

Pine Valley of Spartanburg Homeowners Association
2022 Income & Expense Report

Income

Assessments	\$5,850.00
Initiation Fee	\$85,500.00
Misc. Payment	\$7.00
Pool Fob Replacement/Mailing	\$25.00
Prorated Assessments	\$41,179.18
Total Income	\$132,561.18

Expense

Administration (PV/Villas)	
Insurance	\$2,009.47
Management Fee	\$8,265.31
Taxes/Tax Prep	\$298.83
Landscape & Grounds (PV/Villas)	
12 Month Grounds Maintenance	\$18,554.98
Additional Fertilizer	\$4,024.00
Maintenance (PV/Villas)	
General Maintenance	\$150.00
Pool/Recreation (PV/Villas)	
Pool Maintenance	\$13,691.30
Trash Collection	\$65.00
Other Pool Supplies	\$1,550.85
Utilites (PV/Villas)	
Metered Electric	\$4,200.23
Phone Service	\$719.76
Water Service	\$9,958.22
Total Expenses	\$63,487.95