

January through December 2022	Cash Basis
	<u>TOTAL</u>
	<u>Jan - Dec 22</u>
<b>Income</b>	
Filing 2 Residual Account 2022	1,757.46
Assessment - Annual	81,650.00
Garden Tour & Party 2021	2,241.62
Interest Income	10.00
<b>Total Income</b>	<u>85,659.08</u>
<b>Expense</b>	
<b>Administrative - All Filings</b>	
Accounting	800.00
Christmas Supplies	120.00
Document Storage	1,200.00
Flag Display	40.00
Insurance	1,250.00
Legal	5,000.00
Management	12,000.00
Meeting Expenses	450.00
Postage and Copies	400.00
Supplies	600.00
Website	250.00
<b>Total Administrative - All Filings</b>	<u>22,110.00</u>
<b>Operational Costs - All Filings</b>	
<b>Common Landscape Maintenance</b>	
Contract - Master	17,837.00
T & M - Master	3,000.00
<b>Total Common Landscape Maintenance</b>	<u>20,837.00</u>
Electricity - Entryway	275.00
Electricity - High Tiara	200.00
Entryway Sign Maintenance	500.00
Fence Painting	500.00
Fence Repair	500.00
Irrigation Assess High Tiara	150.00
<b>Pond Maintenance</b>	
T & M	1,000.00
<b>Total Pond Maintenance</b>	<u>1,000.00</u>
Redlands Water Shares (14)	3,000.00
<b>Turf &amp; Irrigation - Filing 4 CY</b>	
Contract - Filing 4 CY	7,910.00
<b>Total Turf &amp; Irrigation - Filing 4 CY</b>	<u>7,910.00</u>
Irr. Cheks.Common Area-Contract	1,575.00
<b>Total Operational Costs - All Filings</b>	<u>36,447.00</u>

	<b>TOTAL</b>
	<b>Jan - Dec 22</b>
<b>Irrigation Small System (SS)</b>	
Electricity - SS Pump	400.00
Irrigation R & M SS	
T & M	600.00
Total Irrigation R & M SS	600.00
Start Up / Shut Down SS	1,100.00
<b>Total Irrigation Small System (SS)</b>	<b>2,100.00</b>
<b>Irrigation - Filing 7</b>	
Electricity - Filing 7	200.00
Irrigation R & M - Filing 7	
T & M	200.00
Total Irrigation R & M - Filing 7	200.00
Start Up / Shut Down Filing 7	150.00
<b>Total Irrigation - Filing 7</b>	<b>550.00</b>
<b>Irrigation Large System (LS)</b>	
Electricity - LS Pump	3,000.00
Electricity - Berm 6 Controller	200.00
Irrigation R & M LS	
Contract	1,750.00
T & M (Berm 6, Filing 5, Pond)	1,500.00
T & M (Filing 4)	1,500.00
Total Irrigation R & M LS	4,750.00
Start Up / Shut Down LS	2,500.00
<b>Total Irrigation Large System (LS)</b>	<b>10,450.00</b>
<b>Contrib. to Capital Reserves</b>	<b>10,000.00</b>
<b>Total Expense</b>	<b>81,657.00</b>
<b>Net Income</b>	<b>4,002.08</b>

RESERVES / 2022 BUDGET				Estimated Yearly Additions	Estimated Yearly Additions*	Estimated Yearly Additions*										
RESERVE ITEM	ESTIMATED COST	BEGINNING BALANCE 2021	BEGINNING BALANCE 2022	2022**	2023	2024										
Pump Replacement SS	\$3,500.00	\$2,500.00	\$3,000.00	\$500.00	\$500.00	\$100.00										
Pump Replacement LS	\$4,500.00	\$2,000.00	\$3,000.00	\$1,000.00	\$1,000.00	\$500.00										
Pump Replacement Filing 7	\$1,000.00	\$1,000.00	\$1,000.00	\$0.00	\$100.00	\$100.00										
Infrastructure - (Irrigation , VFD, Fountain, Small System, Filing 7, High Tiara)	\$15,000.00	\$11,405.48	\$9,899.48	\$2,224.00	\$1,000.00	\$2,000.00										
Pond Maintenance - Landscape	\$1,000.00	\$1,000.00	\$2,000.00	\$1,000.00	\$2,000.00	\$2,000.00										
Pond Dredging	\$5,000.00	\$1,000.00	\$2,000.00	\$1,000.00	\$1,000.00	\$2,000										
Landscape Improvement	\$5,000.00	\$2,821.00	\$2,821.00	\$0.00	\$1,000.00	\$500.00										
Legal Fund	\$1,000.00	\$1,000.00	\$1,500.00	\$1,500.00												
Repair & Paint Fences	\$12,000.00	\$5,000.00	\$6,000.00	\$1,000.00	\$3,000	\$3,000										
Pump House Construction (Shed & Move)	\$10,000.00	\$8,224.00	\$10,000.00	\$1,776.00												
<b>TOTAL</b>	<b>\$58,000.00</b>	<b>\$35,950.48</b>	<b>\$41,220.48</b>	<b>\$10,000.00</b>	<b>\$9,600.00</b>	<b>\$7,200.00</b>										
	<i>Replacement / Project costs</i>		<i>Includes Addition of \$10,000</i>	<i>Pump House BuildDate 2022</i>		<i>Pond Dredging Date 2024</i>										
<b>BEGINNING 2021 RESERVE BALANCE /Alpine Bank</b>	\$25,950.48	As of 12/31/20		<table border="1"> <tr> <td colspan="2"><i>2021 Reserve Expenditures</i></td> </tr> <tr> <td><i>New VFD</i></td> <td><i>\$3,730</i></td> </tr> <tr> <td><i>Legal</i></td> <td><i>\$781.74</i></td> </tr> <tr> <td><i>Legal (to be paid Oct)</i></td> <td><i>\$218.26</i></td> </tr> <tr> <td><i>Total</i></td> <td><i>\$4,730.00</i></td> </tr> </table>			<i>2021 Reserve Expenditures</i>		<i>New VFD</i>	<i>\$3,730</i>	<i>Legal</i>	<i>\$781.74</i>	<i>Legal (to be paid Oct)</i>	<i>\$218.26</i>	<i>Total</i>	<i>\$4,730.00</i>
<i>2021 Reserve Expenditures</i>																
<i>New VFD</i>	<i>\$3,730</i>															
<i>Legal</i>	<i>\$781.74</i>															
<i>Legal (to be paid Oct)</i>	<i>\$218.26</i>															
<i>Total</i>	<i>\$4,730.00</i>															
<b>2021 RESERVES COLLECTED</b>	\$10,000.00															
<b>2021 Reserves Balance</b>	\$35,950.48															
<b>2021 RESERVE EXPENDITURES</b>	\$4,730.00															
<b>2021 YR END RESERVE BALANCE</b>	\$31,220.48															
<b>2022 RESERVES TO BE COLLECTED</b>	\$10,000.00															
<b>2021 Surplus or Credit</b>	TBD															
<b>2022 BEGINNING BALANCE TOTAL</b>	\$41,220.48	As of Oct 25, 2021														

\* Until the Board completes a Reserve Study, 2023 and 2024 Additions are only estimates. Study will be completed in 2022.

\*\*Est Addition for 2022 is included in Beg Balance 2022