Total Income</b>		<b>\$ 60,100.00</b>	<b>\$ 62,290.39</b>	<b>\$ 72,084.00</b>

Landscaping Expenses		2022 Budget	2022 Actuals*	2023 Budget
6615	Snow Removal	\$ 6,000.00	\$ 7,300.00	\$ 7,250.00
6810	Mowing/Fall Leaf	\$ 19,845.00	\$ 22,845.00	\$ 22,837.50
6820	Fertilize	\$ 2,142.00	\$ 2,190.00	\$ 2,299.50
6830	Turf Spray/Curb line weeds	\$ 2,650.00	\$ 2,022.30	\$ 2,394.00
6843	Master Tree Program	\$ 2,000.00	\$ 4,441.50	\$ 4,500.00
6860	Sprinkler Turn On & Blow Out	\$ 1,566.00	\$ 1,566.00	\$ 1,880.00
6880	Landscape labor and Materials ( Irrigation)	\$ 2,100.00	\$ 1,670.13	\$ 2,100.00
6890	Misc. Landscape ( Planter Beds)	\$ 9,987.70	\$ 13,278.64	\$ 11,975.56
<b>Total Landscaping</b>		<b>\$ 46,290.70</b>	<b>\$ 55,313.57</b>	<b>\$ 55,236.56</b>

Other Expenses		2022 Budget	2022 Actuals*	2023 Budget
6415	Electricity Common area/street lights	\$ 1,620.00	\$ 1,591.71	\$ 1,620.00
6420	Water	\$ 3,900.00	\$ 2,689.97	\$ 3,900.00
6630	Repairs and Maintenance	\$ 630.00	\$ 717.50	\$ 684.00
	Reserve Funding	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
7505	Management Fee	\$ 8,064.00	\$ 8,064.00	\$ 8,064.00
<b>Total Other</b>		<b>\$ 16,714.00</b>	<b>\$ 15,563.18</b>	<b>\$ 16,768.00</b>

<b>TOTAL EXPENSES</b>	<b>\$</b>	<b>63,004.70</b>	<b>\$</b>	<b>70,876.75</b>	<b>\$</b>	<b>72,004.56</b>
<b>NET CASH FLOW</b>	<b>\$</b>	<b>(2,904.70)</b>	<b>\$</b>	<b>(8,586.36)</b>	<b>\$</b>	<b>79.44</b>

<b>BEGINNING CASH BALANCE</b>	<b>\$</b>	<b>23,226.45</b>	<b>\$</b>	<b>23,226.45</b>	<b>\$</b>	<b>17,140.09</b>
<b>ENDING CASH BALANCE</b>	<b>\$</b>	<b>22,821.75</b>	<b>\$</b>	<b>17,140.09</b>	<b>\$</b>	<b>19,719.53</b>

\* The column titled "2022 Actuals" represents the actual income or expense incurred through 9/30/22 plus the remaining budget for the given line item.

## 2023 Budget - Villages

<b>INCOME</b>	<b>2022 Budget</b>	<b>2022 Actuals*</b>	<b>2023 Budget</b>
5010 Dues	\$ 15,120.00	\$ 14,160.41	\$ 18,144.00
<i>Projected % of Delinquent Dues</i>	\$ (1,512.00)		\$ (907.20)
<b>Total Income:</b>	<b>\$ 13,608.00</b>	<b>\$ 14,160.41</b>	<b>\$ 17,236.80</b>

<b>Landscaping Expenses:</b>	<b>2022 Budget</b>	<b>2022 Actuals*</b>	<b>2023 Budget</b>
6615 Snow Removal	\$ 5,000.00	\$ 4,750.00	\$ 5,500.00
<b>Total Landscaping:</b>	<b>\$ 5,000.00</b>	<b>\$ 4,750.00</b>	<b>\$ 5,500.00</b>

<b>Other Expenses:</b>	<b>2022 Budget</b>	<b>2022 Actuals*</b>	<b>2023 Budget</b>
6630 Repairs/Maintenance	\$ -	\$ -	\$ -
6415 Electricity	\$ 1,920.00	\$ 1,946.95	\$ 2,040.00
Reserve Funding	\$ 5,000.00	\$ 5,000.00	\$ 8,000.00
<b>Total Other:</b>	<b>\$ 6,920.00</b>	<b>\$ 6,946.95</b>	<b>\$ 10,040.00</b>

**TOTAL EXPENSES: \$ 11,920.00 \$ 11,696.95 \$ 15,540.00**

**NET CASH FLOW: \$ 1,688.00 \$ 2,463.46 \$ 1,696.80**

**BEGINNING CASH BLANCE: \$ 38,557.98 \$ 38,557.98 \$ 46,021.44**

**ENDING CASH BALANCE: \$ 45,245.98 \$ 46,021.44 \$ 55,718.24**

\* The column titled "2022 Actuals" represents the actual income or expense incurred through 9/30/22 plus the remaining budget for the given line item.

## 2023 Budget - Parc Rose

INCOME		2022 Budget	2022 Actuals*	2023 Budget
5010	Dues	\$ 79,200.00	\$ 85,440.34	\$ 87,120.00
5100	Misc. Income	\$ 180.00	\$ 140.00	\$ 140.00
	<i>Projected % of Delinquent Dues</i>			
<b>Total Income</b>		<b>\$ 79,380.00</b>	<b>\$ 85,580.34</b>	<b>\$ 87,260.00</b>

Landscaping Expenses		2022 Budget	2022 Actuals*	2023 Budget
6615	Snow Removal	\$ 5,500.00	\$ 6,015.00	\$ 6,750.00
6810	Mowing/Fall Leaf, Entire Site	\$ 29,336.00	\$ 33,352.00	\$ 35,525.00
6820	Fertilize - Entire Site	\$ 3,228.00	\$ 3,030.00	\$ 3,078.00
6830	Turf Spray - Entire Site	\$ 3,540.00	\$ 4,624.98	\$ 4,981.85
6843	Master Tree Program	\$ 3,350.00	\$ 3,007.42	\$ 3,690.00
6860	Sprinkler Turn On & Blow Out	\$ 2,137.50	\$ 2,137.50	\$ 2,565.00
6880	Landscape Labor/Materials (Irrigation)	\$ 4,000.00	\$ 2,551.68	\$ 4,000.00
6890	Misc. Landscape(planter Beds)	\$ 2,800.00	\$ 2,740.00	\$ 2,940.00
<b>Total Landscaping</b>		<b>\$ 53,891.50</b>	<b>\$ 57,458.58</b>	<b>\$ 63,529.85</b>

Other Expenses		2022 Budget	2022 Actuals*	2023 Budget
6415	Electricity	\$ 3,540.00	\$ 3,532.83	\$ 3,600.00
6420	Water	\$ 6,800.00	\$ 4,801.55	\$ 6,800.00
6590	Gate Operations/Maintenance	\$ 3,000.00	\$ 2,167.01	\$ 3,120.00
6630	Repairs and Maintenance ( hardscape)	\$ 200.00	\$ 686.48	\$ -
6631	Fence Repair & Maintenance	\$ -	\$ 430.00	\$ -
7505	Management Fee	\$ 6,336.00	\$ 6,336.00	\$ 6,336.00
6632	Capital Reserve Funding	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00
	<b>Total Other</b>	<b>\$ 24,376.00</b>	<b>\$ 22,453.87</b>	<b>\$ 24,356.00</b>
<b>TOTAL EXPENSES</b>		<b>\$ 78,267.50</b>	<b>\$ 79,912.45</b>	<b>\$ 87,885.85</b>
<b>NET CASH FLOW</b>		<b>\$ 1,112.50</b>	<b>\$ 5,667.89</b>	<b>\$ (625.85)</b>

<b>BEGINNING CASH BALANCE</b>	<b>\$</b>	<b>65,210.43</b>	<b>\$</b>	<b>65,210.43</b>	<b>\$</b>	<b>75,378.32</b>
<b>ENDING CASH BALANCE</b>	<b>\$</b>	<b>66,322.93</b>	<b>\$</b>	<b>70,878.32</b>	<b>\$</b>	<b>74,752.47</b>

<b>Ending Cash Balance with Reserve Funding</b>	<b>\$</b>	<b>70,822.93</b>	<b>\$</b>	<b>75,378.32</b>	<b>\$</b>	<b>79,252.47</b>
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\* The column titled "2022 Actuals" represents the actual income or expense incurred through 9/30/22 plus the remaining budget for the given line item.

## 2023 Budget - Soleil Park

<b>INCOME</b>		<b>2022 Budget</b>	<b>2022 Actuals*</b>	<b>2023 Budget</b>
5010	Dues	\$ 67,200.00	\$ 70,143.36	\$ 78,624.00
5100	Misc. Income	\$ 340.00	\$ 380.00	\$ 340.00
<b>Total Income</b>		<b>\$ 67,540.00</b>	<b>\$ 70,523.36</b>	<b>\$ 78,964.00</b>

<b>Landscaping Expenses</b>		<b>2022 Budget</b>	<b>2022 Actuals*</b>	<b>2023 Budget</b>
6615	Snow Removal	\$ 6,100.00	\$ 7,415.00	\$ 8,000.00
6810	Mowing/Fall Leaf, Entire Site	\$ 25,949.00	\$ 28,086.00	\$ 30,943.00
6820	Fertilize - Entire Site	\$ 2,832.00	\$ 2,658.00	\$ 2,700.00
6830	Turf Spray - Entire Site	\$ 2,371.70	\$ 2,616.05	\$ 3,006.00
6843	Master Tree Program	\$ 1,700.00	\$ 1,227.60	\$ 2,000.00
6860	Sprinkler Turn On & Blow Out	\$ 1,272.35	\$ 1,272.35	\$ 1,526.82
6880	Landscape Labor	\$ 4,000.00	\$ 5,698.46	\$ 5,150.00
6890	Misc. Landscape(planter Beds)	\$ 2,000.00	\$ 600.00	\$ 2,000.00
<b>Total Landscaping</b>		<b>\$ 46,225.05</b>	<b>\$ 49,573.46</b>	<b>\$ 55,325.82</b>

<b>Other Expenses</b>		<b>2022 Budget</b>	<b>2022 Actuals*</b>	<b>2023 Budget</b>
6120	Community Events	\$ 500.00	\$ -	\$ -
6415	Electricity	\$ 1,128.00	\$ 1,131.03	\$ 1,188.00
6420	Water	\$ 11,850.00	\$ 8,608.02	\$ 11,850.00
6590	Gate Operations/Maintenance	\$ 3,036.00	\$ 2,334.49	\$ 2,832.00
6630	Repairs and Maintenance ( hardscape)	\$ -	\$ -	\$ -
6631	Fence Repair & Maintenance	\$ -	\$ -	\$ -
7505	Management Fee	\$ 5,376.00	\$ 5,376.00	\$ 5,376.00
6632	Capital Reserve Funding	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
<b>Total Other</b>		<b>\$ 23,390.00</b>	<b>\$ 19,449.54</b>	<b>\$ 23,246.00</b>
<b>TOTAL EXPENSES</b>		<b>\$ 69,615.05</b>	<b>\$ 69,023.00</b>	<b>\$ 78,571.82</b>
<b>NET CASH FLOW</b>		<b>\$ (2,075.05)</b>	<b>\$ 1,500.36</b>	<b>\$ 392.18</b>

	<b>BEGINNING CASH BALANCE</b>	<b>\$ 9,345.87</b>	<b>\$ 9,345.87</b>	<b>\$ 12,846.23</b>
	<b>ENDING CASH BALANCE</b>	<b>\$ 7,270.82</b>	<b>\$ 10,846.23</b>	<b>\$ 13,238.41</b>

	<b>Ending Cash Balance with Reserve Funding</b>	<b>\$ 9,270.82</b>	<b>\$ 12,846.23</b>	<b>\$ 15,238.41</b>
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\* The column titled "2022 Actuals" represents the actual income or expense incurred through 9/30/22 plus the remaining budget for the given line item.

## 2023 Budget - Vigne Blanche

<b>INCOME</b>		<b>2022 Budget</b>	<b>2022 Actuals*</b>	<b>2023 Budget</b>
5010	Dues	\$ 29,200.00	\$ 18,654.95	\$ 37,290.00
5012	Dues - Builder	\$ 4,500.00	\$ 5,400.00	\$ 5,940.00
5100	Misc. Income	\$ -	\$ 20.00	\$ -
	Developer Contribution	\$ -		\$ -
<b>Total Income</b>		<b>\$ 33,700.00</b>	<b>\$ 24,074.95</b>	<b>\$ 43,230.00</b>

<b>Landscaping Expenses</b>		<b>2022 Budget</b>	<b>2022 Actuals*</b>	<b>2023 Budget</b>
6615	Snow Removal, Streets Common Sidewalks	\$ 1,990.00	\$ 1,990.00	\$ 4,500.00
6810	Mowing/Fall Leaf, Entire Site	\$ 10,150.00	\$ 10,866.00	\$ 17,400.00
6820	Fertilize - Entire Site	\$ 2,000.00	\$ 1,547.00	\$ 2,900.00
6830	Turf Spray - Entire Site	\$ 750.00	\$ 1,393.88	\$ 2,190.00
6843	Master Tree Program	\$ 500.00	\$ -	\$ 1,500.00
6860	Sprinkler Turn On & Blow Out	\$ 650.00	\$ 626.00	\$ 1,100.00
6880	Landscape Labor	\$ 3,000.00	\$ 2,348.24	\$ 3,000.00
6890	Misc. Landscape(planter Beds)	\$ 1,507.00	\$ 1,680.90	\$ 1,835.80
<b>Total Landscaping</b>		<b>\$ 20,547.00</b>	<b>\$ 20,452.02</b>	<b>\$ 34,425.80</b>

<b>Other Expenses</b>		<b>2022 Budget</b>	<b>2022 Actuals*</b>	<b>2023 Budget</b>
6120	Community Events		\$ -	
6415	Electricity	\$ 540.00	\$ 449.69	\$ 540.00
6420	Water	\$ 2,145.00	\$ 1,927.80	\$ 2,660.00
6590	Gate Operations/Maintenance	\$ 395.00	\$ 361.44	\$ 803.40
6630	Repairs and Maintenance ( hardscape)	\$ -	\$ 67.26	\$ -
6631	Fence Repair & Maintenance	\$ -	\$ -	\$ -
7505	Management Fee	\$ 1,016.00	\$ 1,008.00	\$ 2,712.00
6632	Capital Reserve Funding	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
<b>Total Other</b>		<b>\$ 6,096.00</b>	<b>\$ 5,814.19</b>	<b>\$ 8,715.40</b>
<b>TOTAL EXPENSES</b>		<b>\$ 26,643.00</b>	<b>\$ 26,266.21</b>	<b>\$ 43,141.20</b>
<b>NET CASH FLOW</b>		<b>\$ 7,057.00</b>	<b>\$ (2,191.26)</b>	<b>\$ 88.80</b>

<b>BEGINNING CASH BALANCE</b>	<b>\$</b>	<b>472.93</b>	<b>\$</b>	<b>472.93</b>	<b>\$</b>	<b>281.67</b>
<b>ENDING CASH BALANCE</b>	<b>\$</b>	<b>7,529.93</b>	<b>\$</b>	<b>(1,718.33)</b>	<b>\$</b>	<b>370.47</b>

<b>Ending Cash Balance with Reserve Funding</b>	<b>\$</b>	<b>9,529.93</b>	<b>\$</b>	<b>281.67</b>	<b>\$</b>	<b>2,370.47</b>
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\* The column titled "2022 Actuals" represents the actual income or expense incurred through 9/30/22 plus the remaining budget for the given line item.

## 2023 Budget - Capital Expense

Income		2022 Budget	2022 Actuals*	2023 Budget
5045	Initiation Fees	\$ 2,950.00	\$ 2,650.00	\$ 2,250.00
5050	Interest	\$ 800.00	\$ 949.59	\$ 1,000.00
<b>Total Income</b>		<b>\$ 3,750.00</b>	<b>\$ 3,599.59</b>	<b>\$ 3,250.00</b>

Capital Expenses		2022 Budget	2022 Actuals*	2023 Budget
6621-900	Fencing/Parks	\$ -	\$ -	\$ -
6621-900		\$ -		\$ -
6621-900		\$ -		\$ -
6621-900	Park Improvements			
6621-900	Fencing	\$ 17,400.00	\$ 15,391.63	\$ 17,400.00
6621-900	Community Reserve Study	\$ 3,000.00		\$ 3,000.00
<b>Total Expenses</b>		<b>\$ 20,400.00</b>	<b>\$ 15,391.63</b>	<b>\$ 20,400.00</b>

**Net Cash Flow**    \$    (16,650.00)    \$    (11,792.04)    \$    (17,150.00)

### Capital Improvements

<b>BEGINNING CASH BALANCE</b>	<b>\$ 152,122.63</b>		<b>\$ 135,467.09</b>
<b>ENDING CASH BALANCE</b>	<b>\$ 155,132.98</b>		<b>\$ 142,687.65</b>

\* The column titled "2022 Actuals" represents the actual income or expense incurred through 9/30/22 plus the remaining budget for the given line item.