

Valley Vista HOA (Phases I, II, III, IV) Revised 1/2022

Budget	2021 Budget	2021 Actuals	2022 Proposed
INCOME			
HOA Dues - 53 Houses @ \$205.38/qtr	\$ 42,719.04		\$43,540.56
HOA Dues - 59 Lots @ \$69.30/qtr	\$ 3,880.80		\$16,354.80
Total HOA Dues Income	\$46,599.84	\$54,792.55	\$ 59,895.36
Insufficient Funds Income	\$ -	\$ -	\$ -
Review Fee Income	\$ -	\$ 6,300.00	\$ -
River Meadows Water Income	\$ 26,000.00	\$ 24,314.50	\$ 27,000.00
Late Fee Income	\$ -	\$ 1,413.54	\$ -
Legal Fee Income	\$ -	\$ -	\$ -
Transfer Fee Income	\$ -	\$ 2,300.68	\$ -
Water Hook Up Income	\$ -	\$ 300.00	\$ -
Road Reserves Interest Income	\$ -	\$ 9.65	\$ -
Convenience Fee Income	\$ -	\$ 357.21	\$ -
TOTAL INCOME	\$72,599.84	\$89,788.13	\$ 86,895.36
EXPENSES			
Insurance	\$ 3,600.00	\$ 3,845.00	\$ 4,000.00
Bank Service Charges	\$ 100.00	\$ 152.27	\$ 150.00
Convenience Fee Expense	\$ -	\$ 357.21	\$ -
Dust Guard			\$ 2,000.00
Landscape Maintenance	\$ 4,000.00	\$ 6,280.25	\$ 6,500.00
Licenses and Permits	\$ -	\$ 290.00	\$ 290.00
Meeting Preparation - Staff & Reproduction	\$ 500.00	\$ -	\$ 400.00
Postage and Delivery	\$ 100.00	\$ 393.38	\$ 500.00
Professional Fees - Accounting	\$ 250.00	\$ 225.00	\$ 225.00
Professional Fees - Legal Fees	\$ 3,000.00	\$ 11,784.91	\$ 5,000.00
Professional Fees - Registered Agent	\$ 90.00	\$ -	\$ 90.00
Property Management Fee	\$ 9,600.00	\$ 11,600.00	\$ 20,400.00
Repair & Maint. - Mailboxes	\$ 100.00	\$ 4,570.28	\$ 100.00
Repair & Maint. - Fence	\$ -	\$ 90.45	\$ -
Repair & Maint. - Park	\$ 500.00	\$ -	\$ -
Repair & Maint. - Pumps (Fire, Water, Sewer)	\$ 7,000.00	\$ -	\$ 20,000.00
Repair & Maint. - Road	\$ -	\$ -	\$ -
Repair & Maint. - Road Signs	\$ -	\$ -	\$ -
Repair & Maint. - Water House	\$ 1,000.00	\$ 320.00	\$ 1,000.00
Repair & Maint. - Water System (Wilder/Worst)	\$ 8,000.00	\$ 7,991.27	\$ 8,000.00
Repair & Maint. - Water Testing (Teton Micro.)	\$ 1,000.00	\$ 371.00	\$ 500.00
Repair & Maint. - Other	\$ 1,500.00	\$ -	\$ 1,500.00
Review Fee Expense	\$ -	\$ 6,300.00	\$ -
Snow Removal	\$ 2,500.00	\$ 3,515.00	\$ 5,000.00
System Inspection(Wilder)	\$ -	\$ 2,900.00	\$ 2,900.00
Taxes - Property	\$ 30.00	\$ 8.14	\$ 10.00
Taxes - State	\$ 10.00	\$ 10.00	\$ 10.00
Phone Line (Water/Sewer)	\$ 1,400.00	\$ 1,495.82	\$ 1,500.00
Utilities - Electric (Pumps)	\$ 7,000.00	\$ 6,707.34	\$ 7,000.00
Transfer Fee Expense	\$ -	\$ 2,300.68	\$ -
Misc. Expense	\$ -	\$ -	\$ -
Total Ordinary Expenses	\$ 51,280.00	\$ 71,508.00	\$ 87,075.00
TOTAL ORDINARY EXPENSES	\$ 51,280.00	\$ 71,508.00	\$ 87,075.00
TOTAL ALL EXPENSES	\$ 51,280.00	\$ 71,508.00	\$ 87,075.00
RESERVES			
Water System Reserves	\$ -		\$ -
Road Reserves	\$ -		\$ -
General Reserves	\$ 21,319.84	\$ 18,280.13	\$ (179.64)
Construction Deposits Being Held	\$ 33,000.00	\$ 23,100.00	\$ -
Total All Reserves (Net Ordinary Income)	\$ 21,319.84	\$ 18,280.13	\$ (179.64)
TOTAL EXPENSES & RESERVES	\$ 72,599.84	\$ 89,788.13	\$ 86,895.36