

Valley Vista HOA (phases I & II) revised 12/2018

Budget

	2019 <u>yrly fees</u>	2019 <u>adopted</u> budget
INCOME		
HOA Dues 2019 -36 houses @ \$205.38/qtr	\$821.52	\$ 29,574.72
HOA Dues 2019 -30 lots @ \$69.30/qtr	\$277.20	<u>8,316.00</u>
66 developed lots Phase I & II		
total HOA Dues Income	\$	37,890.72
insufficient funds income	\$	-
Mailbox set up fee	\$	-
other income	\$	-
Review Fee	\$	-
River Meadows Water income	\$	18,500.00
HOA late fees Income	\$	-
Water Shut off Income	\$	-
legal fee income		
TOTAL INCOME	\$	56,390.72
EXPENSES		
Insurance	\$	600.00
Bank service charges	\$	50.00
IPN fees		
Landscape maintenance	\$	4,000.00
Meeting Preparation - staff & reproduction	\$	-
Merchant deposit fees		
Mailbox set up fee		
Mailbox maintenace	\$	100.00
Postage and delivery	\$	100.00
Professional fees - accounting	\$	250.00
Professional fees - legal fees	\$	500.00
Professional fees - registered agent(heimerl)	\$	90.00
Professional fees - title research	\$	-
Property Management fee	\$	3,600.00
Reconciliation Discrepancies	\$	-
Repair & Maint - fence	\$	-
Repair & Maint - Park	\$	500.00
repair & Maint - pumps (fire,water,sewer)	\$	7,000.00
Repair & Maint - Road	\$	-
Repair & Maint - Stop Sign	\$	-
Repair & Maint - Water House	\$	-
Repair & Maint - Water System (Wilder/Worst)	\$	8,000.00
Repair & Maint - water testing (teton micro)	\$	400.00
Repair & Maint - other	\$	1,500.00
Review Fee expense		
snow removal	\$	2,500.00
Taxes property	\$	30.00
Taxes - state	\$	20.00
Telephone (water/sewer)	\$	1,400.00
Utilities - electric (pump)	\$	5,500.00
Miscellaneous expense	\$	-
Total ordinary Expenses	\$	36,140.00
TOTAL ORDINARY EXPENSES	\$	36,140.00
Road Constuction Expense	\$	-
TOTAL ALL EXPENSES	\$	36,140.00
RESERVES		
Water System Reserves	\$	-
Road Reserves	\$	-
General Reserves	\$	<u>20,250.72</u>
Total all reserves (net ordinary Income)	\$	20,250.72
TOTAL EXPENSES & RESERVES	\$	56,390.72