

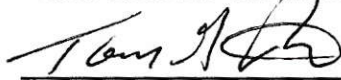
**Talavera Community Homeowners' Association, Inc.**  
**Approved 2023 Budget**

		2022 Approved Budget	2023 Approved Budget
Income	Units	75	75
	40000 Assessment Income	\$79,576.00	\$91,500.00
<b>Total Income</b>		<b>\$79,576.00</b>	<b>\$91,500.00</b>
	<b>Quarterly Assessment</b>	<b>\$265.25</b>	<b>\$305.00</b>
<b>Expense</b>			
	60150 Management Fees	\$9,600.00	\$9,600.00
	60300 Accounting Fees & Tax Prep	\$250.00	\$250.00
	60350 Legal Fees	\$750.00	\$750.00
	60450 Payment Coupons	\$450.00	\$450.00
	60500 AP Expense	\$240.00	\$240.00
	60600 Postage	\$375.00	\$375.00
	60700 Insurance Liability/Property/Umb	\$3,100.00	\$3,100.00
	60750 Insurance - D&O	\$1,546.00	\$1,547.00
	60800 Insurance - Umbrella	\$0.00	\$0.00
	60950 Insurance - Fidelity Bond/Crime	\$400.00	\$400.00
	61100 Office Expense	\$325.00	\$325.00
	61150 Website/Caliber Portal Service	\$1,260.00	\$1,260.00
	61300 Corporate Annual Report	\$120.00	\$62.00
	61350 Bad Debt	\$500.00	\$500.00
	61500 Storage	\$250.00	\$300.00
<b>Total General &amp; Administrative</b>		<b>\$19,166.00</b>	<b>\$19,159.00</b>
<b>Grounds</b>			
	62000 Contract Landscape	\$41,160.00	\$42,400.00
	62400 Landscaping Replacements	\$1,000.00	\$4,500.00
	62500 Annuals	\$1,000.00	\$1,000.00
	62800 Irrigation Repairs	\$1,000.00	\$1,500.00
	62950 Well Pump R&M	\$600.00	\$1,500.00
	63100 Back Flow Certification	\$60.00	\$60.00
	63200 Walls & Signs R&M	\$150.00	\$150.00
	63600 Lighting Repairs	\$100.00	\$100.00
	63750 Pressure Wash Cleaning	\$990.00	\$1,931.00
	64100 Miscellaneous	\$600.00	\$1,000.00
<b>Total Grounds</b>		<b>\$46,660.00</b>	<b>\$54,141.00</b>

Utilities		2022 Approved Budget	2023 Approved Budget
	78050 Electricity - Street Lights	\$13,000.00	\$17,500.00
	78300 Electricity - Irrig System	\$750.00	\$700.00
<b>Total Utilities</b>		<b>\$13,750.00</b>	<b>\$18,200.00</b>
<b>Total Expense</b>		<b>\$79,576.00</b>	<b>\$91,500.00</b>

**DISCLAIMER: THE BUDGET AND FIGURES ARE A GOOD FAITH ESTIMATE ONLY AND REPRESENTS AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACTS AND CIRCUMSTANCES EXISTING AT THE TIME OF PREPARATION. ACTUAL COSTS OF SUCH ITEMS MAY EXCEED THE ESTIMATED COSTS.**

Board Member Signature:



Date Signed:

12-13-22

Print Name:

Tony G. Brighter