

VALLEY PARK HOMEOWNERS ASSOCIATION

2021 Annual Budget

INCREASE of \$1.80 PER MONTH

Revenues	2019	2020	2021	Change	Comments
Monthly Dues - \$114.29	\$116,850	\$120,139	\$122,062	\$1,922	CPI Increase - 1.6%
Interest Income	\$5	\$5	\$0	-\$5	
Late fee-Nsf Charges	\$225	\$225	\$100	-\$125	Based on Actuals
Total Revenue	\$117,080	\$120,369	\$122,162	\$1,792	

Operating Expenses	2019	2020	2021	Change	Comments
Accounting Fees	\$325	\$325	\$325	\$0	Tax Return Only
Administration Costs	\$2,000	\$2,000	\$2,000	\$0	2020 Spike due to new website
Electric	\$1,700	\$1,700	\$1,900	\$200	Slight Increase based on actuals
Fence/Wall Repair	\$4,500	\$4,500	\$3,500	-\$1,000	Well under budget
General Mx and Repair	\$400	\$400	\$400	\$0	
Insurance Property/Liability	\$3,500	\$3,500	\$3,750	\$250	Slight Increase Predicted
Insurance-Workmans Comp	\$500	\$375	\$375	\$0	
Landscaping (Extra items)	\$1,000	\$1,050	\$1,050	\$0	
Legal Expense	\$1,000	\$1,000	\$350	-\$650	
Lawn Contract	\$18,780	\$19,980	\$21,180	\$1,200	New Rate as of March 2020
Light (Electric) Maint/Repair	\$500	\$500	\$500	\$0	
Management Fees	\$12,288	\$12,288	\$12,288	\$0	
Snow Removal	\$10,000	\$10,000	\$10,000	\$0	
Sprinkler Repair	\$3,000	\$3,000	\$3,600	\$600	Aging System
Street Repair/Sweep	\$2,500	\$1,500	\$1,500	\$0	Cul-de-Sacs Only
Trash	\$13,456	\$14,204	\$14,204	\$0	Fixed Contract
Water	\$24,000	\$24,000	\$24,000	\$0	
TOTAL Operating Expenses	\$99,449	\$100,322	\$100,922	\$600	

Reserve Funding	2019	2020	2021	Change	Comments
Reserve Allocation Consolidated	\$17,631	\$20,047	\$21,240	\$1,193	6% Increase in reserve funding

Total Expenses	\$117,080	\$120,369	\$122,162	\$1,793	
Surplus (Shortage)	\$0	\$0	\$0		