

The Landing at Valley Lakes Homeowners Association, Inc.

C/O Hart Consulting Inc.  
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**2021 Proposed Budget\***

	2020	2021
Estimated Year End Reserve Balance	\$15,088.00	\$24,987.00
Estimated Year End Balance	\$6,000.00	\$6,800.00
Income		
Annual Assessment 168 units @ \$460.00 per unit	\$77,280.00	\$77,280.00
Other Income	\$0.00	\$0.00
TOTAL Income	\$77,280.00	\$77,280.00
Expenses		
Administrative	\$1,200.00	\$1,200.00
Community / Social Event	\$300.00	\$300.00
Legal	\$1,500.00	\$1,500.00
Accounting	\$1,000.00	\$450.00
Lawn Mowing/Trimming/Treatments/Landscaping/Mulch/Prune	\$12,408.00	\$13,000.00
Pond/Fountain	\$2,310.00	\$2,500.00
Shared Common Area Pool w/ Commons HOA	\$27,216.00	\$27,216.00*
Miscellaneous (landscaping replacement, parks, playground, debris clean up, monument work, sidewalk concrete repairs) Concrete 1875.00	\$500.00	\$2,375.00
Snow Removal (estimates 12 pushes & 5 ice melts)	\$2,390.00	\$2,390.00
Utilities: Electric & Water	\$9,750.00	\$9,750.00
Insurance	\$2,100.00	\$1,600.00
Property Management	\$4,620.00	\$5,100.00
Reserve Transfer/Contingency	\$11,986.00	\$9,899.00*
TOTAL Expenses	\$77,280.00	\$40,165.00
ESTIMATED 12-31-2020 Balance	\$6,800.00	
*Pending The Commons 2021 Budget which has not been received		