

Valley Vista HOA (Phases I, II, III, IV)

Budget	2023	2023	2024
	<u>Budget</u>	<u>Actuals</u>	<u>Proposed</u>
INCOME			
HOA Dues - 70 Houses @ \$250/qtr	\$ 43,540.56	\$57,460.25	\$70,000.00
HOA Dues - 42 Lots @ \$75/qtr	\$ 16,354.80	\$13,215.84	\$12,600.00
Total HOA Dues Income	\$59,895.36	\$70,676.09	\$ 82,600.00
Insufficient Funds Income	\$ -	\$ -	\$ -
Review Fee Income	\$ -	\$ 2,800.00	\$ -
River Meadows Water Income	\$ 27,000.00	\$ 24,931.00	\$ 27,000.00
Late Fee Income	\$ -	\$ 877.52	\$ -
Legal Fee Income	\$ -	\$ -	\$ -
Transfer Fee Income	\$ -	\$ 400.00	\$ -
Water Hook Up Income	\$ -	\$ 400.00	\$ -
Road Reserves Interest Income	\$ -	\$ 716.10	\$ -
Violation Fee Income	\$ -	\$ 50.00	\$ -
Other Income	\$ -	\$ 285.00	\$ -
Convenience Fee Income	\$ -	\$ 590.29	\$ -
TOTAL INCOME	\$86,895.36	\$101,726.00	\$ 109,600.00
EXPENSES			
Insurance	\$ 4,200.00	\$ 4,339.00	\$ 5,000.00
Bank Service Charges	\$ 150.00	\$ -	\$ 150.00
Convenience Fee Expense	\$ -	\$ 590.29	\$ -
Dust Guard	\$ 2,000.00	\$ 2,030.00	\$ 2,030.00
Landscape Maintenance	\$ 7,100.00	\$ 6,268.18	\$ 7,100.00
Licenses and Permits	\$ 320.00	\$ 290.00	\$ 320.00
Meeting Preparation - Staff & Reproduction	\$ 400.00	\$ 1,200.00	\$ 1,200.00
Postage and Delivery	\$ 100.00	\$ 91.19	\$ 100.00
Professional Fees - Accounting	\$ 265.00	\$ 250.00	\$ 300.00
Professional Fees - Legal Fees	\$ 9,700.00	\$ 2,617.11	\$ 3,000.00
Professional Fees - Registered Agent	\$ 90.00	\$ -	\$ 90.00
Property Management Fee	\$ 20,400.00	\$ 20,400.00	\$ 20,400.00
Repair & Maint. - Mailboxes	\$ 100.00	\$ -	\$ 1,500.00
Repair & Maint. - Fence	\$ -	\$ -	\$ 1,000.00
Repair & Maint. - Park	\$ -	\$ -	\$ 5,000.00
Repair & Maint. - Pumps (Fire, Water, Sewer)	\$ 60,000.00	\$ 20,792.89	\$ 30,000.00
Repair & Maint. - Road	\$ -	\$ 8,455.76	\$ 4,000.00
Repair & Maint. - Road Signs	\$ -	\$ -	\$ -
Repair & Maint. - Water House	\$ 1,000.00	\$ 62,265.34	\$ 10,000.00
Repair & Maint. - Water System Mgmt (Wilder)	\$ 6,000.00	\$ 5,830.00	\$ 6,000.00
Repair & Maint. - Water Testing (Teton Micro.)	\$ 1,800.00	\$ 412.00	\$ 500.00
Repair & Maint. - Other	\$ 1,500.00	\$ 4,345.32	\$ 1,500.00
Replacement - Pumps	\$ -	\$ -	\$ -
Review Fee Expense	\$ -	\$ 2,800.00	\$ -
Snow Removal	\$ 7,500.00	\$ 11,977.50	\$ 12,000.00
System Inspection(Mountain Valley Motor)	\$ 2,900.00	\$ -	\$ 2,900.00
Taxes - Property	\$ 15.00	\$ 36.70	\$ 40.00
Taxes - State	\$ 10.00	\$ 10.00	\$ 10.00
Phone Line (Water/Sewer)	\$ 1,500.00	\$ 1,377.42	\$ 1,500.00
Utilities - Electric (Pumps)	\$ 6,100.00	\$ 6,088.01	\$ 6,100.00
Utilities - Propane (Generator)	\$ 250.00	\$ (282.84)	\$ 250.00
Water Hook Up Inspection (Wilder)	\$ -	\$ 90.00	\$ -
Transfer Fee Expense	\$ -	\$ 400.00	\$ -
Misc. Expense	\$ -	\$ -	\$ 100.00
Total Ordinary Expenses	\$ 133,400.00	\$ 162,673.87	\$ 122,090.00
TOTAL ORDINARY EXPENSES	\$ 133,400.00	\$ 162,673.87	\$ 122,090.00
TOTAL ALL EXPENSES	\$ 133,400.00	\$ 162,673.87	\$ 122,090.00
RESERVES			
Water System Reserves	\$ -	\$ -	\$ -
Road Reserves	\$ -	\$ -	\$ -
General Reserves	\$ (46,504.64)	\$ (60,947.87)	\$ (12,490.00)
Construction Deposits Being Held	\$ -	\$ 68,030.00	\$ -
Total All Reserves (Net Ordinary Income)	\$ (46,504.64)	\$ (60,947.87)	\$ (12,490.00)
TOTAL EXPENSES & RESERVES	\$ 86,895.36	\$ 101,726.00	\$ 109,600.00