

PROPOSED BUDGET OPTIONS				
VALLEY WEST HOME OWNERS ASSOCIATION				
JULY 1, 2015 thru June 30, 2016				
		Option #1	Option #2	Option #3
		Proposed Budget ~7/1/15 - 6/30/16~		
		Dues / qtr		Dues/qtr
		\$85.00	\$90.00	\$95.00
INCOME				
1	Association Dues	\$197,540.00	\$206,255.00	\$214,970.00
2	Initial Assessment	\$12,000.00	\$12,000.00	\$12,000.00
3	Design review fee	\$10,000.00	\$10,000.00	\$10,000.00
4	Lien Fee - reimbursement			
5	Other Income - NSF reimb./late fees			
6	Misc. Income			
7	Enforcement - Architectural			
8	Enforcement - any not architect. Related			
9	Bank Interest			
10	TOTAL INCOME	\$219,540.00	\$228,255.00	\$236,970.00
EXPENSES				
11	Unit Billable			
12	Park/Lawn Maintenance	\$83,100.00		
13	Tree Replacement - additional	\$5,000.00		
14	Sprinkler System - turn on/off; repairs	\$7,500.00		
15	Snow Removal	\$30,000.00		
16	Northwestern Energy	\$7,800.00		
17	Management/Accounting Fee	\$34,800.00		
18	Professional - design review	\$11,000.00		
19	Insurance	\$9,800.00		
20	Legal/Accounting	\$6,500.00		
21	Office supplies, postage, website, bank fee	\$3,950.00		
22	Property Tax for open space & parks	\$4,750.00		
23	Annual Meeting	\$200.00		
24	Bad Debt - write off / uncollectible			
25	Total Expenses	\$204,400.00	\$204,400.00	\$204,400.00
26	Net OPERATING Inc/Exp (before Reserve Cont.)	\$15,140.00	\$23,855.00	\$32,570.00
27	FUND Reserve / Future Replacements Cont.	\$10,000.00	\$15,000.00	\$25,000.00
28		\$5,140.00	\$8,855.00	\$7,570.00
29	Reserve Acct. - Bal forward a/o 6.30.15	\$71,567.22	\$71,567.22	\$71,567.22
30	FUND Reserve / Future Replacements Cont.	10000	\$15,000.00	\$25,000.00
31	Projects/Replacement - see detail to right	\$ (22,251.00)	(22,251.00)	(22,251.00)
32	Net Income	\$59,316.22	\$64,316.22	\$74,316.22
	RESERVE TARGET by 6.30.2015	\$ 49,259.00		
	RESERVE TARGET by 6.30.2016	\$ 61,831.00		
	RESERVE TARGET by 6.30.2017	\$ 107,413.00		
	RESERVE TARGET by 6.30.2018	\$ 187,024.00		

****OPTION #3 was selected at annual meeting****

FOR COMPARISON	
Valley West (\$85.00/qtr)	\$340 / year
Valley West - PROPOSED (\$90/Qtr)	\$360 / year
. - PROPOSED (\$95/Qtr)	\$380 / year
Baxter Meadows (depending on phase)	\$780 / year
Bridger Creek - Legends	\$460 / year
Elk Grove	\$550 / year
Loyal Gardens (Huffine / Cottonwood)	\$384 / year
River Rock (avg. btwn phase / type)	\$444 / year
Valley Grove	\$560 / year
West Meadow Hoa	\$600 / year

RESERVE PROJECTS/REPLACEMENT	
Brendan to Durston Project: Trail, trees, sidewalk, seeding, dirt work & irrigation	\$13351
Mailbox - qty. 1	\$ 3000
Asphalt - potholes (estimate)	\$ 2500
Stain / Seal (3) bridges	\$ 3670
TOTAL RESERVE PROJ/RPLC	\$22521
Open Space behind houses on Clifden - Thank you Zach Wermers	

***note: figures in blue font are related to reserve**