

Valli View Estates Property Owners Association
2026 BUDGET REVIEW AND 2027 PROJECTED OPERATING BUDGET

Description	2026 Budget		2026 Actual					2027 Budget		
	Per Lot	Aggregate	Through 8/31	Expected at Year End	Per Lot at Year End	Variance	Percent of Budget	Per Lot	Aggregate	Increase Per Lot
INCOME										9.7%
Homeowner Dues (228 Private Lots*)	\$ 775.00	\$ 176,700.00	\$ 166,625.00	\$ 171,275.00	\$ 751.21	\$ (5,425.00)	97%	\$ 850.00	\$ 193,800.00	\$ 75.00
Late Fees and Fines	\$ 2.19	\$ 500.00	\$ 355.00	\$ 455.00	\$ 2.00	\$ (45.00)	91%	\$ 2.19	\$ 500.00	\$ -
Dividends and Interest	\$ 35.09	\$ 8,000.00	\$ 6,746.73	\$ 10,120.10	\$ 44.39	\$ 2,120.10	127%	\$ 45.72	\$ 10,423.70	\$ 10.63
Market Value Adjustments	\$ 0.88	\$ 200.00	\$ (89.71)	\$ (134.57)	\$ (0.59)	\$ (334.57)	-67%	\$ -	\$ -	\$ (0.88)
TOTAL INCOME	\$ 813.16	\$ 185,400.00	\$ 173,637.02	\$ 181,715.53	\$ 797.00	\$ (3,684.47)	98%	\$ 897.91	\$ 204,723.70	\$ 84.75
OPERATING EXPENSES (budgeted)										
Management (AMCA/Snow's)	\$ 78.61	\$ 17,922.00	\$ 17,450.00	\$ 25,450.00	\$ 111.62	\$ 7,528.00	142%	\$ 108.42	\$ 24,720.00	\$ 29.82
Legal and Late Fee Notices	\$ 2.62	\$ 596.78	\$ 200.00	\$ 700.00	\$ 3.07	\$ 103.22	117%	\$ 3.16	\$ 721.00	\$ 0.54
Taxes	\$ 10.39	\$ 2,370.00	\$ 2,476.16	\$ 2,476.16	\$ 10.86	\$ 106.16	104%	\$ 13.58	\$ 3,097.11	\$ 3.19
Insurance	\$ 54.71	\$ 12,474.33	\$ 8,533.00	\$ 8,533.00	\$ 37.43	\$ (3,941.33)	68%	\$ 38.55	\$ 8,788.99	\$ (16.16)
Street Lights	\$ 43.15	\$ 9,838.18	\$ 7,056.97	\$ 9,544.99	\$ 41.86	\$ (293.19)	97%	\$ 43.12	\$ 9,831.34	\$ (0.03)
Spring Cleanup	\$ 108.87	\$ 24,823.00	\$ 24,100.00	\$ 24,100.00	\$ 105.70	\$ (723.00)	97%	\$ 108.87	\$ 24,823.00	\$ -
Common Area Upkeep	\$ 8.77	\$ 2,000.00	\$ -	\$ -	\$ -	\$ (2,000.00)	0%	\$ 8.77	\$ 2,000.00	\$ -
Well Upkeep and Fees	\$ 186.47	\$ 42,516.20	\$ 43,665.34	\$ 58,187.12	\$ 255.21	\$ 15,670.92	137%	\$ 262.86	\$ 59,932.73	\$ 76.39
Well Natural Gas	\$ 5.48	\$ 1,248.60	\$ 995.72	\$ 2,011.57	\$ 8.82	\$ 762.97	161%	\$ 9.09	\$ 2,071.92	\$ 3.61
Well Electric	\$ 35.88	\$ 8,180.46	\$ 6,257.74	\$ 9,386.61	\$ 41.17	\$ 1,206.15	115%	\$ 42.40	\$ 9,668.21	\$ 6.53
Website	\$ 1.58	\$ 360.50	\$ -	\$ 360.50	\$ 1.58	\$ -	100%	\$ 1.63	\$ 371.32	\$ 0.05
Miscellaneous (mailings, e.g.)	\$ 2.82	\$ 643.67	\$ 381.44	\$ 881.44	\$ 3.87	\$ 237.77	137%	\$ 3.98	\$ 907.88	\$ 1.16
TOTAL OPERATING EXPENSES	\$ 539.36	\$ 122,973.72	\$ 111,116.37	\$ 141,631.39	\$ 621.19	\$ 18,657.67	115%	\$ 644.45	\$ 146,933.50	\$ 105.09
Addition to Reserve (INCOME - OPERATING)	\$ 273.80	\$ 62,426.28		\$ 40,084.14	\$ 175.81	\$ (22,342.14)	64%	\$ 253.47	\$ 57,790.20	\$ (20.33)
RESERVE EXPENSES										
Neighborhood Entrance Sign	\$ 109.65	\$ 25,000.00	\$ 1,500.00	\$ 1,500.00	\$ 6.58	\$ (23,500.00)		\$ 106.16	\$ 24,205.00	
Covenant Revision	\$ 43.86	\$ 10,000.00	\$ -	\$ 10,000.00	\$ 43.86	\$ -				
Backup Generator Grant	\$ -		\$ (60,171.25)	\$ (75,000.00)	\$ (328.95)	\$ (75,000.00)				
Backup Generator	\$ -		\$ 61,897.00	\$ 86,070.75	\$ 377.50	\$ 86,070.75				
TOTAL RESERVE EXPENSES	\$ 153.51	\$ 35,000.00	\$ 3,225.75	\$ 22,570.75	\$ 98.99					

Note:

* The 2026 budget has been corrected to reflect 228 privately owned lots rather than 229 total lots

2026-2027 inflation assumed to be 3.0%

Valli View Estates Property Owners Association
RESERVE FUND FORECAST THROUGH 2040
Funding Goal = Water Tank Replacement in 2040

Year	Contribution Increase	Dues Increase*	Contribution	Expense	Balance	Description
2023					\$ 184,954	Opening balance
2024			\$ 58,616		\$ 243,570	
2025	6.4%		\$ 62,339		\$ 305,909	UBS balance 12/31/25 (2024, 2025 contributions adjusted)
2026	-35.7%		\$ 40,084	\$ 1,500	\$ 344,493	Neighborhood entrance sign-deposit
				\$ 10,000	\$ 334,493	Covenant Revision
				\$ 11,071	\$ 323,422	Backup Generator (net of grant and expenses)
2027	44.2%	9.7%	\$ 57,790	\$ 24,205	\$ 357,008	Neighborhood entrance sign
2028	10.0%	5.0%	\$ 63,569	\$ 98,345	\$ 322,231	Wellhouse re-plumbing
2029	10.0%	5.1%	\$ 69,926	\$ 24,761	\$ 367,396	Wellhouse re-paving
2030	3.0%	3.0%	\$ 72,024	\$ 85,546	\$ 353,875	Under-street leak (contingency, hypothetical)
2031	3.0%	3.0%	\$ 74,185		\$ 428,059	
2032	3.0%	3.0%	\$ 76,410		\$ 504,469	
2033	3.0%	3.0%	\$ 78,702		\$ 583,172	
2034	3.0%	3.0%	\$ 81,064		\$ 664,235	
2035	3.0%	3.0%	\$ 83,495		\$ 747,731	
2036	3.0%	3.0%	\$ 86,000		\$ 833,731	
2037	3.0%	3.0%	\$ 88,580		\$ 922,312	
2038	3.0%	3.0%	\$ 91,238	\$ 108,367	\$ 905,183	Under-street leak (contingency, hypothetical)
2039	3.0%	3.0%	\$ 93,975		\$ 999,158	
2040	3.0%	3.0%	\$ 96,794	\$ 1,090,577	\$ 5,375	Water tank replacement

Notes:

Bold values are from the budget or a UBS reserve account statement

Inflation assumed constant at 3.0% annually

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

* Dues Incr = (Total Income Current Year / Total Income Previous Year) - 1

where Total income = Total Operating Expenses escalated by inflation + Reserve Contribution