

Valley Vista HOA (Phases I, II, III, IV)			
Budget			
	2024 <u>Budget</u>	2024 <u>Actuals</u>	2025 <u>Proposed</u>
INCOME			
HOA Dues - 75 Houses @ \$250/qtr	\$ 70,000.00	\$ 70,423.09	\$75,000.00
Shared Utilities - 75 Houses @ \$150/qtr	\$ -	\$ -	\$22,500.00
HOA Dues - 35 Lots @ \$75/qtr	\$ 12,600.00	\$ 10,896.29	\$10,500.00
Shared Utilities - 35 Lots @ \$15/qtr	\$ -	\$ -	\$1,050.00
Total HOA Dues Income	\$82,600.00	\$81,319.38	\$109,050.00
Insufficient Funds Income	\$ -	\$ 35.00	\$ -
Review Fee Income	\$ -	\$ 2,125.00	\$ -
River Meadows Water Income	\$ 27,000.00	\$ 28,338.50	\$ 30,000.00
Late Fee Income	\$ -	\$ 955.22	\$ -
Legal Fee Income	\$ -	\$ -	\$ -
Transfer Fee Income	\$ -	\$ 250.00	\$ -
Water Hook Up Income	\$ -	\$ 200.00	\$ -
Reserves Interest Income	\$ -	\$ 722.76	\$ -
Violation Fee Income	\$ -	\$ 300.00	\$ -
Convenience Fee Income	\$ -	\$ 648.62	\$ -
TOTAL INCOME	\$109,600.00	\$114,894.48	\$ 139,050.00
EXPENSES			
Insurance	\$ 5,000.00	\$ 4,852.00	\$ 5,000.00
Bank Service Charges	\$ 150.00	\$ 9.00	\$ 150.00
Convenience Fee Expense	\$ -	\$ 648.62	\$ -
Landscape Maintenance	\$ 7,100.00	\$ 6,839.49	\$ 7,100.00
Licenses and Permits	\$ 320.00	\$ 640.00	\$ 320.00
Meeting Preparation - Staff & Reproduction	\$ 1,200.00	\$ 400.00	\$ 400.00
Postage and Delivery	\$ 100.00	\$ 64.54	\$ 100.00
Professional Fees - Accounting	\$ 300.00	\$ 300.00	\$ 300.00
Professional Fees - Legal Fees	\$ 3,000.00	\$ 1,270.00	\$ 3,000.00
Property Management Fee	\$ 20,400.00	\$ 20,400.00	\$ 20,400.00
Repair & Maint. - Mailboxes	\$ 1,500.00	\$ 4,411.00	\$ 1,000.00
Repair & Maint. - Fence	\$ 1,000.00	\$ -	\$ -
Repair & Maint. - Generator	\$ -	\$ 4,399.36	\$ 52,000.00
Repair & Maint. - Park	\$ 5,000.00	\$ 1,851.00	\$ 7,500.00
Repair & Maint. - Pumps (Fire, Water, Sewer)	\$ 30,000.00	\$ 2,015.23	\$ 2,000.00
Repair & Maint. - Road (including dust abatement)	\$ 6,030.00	\$ 2,230.00	\$ 10,000.00
Repair & Maint. - Road Signs	\$ -	\$ -	\$ -
Repair & Maint. - Water House	\$ 10,000.00	\$ 48,797.47	\$ 2,000.00
Repair & Maint. - Water System	\$ -	\$ 9,427.95	\$ 5,000.00
Repair & Maint. - Water System Mgmt (Wilder)	\$ 6,000.00	\$ 6,020.00	\$ 6,500.00
Repair & Maint. - Water Testing (Teton Micro.)	\$ 500.00	\$ 552.00	\$ 600.00
Repair & Maint. - Other	\$ 1,500.00	\$ -	\$ -
Review Fee Expense	\$ -	\$ 2,100.00	\$ -
Snow Removal	\$ 12,000.00	\$ 12,590.00	\$ 15,000.00
System Inspection(Mountain Valley Motor)	\$ 2,900.00	\$ -	\$ 3,000.00
Taxes - Property	\$ 40.00	\$ -	\$ 40.00
Taxes - State	\$ 10.00	\$ 10.00	\$ 10.00
Phone Line (Water/Sewer)	\$ 1,500.00	\$ 1,388.78	\$ 1,400.00
Utilities - Electric (Pumps)	\$ 6,100.00	\$ 8,871.30	\$ 9,000.00
Utilities - Propane (Generator)	\$ 250.00	\$ 56.95	\$ 100.00
Water Hook Up Inspection (Wilder)	\$ -	\$ 80.00	\$ -
Transfer Fee Expense	\$ -	\$ 250.00	\$ -
Misc. Expense	\$ 100.00	\$ -	\$ 100.00
Total Ordinary Expenses	\$ 122,000.00	\$ 140,474.69	\$ 152,020.00
TOTAL ORDINARY EXPENSES	\$ 122,000.00	\$ 140,474.69	\$ 152,020.00
TOTAL ALL EXPENSES	\$ 122,000.00	\$ 140,474.69	\$ 152,020.00
RESERVES			
Water System Reserves	\$ -	\$ -	\$ -
Road Reserves	\$ -	\$ -	\$ -
General Reserves	\$ (12,400.00)	\$ (25,580.21)	\$ (12,970.00)
Construction Deposits Being Held	\$ -	\$ 68,030.00	\$ -
Total All Reserves (Net Ordinary Income)	\$ (12,400.00)	\$ (25,580.21)	\$ (12,970.00)
TOTAL EXPENSES & RESERVES	\$ 109,600.00	\$ 114,894.48	\$ 139,050.00