

## Deer Valley Farms Homeowner's Association

	<u>Jan - Dec 21</u>	<u>Jan - Dec 22</u>	<u>2023</u> Oct 22 - Sept 23	<u>2024 Budget</u>	
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>Fee Income</b>					
<b>Operating Dues</b>	12,000.00	12,000.00	12,000.00	16,800.00	350./qtr
<b>Interest Income</b>	5.16	5.15	23.30	0.00	
<b>Reimbursements</b>	0.00	448.11	340.55	0.00	
<b>Fee Income - Other</b>	2,140.00	1,575.00	1,200.00	0.00	
<b>Total Fee Income</b>	<u>14,145.16</u>	<u>14,028.26</u>	<u>13,563.85</u>	<u>16,800.00</u>	
<b>Total Income</b>	14,145.16	14,028.26	13,563.85	16,800.00	
<b>Expense</b>					
<b>Decreed Water</b>	160.00	200.00	250.00	250.00	
<b>Insurance</b>	1,039.17	1,389.66	1,446.66	1,500.00	
<b>Landscaping</b>	6,125.52	9,259.68	8,344.05	8,200.00	
<b>Maintenance &amp; Repair</b>	1,304.51	1,483.46	1,743.27	1,500.00	
<b>Office &amp; Bookkeeping</b>	850.00	895.50	887.50	0.00	
<b>Professional Fees</b>					
<b>Accounting</b>	380.00	400.00	500.00	350.00	
<b>Legal Fees</b>	0.00	0.00	8,668.90	2,500.00	
<b>Management</b>	0.00	0.00	2,300.00	4,800.00	
<b>Total Professional Fees</b>	380.00	400.00	11,468.90	7,650.00	
<b>Snow Removal</b>	2,618.75	1,927.50	4,641.25	5,000.00	Incl Pump
<b>Supplies</b>	106.00	138.00	146.00	150.00	PO Box
<b>Taxes</b>					
<b>State</b>	30.00	30.00	30.00	30.00	
<b>Total Taxes</b>	30.00	30.00	30.00	30.00	
<b>Utilities</b>					
<b>Electric</b>	2,076.73	3,009.95	4,959.51	4,500.00	
<b>Total Utilities</b>	2,076.73	3,009.95	4,959.51	4,500.00	
<b>Total Expense</b>	<u>14,690.68</u>	<u>18,733.75</u>	<u>33,917.14</u>	<u>28,780.00</u>	
<b>Net Ordinary Income</b>	-545.52	-4,705.49	-20,353.29	-11,980.00	
<b>Other Income/Expense</b>					
<b>Other Income</b>					
<b>Transfer Assessment</b>	3,712.50	0.00	2,250.00	0.00	
<b>Special Assessment</b>	0.00	0.00	0.00	21,600.00	*
<b>Capital Reserve Dues</b>	0.00	0.00	0.00	0.00	Tabled
<b>Total Other Income</b>	3,712.50	0.00	2,250.00	21,600.00	
<b>Other Expense</b>					
<b>Capital Expenditures</b>					
<b>Ashalt crack fill</b>			0.00		
<b>Generator</b>	0.00	0.00	0.00	3,000.00	
<b>Heater</b>	0.00	0.00	0.00	0.00	
<b>Fence repairs</b>			0.00	10,000.00	entry
<b>Total Capital Expenditures</b>	0.00	0.00	0.00	13,000.00	
<b>Total Other Expense</b>	0.00	0.00	0.00	13,000.00	
<b>Net Other Income</b>	<u>3,712.50</u>	<u>0.00</u>	<u>2,250.00</u>	<u>8,600.00</u>	
	<u><b>3,166.98</b></u>	<u><b>-4,705.49</b></u>	<u><b>-18,103.29</b></u>	<u><b>-3,380.00</b></u>	

\* \$1,800 per lot special assessment to be paid with quarterlies at \$450 each quarter