Valli View Estates Property Owners Association

2025 BUDGET REVIEW AND 2026 PROJECTED OPERATING BUDGET

Description	2025 Budget		2025 Actual			2026 Budget		
	Per Lot	Aggregate	Through 9/30	Expected at Year End	Percent of Budget	Per Lot	Aggregate	Increase Per Lot
INCOME								3.3%
Homeowner Dues (229 Lots)	$ 750.00	$ 171,750.00	$ 168,566.25	$ 168,566.25	98%	$ 775.00	$ 177,475.00	$ 25.00
Late Fees and Fines	$ 2.18	$ 500.00	$ 925.00	$ 1,025.00	205%	$ 2.18	$ 500.00	$ -
Dividends and Interest	$ 21.83	$ 5,000.00	$ 5,476.29	$ 7,301.72	146%	$ 34.93	$ 8,000.00	$ 13.10
Market Value Adjustments	$ 0.87	$ 200.00	$ 88.68	$ 118.24	59%	$ 0.87	$ 200.00	$ -
TOTAL INCOME	**$ 774.89**	**$ 177,450.00**	**$ 175,056.22**	**$ 177,011.21**		**$ 812.99**	**$ 186,175.00**	$ 38.10
OPERATING EXPENSES (budgeted)								
Management (AMA)	$ 75.98	$ 17,400.00	$ 13,050.00	$ 17,400.00	100%	$ 78.26	$ 17,922.00	$ 2.28
Legal and Late Fee Notices	$ 3.06	$ 700.00	$ 79.40	$ 579.40	83%	$ 2.61	$ 596.78	$ (0.45)
Taxes	$ 6.55	$ 1,500.00	$ 2,335.00	$ 2,335.00	156%	$ 10.35	$ 2,370.00	$ 3.80
Insurance	$ 30.12	$ 6,898.10	$ 12,111.00	$ 12,111.00	176%	$ 54.47	$ 12,474.33	$ 24.35
Natural Gas	$ 5.89	$ 1,348.45	$ 812.23	$ 1,212.23	90%	$ 5.45	$ 1,248.60	$ (0.44)
Electric (Well and Street Lights)	$ 77.52	$ 17,752.18	$ 13,509.12	$ 17,493.83	99%	$ 78.68	$ 18,018.64	$ 1.16
Spring Cleanup	$ 107.29	$ 24,570.00	$ 24,100.00	$ 24,100.00	98%	$ 108.40	$ 24,823.00	$ 1.10
Common Area Upkeep	$ 8.73	$ 2,000.00	$ -	$ -	0%	$ 8.73	$ 2,000.00	$ -
Well Upkeep and Fees	$ 140.56	$ 32,187.25	$ 32,058.40	$ 41,277.87	128%	$ 185.66	$ 42,516.20	$ 45.10
Website	$ 1.48	$ 339.90	$ -	$ 350.00	103%	$ 1.57	$ 360.50	$ 0.09
Miscellaneous (mailings, e.g.)	$ 6.55	$ 1,500.00	$ 374.92	$ 624.92	42%	$ 2.81	$ 643.67	$ (3.74)
TOTAL OPERATING	**$ 463.74**	**$ 106,195.88**	**$ 98,430.07**	**$ 117,484.25**	**111%**	**$ 537.00**	**$ 122,973.72**	**$ 73.27**
Addition to Reserve (INCOME - OPERATING)	**$ 311.15**	**$ 71,254.12**	**$ 76,626.15**	**$ 59,526.96**		**$ 275.99**	**$ 63,201.28**	**$ (35.17)**

Note:

2025-2026 inflation assumed to be 3.0%

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RESERVE FUND FORECAST THROUGH 2040

Year	Contribution	Expense	Balance	Description
2023			$ 184,954	Opening balance
2024	$ 55,971		$ 240,925	
2025	$ 59,527		$ 300,452	
2026	$ 63,201	$ 10,000	$ 353,653	Covenant revision
		$ 25,000	$ 328,653	Neighborhood entrance sign
2027	$ 65,097	$ 95,481	$ 298,270	Wellhouse re-plumbing
2028	$ 67,050		$ 365,320	
2029	$ 69,062	$ 24,761	$ 409,620	Wellhouse re-paving
2030	$ 71,134	$ 85,546	$ 395,208	Under-street leak (contingency, hypothetical)
2031	$ 73,268		$ 468,476	
2032	$ 75,466		$ 543,942	
2033	$ 77,730		$ 621,671	
2034	$ 80,061		$ 701,733	
2035	$ 82,463		$ 784,196	
2036	$ 84,937		$ 869,133	
2037	$ 87,485		$ 956,618	
2038	$ 90,110	$ 108,367	$ 938,362	Under-street leak (contingency, hypothetical)
2039	$ 92,813		$ 1,031,175	
2040	$ 95,598	$ 1,090,577	$ 36,195	Water tank replacement

Notes:

Inflation assumed constant at 3.0% annually

Reserve Fund interest not fully accounted for by contribution escalation

Other major expenses could occur, e.g., tank repainting, PRV maintenance, more leaks