

The PRSV Homeowners Association, Inc.

2023 Budget Approved

	2021	2022	2023
	Actual	Actual	Proposed
Expenses			
Repairs , Maintenance (Common Areas and Road)	\$1,154.92	\$1,771.26	\$3,000.00
Landscape (Contract)	\$3,195.31		
Landscape & Irrigation Repairs	\$9,165.51		
Landscape Maintenance-Trees/Shrubs			
Snow Removal & Preserve Mowing	\$375.00	\$2,950.00	\$3,000.00
Irrigation Water	\$10,000.00	\$10,250.00	\$10,300.00
Management	\$3,600.00	\$4,000.00	\$4,000.00
Insurance	\$625.00	\$602.00	\$625.00
Common Electric	\$411.20	\$139.35	\$140.00
Office/Mailing	\$77.73	\$111.00	\$125.00
Legal/Registrations	\$48.00	\$39.00	\$290.00
Accounting/Tax Preparation	\$190.00	\$190.00	\$190.00
Subtotal	\$28,842.67	\$20,052.61	\$21,670.00
Capital Reserve	\$3,600.00	\$3,600.00	\$3,600.00
Total Expenses	\$32,442.67	\$23,652.61	\$25,270.00

Accounts as of January 1, 2023
 Operating Cash: \$16,383.13
Reserve Savings: \$18,649.06

Total Cash Assets: \$35,032.19

PRSV Assessment Calculation 2022				
	All Lots Except G (25)	Preserve Lane Only Lots (21)	Outlot G (22 or 26)	Total Budget
Redlands Irrigation Water	\$10,300.00	-	-	\$10,300.00
Snow Removal & Preserve Ln. Mowing	-	\$2,863.64	\$136.36	\$3,000.00
Legal	\$278.85	-	\$11.15	\$290.00
Tax Preparation	\$182.69	-	\$7.31	\$190.00
Management	\$3,846.15	-	\$153.85	\$4,000.00
Office Expense	\$120.19	-	\$4.81	\$125.00
Common Electric	-	\$133.64	\$6.36	\$140.00
Insurance	\$600.96	-	\$24.04	\$625.00
Fed/State Taxes	-	-	-	-
Replacement Road Reserve	-	\$2,863.64	\$136.36	\$3,000.00
Capital Reserve	-	\$3,436.36	\$163.64	\$3,600.00
Total Expenses Group	\$15,328.85	\$9,297.27	\$643.88	\$25,270.00
		613.15 + \$442.73 (\$9,297.27/21) = \$1,055.88		
Total Expenses Group Divided by Column	\$613.15	\$1,055.88	\$643.88	
Total Dues Per Lot	\$613.15 (4 Owners)	\$1,055.88 (21 Owners)	\$643.88 (1 Owner)	\$25,270.00

Blue: \$15,328.85 / 25 = \$613.15
Green: \$9,297.27 / 21 = \$442.73
Blue and Green: Total for Lots 21 = \$1,055.88
Orange: Total for Outlot G = \$643.88

Assessments Due March 1st & Can Be Paid Quarterly or Monthly			
Outlot G:	\$643.88	(x1)	\$643.88
Lots 5, 7, 14 & 15	\$613.15	(x4)	\$2,452.60
All Other Lots	\$1,055.88	(x21)	\$22,173.48
			\$25,269.96

Blue Fields Divided by 25
 Green Fields Divided by 21
 Orange Fields Divided by 22
 Yellow Fields Divided by 26
 Gray Field Total Per Lot Dues

Rounding error of .02