

**Valley Vista HOA (Phases I & II)**

<b>Budget</b>	<b>2020 Budgeted</b>	<b>2020 Actual</b>	<b>2021 Proposed</b>
<b>INCOME</b>			
HOA Dues 2019 -52 Houses @ \$205.38/qtr	\$ 37,789.92		\$42,719.04
HOA Dues -14 Lots @ \$69.30/qtr	\$ 5,544.00		\$3,880.80
66 Developed Lots Phase I & II			
<b>Total HOA Dues Income</b>	<b>\$ 43,333.92</b>	<b>\$ 38,428.93</b>	<b>\$ 46,599.84</b>
Insufficient Funds Income	\$ -	\$ -	\$ -
Review Fee	\$ -	\$ 2,100.00	\$ -
River Meadows Water Income	\$ 23,000.00	\$ 24,067.00	\$ 26,000.00
Late Fee Income	\$ -	\$ 1,743.40	\$ -
Legal Fee Income	\$ -	\$ 266.41	\$ -
Transfer Fee Income	\$ -	\$ 500.00	\$ -
Road Reserves Interest Income	\$ -	\$ 52.07	\$ -
Other Income	\$ -	\$ 136.17	\$ -
<b>TOTAL INCOME</b>	<b>\$ 66,333.92</b>	<b>\$ 67,293.98</b>	<b>\$ 72,599.84</b>
<b>EXPENSES</b>			
Insurance	\$ 600.00	\$ 3,582.00	\$ 3,600.00
Bank Service Charges	\$ 206.96	\$ -	\$ 100.00
Landscape Maintenance	\$ 8,300.00	\$ 3,964.15	\$ 4,000.00
Meeting Preparation - Staff & Reproduction	\$ 506.00		\$ 500.00
Postage and Delivery	\$ 100.00	\$ 44.50	\$ 100.00
Professional Fees - Accounting	\$ 250.00	\$ 225.00	\$ 250.00
Professional Fees - Legal Fees	\$ 500.00	\$ 1,967.53	\$ 3,000.00
Professional Fees - Registered Agent	\$ 90.00	\$ 390.00	\$ 90.00
Property Management Fee	\$ 9,600.00	\$ 9,600.00	\$ 9,600.00
Repair & Maint - Mailboxes	\$ 100.00	\$ -	\$ 100.00
Repair & Maint - Fence	\$ -	\$ -	\$ -
Repair & Maint - Park	\$ 500.00	\$ -	\$ 500.00
Repair & Maint - Pumps (Fire, Water, Sewer)	\$ 7,000.00	\$ 4,489.00	\$ 7,000.00
Repair & Maint - Road	\$ -	\$ -	\$ -
Repair & Maint - Road Signs	\$ -	\$ -	\$ -
Repair & Maint - Water House	\$ 1,000.00	\$ -	\$ 1,000.00
Repair & Maint - Water System (Wilder/Worst)	\$ 10,500.00	\$ 5,360.00	\$ 8,000.00
Repair & Maint - Water Testing (Teton Micro)	\$ 2,500.00	\$ 535.00	\$ 1,000.00
Repair & Maint - Other	\$ 1,500.00	\$ -	\$ 1,500.00
Review Fee Expense	\$ -	\$ 2,100.00	\$ -
Snow Removal	\$ 3,500.00	\$ 2,367.50	\$ 2,500.00
Taxes - Property	\$ 30.00	\$ 10.12	\$ 30.00
Taxes - State	\$ 20.00	\$ 10.00	\$ 10.00
Phone Line (Water/Sewer)	\$ 1,400.00	\$ 1,361.04	\$ 1,400.00
Utilities - Electric (Pumps)	\$ 5,500.00	\$ 6,402.22	\$ 7,000.00
Transfer Fee Expense		\$ 500.00	\$ -
Miscellaneous Expense	\$ -	\$ 71.54	\$ -
Total Ordinary Expenses	\$ 53,702.96	\$ 42,979.60	\$ 51,280.00
<b>TOTAL ORDINARY EXPENSES</b>	<b>\$ 53,702.96</b>	<b>\$ 42,979.60</b>	<b>\$ 51,280.00</b>
<b>TOTAL ALL EXPENSES</b>	<b>\$ 53,702.96</b>	<b>\$ 42,979.60</b>	<b>\$ 51,280.00</b>
<b>RESERVES</b>			
Water System Reserves	\$ -	\$ -	\$ -
Road Reserves	\$ -	\$ -	\$ -
General Reserves	\$ 12,630.96	\$ 24,314.38	\$ 21,319.84
Construction Deposits Being Held	\$ -	\$ -	\$ 33,000.00
<b>Total All Reserves (Net Ordinary Income)</b>	<b>\$ 12,630.96</b>	<b>\$ 24,314.38</b>	<b>\$ 21,319.84</b>
<b>TOTAL EXPENSES &amp; RESERVES</b>	<b>\$ 66,333.92</b>	<b>\$ 67,293.98</b>	<b>\$ 72,599.84</b>