

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

Budget	2022	2022	2023
	<u>Budget</u>	<u>Actuals</u>	<u>Proposed</u>
<b>INCOME</b>			
HOA Dues - 70 Houses @ \$205.38/qtr	\$ 43,540.56	\$48,784.26	\$57,506.40
HOA Dues - 42 Lots @ \$69.30/qtr	\$ 16,354.80	\$13,635.82	\$11,642.40
<b>Total HOA Dues Income</b>	<b>\$59,895.36</b>	<b>\$62,420.08</b>	<b>\$ 69,148.80</b>
Insufficient Funds Income	\$ -	\$ -	\$ -
Review Fee Income	\$ -	\$ 9,100.00	\$ -
River Meadows Water Income	\$ 27,000.00	\$ 32,903.50	\$ 32,903.50
Late Fee Income	\$ -	\$ 1,773.44	\$ -
Legal Fee Income	\$ -	\$ -	\$ -
Transfer Fee Income	\$ -	\$ 550.00	\$ -
Water Hook Up Income	\$ -	\$ 1,400.00	\$ -
Road Reserves Interest Income	\$ -	\$ 205.11	\$ -
Reserves Transfer	\$ -	\$ 59,415.84	\$ 40,000.00
Convenience Fee Income	\$ -	\$ 651.34	\$ -
<b>TOTAL INCOME</b>	<b>\$86,895.36</b>	<b>\$168,419.31</b>	<b>\$ 142,052.30</b>
<b>EXPENSES</b>			
Insurance	\$ 4,000.00	\$ 4,141.00	\$ 4,200.00
Bank Service Charges	\$ 150.00	\$ 368.88	\$ 150.00
Convenience Fee Expense	\$ -	\$ 651.34	\$ -
Dust Guard	\$ 2,000.00	\$ -	\$ 2,000.00
Landscape Maintenance	\$ 6,500.00	\$ 7,073.05	\$ 7,100.00
Licenses and Permits	\$ 290.00	\$ 320.00	\$ 320.00
Meeting Preparation - Staff & Reproduction	\$ 400.00	\$ 400.00	\$ 400.00
Postage and Delivery	\$ 500.00	\$ 109.77	\$ 100.00
Professional Fees - Accounting	\$ 225.00	\$ 265.00	\$ 265.00
Professional Fees - Legal Fees	\$ 5,000.00	\$ 9,678.90	\$ 9,700.00
Professional Fees - Registered Agent	\$ 90.00	\$ 125.00	\$ 90.00
Property Management Fee	\$ 20,400.00	\$ 20,400.00	\$ 20,400.00
Repair & Maint. - Mailboxes	\$ 100.00	\$ -	\$ 100.00
Repair & Maint. - Fence	\$ -	\$ -	\$ -
Repair & Maint. - Park	\$ -	\$ -	\$ -
Repair & Maint. - Pumps (Fire, Water, Sewer)	\$ 20,000.00	\$ 40,049.40	\$ 40,000.00
Repair & Maint. - Road	\$ -	\$ 3,965.25	\$ 5,000.00
Repair & Maint. - Road Signs	\$ -	\$ 438.22	\$ -
Repair & Maint. - Water House	\$ 1,000.00	\$ -	\$ 5,000.00
Repair & Maint. - Water System Mgmt (Wilder)	\$ 8,000.00	\$ 5,340.00	\$ 6,000.00
Repair & Maint. - Water Testing (Teton Micro.)	\$ 500.00	\$ 1,767.00	\$ 1,800.00
Repair & Maint. - Other	\$ 1,500.00	\$ 150.00	\$ 1,500.00
Replacement - Pumps	\$ -	\$ 19,366.44	\$ -
Review Fee Expense	\$ -	\$ 9,100.00	\$ -
Snow Removal	\$ 5,000.00	\$ 7,165.00	\$ 7,500.00
System Inspection(Mountain Valley Motor)	\$ 2,900.00	\$ 2,900.00	\$ 2,900.00
Taxes - Property	\$ 10.00	\$ 14.98	\$ 15.00
Taxes - State	\$ 10.00	\$ -	\$ 10.00
Phone Line (Water/Sewer)	\$ 1,500.00	\$ 1,257.94	\$ 1,500.00
Utilities - Electric (Pumps)	\$ 7,000.00	\$ 6,043.18	\$ 6,100.00
Utilities - Propane (Generator)	\$ -	\$ 189.11	\$ 250.00
Water Hook Up Inspection (Wilder)	\$ -	\$ 40.00	\$ -
Transfer Fee Expense	\$ -	\$ 550.00	\$ -
Misc. Expense	\$ -	\$ -	\$ -
Total Ordinary Expenses	\$ 87,075.00	\$ 141,869.46	\$ 122,400.00
<b>TOTAL ORDINARY EXPENSES</b>	<b>\$ 87,075.00</b>	<b>\$ 141,869.46</b>	<b>\$ 122,400.00</b>
<b>TOTAL ALL EXPENSES</b>	<b>\$ 87,075.00</b>	<b>\$ 141,869.46</b>	<b>\$ 122,400.00</b>
<b>RESERVES</b>			
Water System Reserves	\$ -	\$ -	\$ -
Road Reserves	\$ -	\$ -	\$ -
General Reserves	\$ (179.64)	\$26,549.85	\$ 19,652.30
Construction Deposits Being Held	\$ 23,100.00	\$ 65,100.00	\$ -
<b>Total All Reserves (Net Ordinary Income)</b>	<b>\$ (179.64)</b>	<b>\$53,099.70</b>	<b>\$ 19,652.30</b>
<b>TOTAL EXPENSES &amp; RESERVES</b>	<b>\$ 86,895.36</b>	<b>\$194,969.16</b>	<b>\$ 142,052.30</b>